



## MEETING AGENDA

*On August 21, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.*

*Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.*

### MEETING OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, January 6, 2021

6:30 P.M.

**Note: Due to the ongoing public health emergency, this Meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website  
(Tentative & Subject to Change)**

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. MINUTES – Review and approval of the minutes from the November 4, 2020 HPC meeting.

#### 4. SIGNAGE

- a) Case A-30-2020 – 34 S. Washington Street – Coldwell Banker - Request to reface 2 existing wall signs in the B-2 Central Business District and Historic Downtown District
- b) Case A-34-2020 – 8 E. Hinsdale Avenue – Coldwell Banker - Request to reface an existing awning sign in the B-2 Central Business District and Historic Downtown District
- c) Case A-32-2020 – 47 S. Washington Street – Core Remodel - Request to install a projecting sign in the B-2 Central Business District and Historic Downtown District

#### 5. PUBLIC MEETING – Exterior Appearance (referral from the Village Board)

- a) Case A-33-2020 – 26-32 E. First Street – Garfield Crossing - Request for Major Adjustment to the Exterior Appearance Plan in the B-2 Central Business District

#### 6. PUBLIC COMMENT

#### 7. OTHER BUSINESS

- a) Digital Map Michigan Contractor circa 2014-15
- b) Robbins Park Signage



## 8. ADJOURNMENT

*Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org). Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.*

*While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-examine witnesses by emailing Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org) prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may join the Zoom meeting following the instructions below.*

*Computer and mobile device users may join a meeting by using the free Zoom app.*

**Join from a computer** simply click on this link: <https://rb.gy/mwfltt>

**Join from a mobile device** simply click on this link: <https://rb.gy/mwfltt>

Or join the ZOOM meeting by phone:

Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799

Webinar ID: 971 6579 1147

Password: 626936

*Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.*

*All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.*

*If you have questions regarding communication to the Commission during the meeting, please contact Village Planner, Chan at 630.789.7035.*

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 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. Web Site: [www.villageofhinsdale.org](http://www.villageofhinsdale.org)



Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

November 4, 2020

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

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Acting Chairman Prisby called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on November 4, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger,  
Commissioner Haarlow and Commissioner Braden

Absent: Commissioner Gonzalez

Also Present: Chan Yu, Village Planner and Applicant for Case: **HPC-10-2020**

**Minutes – October 7, 2020**

Acting Chairman Prisby introduced the minutes from the October 7, 2020, meeting and asked for any comments.

With no comments, the HPC **unanimously approved** the minutes for the October 7, 2020, HPC meeting, 4-0, (2 absent).

**Public Hearing**

**Case HPC-10-2020 – 448 E. 6<sup>th</sup> Street - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.**

**Please refer to Attachment 1, for the transcript for Public Meeting Case HPC-10-2020**

The HPC supported the requested new home, and appreciated the setback with the rest of the homes, matching the streetscape, felt it was appropriately sized, and very similar to all the other houses on the same side of the street. To this end, **the HPC unanimously approved the** request for a certificate of appropriateness to demolish the existing house and to construct the new house as presented, 5-0, (1 absent).

**Public Comment**

Chairman Bohnen asked if the HPC had anything they would like to discuss.

Commissioner Prisby asked if there were any updates regarding the Title 14 regulation updates.



Chan replied that staff will review and prepare the Title 14 amendment spreadsheets for the Village Board on Friday.

Chairman Bohnen stated that it was mentioned to him that the Village Board may even make a final decision regarding Title 14 before the end of the year.

Commissioner Weinberger asked if there will be an educational component for the Title 14 changes to guide the public.

Chairman Bohnen stated that there must be, and believes the HPC has an important role in it too. The HPC agreed, and Commissioner Braden expressed that she would love to help on the communications front.

Chairman Bohnen asked if there was anything else to discuss.

Commissioner Haarlow asked about the status of the street signage in Robbins Park.

Chan replied that the Village budget was impacted due to Covid-19, and believes specifically due to a decline in sales tax revenue. To this end, the signs were taken out of the budget unfortunately.

Chairman Bohnen asked if the HPC budget has been cut.

Chan stated that he'd have to check with the Finance Department and circle back.

Chairman Bohnen recalled that Commissioner Williams mentioned that the street sign toppers could be done with less than \$3,000 and that it could be installed through the Public Works Department. Chairman Bohnen also brought up a company from Michigan, years ago that was supposed to create a digital map.

Commissioner Haarlow asked if that was the project the intern from the Historical Society helped with.

Commissioner Weinberger stated that he helped with the website and initial phase of the walking tour map.

Chairman Bohnen said that the map project by the Michigan company is different.

Commissioner Weinberger believed said project may have been before anyone on the current HPC.

Chairman Bohnen said this project was being done while Scott Peterson was HPC Chairman.

Chan stated this was over 5 years ago then.



The HPC asked that we check the minutes to find more information about this project.

Chairman Bohnen turned to another topic regarding the historic preservation incentives component of Title 14. Additional discussion of possible Title 14 financial incentives ensued.

Commissioner Weinberger recommended that we create a list of actionable items to follow up on.

Commissioner Haarlow brought up that the EDC had financially assisted for projects in the past, for example signage. It may be worth reaching out to the EDC as a funding source.

Chairman Bohnen next brought up a Village Board agenda item, 111 Lincoln Street and his concern for potentially 3 story tall “book ends” of the downtown district. The HPC shared the same concern. To this end, Chairman Bohnen would like the fruit shop to be included in the historic downtown district boundaries.

### **Adjournment**

The HPC unanimously agreed to adjourn at 7:46PM on November 4, 2020.

Respectfully Submitted,

Chan Yu, Village Planner



STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 HPC-10-2020 - 448 E. 6th Street )  
 Request for Certificate of )  
 Appropriateness to Demolish and )  
 Construct a New Home in the Robbins )  
 Park Historic District. )

REPORT OF PROCEEDINGS had and testimony  
 taken via Zoom at the Public Hearing of the  
 above-entitled matter before the Hinsdale  
 Historic Preservation Commission at 19 East  
 Chicago Avenue, Hinsdale, Illinois, on the  
 4th day of November, 2020, at 6:47 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. JOHN BOHNEN, Chairman;  
 MS. ALEXIS BRADEN, Member;  
 MR. BILL HAARLOW, Member;  
 MR. JIM PRISBY, Member;  
 MS. SHANNON WEINBERGER, Member.



<p style="text-align: center;">2</p> <p>1 ALSO PRESENT VIA ZOOM:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL RYAN, Petitioner;</p> <p>4 MRS. CAROLYN RYAN, Petitioner;</p> <p>5 MR. PATRICK FORTELKA, Architect.</p> <hr/> <p>6</p> <p>7 MR. PRISBY: Public hearing. We have a</p> <p>8 Certificate of Appropriateness application Case</p> <p>9 HPC-10-2020, 448 East 6th Street in the Robbins</p> <p>10 Park Historic District.</p> <p>11 Who is with us tonight for this?</p> <p>12 MR. RYAN: Mike Ryan, Carolyn Ryan and</p> <p>13 Patrick Fortelka.</p> <p>14 MR. PRISBY: Excellent. Thanks for</p> <p>15 coming tonight. Patrick, if you are here, do</p> <p>16 you want to do a little description of the house</p> <p>17 for the people at home.</p> <p>18 (WHEREUPON, Mr. &amp; Mrs. Ryan</p> <p>19 and Mr. Fortelka were</p> <p>20 administered the oath.)</p> <p>21 MR. FORTELKA: We have a new house for</p> <p>22 the Ryans. It's a Belgian farmhouse style. A</p>	<p style="text-align: center;">4</p> <p>1 front-loading garage, which typically isn't</p> <p>2 always our preference, so we decided that that</p> <p>3 garage should become something that we are not</p> <p>4 trying to hide so much, kind of own the fact</p> <p>5 that we have a garage in the front of the house,</p> <p>6 and we came up with this concept of more of a</p> <p>7 carriage house kind of look accentuating the</p> <p>8 garage doors. We are going to do those in</p> <p>9 painted cedar as well with small windows in them</p> <p>10 to kind of really draw some attention to those</p> <p>11 pretty doors, they are extra tall as well, again</p> <p>12 trying to just kind of own up to the fact that</p> <p>13 this has got the idea of a carriage house to it</p> <p>14 for that garage component.</p> <p>15 Otherwise, we do have some larger</p> <p>16 windows on the front of the house, most notably</p> <p>17 underneath the covered front porch, which is</p> <p>18 that main gable that you see on the left-hand</p> <p>19 side. We had gone back and forth with the idea</p> <p>20 having more or less windows in the entryway. We</p> <p>21 had a solid wood door shown at one point as</p> <p>22 well, and the Ryans really want to open up the</p>
<p style="text-align: center;">3</p> <p>1 lot of the houses that we are doing right now</p> <p>2 you can see it's a brick exterior, still</p> <p>3 contemplated a limewash on this house. The</p> <p>4 Ryans are still up in the air as to whether they</p> <p>5 want to limewash their brick or use a reclaim</p> <p>6 Chicago common brick instead so that material is</p> <p>7 kind of up for discussion.</p> <p>8 We are also doing as of now a</p> <p>9 perfection cedar shake roof with copper standing</p> <p>10 seam roof accents as well as some cut limestone</p> <p>11 parapet walls that you see kind of flanking the</p> <p>12 main structure and board and batten wood siding</p> <p>13 as well on the garage component and back in some</p> <p>14 portions of the back and side elevations.</p> <p>15 With regards to the design of the</p> <p>16 house, the lot was very challenging to get kind</p> <p>17 of a program to work out based on the required</p> <p>18 setback. If you turn to the site plan, you will</p> <p>19 see that we have a massive front yard setback,</p> <p>20 and the lot is only 200 feet deep, so we were</p> <p>21 kind of constrained by the fact that we didn't</p> <p>22 have a lot of options other than a two-car</p>	<p style="text-align: center;">5</p> <p>1 idea of the entryway and have a lot of natural</p> <p>2 light, most importantly to have that sort of</p> <p>3 visibility into the house when people approach.</p> <p>4 The other kind of minor player is</p> <p>5 the detached garage in the backyard. We did a</p> <p>6 single car detached which is reminiscent of the</p> <p>7 style of the house as well. And that's about</p> <p>8 it.</p> <p>9 MR. PRISBY: Okay. Thank you.</p> <p>10 Open this up to questions. Anyone?</p> <p>11 MR. HAARLOW: Patrick, I have a</p> <p>12 question for you, please.</p> <p>13 For the drive court, the motor</p> <p>14 court on the front of the house, what materials,</p> <p>15 it looks from the site plan like you are</p> <p>16 planning to enclose that with a wall at least on</p> <p>17 the east and north sides. It's not clear to me</p> <p>18 that it's closed in on the west, but regardless,</p> <p>19 can you state to what sort of material treatment</p> <p>20 that is?</p> <p>21 MR. FORTELKA: It's going to be a low</p> <p>22 wall, has to be less than two feet tall by</p>



