

MEETING AGENDA

MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, March 7, 2018 6:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. MINUTES Review and approval of the minutes from the February 7, 2018, meeting.

3. DISCUSSION

- **a)** Hinsdale Historical Society Mobile Tours App (Historical Tourist Hinsdale Ed.) February 2018 Update
- b) Voluntary Landmark Program

4. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: www.villageofhinsdale.org

Approved

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

February 7, 2018 Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 6:30 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on February 7, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Gonzalez, Commissioner Prisby,

Commissioner Weinberger and Commissioner D'Arco

Absent: Commissioner Williams Also Present: Chan Yu, Village Planner

Minutes

Chairman Bohnen introduced the minutes from the January 10, 2018, meeting and asked for any questions. With no questions regarding the minutes, the HPC **unanimously approved, 5-0** (1 absent) the minutes from the January 10, 2018, meeting.

Chairman Bohnen asked for a motion to move the Public Hearing Agenda item (4) before item (3). The HPC unanimously approved, 5-0 (1 absent).

Public Hearing

Case HPC-01-2018 – 441 E. Third St. – Request for Certificate of Appropriateness for revisions to previously approved new home plans (HPC-04-2017) in the Robbins Park Historic District.

Mr. Pete Coules, representing Oakley Home Builders, presented to the HPC, and explained this request is back because the plans have changed after the HPC approved it in August, 2017. The only changes include shifting the driveway a minimal distance and a new roof style. While minimal, the applicant acknowledged it is nevertheless different than what the HPC initially approved.

With no concerns by the HPC, a motion to recommend **approval** of the application, as submitted, was **unanimously approved**, **5-0** (1 absent)

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-01-2018

Findings and Recommendations

Case HPC-10-2017 – 244 E. First Street - Request to withdraw the local landmark designation for the home in the Robbins Park Historic District.

Chairman Bohnen, recused himself for this agenda item, and Acting Chairman Gonzalez introduced the draft Findings and Recommendations. The Village Attorney, Lance Malina, summarized the language difference in the codified Title 14 Section, 14-4-1(E), and what was actually approved by the Board in 2014:

The originally proposed standard was: "The owner of the structure, building or site demonstrates that he or she is experiencing significant financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site."

The correct standard as revised and approved by the BOT is: "The owner of the structure, building or site demonstrates that the landmark designation creates significant and continuing financial hardship."

It is the Village's opinion that the language difference has no effect on the draft Findings and Recommendations.

Mr. Malina also pointed out in paragraph 5, the addition in brackets, should be discussed if Commissioner William's comment should be included in the Findings. After review, the HPC agreed that it should be removed because the "sales price of a property" could be a financial hardship.

With no other revision requests by the HPC, a motion to recommend **approval** of the Findings and Recommendations, with the elimination of the bracketed sentence in paragraph 5, as discussed, was **unanimously approved**, 4-0 (1 absent and 1 abstention)

Signage in the Historic Downtown District

Case A-01-2018 – 24 Chicago Ave., unit B – FreezeFix – Wall Sign application in the Historic Downtown District.

Chan stated that the proposed wall sign is identical in dimension and material, as the Elysian Nail Spa wall sign, approved by the HPC last month for the same building at 24 Chicago Avenue, and clarified that this is the tenant space next door to it.

With no concerns by the HPC, a motion to recommend **approval** of the sign application, as submitted, was **unanimously approved**, **5-0** (1 absent)

Signage in the Historic Downtown District

Case A-02-2018 – 36 E. Hinsdale Ave. 2nd Floor – Hinsdale Garage (potential restaurant) – Non-compliant Neon-Illuminated Projecting Sign in the Historic Downtown District.

The applicant introduced his restaurant concept and the importance of the proposed sign. As part of his presentation, he showed other historical neon signage in the region, and showed photos of examples of non-historic "looking" signage in the downtown of Hinsdale.

The HPC agreed together, that illumination by neon is unacceptable. The proposed size of the sign was also too large. A Commissioner asked what is allowed by Code, and Chan replied 3 SF for a projecting sign, versus the proposed 33 SF sign. The proposed height of the sign was also an issue for the HPC. However, the primary concerns were the neon illumination and the large sign size of the request.

