

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, September 7, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Commissioner Prisby in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, September 7, 2022 at 6:30 p.m., roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Frank Gonzalez, William Haarlow and Jim Prisby

**ABSENT:** Commissioners Shannon Weinberger, Alexis Braden and Chairman John Bohnen

**ALSO PRESENT:** Bethany Salmon, Village Planner and Andrianna Peterson, Assistant Village Manager

Due to the absence of Chairman Bohnen, Commissioner Prisby asked for a motion to appoint him as the Chairman Pro Tem for tonight's meeting. A motion was made by Commissioner Gonzalez, seconded by Commissioner Barclay to appoint Commissioner Jim Prisby Pro Tem Chairman for the September 7, 2022 Historic Preservation Commission meeting. The motion carried by a roll call vote of 4-0 as follows:

**AYES:** Commissioners Barclay, Gonzalez, Haarlow, and Pro Tem Chairman Prisby

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Weinberger, Braden and Chairman Bohnen

Chairman Pro Tem reminded the Commission that with four (4) members present, a vote of four (4) to zero (0) would be required to recommend approval of any of the projects presented at the meeting.

**Approval of Minutes – August 3, 2022**

Chairman Pro Tem Prisby asked for comments on the draft of the August 3, 2022 Historic Preservation Commission meeting minutes.

Commissioner Gonzalez asked if those not present at last month's meeting should abstain from voting, vote to approve or table the item to next month's meeting. Ms. Salmon stated she consulted with the Village Attorney on this matter and Commissioners not present at last month's meeting can either vote to approve the minutes or table the matter to next month's meeting.

Commissioner Haarlow made a motion, seconded by Commissioner Barclay, to continue the approval of the draft meeting minutes of the August 3, 2022 Historic Preservation Commission meeting to the next meeting. The motion carried with a unanimous voice vote of 4-0.

**Sign Permit Review**

**a) Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign**

Jeri Flood, of Circa Lighting Design Development Team, was present to address the Commission. Ms. Flood stated the sign request stems from a branding change that Circa Lighting is currently undergoing that will include the Hinsdale location. Ms. Flood stated that Circa Lighting and Visual Comfort are part of the same company but have been operating under the two brand names for many years and that the Circa Lighting stores carry an edited collection of Visual Comfort products in the showroom. Ms. Flood stated that in January, the company will unify and operate under one brand name, Visual Comfort and Company and operate under one website.

Ms. Flood stated that the application contains a sign proposal very similar to what is currently at the location. Ms. Flood stated that channel letters would be mounted on a raceway painted the same color as the building façade. The letters will be gray instead of black during the day hours and be illuminated white in color during the night. The sign will be placed in the same location as the current Circa Lighting sign and will occupy about thirteen (13) square feet of the allowable twenty five (25) maximum. Ms. Flood showed an illuminated and non-illuminated example of one letter of the sign.

Commissioner Haarlow stated he was in favor of proposed sign and that it was more subtle than the existing sign.

Commissioner Gonzalez stated he liked the gray letters and asked how bright the new sign would be. Ms. Flood stated that it would be no brighter than current Circa Lighting sign. The sign representative stated the sign will total 120 watts, and re-stated the new sign would not be any brighter than the existing sign. It was also stated the example shown to the Commission tonight was an exact letter to be used in the sign.

Commissioner Barclay did not have any questions.

Chairman Pro Tem Prisby clarified that with the three (3) inch thick letters mounted to the four (4) inch thick raceway, the sign would protrude the building a total of seven (7) inches and would be the farthest out feature of the building.

Chairman Pro Tem Prisby asked for any public comments. Inaudible comments were made away from the microphone.

Commissioner Haarlow confirmed the sign's illumination will be set to a timer.

A motion was made by Commissioner Haarlow, seconded by Commissioner Gonzalez, to approve Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign as submitted. The motion carried by a roll call vote of 4 to 0 as follows:

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

### **Public Meetings**

- a) Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District**

Mike Klein was present to address the Commission about changes to the proposal based on comments from the Historic Preservation Commission and the Plan Commission. The revised proposal includes some changes in architectural details based on comments from Chairman Pro Tem Prisby. Changes to the sign based on comments from the Commissions include utilizing halo lit letters instead of edge lit and slightly larger letters to accommodate the requested lighting change but still falling under the maximum allowed size. Mr. Klein stated that the Hinsdale Avenue sign will only illuminate the Airoom portion of the sign as discussed in previous meetings.

Chairman Pro Tem Prisby confirmed that the changes suggested by the HPC, including the architectural columns, pediment and corbels were added to the design presented to the Plan Commission. It was also confirmed that the sign changes of utilizing halo lighting was presented to the Plan Commission.