<p style="text-align: center;">6</p> <p>1 village code. And the extent of it has yet to</p> <p>2 be fully determined. It will be brick as well</p> <p>3 with a limestone coping and then probably</p> <p>4 planted in between. It's just kind of a little</p> <p>5 design detail to give that courtyard just a</p> <p>6 little sense of space but by code it can't be</p> <p>7 any more than two feet tall.</p> <p>8 MR. HAARLOW: Okay. Thank you.</p> <p>9 MR. PRISBY: Is there anything else</p> <p>06:44:29PM 10 like that on the block?</p> <p>11 MR. FORTELKA: That's a good question.</p> <p>12 I can take a look.</p> <p>13 MR. RYAN: I don't think so.</p> <p>14 MS. WEINBERGER: Are you talking about</p> <p>15 the courtyard piece?</p> <p>16 MR. PRISBY: Yes.</p> <p>17 MS. WEINBERGER: Not exactly.</p> <p>18 MR. PRISBY: I see a couple of</p> <p>19 turnarounds in the front just a couple of lots</p> <p>06:44:59PM 20 over.</p> <p>21 MR. FORTELKA: Yes, there are a couple</p> <p>22 actually now that I'm looking at it. They have</p>	<p style="text-align: center;">8</p> <p>1 varies from what you submitted here to what was</p> <p>2 submitted for permit that we should know about?</p> <p>3 MR. FORTELKA: We are not submitted for</p> <p>4 permit yet.</p> <p>5 MR. PRISBY: Okay.</p> <p>6 MR. FORTELKA: But I'm looking through</p> <p>7 the design development set right now. That's</p> <p>8 pretty much what it is.</p> <p>9 Like I said, the biggest kind of</p> <p>06:46:33PM 10 player right now is we are still working on</p> <p>11 material as far as the brick color goes and we</p> <p>12 played around with the cedar component as well,</p> <p>13 but I think we are pretty locked in on the white</p> <p>14 for that.</p> <p>15 MR. PRISBY: The brick you are talking</p> <p>16 about is either the (Zoom audio interruption)</p> <p>17 wash cycle is pretty much what you have been</p> <p>18 using before; correct?</p> <p>19 MR. FORTELKA: It has. In other houses</p> <p>06:46:59PM 20 where they don't plan on letting that limewash</p> <p>21 fade where they want it completely opaque we can</p> <p>22 use a brand new brick on that if the color</p>
<p style="text-align: center;">7</p> <p>1 more retaining wall-type situation. But 422</p> <p>2 East 6th Street has a curved garden wall in the</p> <p>3 front of it.</p> <p>4 Yes, there are a couple players</p> <p>5 here that I see have similar applications.</p> <p>6 MR. PRISBY: Okay.</p> <p>7 MS. WEINBERGER: I have a question.</p> <p>8 Patrick, this is Shannon.</p> <p>9 Are those garage doors, can you</p> <p>06:45:36PM 10 actually get them? They are beautiful but is</p> <p>11 that something that is actually going to happen?</p> <p>12 MR. FORTELKA: Yes.</p> <p>13 MR. RYAN: Absolutely. They will</p> <p>14 probably be custom but yes, we can do that.</p> <p>15 MS. WEINBERGER: Okay.</p> <p>16 MR. PRISBY: Patrick, this is Jim</p> <p>17 Prisby.</p> <p>18 You know in the past few times we</p> <p>19 have had these meetings, there have been slight</p> <p>06:46:02PM 20 variations between the rendering and the</p> <p>21 construction documents that were submitted.</p> <p>22 Is there anything specific that</p>	<p style="text-align: center;">9</p> <p>1 doesn't matter.</p> <p>2 In this case, we will probably</p> <p>3 consider using a reclaimed brick so the brick</p> <p>4 will be more attractive if they decide not to</p> <p>5 limewash it.</p> <p>6 MR. PRISBY: You have done some of that</p> <p>7 before in this district; correct?</p> <p>8 MR. FORTELKA: That's correct. We have</p> <p>9 done a reclaimed brick house, I'm drawing a</p> <p>06:47:25PM 10 blank, it's two houses down from this, similar</p> <p>11 style Belgian farmhouse style that used</p> <p>12 Milwaukee reclaimed brick, really pretty brick,</p> <p>13 it's kind of light grayish-beige color. It kind</p> <p>14 of looks like limewashed but it's the actual</p> <p>15 color of the brick.</p> <p>16 MR. PRISBY: Okay. On these side</p> <p>17 facing gables where you have the limestone</p> <p>18 capped with the parapet wall, I'm looking at the</p> <p>19 side elevation for that and they look awfully</p> <p>06:47:59PM 20 thin. How thick is that limestone cap?</p> <p>21 MR. FORTELKA: Inch and a half.</p> <p>22 MR. PRISBY: Is that correct on the</p>



