



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, December 7, 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 - October 5, 2022

4. PUBLIC HEARINGS

- a) Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation
- b) Case HPC-08-2022 – 425 E. Seventh Street – 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'

5. SIGN PERMIT REVIEW

- a) Case A-34-2022 – Sign Permit Review – 50 S. Washington Street – Virgil Catherine Galley – Installation of One (1) Projecting Sign and Permanent Window Signs
- b) Case A-35-2022 – Sign Permit Review – 28 E. First Street – Visual Comfort & Co. – Installation of Permanent Window Signs

6. PUBLIC COMMENT

7. NEW BUSINESS

8. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Village of Hinsdale 150th 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

**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 Barclay 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



MEMORANDUM

DATE: December 7, 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 HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation – Public Hearing

FOR: December 2, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received an application from Carl and Cynthia Curry, the property owners, requesting approval of Local Landmark Designation for the single-family home located at 701 Taft Road.

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.

Per the Village Code, the Historic Preservation Commission shall review the application and all the information presented at the public hearing to adopt a recommendation if the nominated landmark meets the criteria for designation. An ordinance passed by the affirmative vote of at least four members of the Board of Trustees shall be required to designate an official landmark. Applications for nominations for designation of a landmark must be submitted by the owner of record of the nominated landmark.

Request and Analysis

The applicant requests approval of Local Landmark Designation for the single-family home located at 701 Taft Road. Built in 1958-1959, the house was designed by architects George Fred Keck and William Keck, who are well-known for their passive solar house design and mid-century modern homes constructed throughout the Midwest. The Keck brothers gained recognition for the House of Tomorrow in 1933 and the Crystal House in 1934 at the Century of Progress Exhibition in Chicago.

The house features noteworthy architectural details representing Keck and Keck's passive solar design. The exterior of the building includes large Thermopane windows, aluminum louvered vents, a flat roof, light colored brick in an English Bond pattern, cedar siding, and a covered front entryway with decorative breeze blocks. In 1970, the house was remodeled by plans by designed by Keck and Keck. As part of this renovation, the original garage was converted into a studio space and a new attached garage was constructed off the northeast corner of the structure.

The house was recently purchased by the Currys, who have completed an extensive renovation project to restore and preserve the house. The original blueprints called for a rooftop deck above the attached garage and spiral staircase between the lower level and the first floor, which were never constructed. As part of this project, the new owners have constructed the rooftop deck and spiral staircase to match the original design by Keck and Keck.

The house is the only known home designed by Keck and Keck in the Village of Hinsdale.



MEMORANDUM

Keck and Keck designed the house for Armen and Dorothy Avedisian. Armen Avedisian, a first generation Armenian-American, was appointed by President Ronald Reagan to chair to the commission in charge of the restoration of the Statue of Liberty and Ellis Island. He also owned successful quarry and road construction companies in Illinois, as well as a bank in Lake Geneva Wisconsin. Dorothy Donian Avedisian was a classically trained opera singer and fine artist that helped raised funds to bring musical arts to Lake Geneva art schools. She was one of the co-founders of the Lake Geneva Floating Opera, an annual event that took place for several decades aboard The Lady of the Lake to raise funds for area children to access touring opera companies. The Avedisians were also major benefactors of the Lyric Opera in Chicago.

The applicant has submitted detailed historic and architectural information on the house, interior floor plans, and photographs for review.

Process

Pursuant to Chapter 3 of Title 14 of the Village Code, the Historic Preservation Commission shall review applications for nominations for the designation of a landmark at a public hearing and shall adopt a recommendation that the nominated landmark does or does not meet the criteria for designation. The criteria for landmark designation listed in Section 14-3-1 is attached for review.

Recommendations for the approval of designated landmark shall contain the following information:

1. The Commission's rationale for recommending either approval or rejection of the nomination;
2. In the case of a recommendation of approval of designation of a landmark, the significant feature or features in the exterior architectural appearance of the landmark that should be protected and preserved;
3. Any other pertinent comments related to the nomination of the landmark or historic district.

Within forty five (45) days following the conclusion of the public hearing, the Commission shall transmit to the Village Board its recommendation in the form specified by Section 2-12-6A of the Village Code. The failure of the Commission to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the application for designation as submitted. The Board shall promptly act on such recommendation.

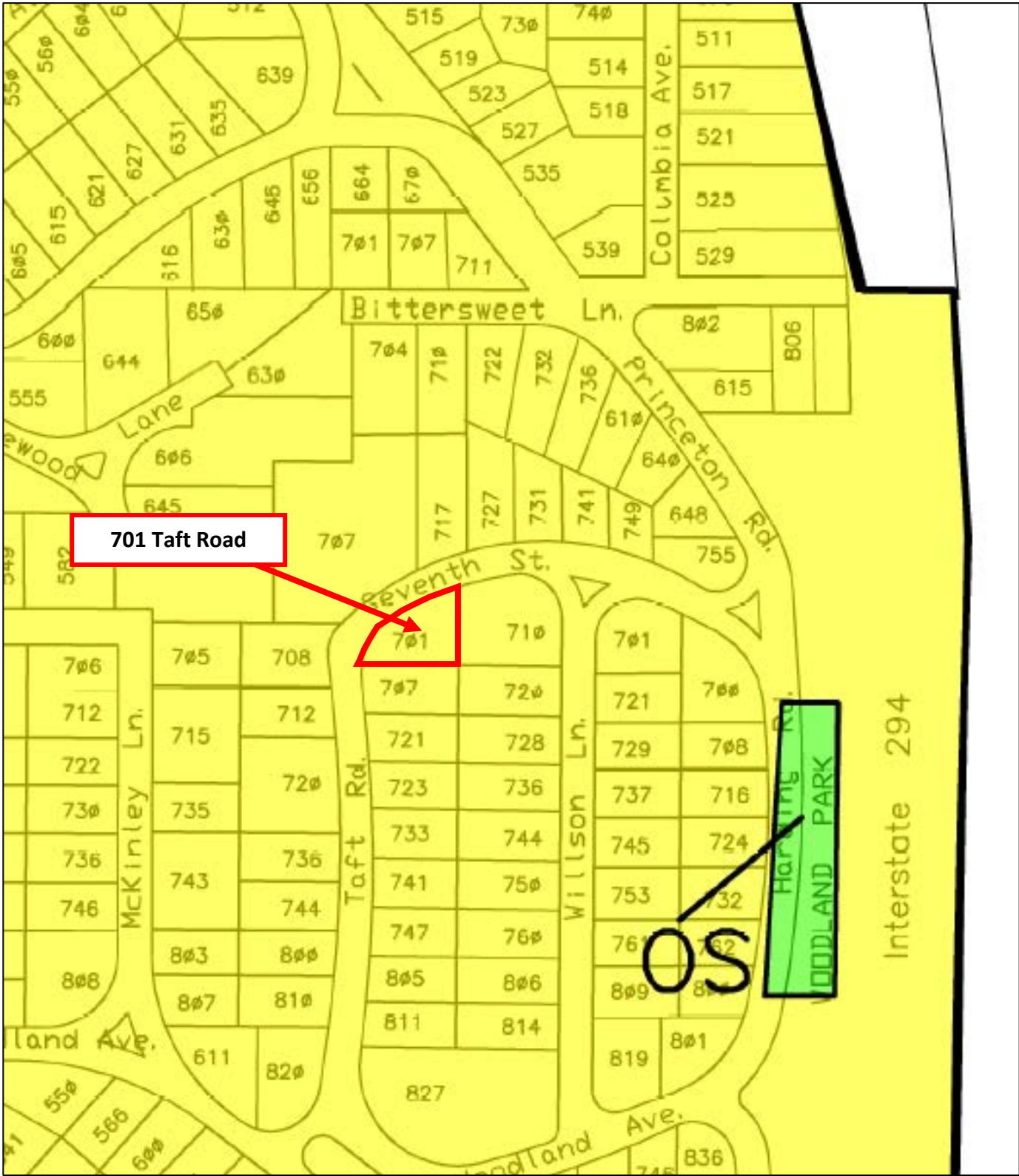
An ordinance passed by the affirmative vote of at least four (4) members of the Village Board shall be required to designate an official landmark. Upon passing an ordinance approving the nomination for a landmark designation, the Village Board shall direct that notice be sent to the Building Commissioner and to the owners of record advising them of such designation and informing them that any structure, building, site, or area designated as a landmark shall thereafter be subject to the requirements of Chapter 5 (Certificate of Appropriateness). The Village Board shall also direct that the ordinance approving a landmark or historic district designation be recorded in the offices of the appropriate County Recorder of Deeds.

Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Photos
5. Criteria for Landmark Designation - Village Code Title 14, Chapter 3, Section 14-3-1
6. Application for Local Landmark Designation and Exhibits

[illegible]

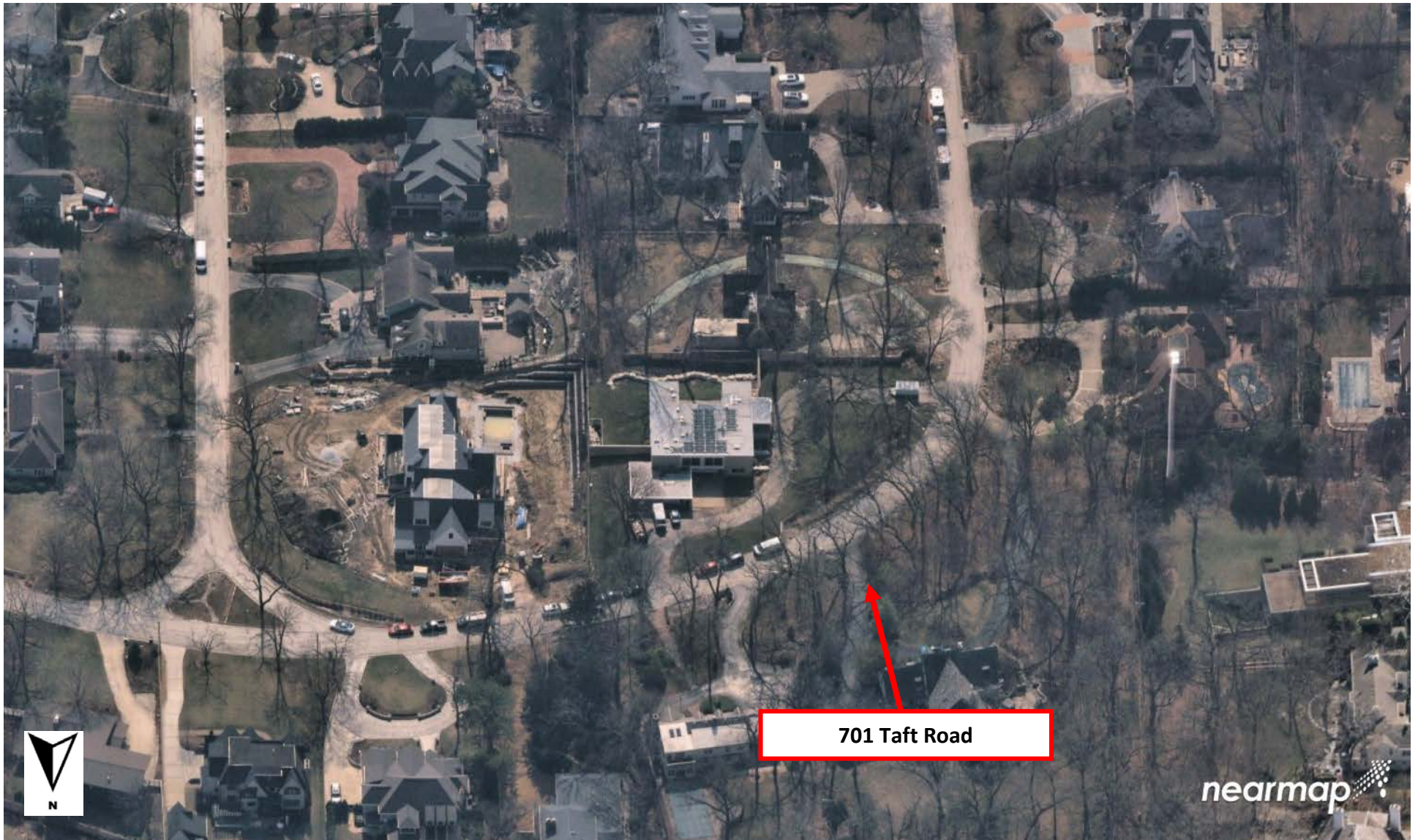
Village of Hinsdale Zoning Map and Project Location



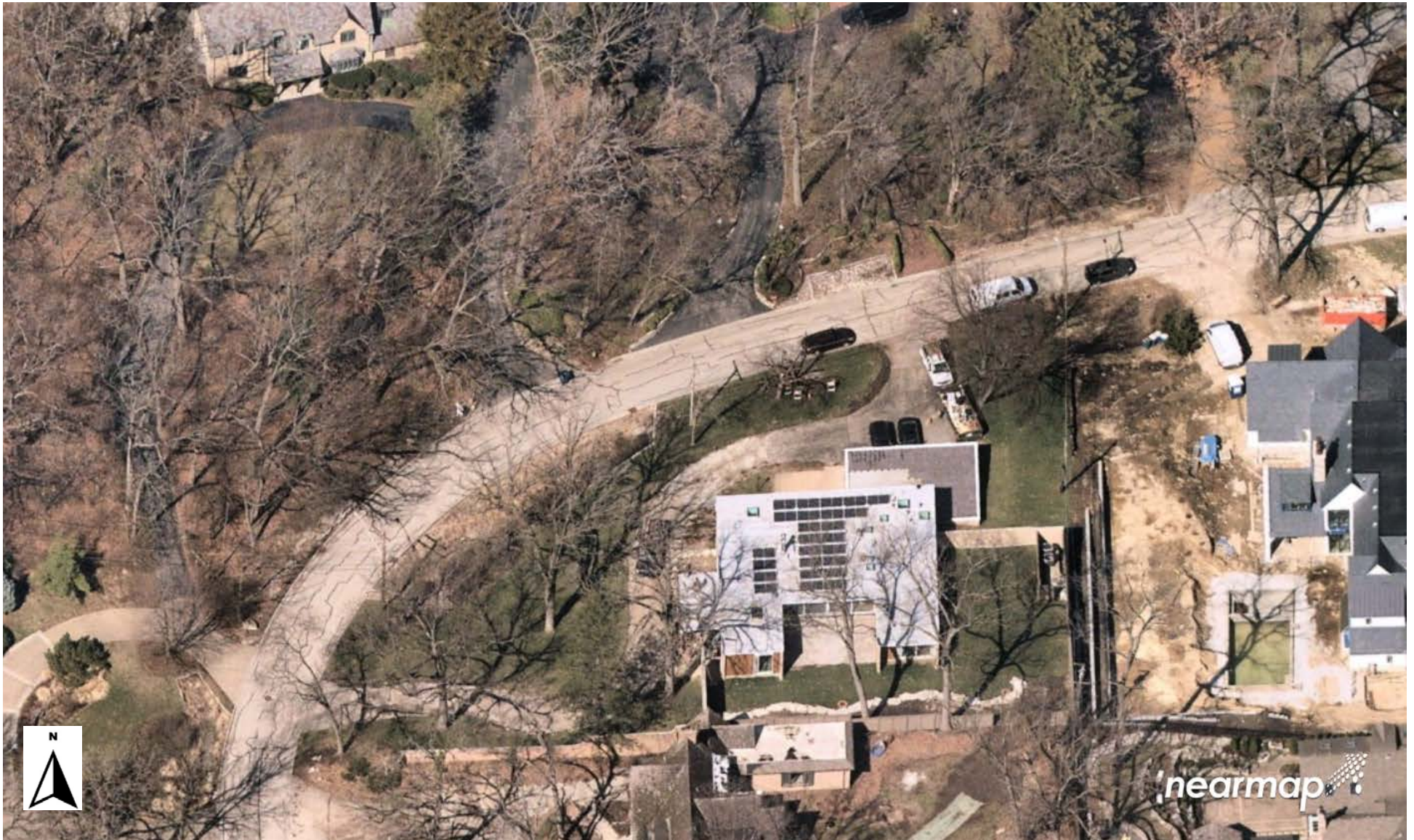
Aerial View – 701 Taft Road



Birds Eye View – 701 Taft Road



Birds Eye View – 701 Taft Road



Birds Eye View – 701 Taft Road



Photos – 701 Taft Road



View from Taft Road



Front Portico



View from Seventh Street



Overhead View



Louvered Windows



Courtyard View

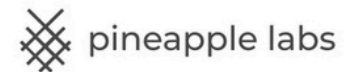


Interior Staircase



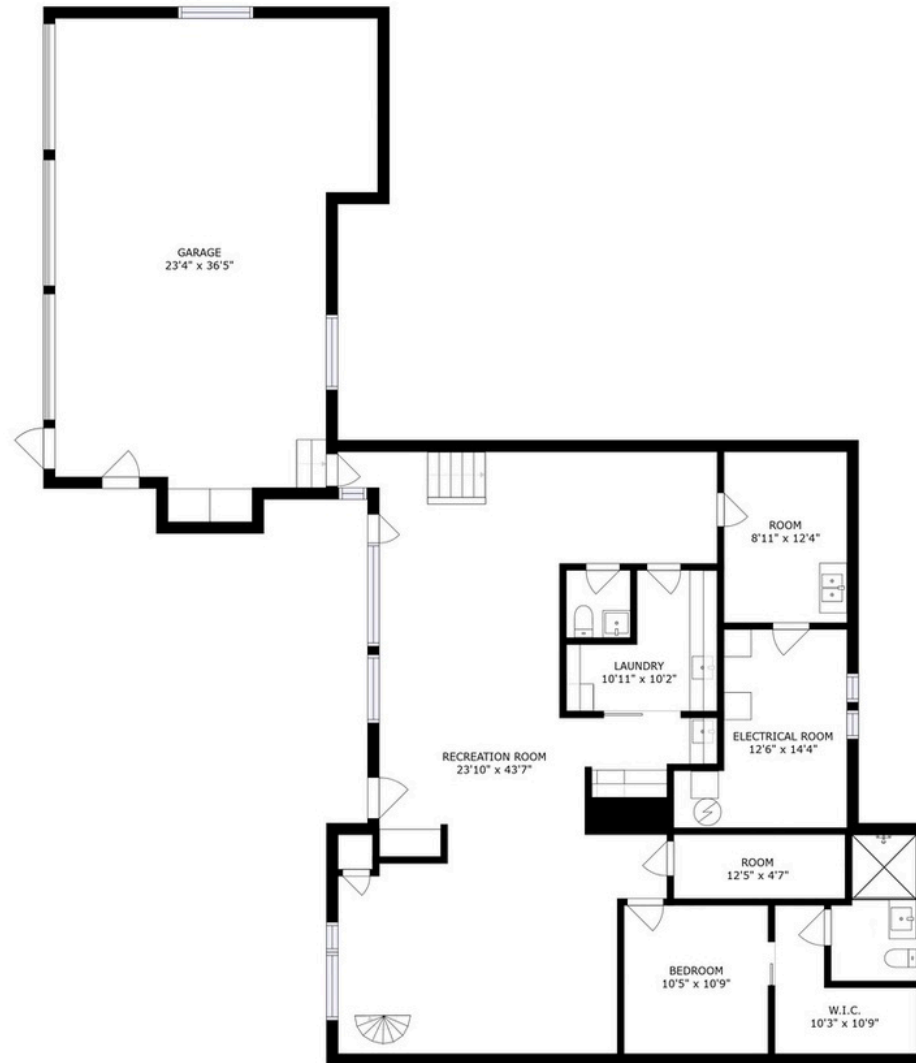
GROSS INTERNAL AREA
 FLOOR 1: 1609 sq. ft, FLOOR 2: 2869 sq. ft
 EXCLUDED AREAS: , GARAGE: 722 sq. ft
 BALCONY: 948 sq. ft
 TOTAL: 4478 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



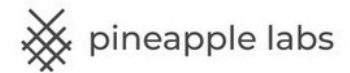
FLOOR 2

Interior Floor Plan – Floor 2



GROSS INTERNAL AREA
 FLOOR 1: 1609 sq. ft, FLOOR 2: 2869 sq. ft
 EXCLUDED AREAS: , GARAGE: 722 sq. ft
 BALCONY: 948 sq. ft
 TOTAL: 4478 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

Interior Floor Plan – Floor 1

VILLAGE CODE TITLE 14 - HISTORIC PRESERVATION
CHAPTER 3 - LANDMARK AND HISTORIC DISTRICT DESIGNATION

14-3-1: CRITERIA:

The Commission shall consider the criteria provided in this Chapter in order to recommend a structure, building, or site for designation as a landmark, or an area for designation as an historic district.