Chairman Pro Tem Prisby stated that concerns about the door opening not being recessed like every other door opening on both sides of the block have been brought to his attention. Mr. Klein stated the door opening was pushed out to allow for some window display space and to eliminate an awkward, tight interior traffic flow currently present.

Commissioner Gonzalez suggested Mr. Klein prepare a way to demonstrate the lack of interior space with a recessed door design to the Plan Commission. The current proposal does not include a visual representation of the problem.

Pro Tem Chairman Prisby asked for comments from the Commission and the public. No public comments were heard.

Commissioner Haarlow stated that the sign was well scaled with the window. Commissioner Haarlow suggested the HPC make a recommendation of adding a recessed door with the motion since the building has operated for years with a recessed door and he did not feel the interior design was problematic.

Mr. Klein responded that the swing space required for a recessed door reduces the amount of walk space and is a challenge with the type of large display space needed for a kitchen showroom.

Chairman Pro Tem Prisby stated that if the door was recessed three (3) feet and swung outward toward the sidewalk, it would not result in any lost interior space.

Mr. Klein stated that the space is unique with a sloping sidewalk. It was stated that ADA compliance may be a challenge for the design team for a three (3) foot recessed door combined with the sloped walk. Further discussion took place about the unique characteristics of the building and the resulting design challenges.

A motion was made by Commissioner Haarlow, seconded by Commissioner Barclay to approve Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District subject to the condition that the applicant provide a recessed storefront entry on the front façade facing Washington Street. The motion carried by a roll call vote of 4 to 0 as follows:

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

**b) Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District**

Sam Segretto, the business owner, was present to address the Commission. Mr. Segretto stated the current windows are not original to the building, are inefficient and in poor condition. The application requests the windows be replaced with new, higher quality windows.

Chairman Pro Tem Prisby agreed the windows were not original and in poor shape. It was stated the brick mold was previously painted brown in an attempt to bring uniformity to the building.

Commissioner Gonzalez confirmed the request is to replace the second floor windows only. Mr. Segretto stated it would be a long term goal to replace the bronze first floor windows that are twenty (20) years old with black windows to match those proposed for the second floor.

In response to a request of historic photographs of the building, Ms. Salmon stated there are two (2) old photographs included in the packet.

Chairman Pro Tem Prisby requested the second floor windows be white to be more in line with the historic buildings down town, to be consistent with recent requests such as 14 W. First Street and to match the side and rear windows of the Zazu building.

Mr. Segretto responded that this location is not a colonial style building like others around town where white windows would be appropriate. Mr. Segretto stated his building is not colonial in style and noted a number of other buildings around the area with dark framed windows. Mr. Segretto stated having the dark windows on the second floor is a more attractive, uniform look.

A photo of a building across the alley from the Zazu building with white second stories windows was shown. Mr. Segretto stated the darker windows on both floors is more in keeping with the branding styles and consistent with other locations. It was noted the design of the recently installed sign on the building was changed at the request of the Commission.

Commissioner Haarlow stated that he appreciated the window color being a matter of opinion but concurred with Chairman Pro Tem Prisby requesting white on the second floor windows to be consistent with surrounding buildings in the alley way. Commissioner Haarlow stated that he is a bit more sympathetic with dark second floor windows on the front of the building because that is the side where the business presence is more dominant.

Further discussion took place about continuity on a particular building versus continuity with other buildings in the area.

Commissioner Barclay stated that she would rather see dark framed windows to help them blend in better with the building since the windows are not standard, traditional double hung windows on a residential colonial building.

Commissioner Gonzalez stated that windows can be changed out in future and the color is not a permanent change such as changing the opening of the window. He stated he did not have a color preference.

Chairman Pro Tem Prisby stated it is the job of the Commission to preserve the historic buildings and the building to the west has black brick mold trim.

Mr. Segretto stated that making unattractive features of buildings uniform in color makes them more attractive and offered to show photographs of other dark, uniform looking buildings where bad qualities are not highlighted. It was noted the Starbucks building at the end of the block has dark trim.

Public comments were requested, none were heard.

A motion was made by Commissioner Barclay, seconded by commissioner Gonzalez to approve Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 4 to 0 as follows:

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

**c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District**

Patricia Vlahos, owner of Fuller House, was present to address the Commission. Ms. Vlahos stated the requests in the proposal are an effort to keep the look of the business fresh and keep patrons excited. Ms. Vlahos provided an overview of the project that includes new planter boxes on private property, a reclaimed wood façade, new outdoor wall sconces to replace the existing goose neck lights, some of which are no longer operational, and painting the brick a distressed shade of white allowing the brown brick color to show through.