A motion to recommend **denial** of the sign application, as submitted, was **unanimously approved**, **5-0** (**1 absent**)

Adjournment

The HPC unanimously agreed to adjourn at 7:43 PM on February 7, 2018.

Respectfully Submitted,

, Village Planner

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STATE OF ILLINOIS )
) ss:
COUNTY OF DU PAGE )
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BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

In the Matter of:

Case No. HPC-01-2018

441 East Third Street.

REPORT OF PROCEEDINGS had and testimony taken at the Certificate of Appropriateness

Public Hearing of the above-entitled matter

before the Hinsdale Historic Preservation

Commission, at 19 East Chicago Avenue, Hinsdale,

Illinois, on the 7th day of February 2018, at

the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member; and

MS. SHANNON WEINBERGER, Member.

	2		4
1	ALSO PRESENT:	1	to have the breadth and the look from the
2	MR. LANCE MALINA, Village Attorney;	2	street, and all the grass look a lot nicer to
	,	3	the people that live along Fourth Street there.
3	MR. CHAN YU, Village Planner;	4	So you are going to keep it an open nice look,
4	MR. PETER COULES, Attorney for Petitioner;	5	small driveway off of County Line Road. And
5	reductier,	6	then it also allows the house to stay up on the
	MS. JENNIFER HENSE, Representative of	7	hill, so it keeps the presence it has presently.
6	Builder.	8	And the other major change, and
7		9	Jennifer can attest to that, is the roofline of
		06:36:40PM 10	the front of the house which gave it a different
8	CHAIRMAN BOHNEN: Mr. Coules, please	11	look. It's still going to be a cream color
9 06:34:42PM 10	step up for Case HPC-01-2018 Public Hearing. We	12	off-white type of home, but the roofline went
06:34:42PM 10	will open the public hearing and anybody that's going to be speaking at the public hearing,	13	from a true gable to
12	please rise and be sworn in so that you can	14	MS. HENSE: A gambrel.
13	speak. And I'd ask that anyone who is going to	15	MR. COULES: a gambrel. Which is a
14 15	speak at the public hearing, please approach the podium and use the microphone when it's your	16	name that I'm not familiar with and I didn't
16	time so that people at home can hear us discuss	17	want to mispronounce it.
17	this.	18	So that was the main change of the
18	(WHEREUPON, Mr. Coules and	19	look of the house from the street and it was to
19	Ms. Hense were administered	06:37:00PM 20	keep the grass up front, keep the bigger
06:35:22PM 20 21	the oath.) MR. COULES: Good evening. We will be	21	backyard. The driveway alone would have been a
22	brief. This is a matter that we were before you	22	major change, but they also changed the
	3		5
1	in November. This house, we don't need to go	1	5 roofline. So there's two really major changes
1 2		1 2	
l _	in November. This house, we don't need to go	_	roofline. So there's two really major changes
2	in November. This house, we don't need to go through it again, everyone voted unanimously to tear it down. The house is in really bad shape	2 3	roofline. So there's two really major changes to the home. That's what we are here for
3	in November. This house, we don't need to go through it again, everyone voted unanimously to tear it down. The house is in really bad shape	2 3	roofline. So there's two really major changes to the home. That's what we are here for approval for tonight and, hopefully, it's not an
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	6		8
1	evening.	1	MR. PRISBY: So the drain is this way?
	_		
2	MS. D'ARCO: Is the number of spaces	2	MS. HENSE: Right. MR. PRISBY: Frank?
3	changing at all?	3	
4	MS. HENSE: No, still a three car.	4	MR. GONZALEZ: Yes. Let me see it.
5	MR. COULES: I have a color rendition	5	MR. COULES: One of the nicest things
6	of the actual house. This is actually what's	6	is this lot itself. The backyard is immense.
7	going to be built.	7	When I went back there the first time, I was
8	MR. GONZALEZ: Do you have like a site	8	surprised because they hide it well.
9	plan showing	9	MR. PRISBY: It's much higher at that
06:38:28PM 10	MR. COULES: Where it sits on the	06:40:36PM 10	curb cut. It goes down and continues down to
11	property, I do not, with me. Maybe Jennifer	11	Third Street?
12	does. I will approach if I can. Here's the	12	MR. COULES: Correct.
13	color rendition.	13	MS. D'ARCO: It does sit nicely.
14	MR. GONZALEZ: Thank you.	14	MR. GONZALEZ: Okay. I'm good.
15	MR. PRISBY: If you can't find it, it's	15	MR. COULES: Thank you.
16	not the end of the world.	16	MR. GONZALEZ: I understand.
17	MR. COULES: That became the issue after	17	MR. PRISBY: I have no issues with
18	the original plans were brought to you after	18	this.
19	they started laying it out on the property.	19	MS. D'ARCO: Me neither.
06:39:00РМ 20	They were not using the topography of the	06:41:34PM 20	MS. WEINBERGER: No.
21	property.	21	MR. GONZALEZ: I'm good.
22	MR. GONZALEZ: I think this photograph	22	CHAIRMAN BOHNEN: Okay. Mr. Coules,
-			
	7		9
1	shows a driveway. Is that the old design?	1	thank you. Thank you, Ms. Hense.
1 2	shows a driveway. Is that the old design? MR. COULES: The driveway goes through.	1 2	thank you. Thank you, Ms. Hense. We need a motion to accept the
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1 2 3 4 5 6 7 8 9 06:38:40PM 10 11 12 13 14 15 16 17 18	shows a driveway. Is that the old design? MR. COULES: The driveway goes through. MS. HENSE: Maintain the driveway off of County Line. MR. PRISBY: Okay. Maintain the existing curb cut? MR. COULES: Yes. Not changing the curb cut at all. MR. PRISBY: So this is down from the street a little bit; correct? MR. COULES: Down from County Line or down from MR. PRISBY: Yes, down from County Line. I'm seeing elevations like 687. MS. HENSE: The driveway, yes. MR. PRISBY: Is that 692? MR. COULES: It's a slight elevation change.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	thank you. Thank you, Ms. Hense. We need a motion to accept the changes to the driveway and the gables as presented. Do we have a motion? MS. D'ARCO: I motion to approve the changes for 441 East Third Street as discussed. MR. GONZALEZ: I second it. CHAIRMAN BOHNEN: Roll call vote. Shannon? MS. WEINBERGER: Aye. CHAIRMAN BOHNEN: Frank? MR. GONZALEZ: Aye. CHAIRMAN BOHNEN: Jan? MS. D'ARCO: Aye. MR. PRISBY: Aye. CHAIRMAN BOHNEN: Aye. So they will get their certificate
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(WHICH, were all of the proceedings had, evidence offered or received in the above entitled cause.) 1 STATE OF ILLINOIS)) ss: 2 COUNTY OF DU PAGE) I, KATHLEEN W. BONO, Certified 4 Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the 7 examination and testimony of the various 8 witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my 15 shorthand notes so taken aforesaid. IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my notarial seal this 9th day of February, A.D. 2018. KATHLEEN W. BONO, C.S.R. No. 84-1423, Notary Public, DuPage County