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.
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.
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.
4. The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.
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.
7. The structure, building, or site is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

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.
2. The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. The structure, building, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
4. The structure, building, site, or area is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. 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.
6. The detail, material, and workmanship of the structure, building, or site can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

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.
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.
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.
4. The structure, building, site, or area is associated with a notable historic event.
5. The structure, building, site, or area is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR LOCAL LANDMARK DESIGNATION**

The undersigned (the "Applicant") hereby makes application, pursuant to Title XIV of the Village Code of Hinsdale, as amended, for the designation of the building, structure or site described below as an historic landmark. The Applicant certifies to the Village of Hinsdale that the following answers and information are true and correct:

Address of Property under review: 701 Taft Hinsdale, IL 60521
Property Identification Number: 18-07-305-001-0000

I. GENERAL INFORMATION

1. Applicant's Name: Carl and Cynthia Curry
Address: 740 S. Elm St., Hinsdale, IL 60521
Telephone Number: H-630-323-7705
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others, if any involved in project (include, name, address and telephone number):
Architect: Richard Olsen G O Architectural Design Inc
127 S Stough St Hinsdale, Illinois 60521 630-887-1405
Attorney: _____
Engineer: Mark Landstrom, Landmark Engineering,
7808 West 103rd Street Palos Hills, Illinois 60465 708-599-3737
4. Disclosure of Village Personnel (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest). Cynthia Curry serves on the Hinsdale Plan Commission

II. SITE INFORMATION

1. Provide a brief description of the site and its characteristics: _____
Please see attached

2. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

☒ No ☐ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

3. Criteria for Designation *(Check the box before each element that the Applicant contends is met by the building, structure or site for which landmark designation is sought. Explain in the space that follows how the landmark meets each criterion that is checked. Attach relevant written documentation and evidence or supplemental explanation if more space is required).*

A. General.

The proposed landmark:

- ☒ Has significant character, interest, or value as part of the historic, aesthetic, or architectural heritage of the Village, the State of Illinois, or the United States.
- ☒ Is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- ☒ Represents 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 of Illinois, or the United States.
- ☒ Is an established or familiar visual feature due to its unique location or its singular physical characteristics.
- ☐ Was or is an historical focal point in the Village because of the activities associated with it.
- ☒ Is of a type or 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.

B. Architectural.

The proposed landmark:

- ☒ Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- ☒ Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- ☒ 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.
- ☒ Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- ☒ 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.
- ☐ Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with a notable historic event.
- ☐ Is associated with an antiquated use due to technological or social advances.
- ☐ Is a monument to, or cemetery of, an historic person or persons.

4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the designation criteria. Use applicable criteria as found above in Criteria for Designation.)

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☒ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

OTHER

Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 30 day of

MARCH, 2022.



Application for Historic Designation

Description of Proposed Local Landmark 701 Taft Road Hinsdale Il

Carl M. Curry & Cynthia M. Curry- Owners

Legal Description :

LOT 1 IN BLOCK 5 IN "THE WOODLANDS" HINSDALE, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 1312.4 FEET OF 718.2 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 701 TAFT ROAD, HINSDALE, ILLINOIS
PERMANENT INDEX NO: 18-07-305-001-0000

Submitting for your consideration the home at 701 Taft Road built for Armen and Dorothy Avedisian, by Chicago Architects George Fred Keck & William Keck.

The Kecks, who earned renown in 1933 for their House of Tomorrow (which they designed and built for Chicago's, A Century of Progress world's fair), virtually pioneered the concepts that would inform passive solar home design, focusing on what they referred to as the six pillars of their solar program: Orientation, shading, Thermopane, ventilation, plant and rooftop pools.

The House of Tomorrow was moved to Indiana after the Fair and is now undergoing massive renovation.

THE HOUSE

The Avedisian House was project # 597 for the Keck's, constructed in 1958-59 and remodeled by them in 1970. The home was photographed by Hedrich Blessing and is now in the archives of Chicago Historical Society as well as the State of Wisconsin Historical Society where the architects were born.

The Home was designed and built in the Midcentury style of the period and is comprised of smooth light colored brick laid in an English Bond pattern, vertical clear cedar, large clear Thermopane glass and aluminum louvered vents. The front porte-cochere is adorned with a large distinct panel of breeze block.

The interior space walls are plaster, brick and clear cedar and includes a large living room, dining room, office/study/bedroom, kitchen and family room as well as three additional bedrooms and bathrooms, one being a larger Primary. Two large free standing cabinets divide the living room, dining room and front hall and are all original.

All the bed rooms also have original built in wardrobes. The family room has two large sliding doors that open to the back or (south elevation) of the property.

The lower level includes a large living space (which was originally a three car garage), a powder room, laundry room, additional bedroom/bath and furnace room.

The 1970 renovation by the architects repurposed the garage into a studio for the owners and built a new attached garage further east under the kitchen windows. Their plan also called for a second floor deck above the garage as well as a circular stair connecting the living room and lower level, neither of which were ever built.

The current owners have renovated the structure to its original glory including adding the second floor walk out patio and the addition of the circular stair between the levels as envisioned by the architects. The stair was sourced from a similar period penthouse on Michigan Avenue in Chicago.

THE ORIGINAL OWNERS

ARMEN AVEDISION was a successful entrepreneur; his legacy is an enduring testament to the power of the immigrant story. Appointed by President Ronald Regan to the Statue of Liberty-Ellis Island Centennial Commission and Foundation. In 1986, President Regan named Avedision to head the commission replacing Chrysler Corporation Chairman Lee Iacocca.

DOROTHY DONIAN AVEDISION, a classically trained opera singer and fine artist raised funds to bring the musical arts to the area school as well as Lake Geneva. She was a cofounder of the Lake Geneva Floating Opera, a world-renowned, one night a summer, aboard The Lady of the Lake with proceeds given to area children to access touring opera companies. The program ran for over two decades. Dorothy along with her husband were also major benefactors of Chicagos Lyric Opera.

CURRENT OWNERS STATEMENT

To our knowledge 701 Taft is the only Keck & Keck home in the Village of Hinsdale. We are the third owners of the property with no changes made by the second owners.

Please see the attachments for more information on the significance of the house as well as the original owners.

Architectural Significance

701 Taft

The revolutionary design pioneered by the the architects George Fred Keck & William Keck were first presented at Chicago's Century of Progress Worlds Fair. They are showcased in the only home of its kind in the Village of Hinsdale, project #597, The Avedision. The cutting edge concepts that created the first passive solar homes were built on what they referred to as, "The Six Pillars" of their solar vision, Orientation, Shading, Thermopane, Ventilation, Roof Top Planting and Pools are all present in the home they designed and built at 701 Taft road.

Orientation

The house is perfectly situated in the Woodlands taking advantage of the hilly terrain; cutting into the topography of the site giving the appearance of a single story to the West and a two story structure to the North. Morning sunrises in the bedrooms and evening sunsets in the living room.

Shading

Nestled in five mature oak trees the house stayed cool without the need for air conditioning; although added later. Two patio areas, one to the North and the second to the South create comfortable outdoor enjoyment with both sun and shade throughout the day.

Thermopane

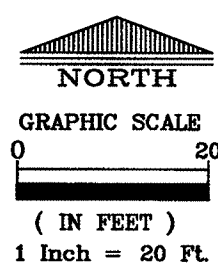
Cutting edge at the time, all the oversized original windows in the house were Thermopane for heat retention and maximum sized to bring in the outdoor environment. Broken seals necessitating replacement have been performed to the original specifications.

Ventilation

Uniquely designed by Keck & Keck, all of the large windows in the house are flanked with exterior louvers which are operated from the interior living spaces. Cabinet doors open to reveal levers that operate the screened louvers to create airflow throughout the house.

Roof Top Planting

The roof top patio which was planned for the house by the architects was never built by choice of the owners. We followed the original plans and completed it as intended.



PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel.(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

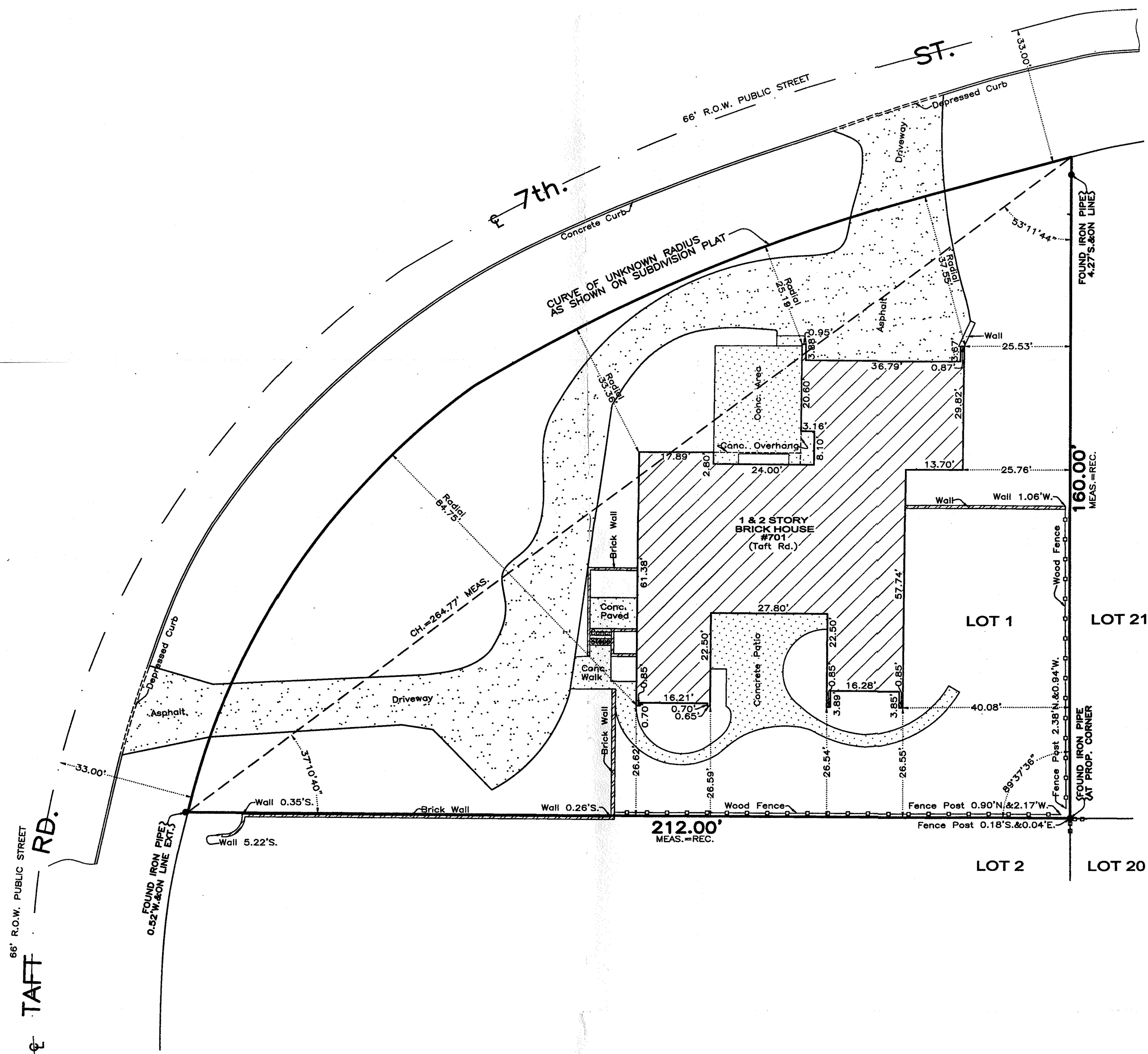
PLAT OF SURVEY

OF

LOT 1 IN BLOCK 5 IN "THE WOODLANDS" HINSDALE, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 1312.4 FEET OF THE NORTH 718.2 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 23,963 SQ. FT. = 0.550 ACRES.

COMMONLY KNOWN AS: 701 TAFT ROAD, HINSDALE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 20-97445

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: October 26, 2020

ORDERED BY: BARNES & THORNBURG, LLP.
Attorneys at Law

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

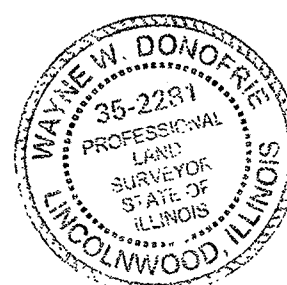
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

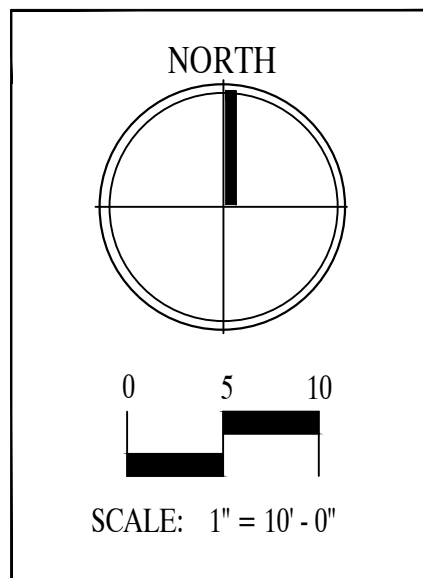
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: October 27, 2020

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE: NOV. 30, 2020.
DRAWN BY: S.Z.



PATIO: 703 S.F.
PADS: 208 S.F.
TOTAL: 9,344 S.F.



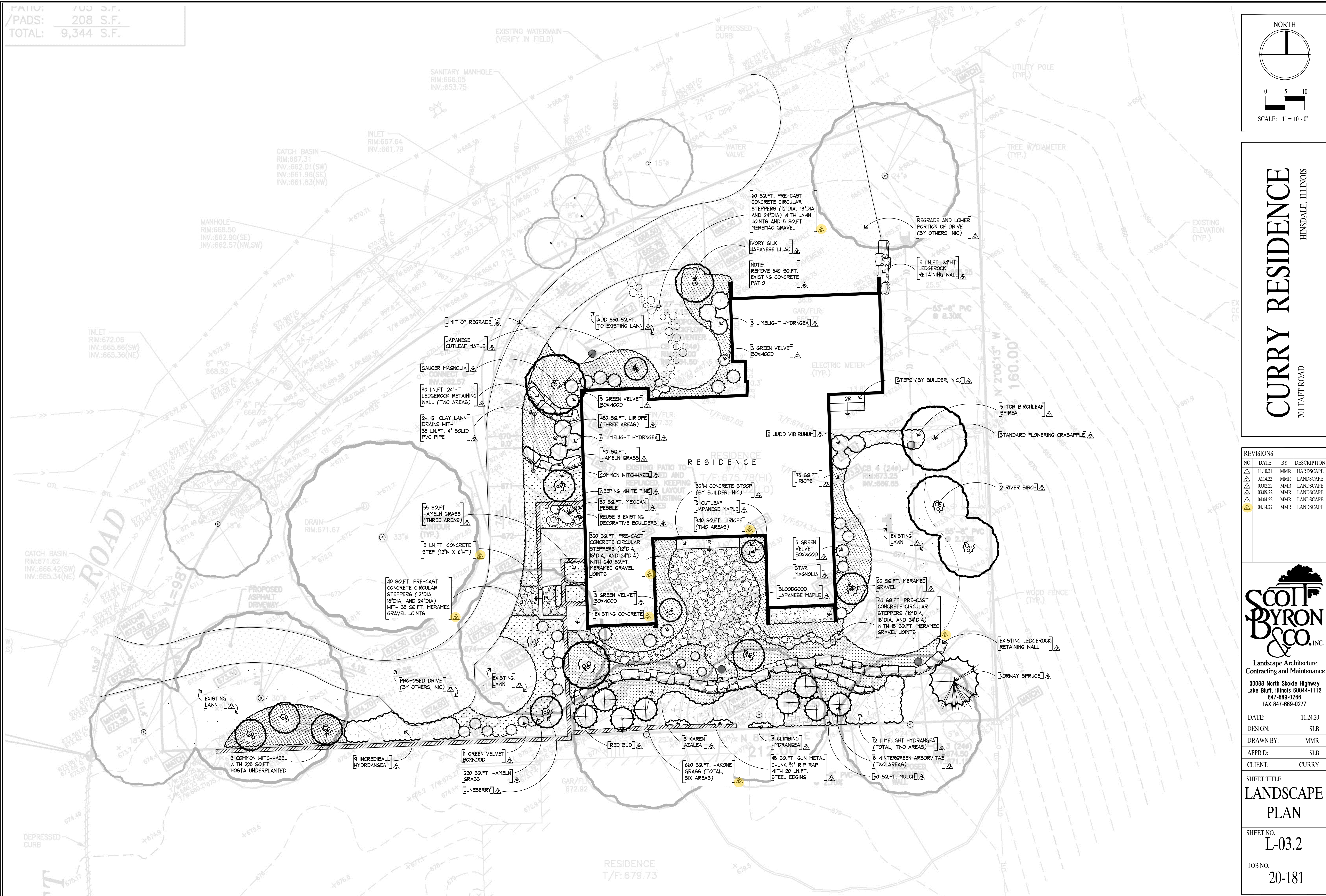
CURRY RESIDENCE
HINSDALE, ILLINOIS
701 TAFT ROAD

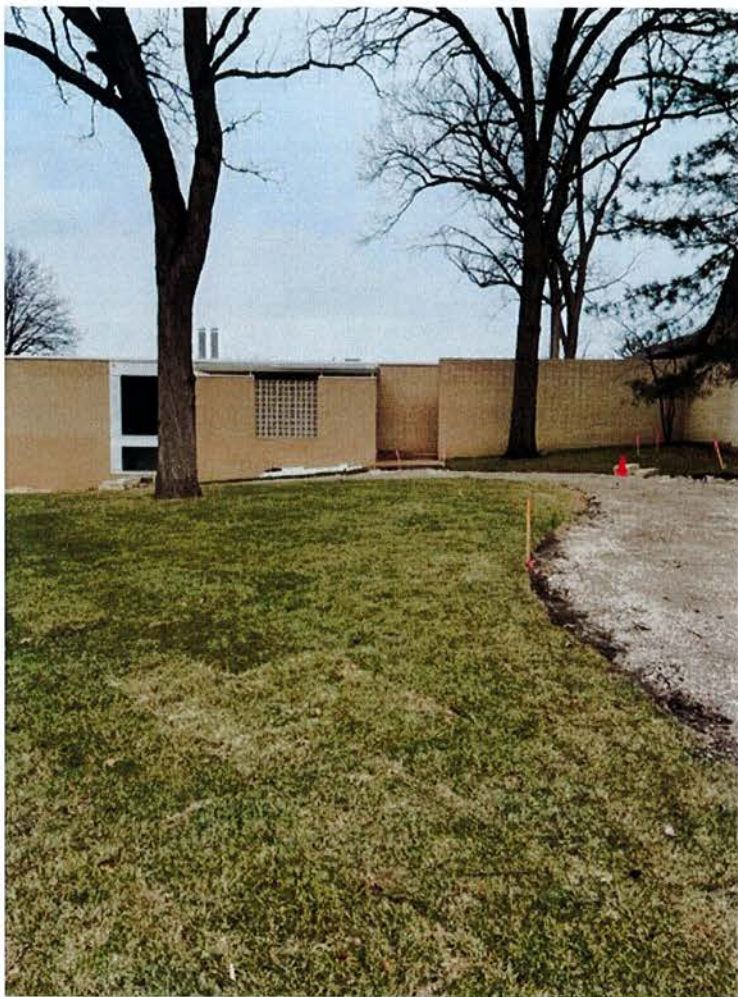
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11.10.21	MMR	HARDSCAPE
2	02.14.22	MMR	LANDSCAPE
3	03.02.22	MMR	LANDSCAPE
4	03.09.22	MMR	LANDSCAPE
5	04.04.22	MMR	LANDSCAPE
6	04.14.22	MMR	LANDSCAPE

SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

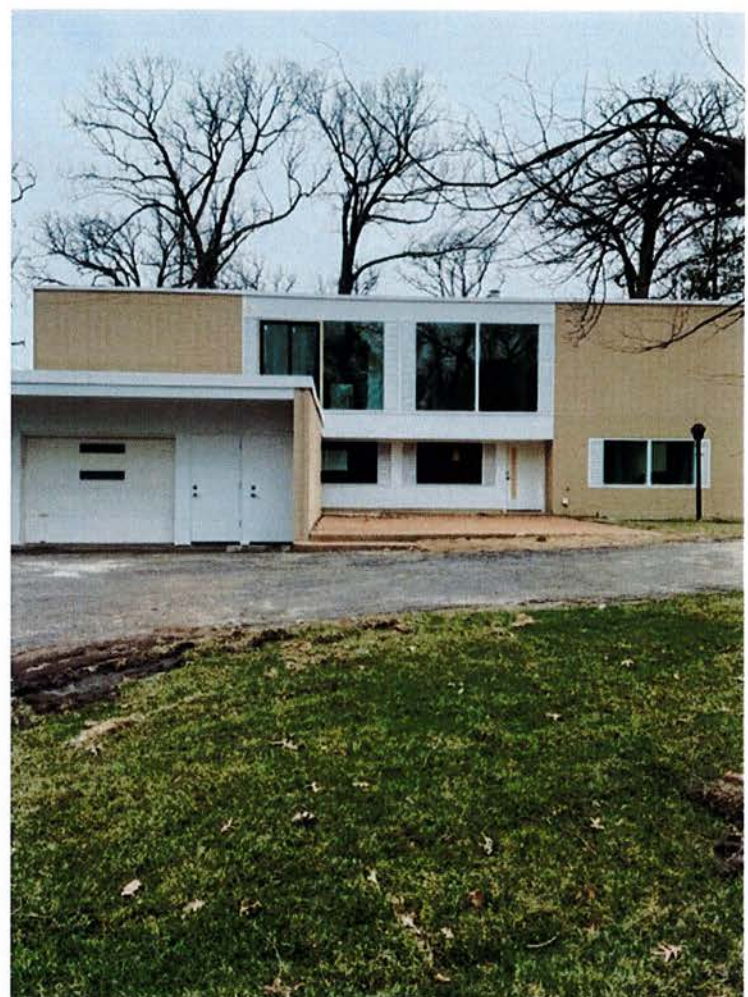
DATE:	11.24.20
DESIGN:	SLB
DRAWN BY:	MMR
APPRD:	SLB
CLIENT:	CURRY

SHEET TITLE LANDSCAPE PLAN	
SHEET NO. L-03.2	
JOB NO. 20-181	

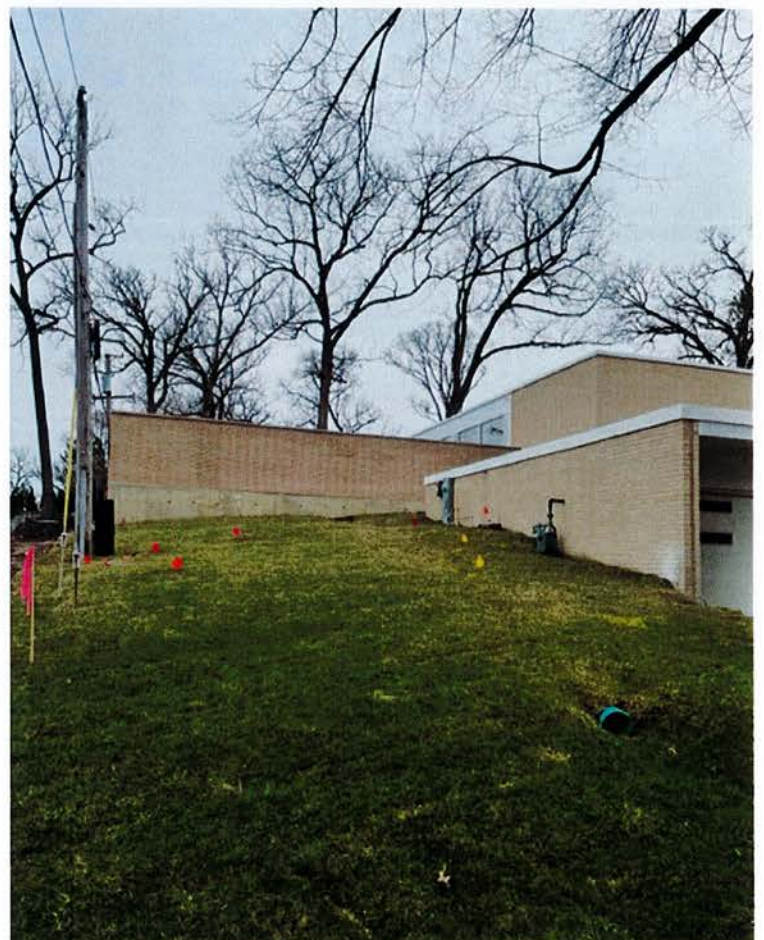




Front elevation looking East.



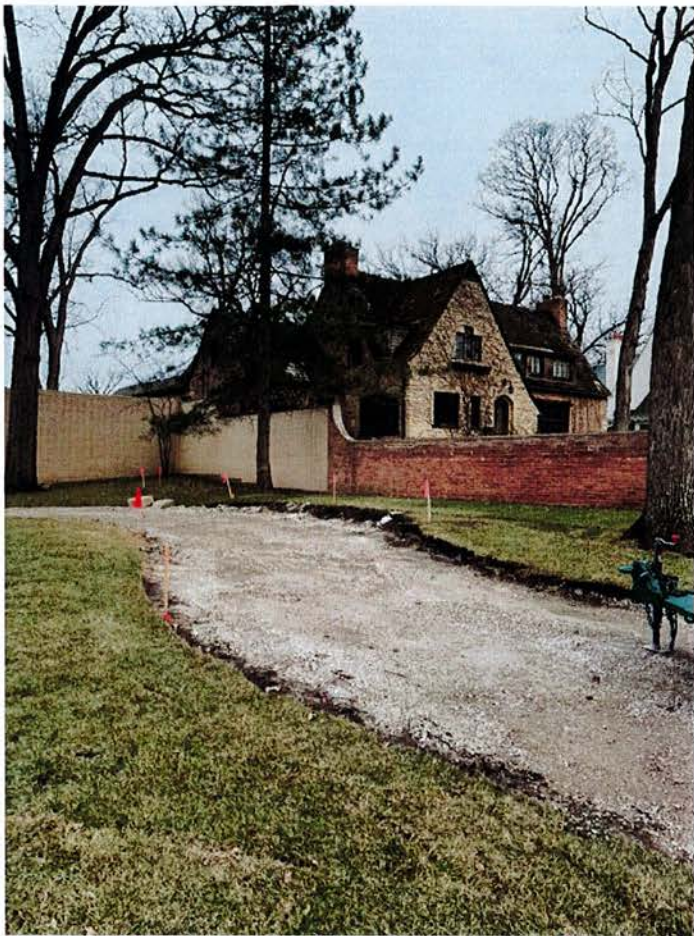
Side elevation looking South





Rear Elevations





Neighbor to the South

Neighbor to the North



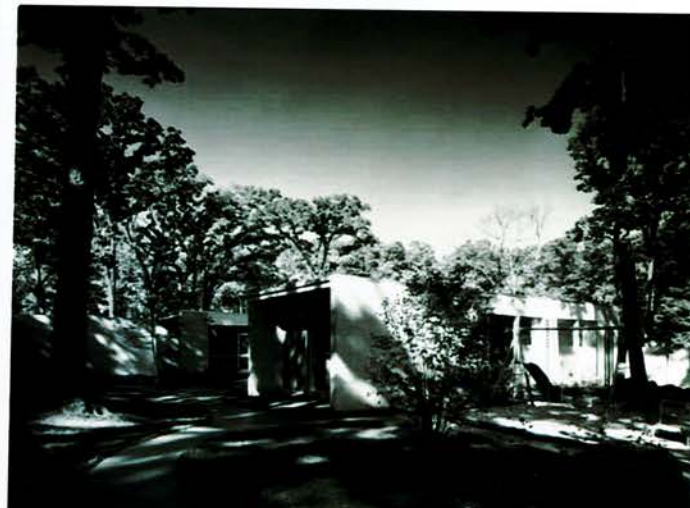
Neighbor to the East

Neighbor to the West





1958-59
Hedrick
Blessing
(Photographer)





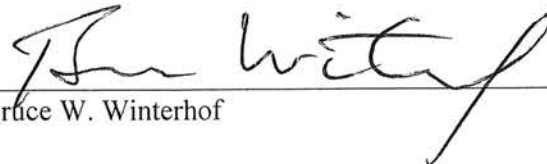
2022





SIGNATURE PAGE TO WARRANTY DEED

IN WITNESS WHEREOF, the undersigned Grantor has executed this Warranty Deed
this 2nd day of November, 2020, to be effective on November __, 2020.



Bruce W. Winterhof

State of _____
County of _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Bruce W. Winterhof, personally known to me to be
the same person whose name is subscribed to the foregoing instrument, appeared
before me this day in person, and acknowledged that he signed, sealed and
delivered the said instrument as his free and voluntary act for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of _____, 2020.

NOTARY PUBLIC

My Commission expires _____.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SANTA CLARA

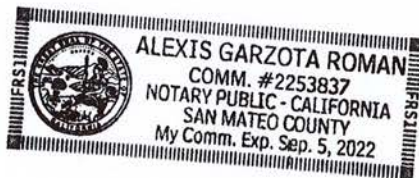
On 11/02/2020 before me, Alexis Garzota Roman, Notary Public

Date BRUCE W. WINTERHOF Here Insert Name and Title of the Officer

personally appeared

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF TITLE

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of SANTA CLARA

On 11/02/2020 before me, Alexis Garzota Roman, Notary Public

Date

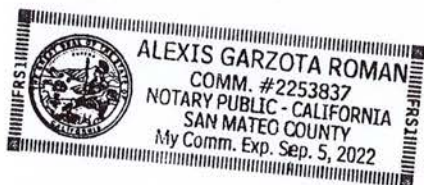
Here Insert Name and Title of the Officer

personally appeared

BRUCE W. WINTERHOF

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Alexis Garzota Roman

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

BILL OF SALE

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other:

Signer is Representing:

This Instrument Prepared By:
Kailey Grant
Barnes & Thornburg LLP
One North Wacker Drive Suite 4400
Chicago, Illinois 60606

Return Recorded Deed To:
Carl Curry and Cynthia Curry
740 S. Elm Street
Hinsdale, Illinois 60521

Send Subsequent Tax Bills To:
Carl Curry and Cynthia Curry
740 S. Elm Street
Hinsdale, Illinois 60521

WARRANTY DEED

THE GRANTOR, BRUCE W. WINTERHOF, having an address at 325 Channing Ave, Apt 313, Palo Alto, CA 94301, for the consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, CARL CURRY and CYNTHIA CURRY, whose address is 740 S. Elm Street, Hinsdale, IL 60521, as Joint Tenants with rights of survivorship, all interest in and to the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

Commonly Known As: 701 Taft Road, Hinsdale, IL 60521
Permanent Index Number: 18-07-305-001-0000

Subject To:

1. General Real Estate Taxes not due and payable.
2. Covenants, conditions and restrictions of record and building lines and easements, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURES ON IMMEDIATELY SUCCEEDING PAGE]



Keck & Keck » Architects + More

Following are just some of the great
Architects, Designers, Artists,
Manufacturers and Retailers of interest:

- [Go back to directory.](#)



Keck & Keck Architects + Builders

Archives

May 2020

November 2019

August 2019

Biography

George Fred Keck 1895 – 1980

June 2019

May 2019

March 2019

November 2018

July 2018

June 2018

April 2018

March 2018

October 2017

September 2017

August 2017

July 2017

June 2017

May 2017

April 2017

March 2017

February 2017

January 2017

December 2016

November 2016

October 2016

September 2016

August 2016

William Keck 1908 – 1995

The architecture firm of Keck & Keck designed modern, award-winning, affordable homes in the Chicagoland area and around the Midwest from 1935-1979

Born in Watertown, Wisconsin The elder, George Fred, known as Fred, studied engineering and architecture at state schools in Wisconsin and Illinois. Settling in Chicago in 1921, he worked as a draftsman at several offices before striking out on his own. Keck's modernist footing broadened through his contact with the Chicago Workshops, a group of artists modeled upon the Austrian Werkbund and founded by former members. This contact ultimately led to his role in the New Bauhaus, which had broad impact on design in Chicago.

In 1937, an industrial arts school broke away from the Art Institute of Chicago with the goal of training designers using Bauhaus methods. This group, with help from Keck, brought Laszlo Moholy-Nagy to Chicago as its new director. This New Bauhaus had the "old" Bauhaus' director, Walter Gropius (by that time at Harvard), as its mentor/sponsor. And it boasted as teachers and lecturers important figures including Gropius, Alvar Alto, R. Buckminster Fuller, Henry-Russel Hitchcock,

July 2016

December 2015

November 2015

September 2015

August 2015

April 2015

February 2015

December 2014

September 2014

August 2014

July 2014

June 2014

December 2013

September 2013

August 2013

April 2013

February 2013

December 2012

September 2012

July 2012

May 2012

March 2012

Richard Neutra and Man Ray. Keck served as architecture department head and part-time teacher at the New Bauhaus for five years while continuing his practice.

AMERICA'S FIRST GLASS HOUSE: Chicago's Century of Progress World's Fair, the House of Tomorrow (1933) and the Crystal House (1934). The fair houses, built of steel framing and glass exterior walls using Chicago skyscraper construction methods, were structurally and stylistically far in advance of other homes of the period, including other concept houses displayed at the fair. The Crystal House, in particular, with its exterior truss frame, was as stunning and elegant as more celebrated steel houses designed decades later. The fair houses exposed hundreds of thousands of visitors to an entirely new kind of living, and doubtless made converts of many.

Keck Gottschalk Keck Apartments Hyde Park 1937 was an award-winning International style building, now a landmark.

Chicago-area suburban houses from 1935 – 1979

807 projects listed – houses, apartments buildings, remodels, and additions,

Following the fair, wealthy clients from Chicago's North Shore suburbs began hiring

December 2011

October 2011

September 2011

July 2011

June 2011

December 2010

August 2010

May 2010

March 2010

December 2009

August 2009

May 2009

December 2008

August 2008

July 2008

December 2007

November 2007

September 2007

August 2007

June 2007

December 2006

September 2006

Keck to design homes for them, starting a tradition that lasted for the remainder of Keck's career. The North Shore is home to more Keck houses than any other area. While some modernists focused on their own personal vision, the Kecks focused on modern solutions that best served their clients' needs.

Keck trademarks:

flat roof

passive solar

indirect lighting

cedar siding

radiant heat in the floor

post and beam construction, (most often wood, but sometimes steel)

modular design

fixed Thermopane windows with separate operable screened vents. These vents are the most important Keck trademark – an easy way to recognize their architecture at a distance.

22 Keck houses are located in the Forest Crest Subdivision on Carol Lane and Terrace Court in Glencoe.

The Kecks created hundreds of elegant, livable houses in the Chicago area and elsewhere. Unlike more famous contemporaries, who talked about bringing fine architecture to the masses but failed to do much about it, the Kecks created houses

[July 2006](#)[June 2006](#)[April 2006](#)[November 2005](#)[October 2005](#)[June 2005](#)[April 2005](#)[March 2005](#)[December 2004](#)[November 2004](#)[October 2004](#)[August 2004](#)[June 2004](#)[April 2004](#)[March 2004](#)[February 2004](#)

that were affordable and came in on budget. Their mark on the public's consciousness is such that today, three decades after the firm was dissolved, North Shore real estate agents listing these houses routinely use the phrase "Keck house" at the top of their newspaper ads.

Architects who worked for and were influenced by Keck and Keck:

Robert Bruce Tague, draftsman from 1935 – 1944

Ralph Rapson 1941 – 1944 (then taught at MIT)

Bertrand Goldberg – visited, hung around and was "tutored" by Keck

Stanley Tigerman – a draftsman in the office at age 19

Tony Grunsfeld – worked for Keck, and then went out on his own to do a vast quantity of Keck-inspired modern homes

Interior Designer: Marianne Willsch

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At The Lake
(<https://atthelakemagazine.com>)



(<http://neiturnermediagroup.advertserve.com/servlet/click/zone?zid=6&cid=860&mid=811&pid=0&sid=10&uuid=10bfa2871babe6692b2401149c6bf567&ip=73.44.197.148&default=false&random=89519474×tamp=20220329200342&test=false&resolution=1280x628&contextual=true&referrer=https%3A%2F%2Fatthelakemagazine.com%2Fpatriots-story-armed-avedisian%2F&redirect=http%3A%2F%2Fwww.visitelkhorn.com>)

/ November 27, 2019

A Patriot's Story



By Lisa Schmelz | *Photo Courtesy of the Avedisian Family*

What do Lake Geneva and the Statue of Liberty have in common? Armen Avedisian, a first-generation Armenian-American, who paved thousands of miles of roadway in Illinois, owned a bank in Lake Geneva, and was tapped by President Ronald Reagan to chair the commission for the restoration and preservation of the Statue of Liberty and Ellis Island.

THE FIRST GENERATION

Armen Avedisian was a first-generation American, who grew up in Elmhurst, Illinois. His immigrant father was a civil engineer with the State of Illinois. Avedisian received an engineering degree in 1949 from the University of Illinois at Urbana-Champaign. Following his graduation, he worked as an asphalt and paving superintendent. Just a few years later, he was working for a rival firm as their vice president. Before he was 30, he had his own company, Lincoln Stone Quarry Inc. in Joliet.

In 1952, he would marry his first wife, Dorothy Donian. (They divorced in 1996.) By the late 1950s, Avedisian owned his own road construction company. By 1976, he was the chairman of the board, chief executive officer, and sole stockholder of Avedisian Industries, a holding of six corporations centered in the quarrying and heavy construction industries. In 1979 he sold his companies, and a crucial patent to Commonwealth Edison. Not even a year later, though, he needed something to do. Always on the prowl for a good investment, Avedisian, also a globally renowned backgammon player, purchased Citizens National Bank in Lake Geneva and its \$25 million in assets.

“He was very driven,” recalls Donna. “Once he retired from the business of road building and owning quarries and mining limestone, he got advice from a member of the Chicago business community that he shouldn’t retire and should look into some options. Suggestions were made on what to look at, and they heard of the bank in Lake Geneva being for sale.”

Helping other entrepreneurs also appealed to him. In a 1986 *Lake Geneva Regional News* story, a friend offered this on Avedisian’s motives for banking: “He wanted to help people,” recalled the friend, John Elasarian, a Lake Geneva restaurant manager. “When he was young and had ambitious ideas, he went to banks to borrow money, and in many cases, he was turned down.”

PRESERVING LADY LIBERTY

Patriotism also appealed to Avedisian, and in 1982 the lifelong Republican had been appointed by President Reagan to the Statue of Liberty-Ellis Island Centennial Commission and Foundation. The commission’s aim was to restore and protect the aging statue and raise funds to preserve Ellis Island. On his first visit to Ellis Island, according to press reports, he simply stood silently in the deteriorating building, wondering what his “young, bewildered” immigrant parents “who could not speak English,” thought as they were processed in this very space.

As a committee member, Avedisian was taking a week off from his bank each month to fly to New York and apply what the *Chicago Tribune* dubbed “liberal elbow grease” to the fundraising effort.

Why not have the government pay for the restoration? "We wanted it to be a private endeavor to build patriotism around the country and deepen appreciation for what the statue and America are all about," explained Avedisian in a June 20, 1985 story with the *Lake Geneva Regional News*.