Commissioner Barclay asked if the ivy on the Garfield side of the building would be removed for the building to be painted. Ms. Vlahos stated the ivy would not be removed, that side of the building would not be painted.

Commissioner Gonzalez discussed the long term impacts of the damage that occurs when brick is painted. Commissioner Gonzalez stated that placing the reclaimed wood over the limestone would also hold moisture like the brick sealers and cause damage to the limestone. It was stated the covering these materials prevents evaporation of moisture and partnered with temperature changes will result in damage to the materials underneath.

Ms. Vlahos stated the limestone is already damaged and currently in need of maintenance.

Pro Tem Chairman stated the limestone is not historic or original to the building based historic photographs of the building.

Commissioner Barclay stated the brick on this building is attractive, more so than the brick in other buildings. Commissioner Barclay stated that she liked the stencil and the planter boxes, confirmed the heaters would remain and that she is not in favor of painting the brick.

Commissioner Haarlow confirmed that the wrought iron on the door near the flag was not changing. It was also confirmed there would be no changes to the windows or doors and that the lights are electric, not gas.

Chairman Pro Tem Prisby stated he liked the stencil, the reclaimed wood, the ivy remaining on the side wall, and that he had no concerns about the future signage but he does not favor painting the brick.

As part of the public comments, Mr. Segretto stated he liked the rendering of the painted brick building and noted that he owns a painted brick building in Naperville on a prominent corner. Mr. Segretto acknowledged that painting brick does require maintenance otherwise not needed but felt Ms. Vlahos would be responsible in completing the necessary repairs.

A motion was made by Commissioner Gonzalez to approve Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District with the condition the brick remain unpainted. The motion carried by a roll call vote of 4 to 0 as follows:

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

### **Public Comment**

No public comments were shared.

### **New Business**

Pro Tem Chairman shared an image of the painted plywood covering the broken window of the Barber Shop with the Commission. It was noted the painting incorporates the name of the business and acknowledged delays in obtaining replacement glass to repair the window in today's market. It was confirmed the painting was temporary.

Ms. Salmon confirmed Code Enforcement Staff has already reached out to the business owner and confirmed the replacement window has been ordered. Ms. Salmon stated that some phone calls from Commissioners and Business Owners have been received about the painted board and she will keep the Commission updated on the matter.

Ms. Salmon shared that at the last meeting discussion took place about scheduling a webinar to educate residents about the potential property freeze available to some. Ms. Salmon suggested November as a target date to allow for some marketing to take place before the webinar event.

Chairman Pro Tem Prisby asked what time of day the webinar could take place and who was the target audience. Ms. Salmon stated the presenter could do accommodate a day time or early evening presentation. It was suggested an evening webinar targeted mainly to the homeowners in early to mid-November at the latest be preferable. Ms. Salmon stated the webinar could be recorded and posted on the Village web page with a link for residents to attend the live event from a remote location.

Ms. Salmon shared that an article about 701 Taft was published recently the Hinsdalean highlighting the preservation aspects of the house remodel and invited Commissioners to read the article if they had not done so already.

### **Old Business**

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

Ms. Salmon stated that there was a successful first reading of the Historic Overlay at the recent Board meeting, and that the second reading will take place on September 20<sup>th</sup> with one minor change in language. Remaining items to be completed include a strong marketing effort and the creation of the first list of properties to be included in the district. Ms. Salmon stated that she sent a list to the HPC that included a list of ten (10) properties generated as a result of homeowner interest and a few others submitted by local design professionals.

Ms. Salmon stated the next step would be to draft letters to be mailed to property owners on the first list and begin historical research for those properties. She asked the Commission to be mindful of potential properties to be put on the next list and the need to keep the list a reasonable size due to the many technical aspects associated with the process.

**b) Village of Hinsdale 150<sup>th</sup> Anniversary Celebration**

Ms. Salmon reported the August and September meetings for planning the celebration were cancelled and the next meeting is October 19<sup>th</sup>. Ms. Salmon introduced Andrianna Peterson, the new Assistant Village Manager, to the Commission and stated Ms. Peterson will be spearheading the Celebration plans.

**c) Robbins Park Historic Gateway Signs**

Ms. Salmon state that she would like to continue the discussion of the Gateway Signs to the next meeting due to the number of Commissioners not present at tonight's meeting. Ms. Salmon included the minor changes discussed at the previous meeting in the packet for the Commission to review.

**Adjournment**

Commissioner Gonzalez made a motion to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of September 7, 2022. Commissioner Haarlow seconded the motion.

The meeting was adjourned at 7:59 PM after a unanimous voice vote of 4-0.

ATTEST: \_\_\_\_\_  
Jennifer Spires, Community Development Office