<p style="text-align: center;">10</p> <p>1 size?</p> <p>2 MR. FORTELKA: An inch and a half, yes.</p> <p>3 MR. PRISBY: Is that drawn from the</p> <p>4 side, it just looks thin to me.</p> <p>5 MR. FORTELKA: It's an inch and a half.</p> <p>6 MR. PRISBY: I do appreciate the fact</p> <p>7 that the house is back in line with the rest of</p> <p>8 the houses matching the streetscape.</p> <p>9 MR. FORTELKA: Yes.</p> <p>06:48:34PM 10 MS. WEINBERGER: I have to say this: I</p> <p>11 really enjoy this house. It sits very nicely on</p> <p>12 the lot, very similar to all the other houses on</p> <p>13 that side of the street. It's sized nicely for</p> <p>14 the lot. Yes, I think it looks great.</p> <p>15 MR. PRISBY: Patrick, I guess the one</p> <p>16 thing I would say is the carryover from the last</p> <p>17 meeting is that we still have those same chimney</p> <p>18 caps.</p> <p>19 MR. FORTELKA: Yes.</p> <p>06:49:12PM 20 MR. PRISBY: If Frank were here, he</p> <p>21 would make some comment about cookie cutter.</p> <p>22 MR. FORTELKA: That's just kind of a</p>	<p style="text-align: center;">12</p> <p>1 lanterns makes me feel very Charleston/New</p> <p>2 Orleans. It fits really well.</p> <p>3 MR. FORTELKA: I'm glad you like it.</p> <p>4 We think it's cute too.</p> <p>5 MRS. RYAN: We love it. I'm actually</p> <p>6 from the south. When we started working with</p> <p>7 Patrick, we said, We want a friendly house.</p> <p>8 MS. BRADEN: Yes.</p> <p>9 MS. WEINBERGER: I think that that's</p> <p>06:50:44PM 10 exactly -- it's a great descriptor for it.</p> <p>11 MRS. RYAN: A friendly house.</p> <p>12 MS. BRADEN: And Patrick, I know you</p> <p>13 have probably done this before and maybe I</p> <p>14 haven't paid the best attention, but I love how</p> <p>15 you ruled out what trees are staying and what</p> <p>16 trees are going. I felt like that was really</p> <p>17 helpful.</p> <p>18 And I'm sorry if that's what you</p> <p>19 always do and I overlooked that. I know we</p> <p>06:51:13PM 20 always talk about the trees and how that impacts</p> <p>21 the streetscape, but I thought that was really</p> <p>22 easy for me to see what was existing, what will</p>
<p style="text-align: center;">11</p> <p>1 detail that I do. Let's just say it's my</p> <p>2 fighter left.</p> <p>3 MS. BRADEN: Yes. Architectural</p> <p>4 element you are speaking.</p> <p>5 MR. FORTELKA: Some people rarely do it</p> <p>6 because they think it's maybe a little to</p> <p>7 avant-garde but we will see.</p> <p>8 MR. PRISBY: Patrick, good answer.</p> <p>9 MS. BRADEN: This is Alexis Braden.</p> <p>06:49:50PM 10 This is one of my favorite homes</p> <p>11 you designed.</p> <p>12 MR. FORTELKA: Oh, good.</p> <p>13 MS. BRADEN: And you designed a lot of</p> <p>14 my friends' homes and I really like this. I</p> <p>15 almost feel kind of a nod to the garage and the</p> <p>16 courtyard kind of a nod to the south a little</p> <p>17 bit.</p> <p>18 Are these gas lanterns, do you</p> <p>19 know?</p> <p>06:50:12PM 20 MR. FORTELKA: Yes, they are supposed</p> <p>21 to be gas lanterns on the front of the house.</p> <p>22 MS. BRADEN: I think with the gas</p>	<p style="text-align: center;">13</p> <p>1 stay and what will come down.</p> <p>2 MR. FORTELKA: We will keep doing it.</p> <p>3 MR. PRISBY: Anyone else?</p> <p>4 MR. HAARLOW: Patrick, it's Bill</p> <p>5 Haarlow again. I like that house as well.</p> <p>6 I'm glad that you provided that</p> <p>7 explanation of treating the garage doors because</p> <p>8 it is true that 6th Street really doesn't have</p> <p>9 front-facing garages at all, not just on that</p> <p>06:52:08PM 10 block but any of the blocks, and they are</p> <p>11 usually a side entry and so in that sense it's</p> <p>12 not in keeping with the district but I do</p> <p>13 appreciate the fact that the lot is only 75 feet</p> <p>14 wide and that makes it difficult in order to</p> <p>15 accommodate that.</p> <p>16 So I guess that going to Shannon's</p> <p>17 question earlier about the doors and the Ryans</p> <p>18 have said they are planning to have those be</p> <p>19 custom made and I hope that that follows through</p> <p>06:52:49PM 20 because that is a characteristic that we don't</p> <p>21 see on this street, so from a historical</p> <p>22 perspective it is anomalous, and I hope that</p>



<p style="text-align: center;">14</p> <p>1 it's -- obviously people pay a lot of attention</p> <p>2 on the side of the house and I hope that the</p> <p>3 doors are actually created as drawn so that we</p> <p>4 can do what we can to try to maintain the</p> <p>5 character of that block. I'm glad to hear that</p> <p>6 the Ryans are planning to do that.</p> <p>7 MR. RYAN: If I can add to that. We</p> <p>8 also gave a lot of thought to how we already</p> <p>9 have the driveway and the courtyard so we that</p> <p>06:53:33PM 10 you are not looking down the driveway and the</p> <p>11 garage doors to try to minimize that, you know,</p> <p>12 a little buffering with some landscaping and the</p> <p>13 two-foot wall in front and some other things to</p> <p>14 take away from the garage doors on the front.</p> <p>15 MR. HAARLOW: Yes. And I appreciate</p> <p>16 that. I think the fact that the drive is long</p> <p>17 to come into that terrace that leads up to the</p> <p>18 covered entry is a good way to help do that so</p> <p>19 it doesn't look like a straight shot. You know,</p> <p>06:54:12PM 20 it's not a house farm like you might see in</p> <p>21 (Zoom audio interruption) -- sort of setting.</p> <p>22 MRS. RYAN: Right.</p>	<p style="text-align: center;">16</p> <p>1 on the block?</p> <p>2 MR. FORTELKA: I think so. Yes. I was</p> <p>3 just cruising down on a Google map here.</p> <p>4 MS. BRADEN: Well, it's funny if you</p> <p>5 follows the streetscape they don't seem narrow</p> <p>6 from an aerial view, Patrick, it helps.</p> <p>7 MR. HAARLOW: This is just a quick,</p> <p>8 random question.</p> <p>9 For the motor court in front, or</p> <p>06:55:58PM 10 for the driveway, have you made any decisions</p> <p>11 about the surface or the paving?</p> <p>12 MR. FORTELKA: We have talked about a</p> <p>13 lot of options. I guess I'll let the Ryans</p> <p>14 speak to that. I'm hoping for gravel of course,</p> <p>15 or crushed stone I should say.</p> <p>16 MR. RYAN: I was going to say Patrick</p> <p>17 wanted the gravel look. I can't get myself to</p> <p>18 -- I just don't understand how that works in</p> <p>19 this climate.</p> <p>06:56:32PM 20 We are probably leaning towards</p> <p>21 either pavers or actually a couple of houses to</p> <p>22 the west of us they did an asphalt drive lined</p>
<p style="text-align: center;">15</p> <p>1 MR. HAARLOW: So I guess it's a long</p> <p>2 way of saying that attention to detail is</p> <p>3 appreciated. I think especially since even</p> <p>4 though the house -- actually, that house is down</p> <p>5 now, isn't it, or is it still up?</p> <p>6 MR. RYAN: It's still up.</p> <p>7 MR. HAARLOW: It's still up, okay. So</p> <p>8 it's probably become the house that no one wants</p> <p>9 to like on the block. It does date mid century</p> <p>06:54:47PM 10 but when people say mid century, they tend to</p> <p>11 value things that they might see in Palm Beach,</p> <p>12 they are generally not thinking of this, and</p> <p>13 nonetheless, it is a contributing structure so</p> <p>14 I'm glad again that there's -- it's one more</p> <p>15 contributing structure that we are losing so I'm</p> <p>16 glad that there's a lot of attention to the</p> <p>17 design particularly on the streetscape. So I</p> <p>18 appreciate that on your part, Mr. and Mrs. Ryan,</p> <p>19 also, Patrick, on yours, too. I think that's</p> <p>06:55:19PM 20 important, so thank you.</p> <p>21 MRS. RYAN: You are welcome.</p> <p>22 MR. PRISBY: Is this the narrowest lot</p>	<p style="text-align: center;">17</p> <p>1 by bricks on the edges, maybe something like</p> <p>2 that. We haven't really finalized that yet.</p> <p>3 MR. HAARLOW: Okay. Well, one thing</p> <p>4 that we have seen so, for example, on another</p> <p>5 street on 1st Street between County Line and Oak</p> <p>6 there's a house there, a very large motor court</p> <p>7 and it's basically -- Alexis, you know that one,</p> <p>8 right?</p> <p>9 MS. BRADEN: Two doors down from me.</p> <p>06:57:21PM 10 MR. HAARLOW: The whole front yard</p> <p>11 practically is the motor court, and I'm not</p> <p>12 entirely sure how that ever got approved, but</p> <p>13 that's an example of one where they have an</p> <p>14 asphalt driveway I believe, or it might be</p> <p>15 stone, cobblestones, but then they have a gravel</p> <p>16 but I certainly take your point. I think that</p> <p>17 the snow and ice those three months of the year</p> <p>18 with the gravel driveway is a bit of a</p> <p>19 challenge.</p> <p>06:57:50PM 20 MS. BRADEN: I always wondered how they</p> <p>21 are doing that. It's now a giant soccer field.</p> <p>22 They have balls on both ends, but I have always</p>