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Wednesday, February, 28, 2018

Hinsdale Historical Society and Historic Preservation Commission partnership.

Mobile Tours App: Historical Tourist: Hinsdale Edition February 2018 Update

The ad hoc app workgroup at the Society continue to make substantial progress on the app testing and development.

The Downtown Tour: All photos, narratives and audio are complete and uploaded into the app prototype. The Downtown section of the prototype has been fully "in house" tested and redesigned as needed. Field testing will take place in March to assure that the app functions as intended during tours.

The North Tour: All photos, narratives and audio are complete and uploaded into the app prototype. The North section of the prototype has been fully "in house" tested and redesigned as needed. Round 1 of field testing is complete and minor reprogramming will begin in March. All reprogramming done in this tour will apply to all the other tours, this speeding the filed testing of the subsequent tours.

The South Tour: The South tour has been divided into 2 tours. All photos, narratives and audio are complete and uploaded into the app prototype. Both South tour sections of the prototype will be fully "in house" tested and redesigned as needed in March. Filed testing will follow!

As a reminder, we welcome the help of any interested Society Trustees or Historic Preservation Commissioners who would like to be involved in the or testing the tour functionality of the prototype this spring. We are particularly in need of a two individuals with an Android phone to conduct field tests. Time commitment expected to be 30 minutes.

Please send Society board member, Karen Dunn Lopez and email if you are interested at kdunnlopz@gmail.com.