His children say their father was as thrilled with the buckets full of change from school children as he was with the six-figure donations from titans of industry. In 1986, President Reagan named Avedisian to head the commission replacing Chrysler Corporation Chairman Lee Iacocca.

Fundraising efforts netted over \$256 million dollars from individuals, schools, civic groups and private companies, and corporate sponsors. Reagan shared his gratitude in this letter to Avedisian:

"The work of the commission has exceeded our fondest expectations. As a member of the commission since 1982 and its chairman for the past year and a half, you've done yeoman's work ... The unprecedented outpouring of affection and generosity on the part of the American people in response to this historic undertaking will always remain a highlight of my years as president. Again, thank you for giving of your time and talents. Your dedication over the years has been a source of inspiration to me and the American people."

THE SECOND GENERATION REFLECTS

Only two generations removed from genocide, the Avedisian children are keenly aware of how divided America is today. What do they think their father, a conservative Republican, would make of that division? "I don't think he would have a very positive view on the nationalistic bent that seems to exist now," says Vann. "He was very patriotic, but not a nationalist. He knew (nationalism) fuels genocide."

Donna agrees. "He aligned with what would favor hard work and perseverance, and what would enable entrepreneurs to be entrepreneurs. I think he would be in favor of some commonsense immigration policies," she reflects. "And he knew what his parents went through in the Armenian genocide."

Of course, we can't ask Avedisian what his thoughts would be about today's political climate. Gone for 19 years, we can only speculate.

However, we get a sense that this actual bridge builder was, in every sense of the word, a uniter. Giving an address to commemorate the 100th anniversary of the Armenian Apostolic Church in America at Ellis Island in 1998, he offered these words:

"Some years ago, I was privileged to be part of the restoration of Lady Liberty and Ellis Island. During the course of that labor of love, we learned that the Lady was much more than just metal plates supported by an iron frame. This great hall was much more than mere bricks and mortar. And, the people who entered America through these portals represented much more than flesh, blood and bone. These twin icons, and the people drawn to them, were imbued with an indomitable spirit and sense of hope. Not mere symbols, they were the embodiment of humanity's unwillingness to succumb to oppression and hatred. They stood in stark counterpoint to the evil that has plagued mankind since the beginning of time."

ARIAS on Geneva Lake

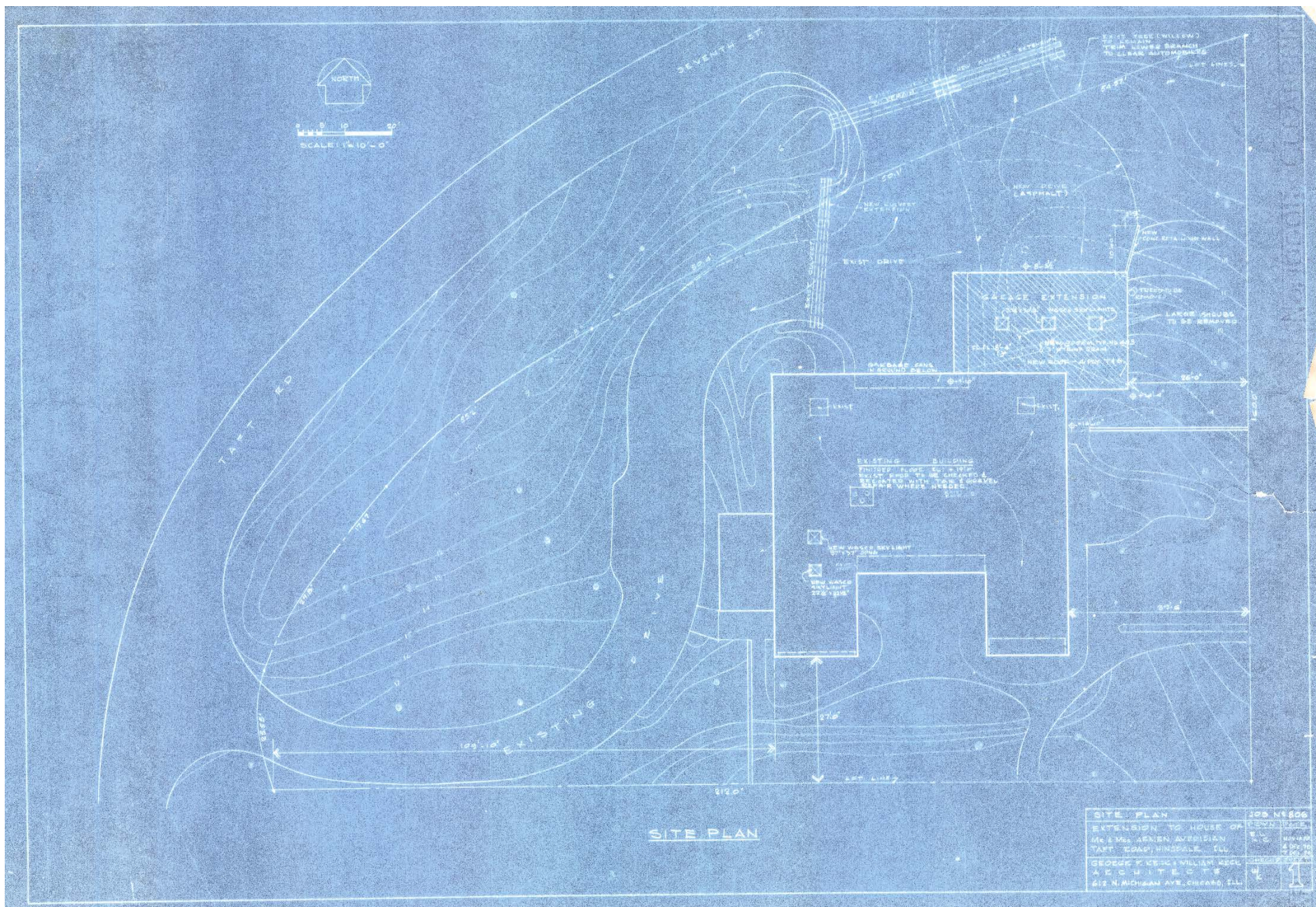
While Armen Avedisian raised funds to restore the Statue of Liberty, his wife, Dorothy Donian Avedisian, raised funds to bring the musical arts to Lake Geneva area schools. A classically trained opera singer, she was one of the cofounders of the Lake Geneva Floating Opera. The Avedisians were major benefactors of the Lyric Opera in Chicago and brought world-renowned opera to Lake Geneva one night a summer aboard The Lady of the Lake. Ticket prices were a then-steep \$100 or more, but proceeds gave area children access to touring opera companies.

"It was beautiful," says Sue Larkin, a longtime neighbor and friend of the Avedisians. "It was a beautiful event, and Dorothy was a singer herself and loved the arts. All of the arts."

"Why do we want to give opera to children?" she was asked in a June 18, 1998 Lake Geneva Regional News story. "Because opera has everything. We all need creative escapes to keep our minds and souls and bodies intact, and this is one of those escapes."

The Floating Opera had a successful run for over two decades. Today, Dorothy Avedisian is in her 90s, and resides in Illinois. For years, her family summered in Lake Geneva. The Samuel Donian Wetlands Preserve, between West Main and Center streets, was donated for public use by her family and named for her father, who also escaped the Armenian genocide as a stowaway on a ship.

Editor's Note: Stories steeped in history are never reported alone. At The Lake wishes to thank the children of Armen and Dorothy Avedisian for helping us tell this story through their own memories, and with papers and artifacts held by the family. To learn more about the Armenian Genocide, which is still not acknowledged by the Turkish government as a genocide, visit armeniangenocidemuseum.org (<http://armeniangenocidemuseum.org>).



1970 Keck & Keck Addition



MEMORANDUM

DATE: December 2, 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 HPC-08-2022 – 425 E. Seventh Street – 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

FOR: December 7, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from Kate and Anthony Romeo, the property owners and applicants, requesting approval to demolish an existing single-family home and to construct a new single-family home located at 425 E. Seventh Street in the Robbins Park Historic District. The project architect is Schwarz Lewis Design Group.

Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a Certificate of Appropriateness.

Background

The existing single-family home at 425 E. Seventh Street is a two-story building constructed in 1938 and designed by Phillip Duke West. The building features Colonial Revival architecture and includes stone veneer on the first floor, siding on the second floor, a front porch with segmental arched openings, multiple front gable wall formers, and double hung windows. A two-story addition was constructed in 1998 on the east side of the home.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination and Significant according to the 2007 Architectural Resources in the Robbins II Survey Area. The house, also known as the Russell T. Elwell House, was constructed in 1924 in the Colonial Revival style and was designed by architect Frederick Schmidt. According to the 2007 Survey, alterations include a 1-story garage addition and a 2-story addition on the east side of the building.

Request and Analysis

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single-family house on a 34,155 square foot lot. The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District. A site plan, interior floor plans, building elevations, rendering of the front elevation, streetscape rendering, photos of the house and neighboring properties, and letter of support from a nearby homeowner have been submitted for review.



MEMORANDUM

As shown on the submitted plans, the 2.5-story home will be constructed of a light stone veneer, vertical cedar wood siding, white stucco accent areas, both slate and zinc seamed roofing, limestone trim, and dark gray aluminum windows of varying designs. The house includes a front terrace, an attached one-car garage structure located in the front of the house, a separate three-car attached garage and one-car attached garage integrated into the house, and a detached pool house.

Process

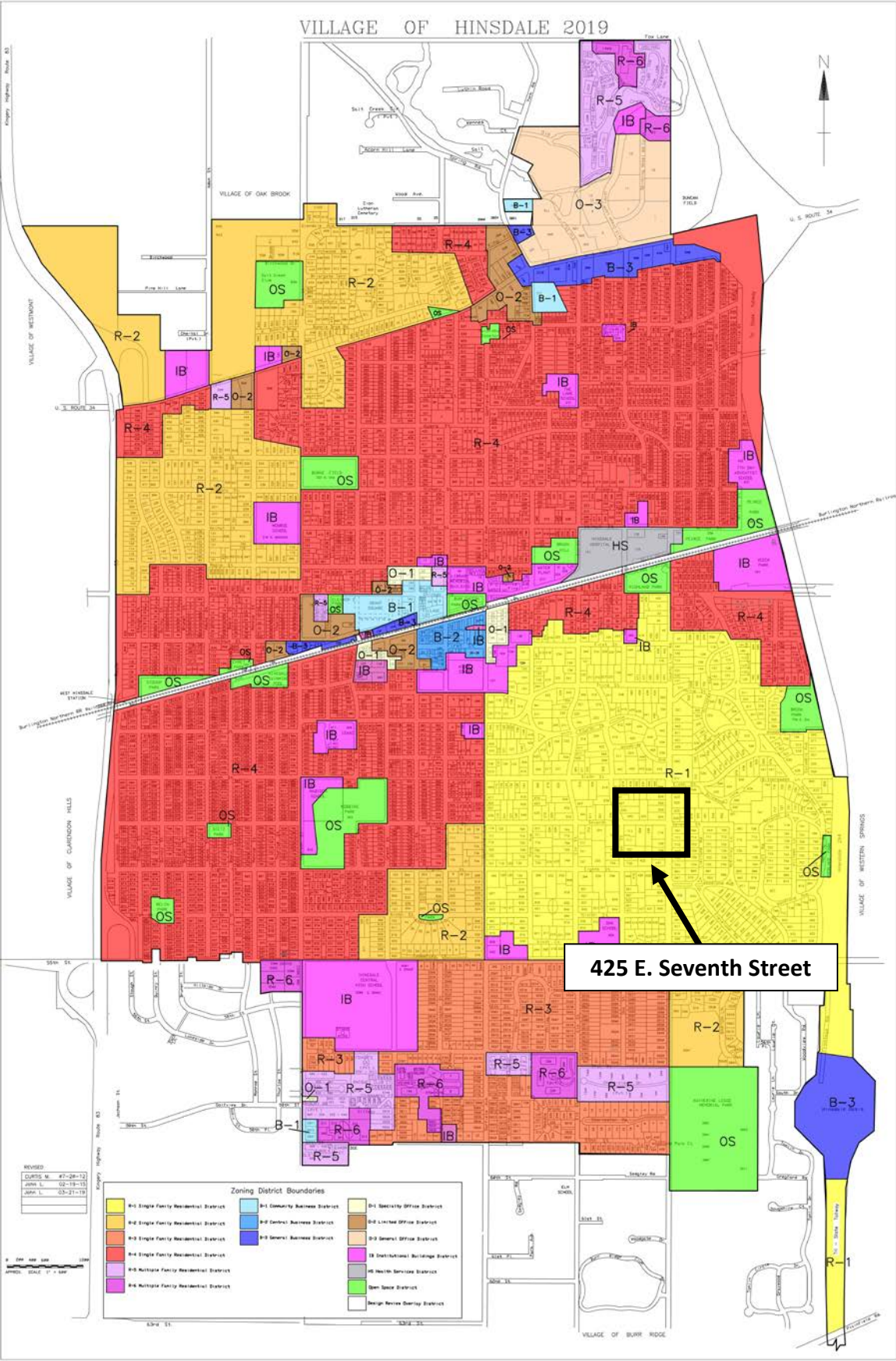
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a certificate of appropriateness. The final decision of the Historic Preservation Commission shall be advisory only.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

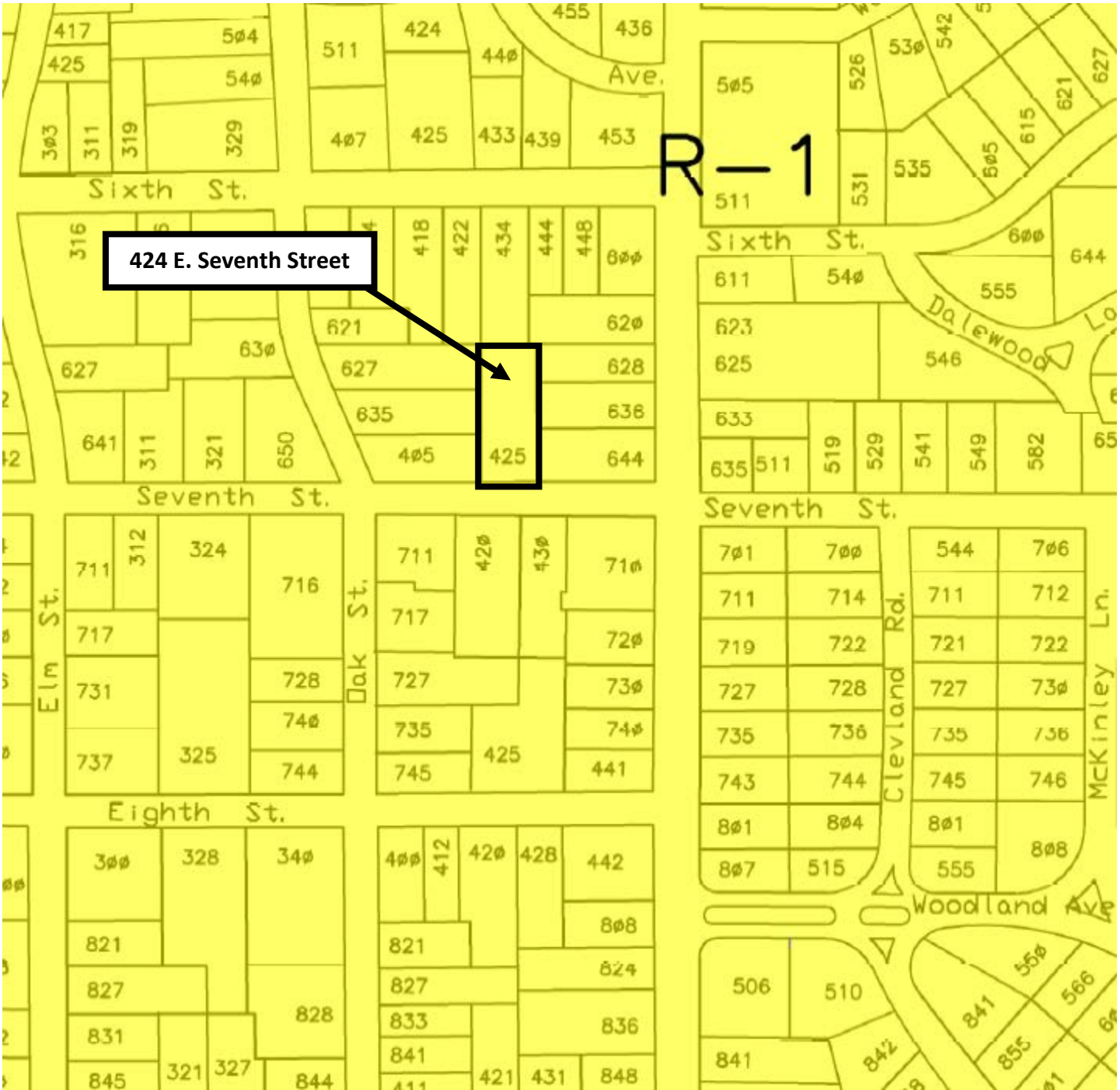
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet
6. Robbins Park II Architectural Resources Survey Sheet (2006)
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Application for Certificate of Appropriateness and Exhibits

Village of Hinsdale Zoning Map and Project Location



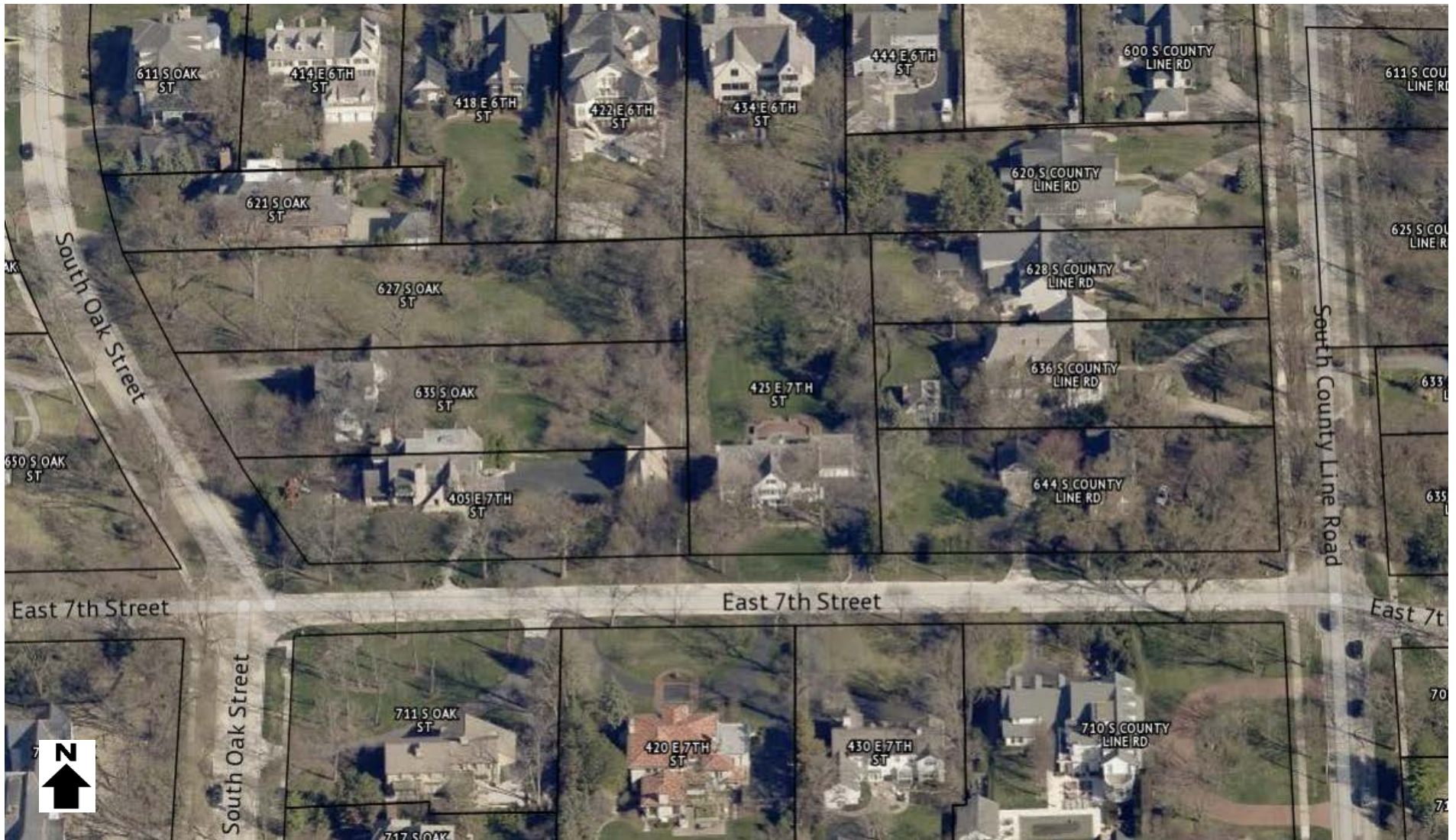
Village of Hinsdale Zoning Map and Project Location