<p style="text-align: center;">18</p> <p>1 wondered how they are navigating the winter 2 elements on that.</p> <p>3 MR. PRISBY: It's very difficult, very 4 expensive to do.</p> <p>5 I'm looking at this 75-foot wide 6 lot and picking up on what you were saying with 7 the garage doors, having experience designing 8 these houses, 75 feet is about the bare minimum 9 you can have on a lot and get a side-loading 10 garage to work on that house and I find it when 11 we have to do that as designers, it's extremely 12 limiting to what you can do with the 13 architecture. You end up with what used to be 14 very prevalent in town 25 years ago on these 15 narrow plots these garage thing (Zoom audio 16 interruption) and then you have all this paved 17 surface and you drive down the street and you 18 end up looking at public storage versus the 19 front of the house.</p> <p>20 Just like the next door neighbors' 21 house here to appears to be the west you drive 22 past the house the garage sticks out the back</p>	<p style="text-align: center;">20</p> <p>1 the house across the street is a Zook home. It 2 doesn't look like a Zook home but it is a Zook. 3 I'm certain they have a spider web and there's a 4 couple of rooms that look kind of Zooky.</p> <p>5 MS. BRADEN: Shannon is our Zook expert 6 in town.</p> <p>7 MR. HAARLOW: Shannon, you are talking 8 about the sort of the red brick and stone?</p> <p>9 MS. WEINBERGER: Yes, 439.</p> <p>10 MS. BRADEN: Should we make a motion? 11 MR. PRISBY: We have to close the 12 public hearing first.</p> <p>13 MR. YU: Yes, please. Make a motion to 14 close the public hearing and then the next 15 motion if you want to have the demo and new 16 construction under one motion, you can do that 17 as well or you can keep it separate.</p> <p>18 MR. PRISBY: I need a motion to close 19 the public hearing.</p> <p>20 MR. HAARLOW: I move to close the 21 public hearing for Case HPC-10-2020, 448 East 22 6th Street.</p>
<p style="text-align: center;">19</p> <p>1 and now your entire backyard is paved and that's 2 not a great design either.</p> <p>3 The (Zoom audio interruption) work 4 that the Ryans and Patrick put these garage 5 doors in the front, you don't really see that on 6 this garage, it actually creates some design 7 flexibility to come up with just a better 8 looking house.</p> <p>9 And to your point, if the garage 10 doors are done as drawn and they look 11 architectural and they don't look really like 12 garage doors, couple that with the motor court 13 the way we discussed it, not looking past the 14 house, it will provide a visual block for the 15 house, it's very attractive and I really have no 16 issues with the garage doors up front.</p> <p>17 MR. FORTELKA: Good.</p> <p>18 MR. RYAN: Good.</p> <p>19 MRS. RYAN: Great.</p> <p>20 MR. PRISBY: Anyone else?</p> <p>21 MS. WEINBERGER: I was just going to 22 mention that, I'm not sure everyone knows, but</p>	<p style="text-align: center;">21</p> <p>1 MS. WEINBERGER: Second.</p> <p>2 MR. YU: Commissioner Weinberger?</p> <p>3 MS. WEINBERGER: Aye.</p> <p>4 MR. YU: Chairman Bohnen?</p> <p>5 CHAIRMAN BOHNEN: Aye.</p> <p>6 MR. YU: Commissioner Braden?</p> <p>7 MS. BRADEN: Aye.</p> <p>8 MR. YU: Commissioner Haarlow?</p> <p>9 MR. HAARLOW: Aye.</p> <p>10 MR. YU: Commissioner Prisby?</p> <p>11 MR. PRISBY: Aye.</p> <p>12 MR. YU: Thank you.</p> <p>13 MR. PRISBY: Welcome back, John.</p> <p>14 CHAIRMAN BOHNEN: Well, I have been 15 here. It's a little more of a struggle with 16 Connie's laptop frankly. I have been with you.</p> <p>17 MR. PRISBY: I was getting delusions of 18 power.</p> <p>19 CHAIRMAN BOHNEN: Be careful what you 20 wish for.</p> <p>21 MR. PRISBY: All right. It's back to 22 you.</p>



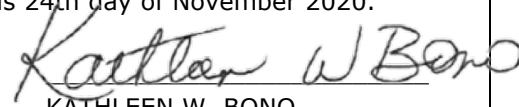
1 CHAIRMAN BOHNEN: So I guess at this  
 2 point, we entertain a motion for the demolition  
 3 and the certificate of appropriateness for 448  
 4 East 6th Street. Would that be correct?  
 5 MR. YU: Correct. Thank you.  
 6 CHAIRMAN BOHNEN: May I have a motion,  
 7 please?  
 8 MS. WEINBERGER: All right. I'll do  
 9 it.  
 10 I move to approve the application  
 11 for Certificate of Appropriateness to demolish  
 12 and construct for Case HPC-10-2020.  
 13 CHAIRMAN BOHNEN: Is there a second?  
 14 MS. BRADEN: I second.  
 15 CHAIRMAN BOHNEN: Any discussion?  
 16 (No response.)  
 17 Roll call vote, please.  
 18 MR. YU: Commissioner Weinberger?  
 19 MS. WEINBERGER: Aye.  
 20 MR. YU: Chairman Bohnen?  
 21 CHAIRMAN BOHNEN: Aye.  
 22 MR. YU: Commissioner Braden?

07:03:11PM

STATE OF ILLINOIS )  
 ) ss:  
 COUNTY OF DU PAGE )

I, KATHLEEN W. BONO, Certified  
 Shorthand Reporter, Notary Public in and for the  
 County DuPage, State of Illinois, do hereby  
 certify that previous to the commencement of the  
 examination and testimony of the various  
 witnesses via Zoom, 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  
 shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have  
 hereunto set my hand and affix my electronic  
 signature this 24th day of November 2020.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

1 MS. BRADEN: Aye.  
 2 MR. YU: Commissioner Haarlow?  
 3 MR. HAARLOW: Aye.  
 4 MR. YU: Commissioner Prisby?  
 5 MR. PRISBY: Aye.  
 6 MR. YU: Thank you.  
 7 CHAIRMAN BOHNEN: Thank you.  
 8 Congratulations to the Ryans. It  
 9 looks like a nice home.  
 10 MRS. RYAN: Thank you.  
 11 MR. RYAN: Thank you.  
 12 (WHICH, were all of the  
 13 proceedings had, evidence  
 14 offered or received in the  
 15 above entitled cause.)  
 16  
 17  
 18  
 19  
 20  
 21  
 22

