

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, October 5, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, October 5, 2022 at 6:32 p.m., roll call was taken.

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

ABSENT: Commissioners Sarah Barclay

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – August 3, 2022

Chairman Bohnen asked for comments on the draft of the August 3, 2022 Historic Preservation Commission meeting minutes. No comments were heard.

Commissioner Prisby made a motion, seconded by Commissioner Weinberger, to approve the draft meeting minutes of the August 3, 2022 Historic Preservation Commission meeting minutes. The motion carried with a unanimous voice vote of 5-0 with Chairman Bohnen abstaining.

Approval of Minutes – September 7, 2022

Chairman Bohnen asked for comments on the draft of the September 7, 2022 Historic Preservation Commission meeting minutes. No comments were heard.

Commissioner Prisby made a motion, seconded by Commissioner Haarlow, to approve the draft meeting minutes of the September 7, 2022 Historic Preservation Commission meeting minutes. The motion carried with a unanimous voice vote of 5-0, with Chairman Bohnen abstaining.

Sign Permit Review

a) Case A-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs

Tiffany Cruickshank was present to address the Commission. Ms. Cruickshank provided an overview of Peak Lifestyle Company and the request to install two (2) simple vinyl cling signs on the window.

Commissioner Prisby stated there was no other place for signage other than the window and that he had no concerns.

Hearing no other comments from the Commissioners, a motion was made by Commissioner Haarlow, seconded by Commissioner Weinberger, to approve Case A-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs as submitted. The motion carried by a roll call vote of 6 to 0 as follows:

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Barclay

Public Meetings

a) Case HPC-06-2022 – 241 E. First Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

Chairman Bohnen recused himself from voting on the motion because he resides across the street.

Julie Laux of J. Jordan Homes and Patrick Fortelka of Moment Design were present to address the Commission. Ms. Laux introduced Brian and Kristine Richards, the property owners.

Commissioner Weinberger thanked the applicant for providing both streetscapes and stated they were very helpful.

Commissioner Braden stated that the house fits in well.

Commissioner Prisby reminded the Commission that this application was submitted for a preliminary review. The HPC liked the plans at the initial preliminary review and stated that the plans had not changed much since then. Commissioner Prisby stated he liked the symmetrical façade, the blue door, and the materials used and felt it was a well-proportioned, well scaled, good looking house.

Commissioner Gonzalez stated that he had no issues and that the house compliments the street scape.

Commissioner Weinberger stated the house fits in well with the streetscape.

Commissioner Braden asked if there are any horse tie ups near the existing pavers on Elm Street and it was confirmed that there are none present.

Chairman Bohnen stated that he would like to see construction staging take place on Elm Street in an effort to protect the pavers on First Street. Ms. Laux stated that she would do her best to accommodate that request.

In response to the question about the timeline, Ms. Laux stated it would be about a thirteen (13) month build and construction can begin when the permit is ready.

Commissioner Haarlow stated that the proposed home is beautiful and that he is pleased it is going in a prominent location.

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby, to approve Case HPC-06-2022 – 241 E. First Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District as approved. The motion carried by voice vote of 5 to 0, and Chairman Bohnen abstaining.

Public Comment

No public comments were shared.

New Business

The Commission asked staff to follow up on a blade sign that was installed without prior approval in the downtown area.

Chairman Bohnen stated he noticed the sign toppers were installed and that they look great. Ms. Salmon reported that she has heard positive comments from people outside of the HPC about the toppers.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon stated that the Historic Overlay District has been approved. Since then, Ms. Salmon stated that a significant number of homeowners have reached out to her to include their home on the list, particularly after the articles were published in the Chicago Tribune and the Hinsdalean. Ms. Salmon stated that some people she spoke with had future projects in mind and some just wanted to be added to the list, but all were very excited.

Ms. Salmon reported she was compiling the contact information of homeowners who want to be on the list and a draft letter is being worked on to be used as marketing material to share with homeowners, a web page about the program is being created, and the Village Attorney is being consulted as needed.

Ms. Salmon stated that she was able to locate historical information on many of the homes that are requesting to be on the list, some of the information provided by the homeowners themselves. Ms. Salmon has been speaking to individual homeowners requesting to be on the list and gathering historical information on her own but has not reached out to the Historical Society yet to assist with the research.