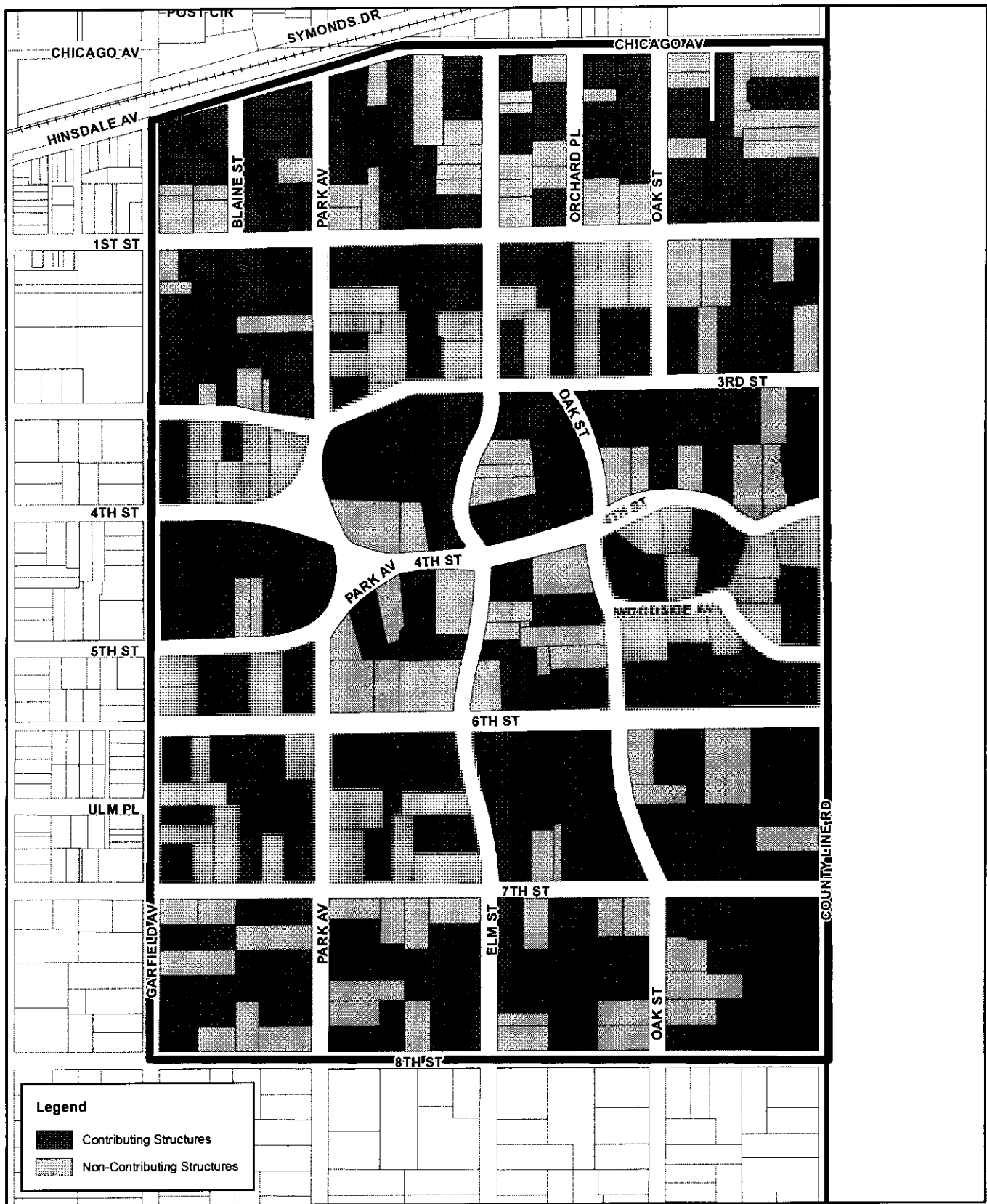
Aerial View – 425 E. Seventh Street



Birds Eye View – 425 E. Seventh Street



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
324	E SEVENTH	Tudor Revival	1925	Bassett and Washburn Boiler House	C	-	Cady & Crosby(William Spencer)		
335	E SEVENTH	French Eclectic	1925	Ballou, R. N. House	C		Walker, Willard C.	Ryan Bros. & Sather	
338	E SEVENTH	Vacant			NC	-			
344	E SEVENTH	Vacant			NC				
405	E SEVENTH	Tudor Revival	1927	Hiatt, Houston House	C	C	Zook, R. Harold		Detached garage
420	E SEVENTH	Renaissance Revival	1929	Hogenson, W. M. House	C	-	Kristen		
425	E SEVENTH	Colonial Revival	1924	Elwell, Russell T. House	C	-	Schmidt, Frederick		
430	E SEVENTH	Colonial Revival	1938	Nelson, N. John House	C	NC	West, Philip Duke		Detached garage
114	E SIXTH	Neo-Traditional	1989		NC	NC	George, Charles Vincent	Thompson, Tim, Inc.	Detached garage
118	E SIXTH	Colonial Revival	c. 1920		C	NC			Detached garage
124	E SIXTH	American Foursquare	c. 1910		C	C			Detached garage
132	E SIXTH	Tudor Revival	c. 1925		C	NC			Detached garage
138	E SIXTH	Colonial Revival	1931	Miller, H. A. House	C	C		Hellstrom, Gust	Detached garage
144	E SIXTH	Under construction	2007-08		NC	-			
205	E SIXTH	Neo-Traditional	1999		NC	NC	Olson, Steven	Dressler, David	Detached garage
208	E SIXTH	Tudor Revival	1925	Everett Residence	C	C	Marshall & Fox	Marshall & Fox	Detached garage
217	E SIXTH	Neo-Traditional	1995		NC	NC	Olson, Steven	McNaughton, James	Detached garage
218	E SIXTH	Colonial Revival	1924	Crowell, John H. House	C	NC	Van Gunten & Van Gunten	Soltwisch, William	Detached garage
222	E SIXTH	Classical Revival	1892	Merrill, J.C. S. House	C	NC		Froscher, Adolph	Detached garage
231	E SIXTH	Colonial Revival	1923	Candless, Y. L. House	NC	-	Bollenbacher, John C.	Braun & Loehman	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	425
DIRECTION	E
STREET:	Seventh
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS (O)



GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Fine example of 1920s Colonial Revival.
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1924	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Wood - shingle
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)	Wood	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	leaded glass
WALL MATERIAL 2 (original)	Wood	WINDOW TYPE	Double hung/casement/fixd
		WINDOW CONFIG	6/1; 6/6; diamond; multi-light

SIGNIFICANT FEATURES	Brick 1st story; wood 2nd story w/ front overhang; center projecting bay on façade with pendants at 2nd story overhang; classical entry surround with blind round arch panel above door and square pilasters; historic wood windows
ALTERATIONS	1 story garage addition (#5763--no date); 2 story east side addition (historic -- 1938)

HISTORIC INFORMATION

HISTORIC NAME	Elwell, Russell T. House
COMMON NAME	
PERMIT NO	1540
COST	17000
ARCHITECT	Schmidt, Frederick
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit

PERMITINFO: #1540 (3/27/1924)--brick veneer residence; B00-00278 (2000)--alterations (\$75,000); #5763 (no date)--1 story rec room and garage addition (#18000); #2241 (1938)--2 story add (\$4000)

HISTORIC INFO

--

LANDSCAPE

Midblock on north side of residential street; side driveway; lot slopes toward street; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	5
FRAMES1	12
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Seventh east425.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/23/2006
SURVEYAREA	ROBBINS II

CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address of Property under review: 425 E. 7th Street

Property Identification Number: 09-12-403-013

I. GENERAL INFORMATION

1. Applicants Name: Kate and Anthony Romeo
Address: 8301 Fars Cove Burr Ridge, IL 60527

Telephone Number: 202-557-5547 (Kate Cell)
2. Owner of Record (if different from applicant): _____
Address: _____

Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: Schwarz Lewis Design Group 1550 Spring Road Suite 100
Oak Brook, IL 60523 Contact: Paige Richards 630-699-6485
Attorney: _____

Builder: _____

Engineer: Taurus Engineering 5N557 Route 59 Bartlett,
IL60103 Contact: Ray Ulreich 630-549-5506

II. SITE INFORMATION

1. Describe the existing conditions of the property: Older Colonial style home

2. Property Designation:

Listed on the National Register of Historic Places? _____ YES ✓ NO

Listed as a Local Designated Landmark? _____ YES ✓ NO

Located in a Designated Historic District? ✓ YES _____ NO

3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

Demolition of existing structure and construction of a new single family home. The new home is modeled after surrounding homes in Hinsdale. To be built with quality materials such as brick, wood, and steel, the home design is sympathetic with it's new neighbors and will add to the endearing qualities of the neighborhood.

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

☒ No ☐ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. _____

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☐ **INDIVIDUAL OWNERS**

Anthony Dames
Signature of Applicant

Katila Romeo
Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 19 day of

October, 2022



Ann Salvendy Officer
Notary Public

5. TABLE OF COMPLIANCE

Address of subject property: 425 E. 7th Street Hinsdale

*The following table is based on the R1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	34,155 sf	34,155 sf	34,155 sf
Lot Depth	297 ft	297 ft	297 ft
Lot Width	115 ft	115 ft	115 ft
Building Height	30 ft	N/A	29.98 ft
Number of Stories	2 1/2	2	2 1/2
Front Yard Setback	43.5 ft	44.9 ft	56.6 ft
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	12.5 ft (min.) & 22 ft	24.21 ft & 11.2 ft	12.5 ft & 22.1 ft
Rear Yard Setback	50 ft	193.46 ft	116.1 ft
Maximum Floor Area Ratio (F.A.R.)*	8,831.0 sf	5,995.2 sf (17.6% approx.)	8,200 sf (24%)
Maximum Total Building Coverage*	8,538.7 sf	3,363.74 sf (9.8%)	5,597 sf (16.4%)
Maximum Total Lot Coverage*	17,077.5 sf	6,800 sf (19.9%)	15,185 sf (44.5%)
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	3,415.5 sf	N/A	319 sf garage & 66 sf cabana bath

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: Schwarz Lewis Design Group (Contact: Steve Beierwalter)

Owner's name (if different): Kate & Anthony Romeo

Property address: 425 E. 7th Street

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential

Square footage of property: 34,155 sf

Lot area per dwelling: 34,155 sf

Lot dimensions: 115 x 297

Current use of property: Single-family detached dwelling

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

Approval sought: ☒ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☒ Site Plan ☐ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

Demo of existing home and construction of a new single family residence

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front:	<u>56.6'</u>	<u>35.00'</u>
interior side(s)	<u>12.5' / 22.3'</u>	<u>12.5' / 22'</u>

Provided:

Required by Code:

corner side	<u>n/a</u>	<u>n/a</u>
rear	<u>116.1'</u>	<u>45'</u>

Setbacks (businesses and offices):

front:	<u>n/a</u>	<u>n/a</u>
interior side(s)	<u>n/a / n/a</u>	<u>n/a / n/a</u>
corner side	<u>n/a</u>	<u>n/a</u>
rear	<u>n/a</u>	<u>n/a</u>
others:	<u>n/a</u>	<u>n/a</u>
Ogden Ave. Center:	<u>n/a</u>	<u>n/a</u>
York Rd. Center:	<u>n/a</u>	<u>n/a</u>
Forest Preserve:	<u>n/a</u>	<u>n/a</u>

Building heights:

principal building(s):	<u>29.94'</u>	<u>30'</u>
accessory building(s):	<u>14.98'</u>	<u>15'</u>

Maximum Elevations:

principal building(s):	<u>36.95'</u>	<u>37.75'</u>
accessory building(s):	<u>n/a</u>	<u>n/a</u>

Dwelling unit size(s):	<u>n/a</u>	<u>n/a</u>
------------------------	------------	------------

Total building coverage:	<u>5,596 sf</u>	<u>8,538.7 sf</u>
--------------------------	-----------------	-------------------

Total lot coverage:	<u>14,981 sf</u>	<u>17,077 sf</u>
---------------------	------------------	------------------

Floor area ratio:	<u>7,999 sf</u>	<u>8,831 sf</u>
-------------------	-----------------	-----------------

Accessory building(s): cabana:393 sf FAR

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>44.00'</u>	<u>10'</u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>	<u> </u>

Number of off-street parking spaces required: n/a

Number of loading spaces required: n/a

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: 
Applicant's signature

Steve Beierwaltes
Applicant's printed name

Dated: Oct 20, 2022.

September 13, 2022

Hinsdale Preservation Commission
Village of Hinsdale

Re: 425 E. 7th St., Hinsdale

Dear Commissioners:

We live at 405 E. 7th Street in Hinsdale and are writing in support of the demolition of the existing home at 425 E. 7th St. and the construction of a new home on this property. Living in a historic home ourselves (Zook home built in 1927), we strongly support the preservation of historic homes in Hinsdale. We are adjacent neighbors to 425 E. 7th St. and do not feel that the home provides any sort of historical value to our village. The house has not been well-maintained or updated, in our opinion. Hinsdale and our street would be better served by the construction of a new home on this property.

Please let us know if you would like to discuss.

Sincerely,

Travis and Courtney Hughes



425 E 7th | South elevation



425 E 7th | West elevation



425 E 7th | East elevation



425 E 7th | North elevation



644 S. County Line (7th St View) | East adjacent home



405 E 7th | West adjacent home



430 E 7th | Home across the street
(Under Construction)



425 E. SEVENTH STREET PROPOSED SOUTH ELEVATION

THE ROMEO RESIDENCE

SCHWARZ • LEWIS



SCHWARZ • LEWIS
Design Group, Inc.

1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com



SEVENTH STREET PROPOSED STREETScape



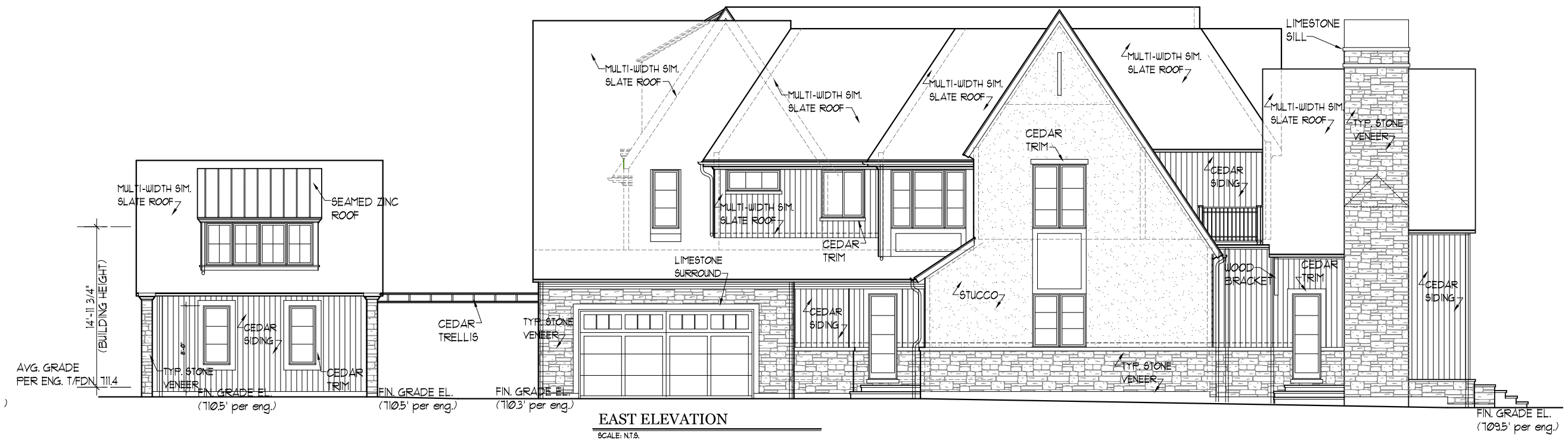
SEVENTH STREET EXISTING STREETScape

THE ROMEO RESIDENCE

SCHWARZ • LEWIS



SCHWARZ LEWIS
Design Group, Inc.
1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com



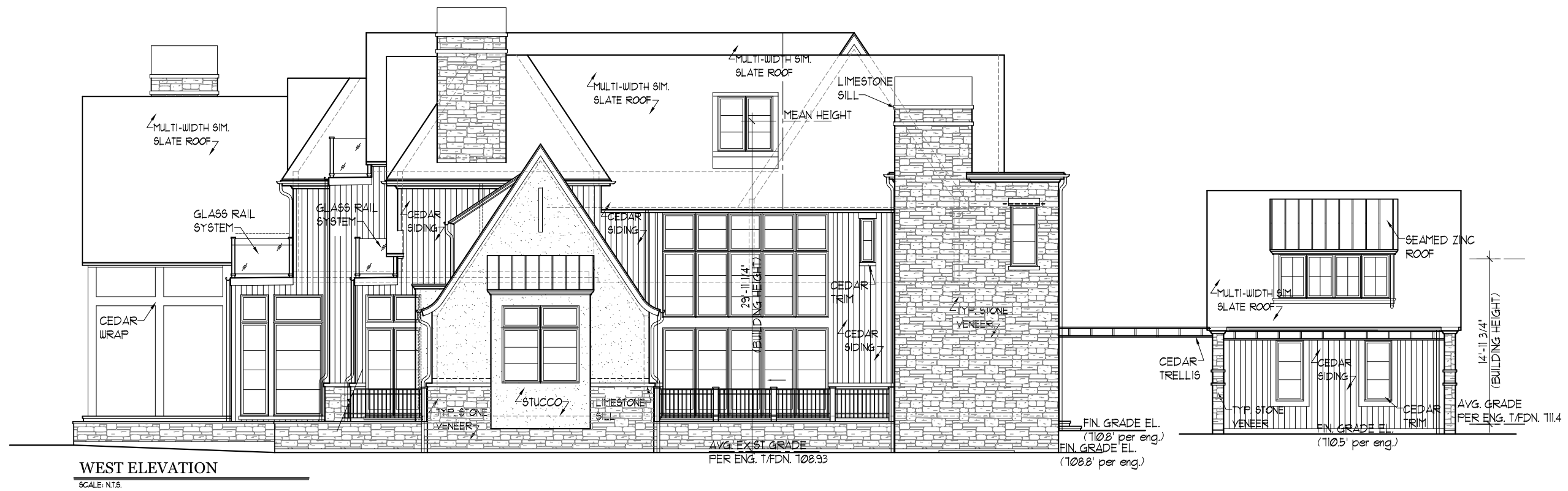
THE ROMEO RESIDENCE

SCHWARZ • LEWIS



SCHWARZ • LEWIS
Design Group, Inc.

1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com



THE ROMEO RESIDENCE

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Design Group, Inc.