07:03:57PM



<b>1</b>	17:7 <b>ALEXIS</b> [1] - 1:18 <b>almost</b> [1] - 11:15 <b>ALSO</b> [1] - 2:1 <b>anomalous</b> [1] - 13:22	<b>beige</b> [1] - 9:13 <b>Belgian</b> [2] - 2:22, 9:11 <b>best</b> [1] - 12:14 <b>better</b> [1] - 19:7 <b>between</b> [3] - 6:4, 7:20, 17:5 <b>biggest</b> [1] - 8:9 <b>Bill</b> [1] - 13:4 <b>BILL</b> [1] - 1:19 <b>bit</b> [2] - 11:17, 17:18 <b>blank</b> [1] - 9:10 <b>block</b> [6] - 6:10, 13:10, 14:5, 15:9, 16:1, 19:14 <b>blocks</b> [1] - 13:10 <b>BOARD</b> [1] - 1:16 <b>board</b> [1] - 3:12 <b>Bohnen</b> [2] - 21:4, 22:20 <b>BOHNEN</b> [10] - 1:17, 21:5, 21:14, 21:19, 22:1, 22:6, 22:13, 22:15, 22:21, 23:7 <b>BONO</b> [2] - 24:3, 24:20 <b>Braden</b> [3] - 11:9, 21:6, 22:22 <b>BRADEN</b> [15] - 1:18, 11:3, 11:9, 11:13, 11:22, 12:8, 12:12, 16:4, 17:9, 17:20, 20:5, 20:10, 21:7, 22:14, 23:1 <b>brand</b> [1] - 8:22 <b>brick</b> [14] - 3:2, 3:5, 3:6, 6:2, 8:11, 8:15, 8:22, 9:3, 9:9, 9:12, 9:15, 20:8 <b>bricks</b> [1] - 17:1 <b>buffering</b> [1] - 14:12	8:12 <b>century</b> [2] - 15:9, 15:10 <b>certain</b> [1] - 20:3 <b>certainly</b> [1] - 17:16 <b>Certificate</b> [3] - 1:6, 2:8, 22:11 <b>certificate</b> [1] - 22:3 <b>Certified</b> [1] - 24:3 <b>certify</b> [1] - 24:6 <b>Chairman</b> [3] - 1:17, 21:4, 22:20 <b>CHAIRMAN</b> [9] - 21:5, 21:14, 21:19, 22:1, 22:6, 22:13, 22:15, 22:21, 23:7 <b>challenge</b> [1] - 17:19 <b>challenging</b> [1] - 3:16 <b>CHAN</b> [1] - 2:2 <b>character</b> [1] - 14:5 <b>characteristic</b> [1] - 13:20 <b>Charleston /New</b> [1] - 12:1 <b>Chicago</b> [2] - 1:13, 3:6 <b>chimney</b> [1] - 10:17 <b>clear</b> [1] - 5:17 <b>climate</b> [1] - 16:19 <b>close</b> [4] - 20:11, 20:14, 20:18, 20:20 <b>closed</b> [1] - 5:18 <b>cobblestones</b> [1] - 17:15 <b>code</b> [2] - 6:1, 6:6 <b>color</b> [4] - 8:11, 8:22, 9:13, 9:15 <b>coming</b> [1] - 2:15 <b>commencement</b> [1] - 24:6 <b>comment</b> [1] - 10:21 <b>COMMISSION</b> [1] - 1:3 <b>Commission</b> [1] - 1:12 <b>Commissioner</b> [8] - 21:2, 21:6, 21:8, 21:10, 22:18, 22:22, 23:2, 23:4 <b>common</b> [1] - 3:6 <b>complete</b> [1] - 24:14 <b>completely</b> [1] - 8:21 <b>component</b> [3] - 3:13, 4:14, 8:12 <b>concept</b> [1] - 4:6 <b>congratulations</b> [1] - 23:8 <b>Connie's</b> [1] - 21:16 <b>consider</b> [1] - 9:3	<b>constrained</b> [1] - 3:21 <b>Construct</b> [1] - 1:7 <b>construct</b> [1] - 22:12 <b>construction</b> [2] - 7:21, 20:16 <b>contemplated</b> [1] - 3:3 <b>contributing</b> [2] - 15:13, 15:15 <b>cookie</b> [1] - 10:21 <b>coping</b> [1] - 6:3 <b>copper</b> [1] - 3:9 <b>correct</b> [7] - 8:18, 9:7, 9:8, 9:22, 22:4, 22:5, 24:14 <b>COUNTY</b> [2] - 1:2, 24:2 <b>County</b> [3] - 17:5, 24:5, 24:21 <b>couple</b> [7] - 6:18, 6:19, 6:21, 7:4, 16:21, 19:12, 20:4 <b>course</b> [1] - 16:14 <b>court</b> [6] - 5:13, 5:14, 16:9, 17:6, 17:11, 19:12 <b>courtyard</b> [4] - 6:5, 6:15, 11:16, 14:9 <b>covered</b> [2] - 4:17, 14:18 <b>created</b> [1] - 14:3 <b>creates</b> [1] - 19:6 <b>cruising</b> [1] - 16:3 <b>crushed</b> [1] - 16:15 <b>curved</b> [1] - 7:2 <b>custom</b> [2] - 7:14, 13:19 <b>cut</b> [1] - 3:10 <b>cute</b> [1] - 12:4 <b>cutter</b> [1] - 10:21 <b>cycle</b> [1] - 8:17
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<p><b>main</b> [2] - 3:12, 4:18  <b>maintain</b> [1] - 14:4  <b>map</b> [1] - 16:3  <b>massive</b> [1] - 3:19  <b>matching</b> [1] - 10:8  <b>material</b> [3] - 3:6, 5:19, 8:11  <b>materials</b> [1] - 5:14  <b>MATTER</b> [1] - 1:4  <b>matter</b> [2] - 1:11, 9:1  <b>matters</b> [1] - 24:9  <b>means</b> [1] - 24:11  <b>meeting</b> [1] - 10:17  <b>meetings</b> [1] - 7:19  <b>Member</b> [4] - 1:18, 1:19, 1:20, 1:21  <b>MEMBERS</b> [1] - 1:16</p>				<p><b>random</b> [1] - 16:8  <b>rarely</b> [1] - 11:5  <b>really</b> [13] - 4:10, 4:22, 9:12, 10:11, 11:14, 12:2, 12:16, 12:21, 13:8, 17:2, 19:5, 19:11, 19:15  <b>received</b> [1] - 23:14  <b>reclaim</b> [1] - 3:5  <b>reclaimed</b> [3] - 9:3, 9:9, 9:12  <b>red</b> [1] - 20:8  <b>reduced</b> [1] - 24:11  <b>regardless</b> [1] - 5:18  <b>regards</b> [1] - 3:15  <b>relation</b> [1] - 24:9  <b>reminiscent</b> [1] - 5:6  <b>rendering</b> [1] - 7:20  <b>REPORT</b> [1] - 1:9  <b>Reporter</b> [1] - 24:4  <b>Request</b> [1] - 1:6  <b>required</b> [1] - 3:17  <b>response</b> [1] - 22:16  <b>rest</b> [1] - 10:7</p>



<p><b>retaining</b> [1] - 7:1  <b>Robbins</b> [2] - 1:7, 2:9  <b>roll</b> [1] - 22:17  <b>roof</b> [2] - 3:9, 3:10  <b>rooms</b> [1] - 20:4  <b>ruled</b> [1] - 12:15  <b>RYAN</b> [15] - 2:3, 2:4, 2:12, 6:13, 7:13, 12:5, 12:11, 14:7, 14:22, 15:21, 16:16, 19:18, 19:19, 23:10, 23:11  <b>rYAN</b> [1] - 15:6  <b>Ryan</b> [4] - 2:12, 2:18, 15:18  <b>Ryans</b> [8] - 2:22, 3:4, 4:22, 13:17, 14:6, 16:13, 19:4, 23:8</p>	<p><b>site</b> [2] - 3:18, 5:15  <b>sits</b> [1] - 10:11  <b>situation</b> [1] - 7:1  <b>size</b> [1] - 10:1  <b>sized</b> [1] - 10:13  <b>slight</b> [1] - 7:19  <b>small</b> [1] - 4:9  <b>snow</b> [1] - 17:17  <b>soccer</b> [1] - 17:21  <b>solid</b> [1] - 4:21  <b>sorry</b> [1] - 12:18  <b>sort</b> [4] - 5:2, 5:19, 14:21, 20:8  <b>south</b> [2] - 11:16, 12:6  <b>space</b> [1] - 6:6  <b>speaking</b> [1] - 11:4  <b>specific</b> [1] - 7:22  <b>spider</b> [1] - 20:3  <b>SS</b> [1] - 1:1  <b>ss</b> [1] - 24:1  <b>standing</b> [1] - 3:9  <b>started</b> [1] - 12:6  <b>state</b> [1] - 5:19  <b>STATE</b> [2] - 1:1, 24:1  <b>State</b> [1] - 24:5  <b>stay</b> [1] - 13:1  <b>staying</b> [1] - 12:15  <b>sticks</b> [1] - 18:22  <b>still</b> [7] - 3:2, 3:4, 8:10, 10:17, 15:5, 15:6, 15:7  <b>stone</b> [3] - 16:15, 17:15, 20:8  <b>storage</b> [1] - 18:18  <b>straight</b> [1] - 14:19  <b>street</b> [5] - 10:13, 13:21, 17:5, 18:17, 20:1  <b>Street</b> [7] - 1:5, 2:9, 7:2, 13:8, 17:5, 20:22, 22:4  <b>streetscape</b> [4] - 10:8, 12:21, 15:17, 16:5  <b>structure</b> [3] - 3:12, 15:13, 15:15  <b>struggle</b> [1] - 21:15  <b>style</b> [4] - 2:22, 5:7, 9:11  <b>submitted</b> [4] - 7:21, 8:1, 8:2, 8:3  <b>supposed</b> [1] - 11:20  <b>surface</b> [2] - 16:11, 18:17  <b>sworn</b> [1] - 24:8</p>	<p><b>T</b></p> <p><b>tall</b> [3] - 4:11, 5:22, 6:7  <b>tend</b> [1] - 15:10  <b>terrace</b> [1] - 14:17  <b>testify</b> [1] - 24:9  <b>TESTIMONY</b> [1] - 24:16  <b>testimony</b> [3] - 1:9, 24:7, 24:10  <b>THE</b> [2] - 1:3, 1:4  <b>thereafter</b> [1] - 24:12  <b>thick</b> [1] - 9:20  <b>thin</b> [2] - 9:20, 10:4  <b>thinking</b> [1] - 15:12  <b>three</b> [1] - 17:17  <b>tonight</b> [2] - 2:11, 2:15  <b>towards</b> [1] - 16:20  <b>town</b> [2] - 18:14, 20:6  <b>transcribed</b> [1] - 24:12  <b>transcript</b> [1] - 24:14  <b>treating</b> [1] - 13:7  <b>treatment</b> [1] - 5:19  <b>trees</b> [3] - 12:15, 12:16, 12:20  <b>true</b> [2] - 13:8, 24:14  <b>truth</b> [1] - 24:9  <b>try</b> [2] - 14:4, 14:11  <b>trying</b> [2] - 4:4, 4:12  <b>turn</b> [1] - 3:18  <b>turnarounds</b> [1] - 6:19  <b>two</b> [6] - 3:22, 5:22, 6:7, 9:10, 14:13, 17:9  <b>two-car</b> [1] - 3:22  <b>two-foot</b> [1] - 14:13  <b>type</b> [1] - 7:1  <b>typewritten</b> [1] - 24:13  <b>typically</b> [1] - 4:1</p>	<p><b>V</b></p> <p><b>value</b> [1] - 15:11  <b>variations</b> [1] - 7:20  <b>varies</b> [1] - 8:1  <b>various</b> [1] - 24:7  <b>versus</b> [1] - 18:18  <b>via</b> [2] - 1:10, 24:8  <b>VIA</b> [2] - 1:16, 2:1  <b>view</b> [1] - 16:6  <b>Village</b> [1] - 2:2  <b>village</b> [1] - 6:1  <b>VILLAGE</b> [1] - 1:3  <b>visibility</b> [1] - 5:3  <b>visual</b> [1] - 19:14  <b>vote</b> [1] - 22:17</p> <p><b>W</b></p> <p><b>wall</b> [6] - 5:16, 5:22, 7:1, 7:2, 9:18, 14:13  <b>wall-type</b> [1] - 7:1  <b>walls</b> [1] - 3:11  <b>wants</b> [1] - 15:8  <b>wash</b> [1] - 8:17  <b>web</b> [1] - 20:3  <b>WEINBERGER</b> [13] - 1:21, 6:14, 6:17, 7:7, 7:15, 10:10, 12:9, 19:21, 20:9, 21:1, 21:3, 22:8, 22:19  <b>Weinberger</b> [2] - 21:2, 22:18  <b>welcome</b> [2] - 15:21, 21:13  <b>west</b> [3] - 5:18, 16:22, 18:21  <b>WHEREOF</b> [1] - 24:16  <b>WHEREUPON</b> [1] - 2:18  <b>WHICH</b> [1] - 23:12  <b>white</b> [1] - 8:13  <b>whole</b> [1] - 17:10  <b>wide</b> [2] - 13:14, 18:5  <b>windows</b> [3] - 4:9, 4:16, 4:20  <b>winter</b> [1] - 18:1  <b>wish</b> [1] - 21:20  <b>witnesses</b> [2] - 24:8, 24:11  <b>wondered</b> [2] - 17:20, 18:1  <b>wood</b> [2] - 3:12, 4:21  <b>works</b> [1] - 16:18  <b>writing</b> [1] - 24:11</p>	<p><b>Y</b></p> <p><b>yard</b> [2] - 3:19, 17:10  <b>year</b> [1] - 17:17  <b>years</b> [1] - 18:14  <b>YU</b> [15] - 2:2, 20:13, 21:2, 21:4, 21:6, 21:8, 21:10, 21:12, 22:5, 22:18, 22:20, 22:22, 23:2, 23:4, 23:6</p> <p><b>Z</b></p> <p><b>Zook</b> [4] - 20:1, 20:2, 20:5  <b>Zooky</b> [1] - 20:4  <b>Zoom</b> [6] - 1:10, 8:16, 14:21, 18:15, 19:3, 24:8  <b>ZOOM</b> [2] - 1:16, 2:1</p>
<p><b>S</b></p> <p><b>seam</b> [1] - 3:10  <b>second</b> [3] - 21:1, 22:13, 22:14  <b>see</b> [12] - 3:2, 3:11, 3:19, 4:18, 6:18, 7:5, 11:7, 12:22, 13:21, 14:20, 15:11, 19:5  <b>seem</b> [1] - 16:5  <b>sense</b> [2] - 6:6, 13:11  <b>separate</b> [1] - 20:17  <b>set</b> [2] - 8:7, 24:17  <b>setback</b> [2] - 3:18, 3:19  <b>setting</b> [1] - 14:21  <b>shake</b> [1] - 3:9  <b>shannon</b> [1] - 20:7  <b>Shannon</b> [2] - 7:8, 20:5  <b>SHANNON</b> [1] - 1:21  <b>Shannon's</b> [1] - 13:16  <b>Shorthand</b> [1] - 24:4  <b>shorthand</b> [2] - 24:12, 24:15  <b>shot</b> [1] - 14:19  <b>shown</b> [1] - 4:21  <b>side</b> [9] - 3:14, 4:19, 9:16, 9:19, 10:4, 10:13, 13:11, 14:2, 18:9  <b>side-loading</b> [1] - 18:9  <b>sides</b> [1] - 5:17  <b>siding</b> [1] - 3:12  <b>signature</b> [1] - 24:18  <b>similar</b> [3] - 7:5, 9:10, 10:12  <b>single</b> [1] - 5:6</p>		<p><b>U</b></p> <p><b>under</b> [1] - 20:16  <b>underneath</b> [1] - 4:17  <b>up</b> [15] - 3:4, 3:7, 4:6, 4:12, 4:22, 5:10, 14:17, 15:5, 15:6, 15:7, 18:6, 18:13, 18:18, 19:7, 19:16</p>		