Ms. Salmon shared that some details of the program are still being developed such as tracking procedures, financial aspects and other details. After the homeowner letter is completed, a draft letter to builders and real estate agents will be created but some informal conversations have already taken place with them.

Commissioner Braden asked if the program would be funded by any fines. Ms. Salmon stated that the idea of partial self-funding for the program, especially from cases of demolition by neglect, had been discussed in the past and will possibly be re-visited in the future.

Commissioner Braden discussed the possibility of connecting with a Hinsdale Central Alum working on preservation in the Dallas area as a resource for the Hinsdale program. Ms. Salmon agreed this individual would have valuable information to share.

b) Village of Hinsdale 150th Anniversary Celebration

Ms. Salmon reported that Andrianna Peterson, introduced at last month's HPC meeting, will be working on the celebration plans. Ms. Salmon reported that a meeting has been scheduled for the end of the month to resume planning and preparation.

Commissioner Braden stated that she was made aware of a historic home that has been listed for sale. Ms. Salmon stated she would try to reach out in an attempt to make all involved aware of the many newly available incentives. It was requested that as Commissioners become aware of potential historic home sales that available contact information be shared with staff with the intent of engaging owners and agents in conversations to make them aware of ways the Village can assist in preserving the house.

c) Robbins Park Historic Gateway Signs

Ms. Salmon stated that since the end of year is approaching, the goal is to re-budget this item for next year for the same amount of funding and with the same plan in mind. Plans for the signs that were previously discussed were shared with the Commission for the purpose of ensuring agreement so the project can go out to bid.

Ms. Salmon stated that there are four (4) locations that have been discussed for standalone signs and three (3) alternative locations that can be put out to bid or planned for the future. Ms. Salmon stated that for the first sign location, most Commissioners preferred the southwest corner of Blaine and Chicago, the second location chosen was the southwest corner of County Line and Chicago Avenue, and the final locations were at County Line and Eighth and Garfield and Eighth.

Ms. Salmon stated the corner of Garfield and First was considered as an alternative/additional sign location but noted it does have a lot of existing sign clutter and options need to be further evaluated. The second alternative location was on First Street at the corner of Blaine Street or Park Avenue and the third location of the northwest and southwest corners of County Line and First Street were shared by staff. Ms. Salmon shared that the bid documents would include the design of the street toppers and other signs around the Village so the design can incorporate some elements of these signs, yet be distinctive as historic gateway markers.

Ms. Salmon stated the Commission's desire to have single pole, standalone signs, non-illuminated and contain some black metal with historic components since they will be in residential areas. Some examples that the Commission favored were shared.

Commissioner Weinberger suggested keeping all seven (7) of the signs in the bid at this time to determine any cost efficiencies of installing the entire group in one budget year. Ms. Salmon stated the bid would include prices for the group of four (4) base signs only and second price to include the additional three (3) alternatives.

Ms. Salmon stated she believed that about \$30,000 was budgeted for this project but many sign companies are behind schedule and experiencing higher production costs since COVID.

Commissioner Weinberger asked if the tollway signs discussed by the HPC in the past would be included in the bid or could be installed by the Village. Ms. Salmon believed that Andrianna Peterson has some knowledge of the process of installing signs on the Tollway. Ms. Salmon stated those signs would not be part of this bid but discussions about these types of signs were part of the Celebration planning meetings.

Commissioners Weinberger and Braden offered to help with historical research needed for houses requesting to be on the list for the historic overlay district and assist in the review of marketing materials for the program. Ms. Salmon was appreciative of the offer and stated that she may need help. It was stated that Ms. Salmon has created a list of homes that has been shared with the HPC that is being updated daily. It was also noted that many of the homes on the list are already known to be historic and may require less research than others.

Commissioner Braden stated that she hoped a revived version of the plaque program could be dovetailed with the overlay program. Ms. Salmon responded she has been communicating with the Finance Department to determine if there was any funds remaining in this year's HPC budget that could possibly assist with the plaque program. It was also stated that funding would be needed for boards to be displayed at Immanuel Hall as part of the 150th Celebration.

Chairman Bohnen stated he would like to re-visit Commissioner Prisby's research on lighting in historic areas when the time is appropriated. Ms. Salmon stated that staff hopes to re-visit potential changes in the sign code next year and that the HPC would be involved in this process.

Adjournment

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of October 5, 2022.

The meeting was adjourned at 7:11 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office