1550 Spring Rd., Suite 100
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630-537-1416
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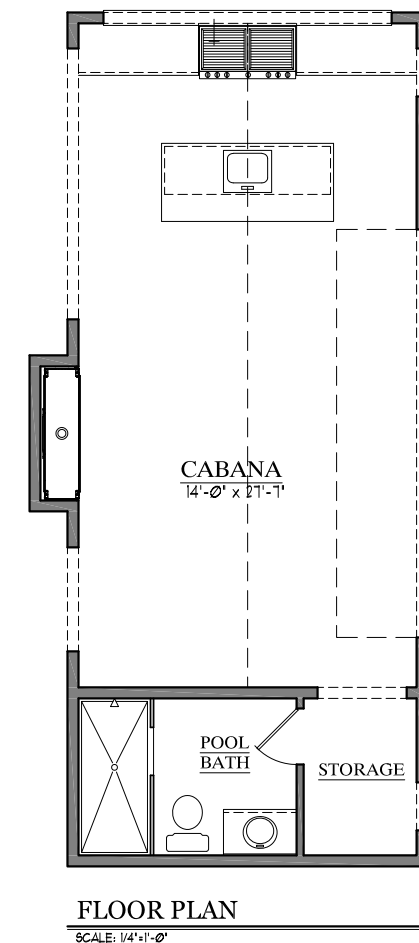
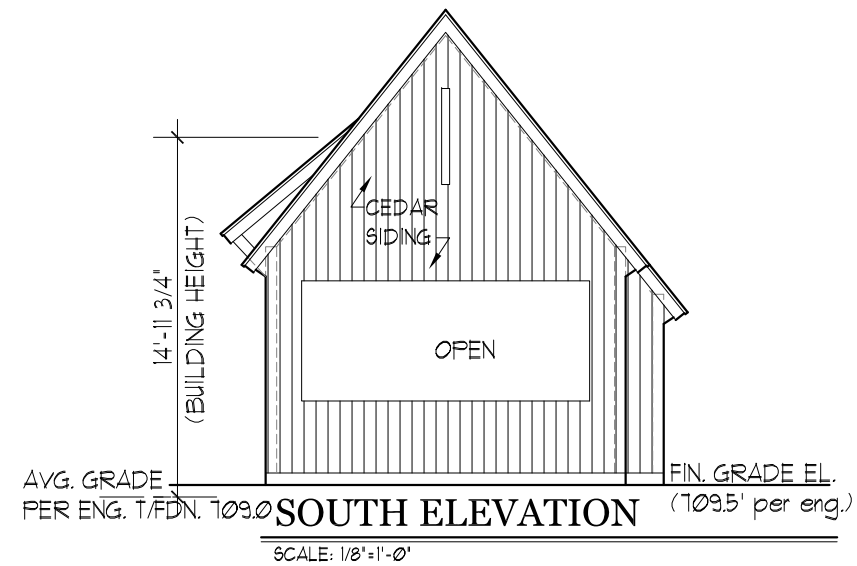
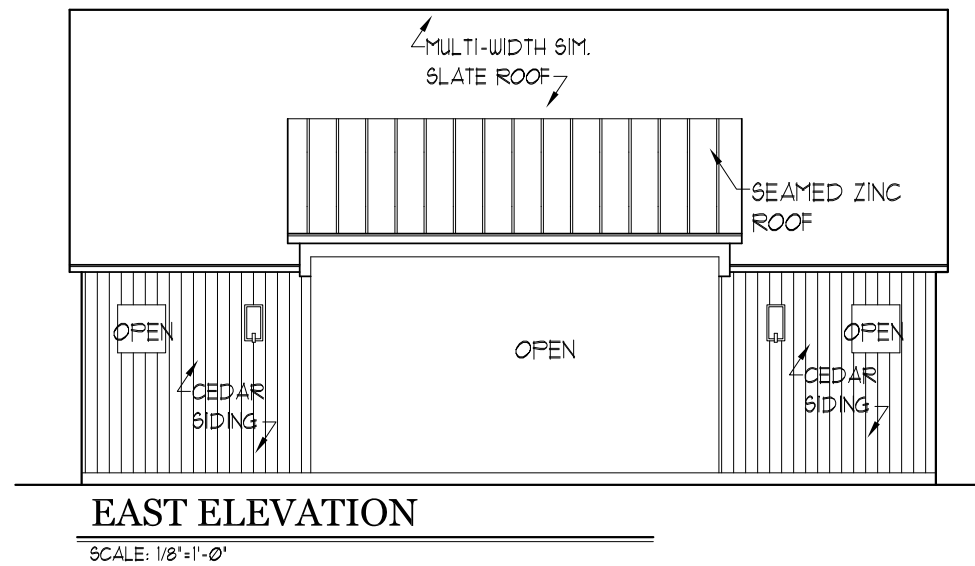
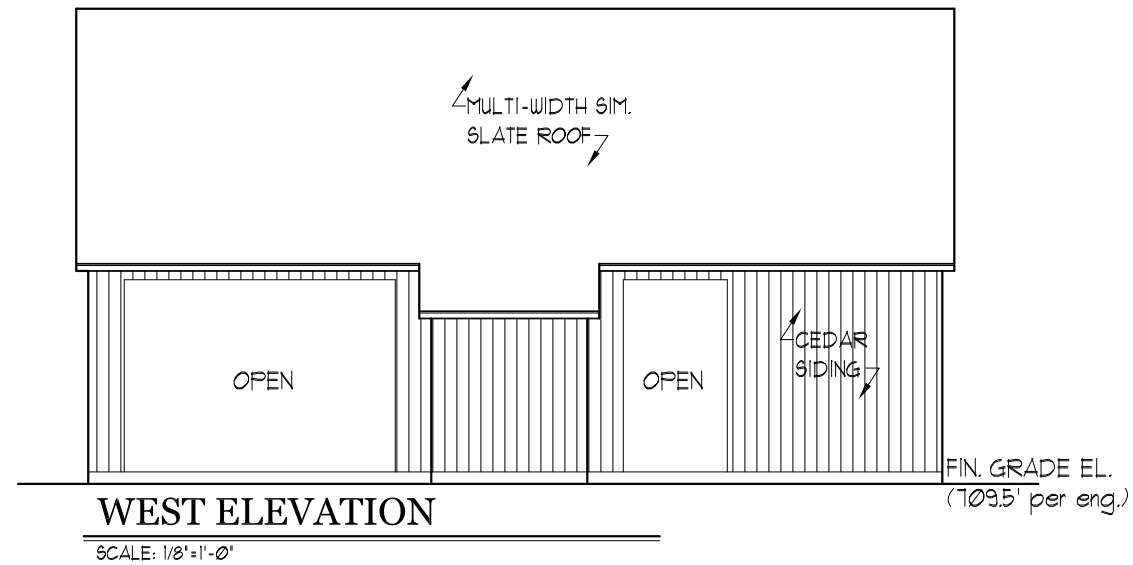
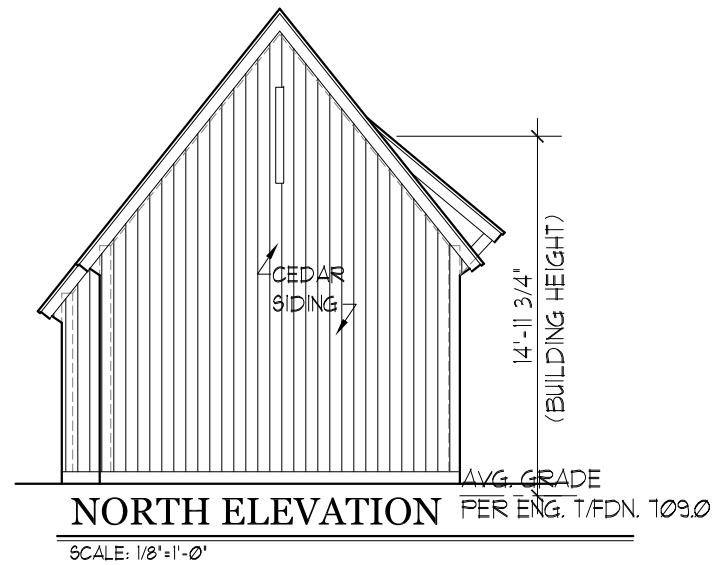
THE ROMEO RESIDENCE

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THE ROMEO
RESIDENCE

ROMEO CABANA

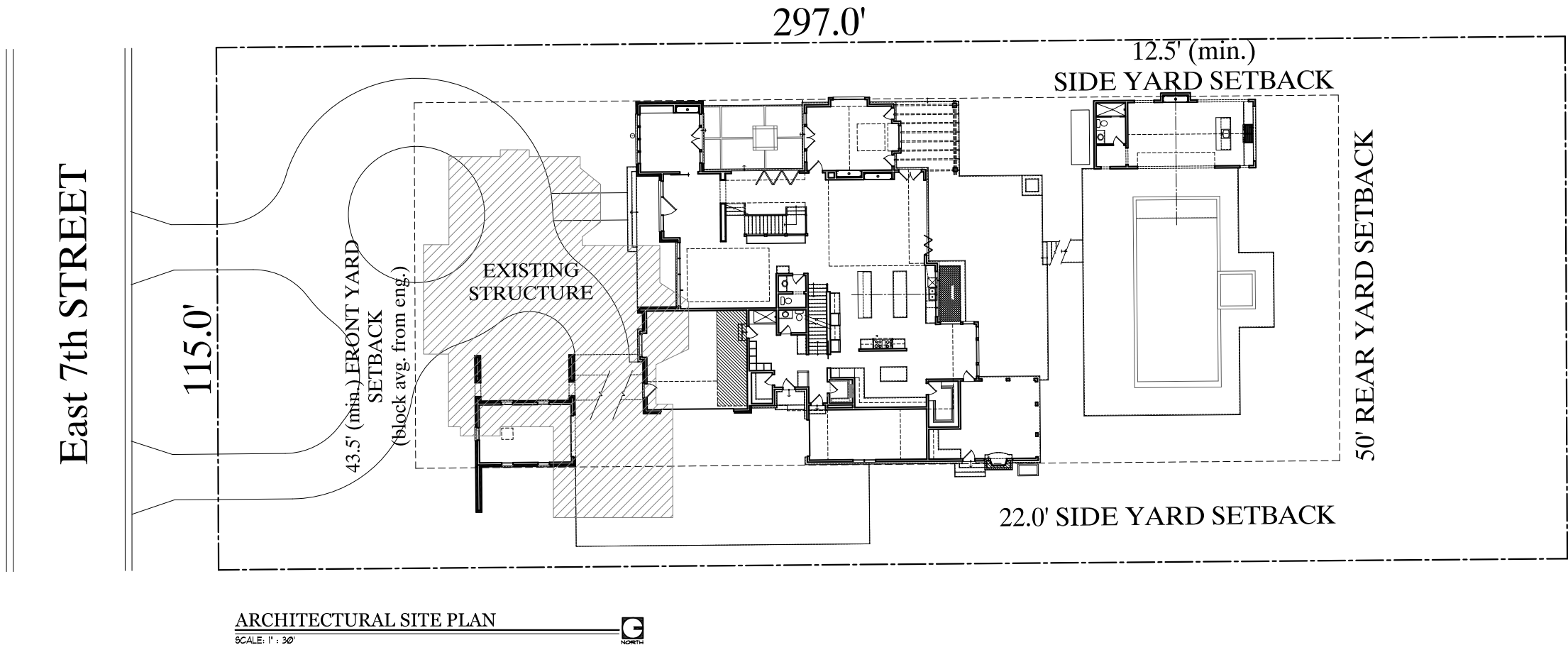
SCHWARZ • LEWIS

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630-537-1416
www.schwarzlewis.com

THE ROMEO RESIDENCE

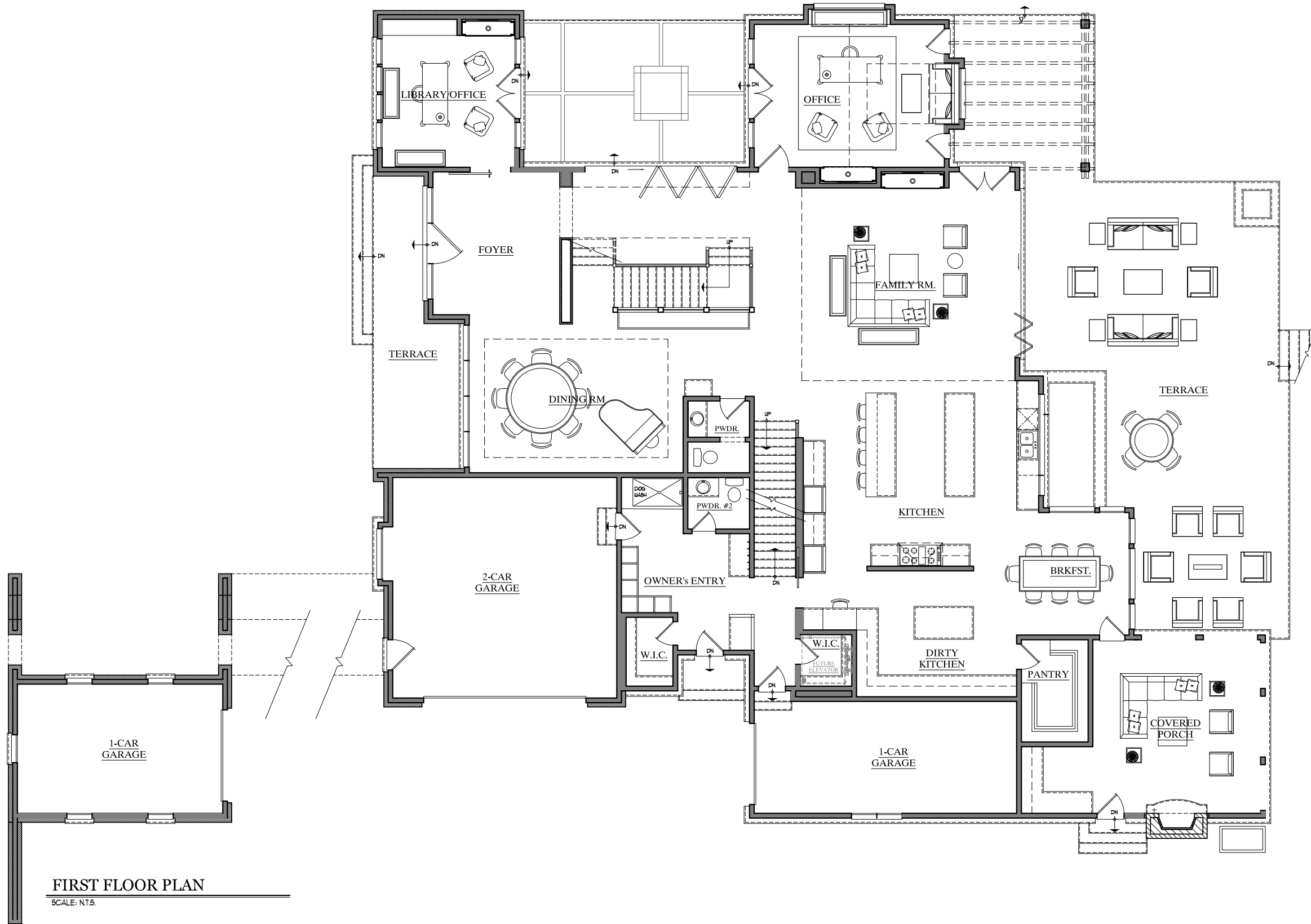


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FIRST FLOOR PLAN
SCALE: N.T.S.

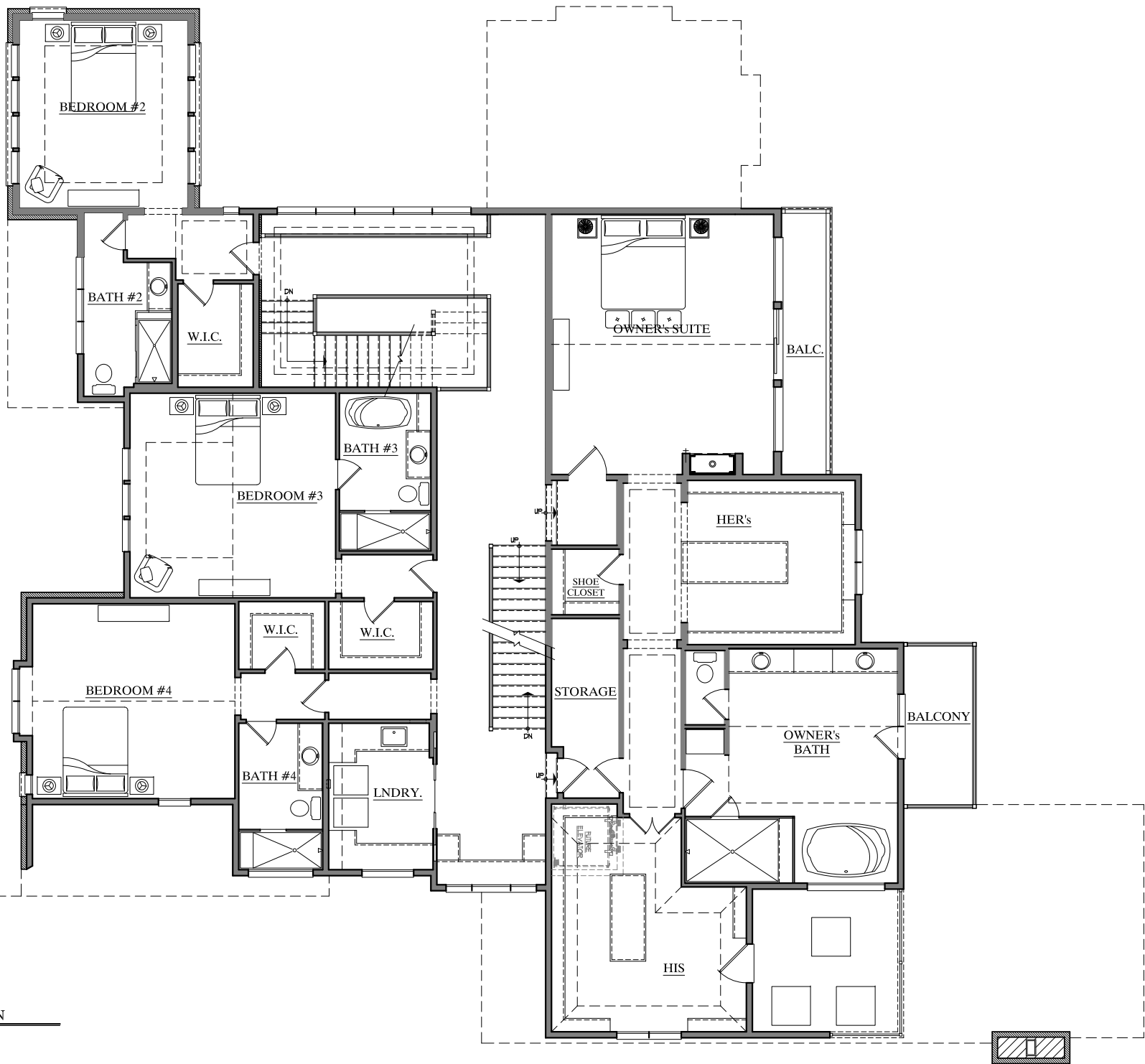
THE ROMEO RESIDENCE

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630-537-1416
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SECOND FLOOR PLAN
SCALE: NTS

THE ROMEO RESIDENCE

SCHWARZ • LEWIS

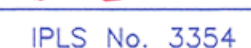


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Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com

OF

COMMON ADDRESS: 425 EAST 7TH STREET



Lot Development Plan

Proposed Conditions

The West 115 feet of Lot 4 in Block 17 in W. Robbin's Park Addition to Hinsdale, being a subdivision of he South half of the Northeast Quarter and of the North Half of the North Half of the Southeast Quarter of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 12, 1871 as document 14048, in DuPage County, Illinois.