## MEMORANDUM

**DATE:** January 6, 2021

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 34 S. Washington St. – Coldwell Banker/Dawn McKenna Group/Global Luxury – Reface 2 Existing Wall Sign Backings - Case A-30-2020

---

### Summary

The Village of Hinsdale has received a sign application from All American Sign Co., on behalf of Coldwell Banker, to reface two existing wall signs at 34 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

### Request and Analysis

The requested two wall signs would utilize the existing two wall sign frames. The main wall sign measures 16'-2" long and 3'-9" tall for an area of 60 SF. The current sign background color is blue with white text, "Coldwell Banker" and "Residential Brokerage". The proposed new signage has a black background with white text "Coldwell Banker Realty" and "DMG Dawn McKenna Group".

The smaller second sign faces North Hinsdale Avenue and is 5'-4" long and 3'-10" tall for an area of 20.4 SF. It has the same blue background and white text as the main wall sign with the text, "Coldwell Banker" and "Residential Brokerage". The proposed new signage has a black background with white text "Global Luxury" and logo.

### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 34 S. Washington Street
- Attachment 4 - Birds Eye View of 34 S. Washington Street





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

**Applicant**

Name: Coldwell Banker  
 Address: 34 S. Washington  
 City/Zip: Hinsdale, IL 60521  
 Phone/Fax: ( ) 224 619 / 4859  
 E-Mail: anne.lee@realogy.com  
 Contact Name: Anne Lee

**Contractor**

Name: All-American Sign Company Inc.  
 Address: 5501 W. 109th St.  
 City/Zip: Oak Lawn, IL 60453  
 Phone/Fax: (708) 499-3000 / 708-499-3943  
 E-Mail: kens@allamericansign.com  
 Contact Name: Ken Strzyzewski

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** Please Select One \_\_\_\_\_

**SIGN TYPE:** Please Select One flat aluminum fascia sign

**ILLUMINATION** Please Select One None, Unlit

**Sign Information:**

Overall Size (Square Feet): 60 ( 3.7' x 16' )

Overall Height from Grade: 10' from bottom Ft.

Proposed Colors (Maximum of Three Colors):

- ① BLACK
- ② WHITE
- ③ -----

**Site Information:**

Lot/Street Frontage: 20+30 = 50 LF

Building/Tenant Frontage: 20+30= 50 LF

Existing Sign Information:

Business Name: Coldwell Banker

Size of Sign: 1 - 60 (same as existing) Square Feet

Business Name: Dawn McKenna Group

Size of Sign: 2 - 20.4 (same as existing) 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.

DocuSigned by:

Anne Lee

Signature of Applicant

11.4.2020

Date

11/25/2020 | 10:03 PM PST

Date

DocuSigned by:

Richard Roudelush

Signature of Building Owner

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

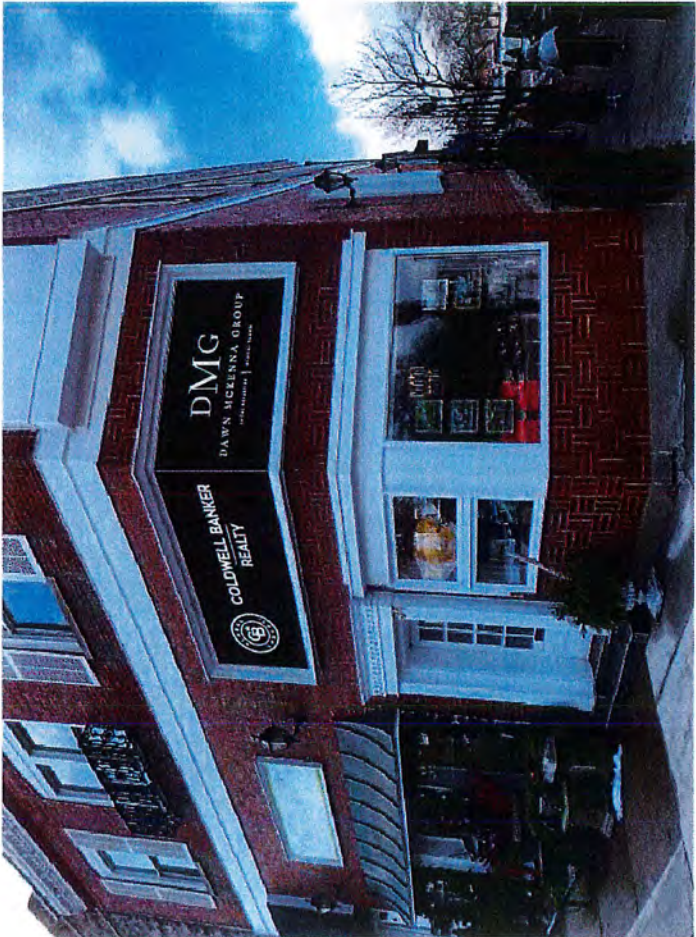
Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



(1) 44.625" x 118.75" & (1) 44.625" x 75.5" FLAT ALUM 2PC SIGN, BLACK w WHITE VINYL COPY



PROPOSED OPTION



On this revision, the font height of the COLDWELL "C" is 5.36"(h).