Site Benchmark:
"X" in curb at Power Pole on the north side of 7th street at the west lot line extended.
Elev=709.95 NAVD 88

- Legend**
- TF = Top of Foundation
 - GF = Garage Floor
 - LO = Look Out
 - WO = Walk Out
 - TC = Top of Curb
 - BW = Back of Walk
 - FG = Finished Grade
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement
 - CL = Center Line
 - x (100.00) = Proposed Elevation
 - x 100.00 = Existing Elevation
 - = Existing Contour
 - = Proposed Contour
 - = B-box
 - = Storm Manhole
 - = San Manhole
 - = Valve Vault
 - = Fire Hydrant
 - = Down spout
 - = Drainage Flow
 - = Watermain
 - = Storm Sewer
 - = Sanitary Sewer
 - = Exst. Tree
 - = Remove Tree
 - = Proposed Evergreens

Proposed Impervious

House & Garage *	5,205 sf
Driveway:	5,360 sf
Apron	516 sf
Patio	1,200 sf
Pool Complex	2,574 sf
Entry & Walks	330 sf
Total Impervious:	15,185 sf

* Includes 12" eave overhang

Impervious change

Proposed Impervious	15,185 sf
Existing Impervious	6,800 sf
Increased Impervious	8,385 sf

Proposed VCBMP

Proposed Increased Impervious Area =14,981 sf
Increased runoff 1.25 x 15,185 /12 = 1,582 cf

Proposed Drywells

18"x60"x4"x0.36=	1,555 cf
4"x9"x4"x0.36=	52 cf
Total =	1,607 cf

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rate of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown hereon.

Dated at Bartlett, Illinois,

This 11th day of October, 2022.

Raymond G. Ulreich
Raymond G. Ulreich, IL Licensed Professional Engineer No. 062-040213, Expires 11/30/2023



House Grade Points	
A	708.2
B	708.6
C	711.2
D	707.7

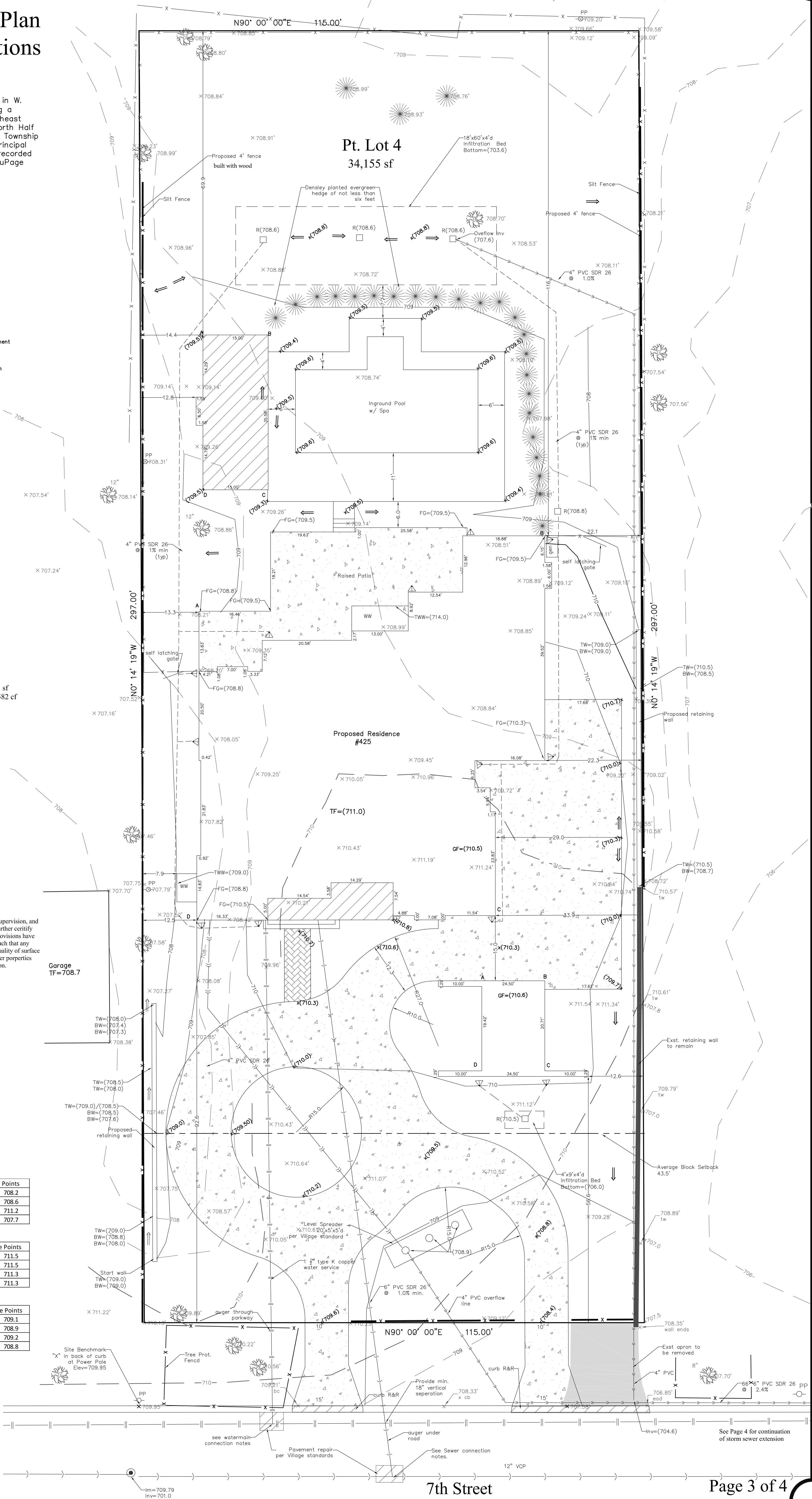
Garage Grade Points	
A	711.5
B	711.5
C	711.3
D	711.3

Cabana Grade Points	
A	709.1
B	708.9
C	709.2
D	708.8

Taurus Engineering, L.L.C.

5NS57 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@sigel.net

Design Firm 184-00241-0002





MEMORANDUM

DATE: December 2, 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-34-2022 – Sign Permit Review – 50 S. Washington Street – Virgil Catherine Galley – Installation of One (1) Projecting Sign and Permanent Window Signs

FOR: December 7, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Virgil Catherine Gallery requesting approval to install new permanent window signs and a projecting sign at 50 S. Washington Street. The signs were previously installed without a permit. The existing three-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 three (3) permanent window signs on the storefront window and entrance door of the tenant space. The proposed signs are adhesive decals with white text. The larger window sign measures 36" wide and 28" tall, with an overall sign face area of 7 square feet. Two smaller signs will be located within two of the door panes, which measure 8" wide and 10.75". Collectively, the window signs measure approximately 7.75 square feet in area.

A projecting sign is also proposed to the right of the entrance area underneath the existing awning. The proposed sign face measures 23" wide and 10" tall, with an overall sign face area of 1.6 square feet. The sign will be mounted onto a metal bracket that extends 24" from the building and provide an 8' clearance from the bottom of the sign to the adjacent sidewalk. Although the sign will be partly obscured from view underneath the awning, the applicant has already fabricated the sign and is requesting to mount it to provide visibility from pedestrian traffic.

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.

One (1) non-illuminated projecting sign is allowed for the tenant and is counted toward the maximum number of signs allowed. Projecting signs are not to exceed three (3) square feet per sign face, with each face having a horizontal dimension of twenty-four inches (24") and a vertical dimension of eighteen inches (18"), nor more than two (2) faces per sign. The bottom edge of the sign shall not be less than eight feet



MEMORANDUM

(8') in height and the top edge of the sign shall not be higher than twenty feet (20') or the bottom of any second floor window, whichever is less. Projecting signs shall not extend a distance of more than three feet (3') from the face of the building on which they are located. Projecting signs shall be mounted on a supporting structure of a style, type and material approved by the Village and shall not be mounted on awnings, canopies, or marquees.

The proposed signs meet the Village's sign code requirements.

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.

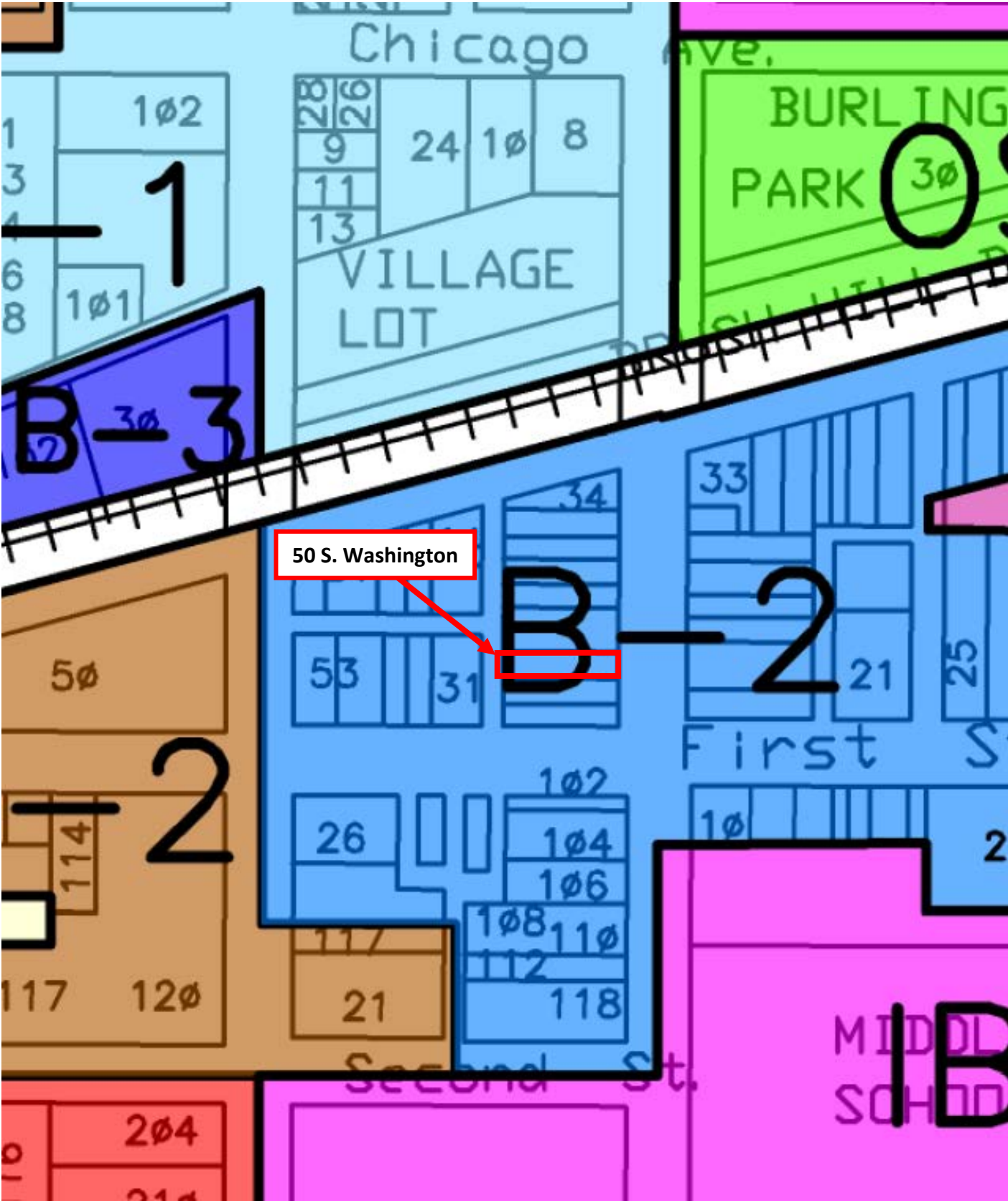
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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 – 50 S. Washington



Street View – 50 S. Washington





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Catherine Ponakala
Address: 50 S Washington St #102
City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 388-2100 / 708-912-4007
E-Mail: carol@westmonteyes.com
Contact Name: Carol Sabeckis

Contractor

Name: Integrity Sign
Address: 18770-A South 88th Avenue
City/Zip: Mokena, IL 60448
Phone/Fax: (708) 478-2700 / 708-478-5074
E-Mail: austin@integritysigncompany.com
Contact Name: Austin Davis

ADDRESS OF SIGN LOCATION: 50 S Washington St #102

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information: (2) .60 8 x 10-75

Overall Size (Square Feet): 7.25 (28 x 36)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① white
- ② _____
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information: N/A

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ 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.

Catherine Ponakala
Signature of Applicant

11/16/22
Date

[Signature]
Signature of Building Owner

11/16/2022
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Catherine Ponakala
Address: 50 S Washington St #102
City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 388-2100 / 708-912-4007
E-Mail: carol@westmonteyes.com
Contact Name: Carol Sabeckis

Contractor

Name: Integrity Sign
Address: 18770-A South 88th Avenue
City/Zip: Mokena, IL 60448
Phone/Fax: (708) 478-2700 / 708-478-5074
E-Mail: austin@integritysigncompany.com
Contact Name: Austin Davis

ADDRESS OF SIGN LOCATION: 50 S Washington St #102

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Projecting Blade Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 1.6 (10 x 23)

Overall Height from Grade: 8 Ft.

Proposed Colors (Maximum of Three Colors):

① white

② black

③ _____

*Bracket
10"x24"*

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information: N/A

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ 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.

Catherine Ponakala
Signature of Applicant

11/16/22
Date

[Signature]
Signature of Building Owner

11/16/2022
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

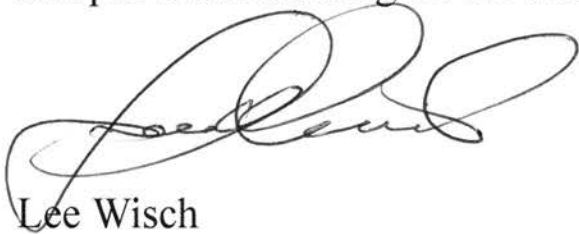
Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

10/24/2022

To: The Village of Hinsdale

I, Lee Wisch, owner of Wisch Rental Properties LLC give my tenant Catherine Ponakala, of Virgil Catherine Gallery at 50 S Washington ST #102, Hinsdale, IL 60521, permission to hang a sign outside the door on a bracket and put decal lettering on the front window and door.

A handwritten signature in black ink, appearing to read 'Lee Wisch', with a large, stylized flourish at the end.

Lee Wisch
Wisch Rental Properties LLC
P.O. Box 269
Hinsdale, IL 60523-0269

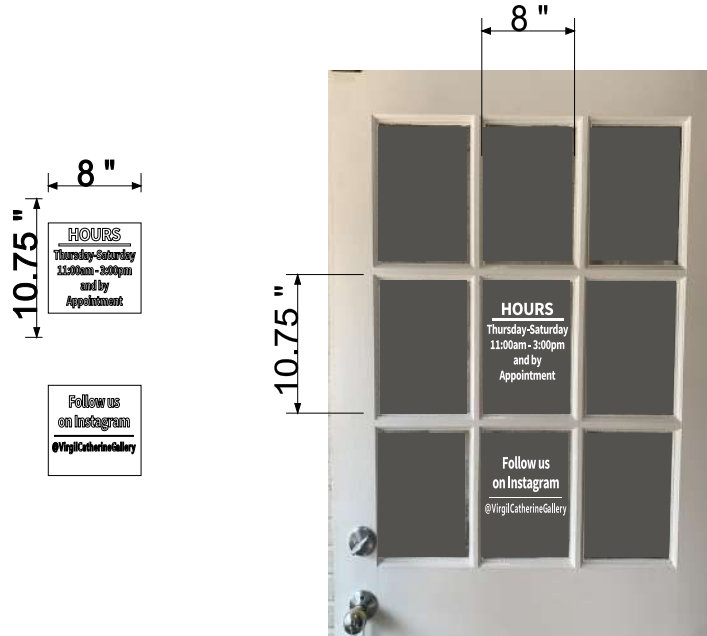
TOTAL SQ FT
7.25 SQ FT

651-070
MATTE WHITE

POSTER



WINDOW DECALS - MATTE WHITE



EXISTING

PROPOSED

These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \\Com4\integrity sign2\VIRGIL CATHERINE GALLERY

Address:

Date: 10/19/2022

Drawn By: HC

Approved By:

Job Name: VIRGIL CATHERINE GALLERY 2022-HINSDALE,fs

Salesperson:

Date:

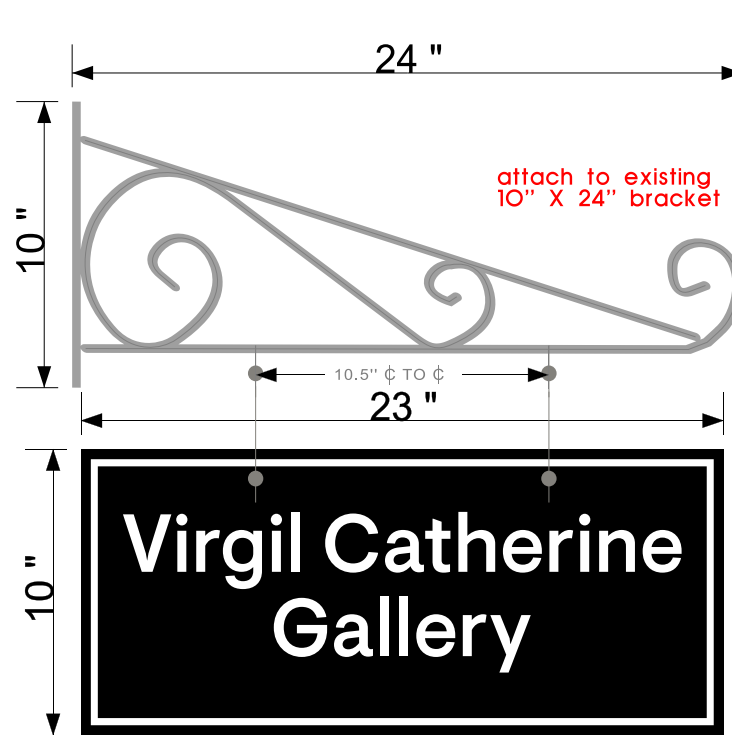
INTEGRITY SIGN

18770-A S. 88th Ave. Mokena, IL 60448
708-478-2700 office / 708-478-5074 fax

NON-ILLUMINATED 1/8" ALUMINUM SIGN DF

TOTAL SQ FT
1.6 SQ FT

PAINTED BLACK
651-070
MATTE WHITE



EXISTING



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Project: \\Com4\integrity sign2\VIRGIL CATHERINE GALLERY

Address:

Date: 11/8/2022

Job Name: VIRGIL CATHERINE GALLERY 2022-HINSDALE.fs

Drawn By: HC

Salesperson:

Approved By:

Date:

INTEGRITY SIGN

18770-A S. 88th Ave. Mokena, IL 60448
708-478-2700 office / 708-478-5074 fax



MEMORANDUM

DATE: December 2, 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-35-2022 – Sign Permit Review – 28 E. First Street – Visual Comfort & Co. – Installation of Permanent Window Signs

FOR: December 7, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Visual Comfort & Co. requesting approval to install window signs for the tenant space located at 28 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

Background

The existing tenant, Circa Lighting, is changing its name to Visual Comfort & Co. As a result, the applicant is looking to update its signage to reflect its new branding.

On September 14, 2022, the Plan Commission approved the installation of one (1) wall sign for Visual Comfort & Co. (Case A-20-2022). The approved wall sign measures 12.25" tall and 152.375" wide, with an overall sign face area of 12.96 square feet. The sign consists of dark gray face-lit illuminated channel letters mounted to a raceway, which will be installed in the decorative brick banded area above the entrance doors. The raceway will be painted to match the color of the brick façade behind the sign.

Request and Analysis

The applicant is requesting to install window signage on the storefront windows on the south (front) and north (rear) elevations. The existing window signage for Circa Lighting will be removed as part of this project. As shown on the proposed plans, eight (8) signs are proposed on the front and rear windows and doors with a combined area of 10.45 square feet. The adhesive decal letters will be a light gray color to create an etched glass appearance. Collectively, the window signs and the approved wall sign will have a combined area of 23.41 square feet.

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 signs meet the Village's code requirements.



MEMORANDUM

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do 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:

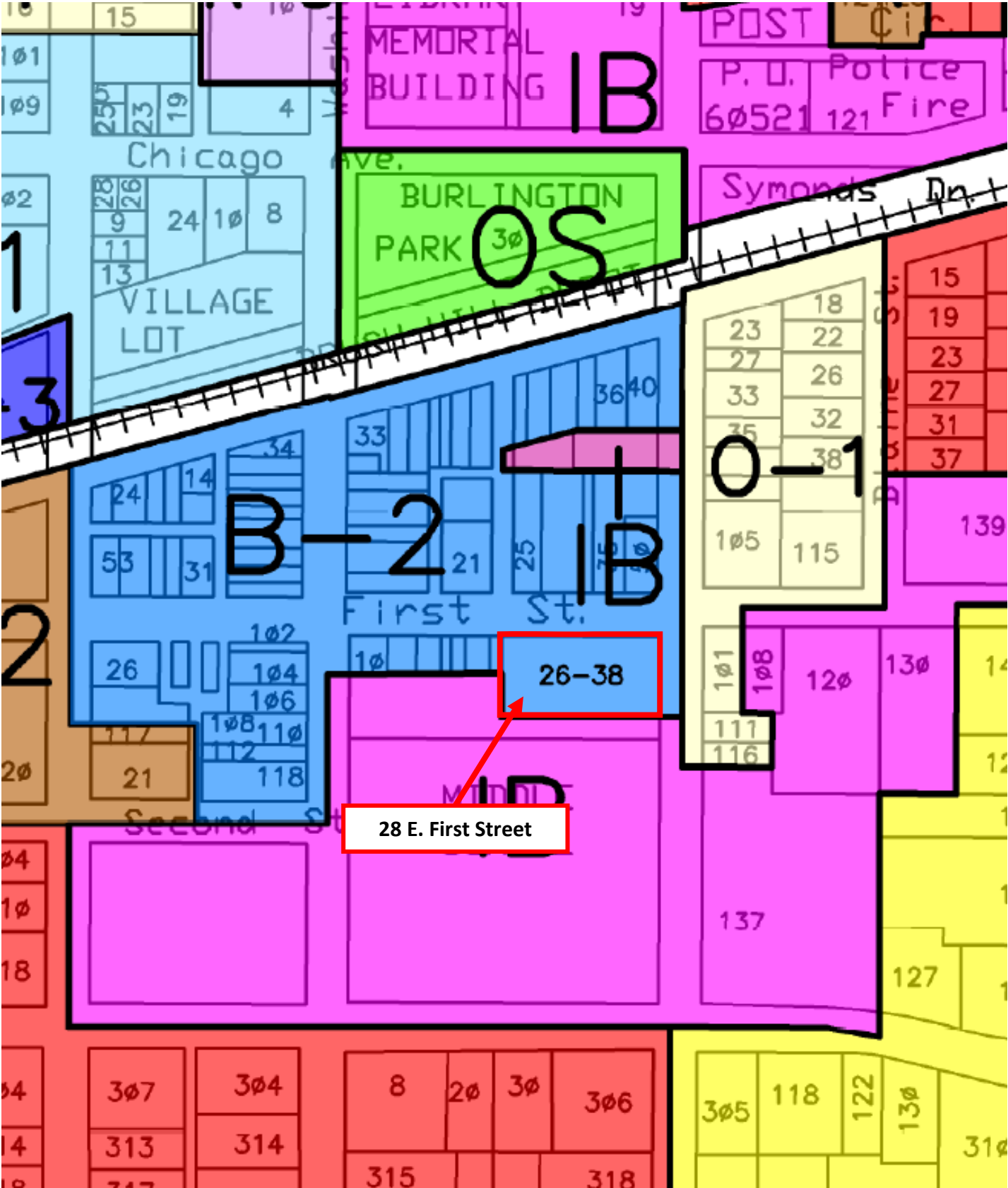
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The 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

[illegible]

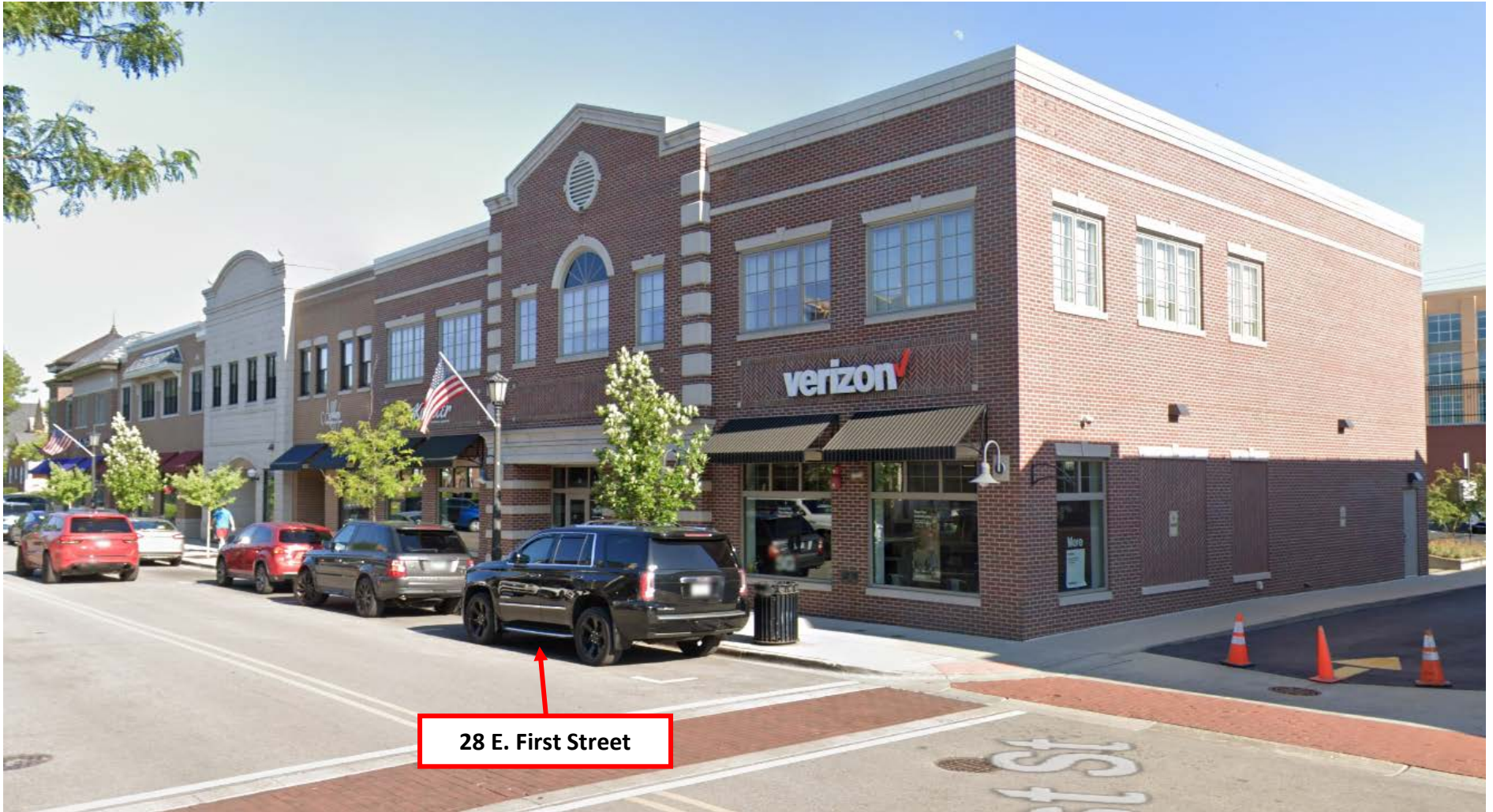
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 28 E. First Street



Street View – 28 E. First Street

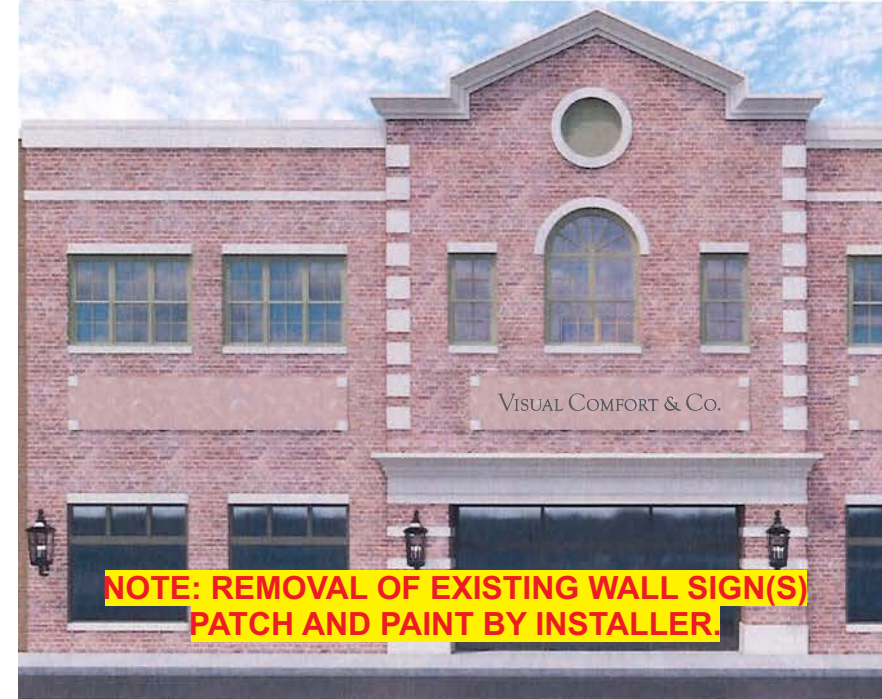


Street View – 28 E. First Street

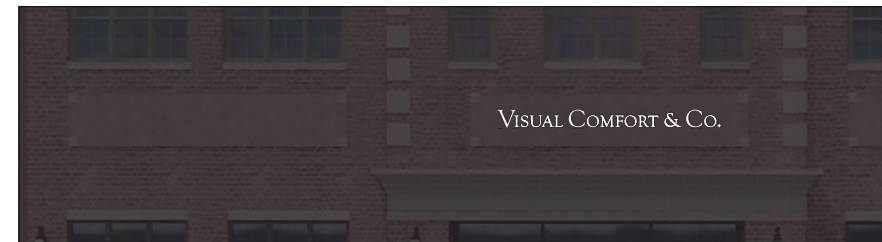




EXISTING



PROPOSED



NIGHT ILLUMINATION

Sign Permit Plans
Approved 9/14/2022
(Case A-20-2022)

TRIMLESS FACE-LIT CHANNEL LETTERS ON RACEWAY



SCALE: 3/4"=1'-0"

12.250 x 152.375 = 12.962SF
6.712 Foot Candles

QTY.: ONE (1)

Sign Permit Plans
Approved 9/14/2022
(Case A-20-2022)



LEFT S. VIEW

FRONT VIEW

RIGHT S. VIEW



NIGHT ILLUMINATION



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Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944

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CLIENT & LOCATION

Visual Comfort & Co.

28 EAST FIRST ST
HINSDALE, IL 60521

LEAD NO.

207082

DATE

08.09.2022

REVIEWED BY

SEG. NO.

DRAWN BY
PEDRO S.J.

SM - PM
ZF / KR

SHEET NO.

3 of 4



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Circa Lighting/Visual Comfort & Co.

Address: 513 W. Jones Street

City/Zip: Savannah, GA 31411

Phone/Fax: (912) 358 / 7572

E-Mail: jflood@circalighting.com

Contact Name: Jeri Flood

Contractor

Name: Duggal Visual Solutions

Address: Brooklyn Navy Yard Bldg. 25 63 Flushing Avenue

City/Zip: Brooklyn, NY 11205

Phone/Fax: (917) 817 / 2518

E-Mail: Tim.Stoenner@duggal.com

Contact Name: Tim Stoenner

ADDRESS OF SIGN LOCATION: 28 E. First Street, Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information: 10.45 sq. ft.

Overall Size (Square Feet): 10.05 (x)

Overall Height from Grade: Varies by Sign Ft.

Proposed Colors (Maximum of Three Colors):

① Etched Glass Effect

② Grey

③

Site Information:

Lot/Street Frontage: 17,280 sq ft

Building/Tenant Frontage: 4,096 sq ft

Existing Sign Information:

Business Name: Circa Lighting

Size of Sign: 1.55 Square Feet

Business Name:

Size of Sign: 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.

Jeri Flood
Signature of Applicant

11/4/22
Date

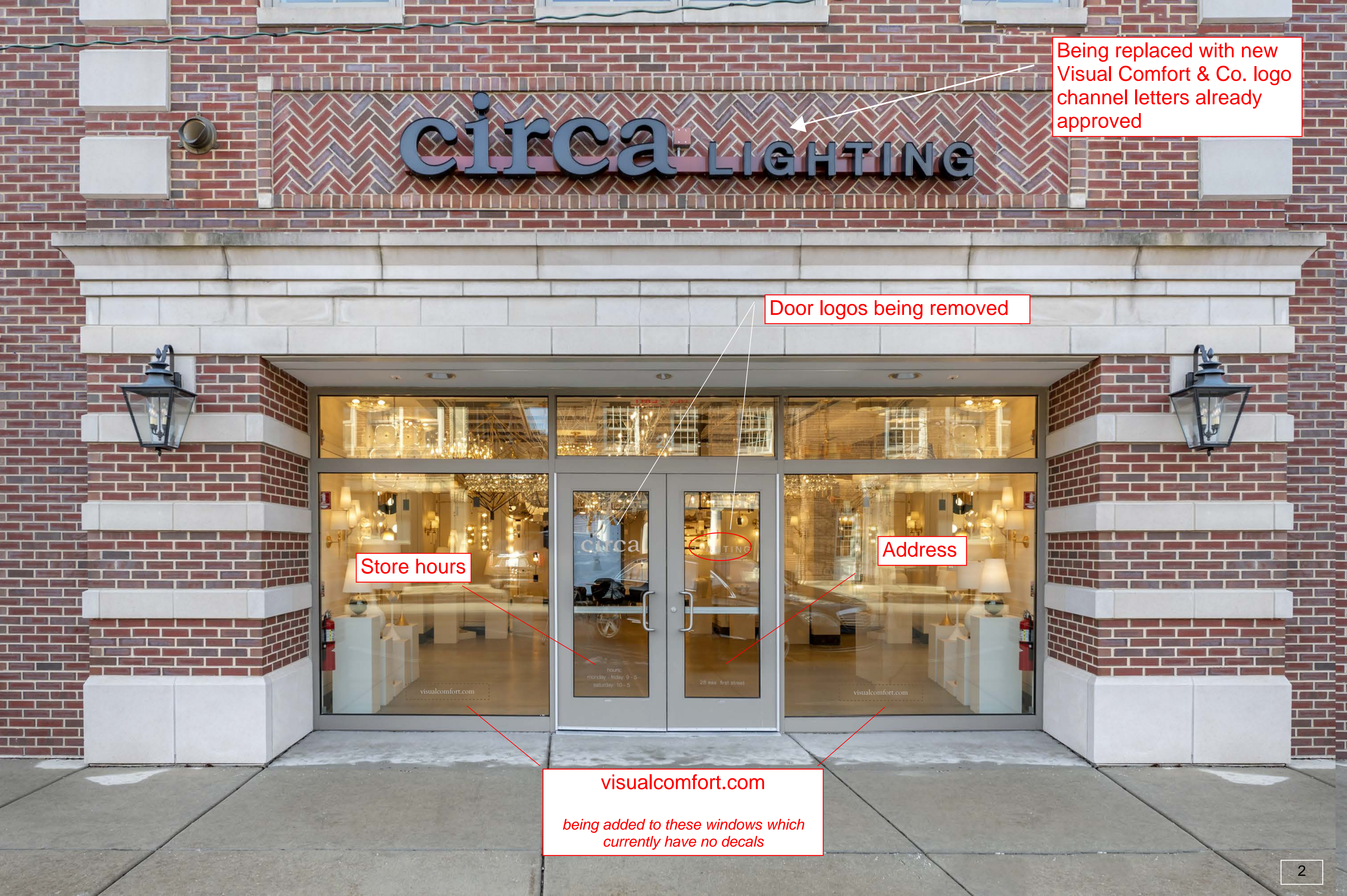
Corey Geringer
Corey Geringer (Nov 7, 2022 14:15 CST)
Signature of Building Owner

11/7/22
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:



Being replaced with new Visual Comfort & Co. logo channel letters already approved

Door logos being removed

Store hours

Address

visualcomfort.com

being added to these windows which currently have no decals



Store
Hours

Address

Rear entrance
doors will mirror
the front entrance



please use other door



Visual Comfort
&Co.

Decal Text:
please use other door
Visual Comfort & Co. logo

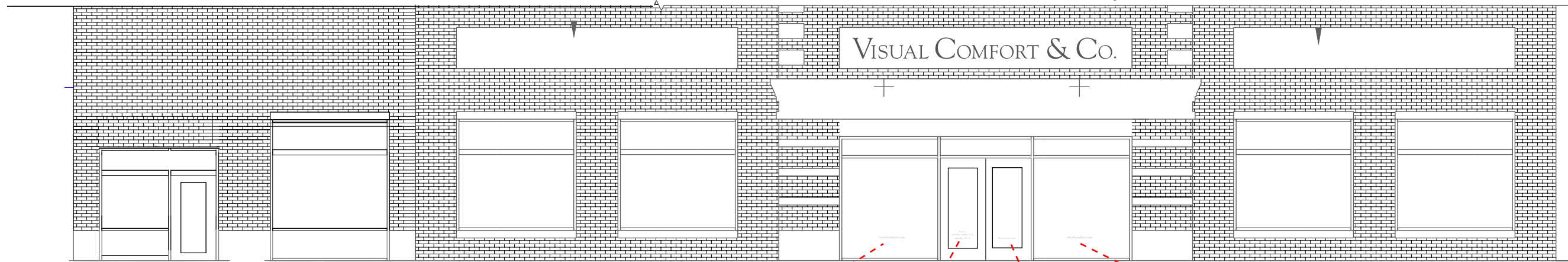
Hinsdale Door & Window Signs Square Footage

Graphic	graphic size	width	height	sq. inches	sq. ft.	sq. ft. total
visualcomfort.com x3 (2 front & 1 rear)	16.8781 in x 1.6956 in	16.9	1.7	28.6	0.20	0.60
hours x2 (front & rear)	18.8687 in x 8.2925 in	18.9	8.3	156.5	1.09	2.17
address x2 (front & rear)	15.8 in x 1.6473 in	15.8	1.7	26.1	0.18	0.36
space on rear right door between address & visualcomfort.com	16.9 in x 1.69 in	16.9	1.7	28.6	0.20	0.20
please use other door	19.1351 in x 6.0709 in	19.1	6.1	116.2	0.81	0.81
VC Logo	49.3279 in x 18.4259 in	49.3	18.4	908.9	6.31	6.31
Total Square Footage						10.45

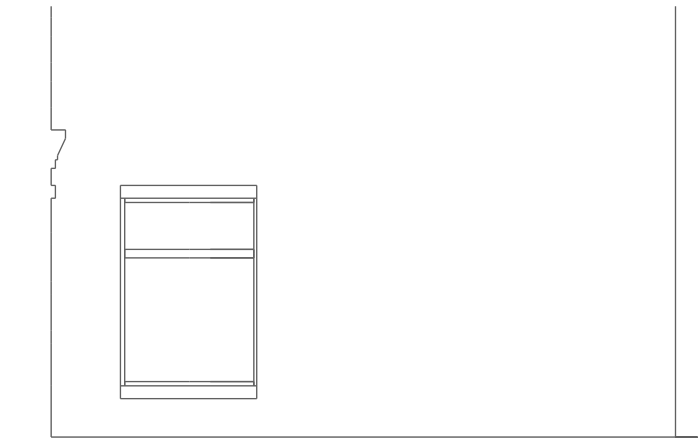
Visual Comfort & Co. Hinsdale

Window and Door Signage Layout

Front View



Side View



Color is dusted crystal which gives the effect of etched glass

1.7" | visualcomfort.com 8.3" | hours: monday - friday: 9 - 5 saturday: 10 - 5 28 east first street visualcomfort.com | 1.7" 16.9" 18.9" 15.8" 16.9"

Signage Square Footage:

Wall Sign: 12.96 sq. ft.
Window/Door Signs: 10.45 sq. ft.

Total 23.41 sq. ft

Square footage allowed = 25 sq. ft.

Back View