On the previous layout it was 7.68"(h)

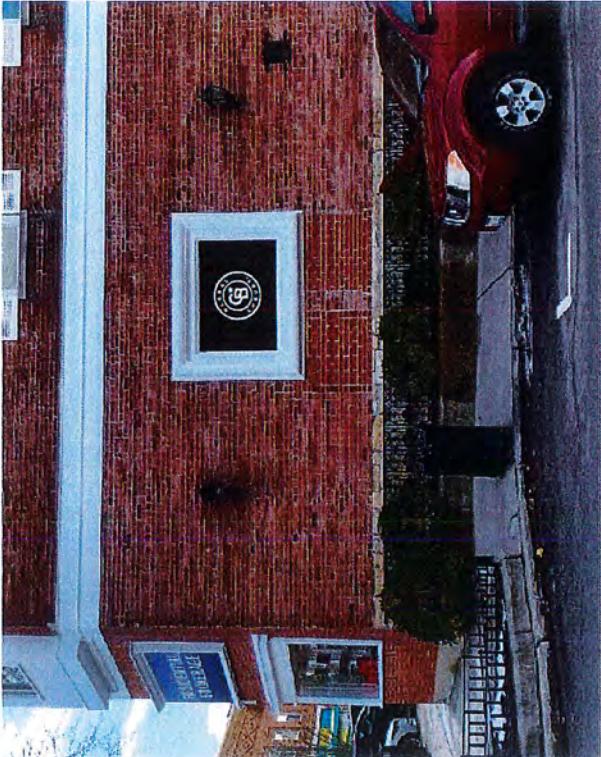
 <b>COLDWELL BANKER REALTY</b>	
CUSTOMER: COLDWELL BANKER	
JOB ADDRESS: 34 S WASHINGTON	
CITY: HINSDALE	STATE: IL
ZIP CODE:	
<b>DESCRIPTION:</b>	
SIGN TYPE 1 - EXTERIOR SIGN	
(1) 44.625" x 118.75" & (1) 44.625" x 75.5" FLAT ALUM 2PC SIGN, BLACK w WHITE VINYL - MOUNT OVER EXISTING SIGN	
<b>VINYL COLORS:</b>	
WHITE OPAQUE VINYL	
<b>PANTONE COLORS:</b>	
DRAWN BY: WV	START DATE: 10/19/20
REVISION NUMBER: 1	REVISION DATE: 11/19/20
SALESMAN: KEN S.	
 <b>All-American Sign Co., Inc.</b> Design • Fabrication • Installation • Maintenance 3531 W. 140th Street • Oak Lawn, IL 60453 (708) 500-3000 Fax: (708) 500-3043 www.allamericansign.com	
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY ASS. INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ASS. INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. NOR IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.	



(1) 46" x 64" FLAT ALUM SIGN, BLACK w WHITE VINYL COPY



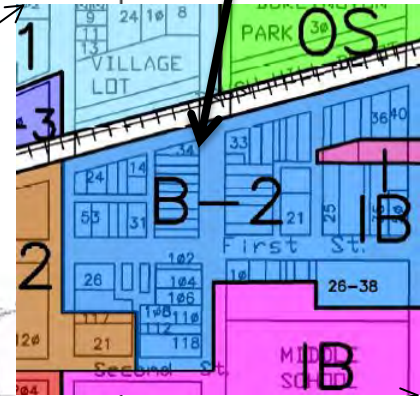
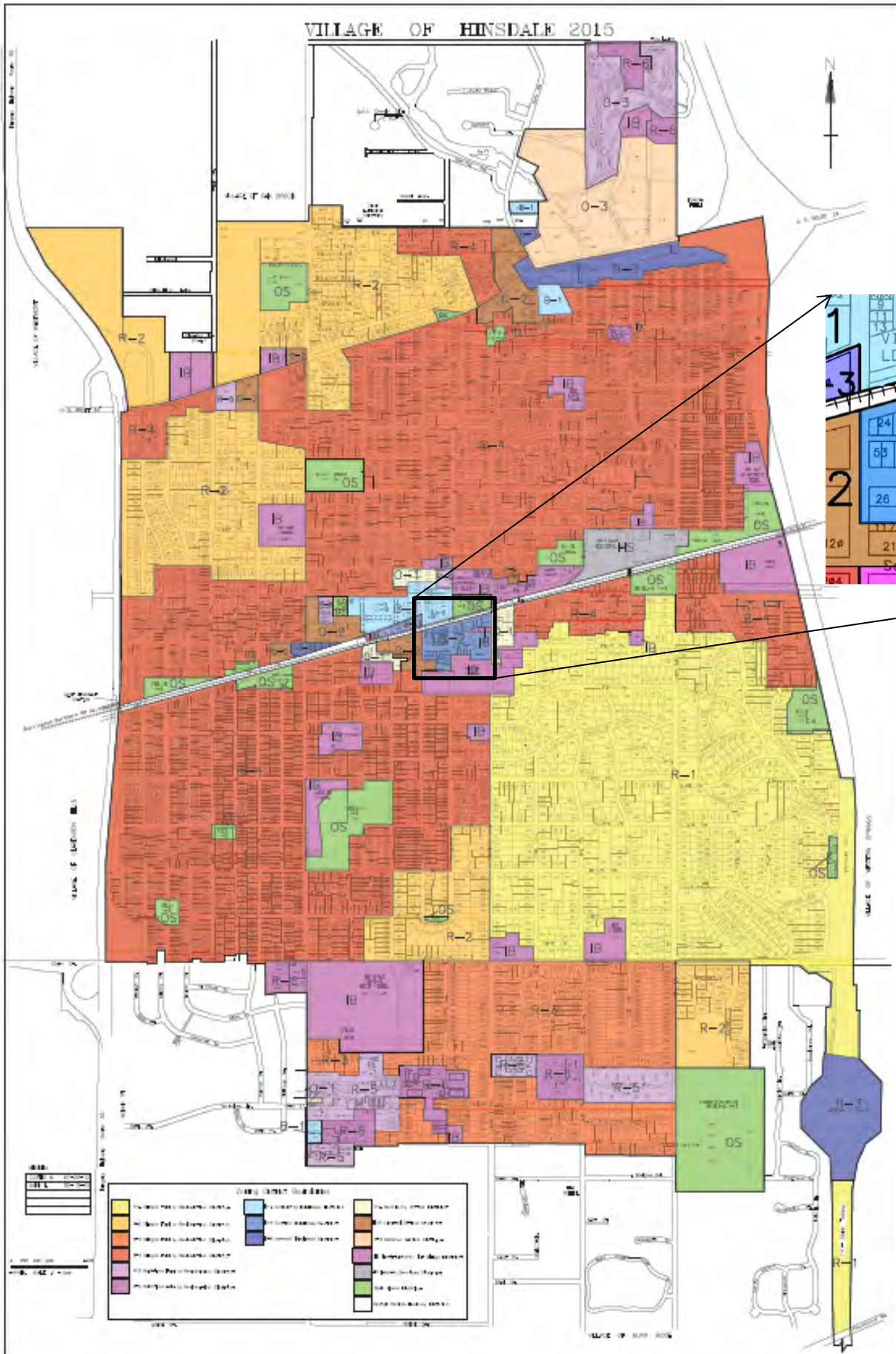
PROPOSED



 <b>COLDWELL BANKER REALTY</b>	
CUSTOMER: COLDWELL BANKER	
JOB ADDRESS: 34 S WASHINGTON	
CITY: HINSDALE	STATE: IL
ZIP CODE:	
<b>DESCRIPTION:</b>	
SIGN TYPE 2 - EXTERIOR SIGN	
(1) 46" x 64" FLAT ALUM SIGN, BLACK w WHITE VINYL COPY	
- MOUNT OVER EXISTING SIGN	
<b>VINYL COLORS:</b>	
WHITE OPAQUE VINYL	
<b>PANTONE COLORS:</b>	
DRAWN BY: WJ	START DATE: 10/19/20
REVISION NUMBER: 2	REVISION DATE: 11/19/20
SALESMAN: KEN S.	
 <b>All-American Sign Co., Inc.</b> Design • Fabrication • Installation • Maintenance 3541 W. 127th Street, Suite 100, Chicago, IL 60643 (708) 499-3000 Fax: (708) 499-3443 www.all-americansign.com	
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY ASC, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ASC, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.	

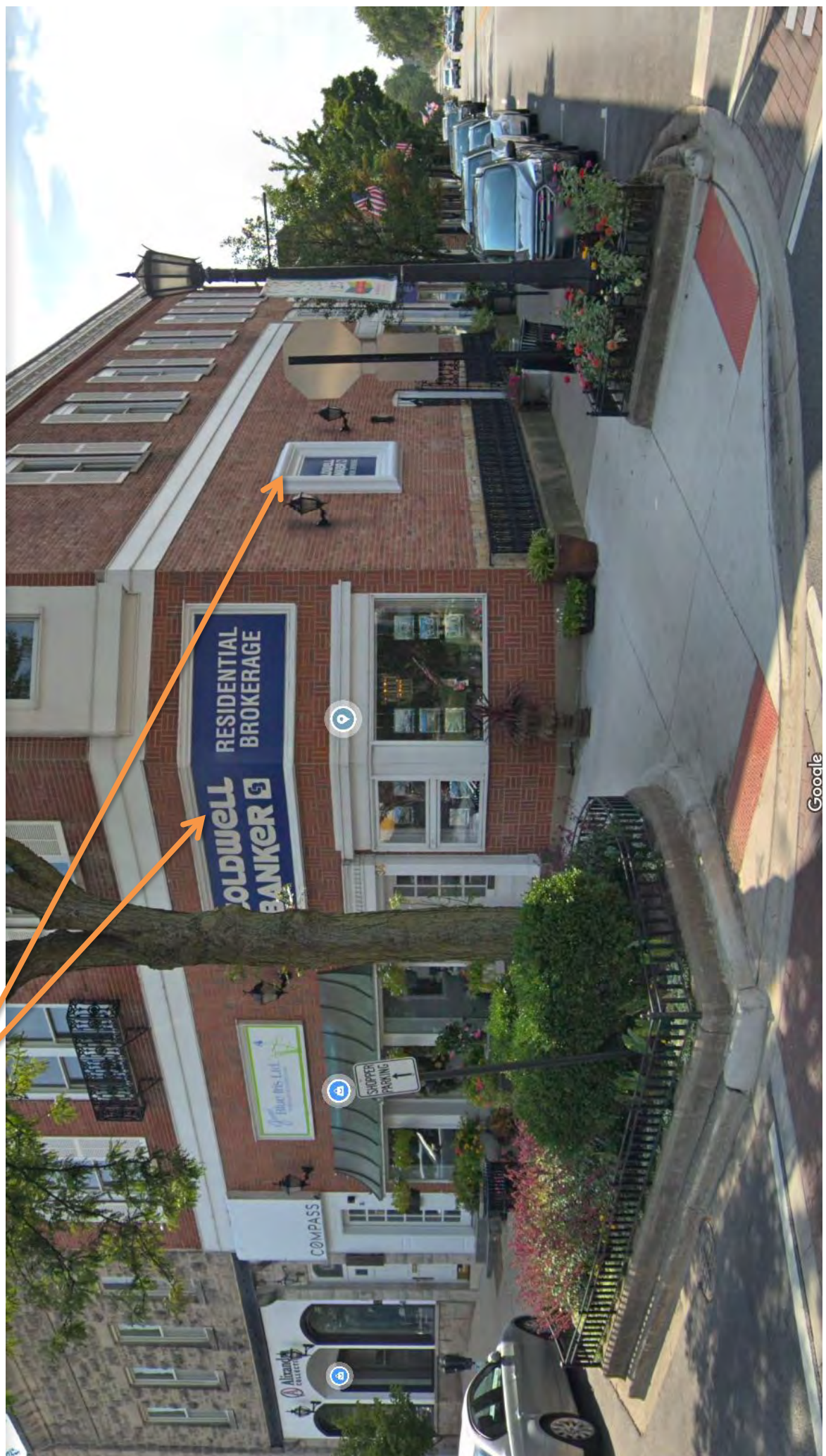


# Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Street View of 34 S. Washington St. (facing south west)**  
**Proposed (2) Wall Sign Reface**





**Attachment 4: Birds Eye View of 34 S. Washington St. (facing south)**







## MEMORANDUM

**DATE:** January 6, 2021

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 8 E. Hinsdale Avenue – Coldwell Banker – Reface Existing Awning Sign - Case A-34-2020

---

### Summary

The Village of Hinsdale has received a sign application from All American Sign Co., on behalf of Coldwell Banker, to reface an existing awning at 8 E. Hinsdale Avenue in the B-2 Central Business District and within the Historic Downtown District.

### Request and Analysis

The new black awning skin features white text 5" tall and 7' long for an area of 2.9 SF. The existing awning frame would be utilized. The existing awning color is also black with white text: "Global Luxury", and would be replaced with "Coldwell Banker Realty". The existing text is approximately the same size in area at 2.8 SF. The applicant has indicated on the exhibit that the existing legal nonconforming wall sign (14 SF) would be removed. This request is Code compliant.

### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 8 E. Hinsdale Avenue
- Attachment 4 - Birds Eye View of 8 E. Hinsdale Avenue





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

**Applicant**

Name: Coldwell Banker  
 Address: 8 East Hinsdale Avenue  
 City/Zip: Hinsdale, IL 60521  
 Phone/Fax: ( ) 224 619 / 4859  
 E-Mail: anne.lee@realogy.com  
 Contact Name: Anne Lee

**Contractor**

Name: All-American Sign Company Inc.  
 Address: 5501 W. 109th St.  
 City/Zip: Oak Lawn, IL 60453  
 Phone/Fax: (708) 499-3000 / 708-499-3943  
 E-Mail: kens@allamericansign.com  
 Contact Name: Ken Strzyzewski

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** Please Select One \_\_\_\_\_

**SIGN TYPE:** Please Select One AWNING

**ILLUMINATION** Please Select One NONE

**Sign Information:**

Overall Size (Square Feet): 21 (36"h x 7"w x 3'd)

Overall Height from Grade: 8'10" Ft.

Proposed Colors (Maximum of Three Colors):

- ① BLACK
- ② WHITE
- ③ -----

**Site Information:**

Lot/Street Frontage: 33'

Building/Tenant Frontage: same as above

Existing Sign Information:

Business Name: Coldwell Banker

Size of Sign: same as above 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.

DocuSigned by:  
08E454F704284DD...

Signature of Applicant \_\_\_\_\_

DocuSigned by:  
George Selatos  
044D306798A1428...

11.4.2020

Date

11/28/2020 | 11:53 AM EST

Signature of Building Owner \_\_\_\_\_

Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

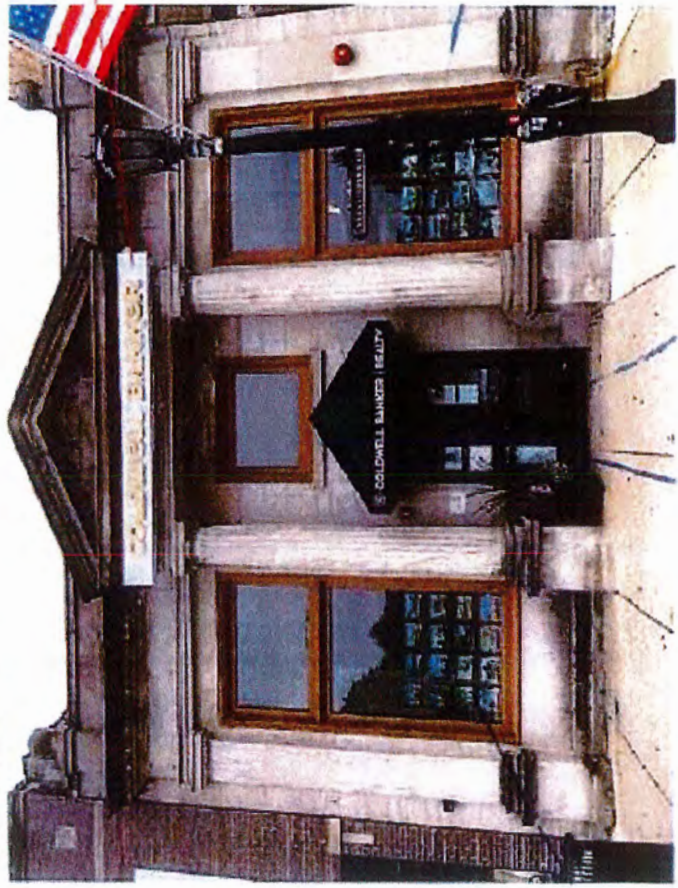
Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_





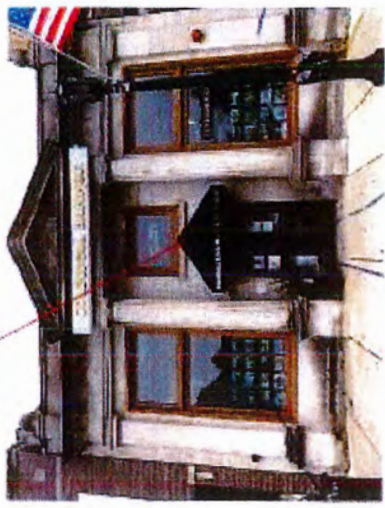
- (1) NEW 36" (H) x 7' (W) x 3' (D) BLACK AWNING SKIN
  - 5" (H) WHITE VINYL LOGO & 3.57" (H) COPY ON FRONT VALANCE
  - INSTALL ON EXISTING AWNING FRAME
- SIGN AREA: 1.84 SQ. FT

PROPOSED NEW AWNING SKIN



CHANNEL LETTERS TO BE REMOVED BY ASC

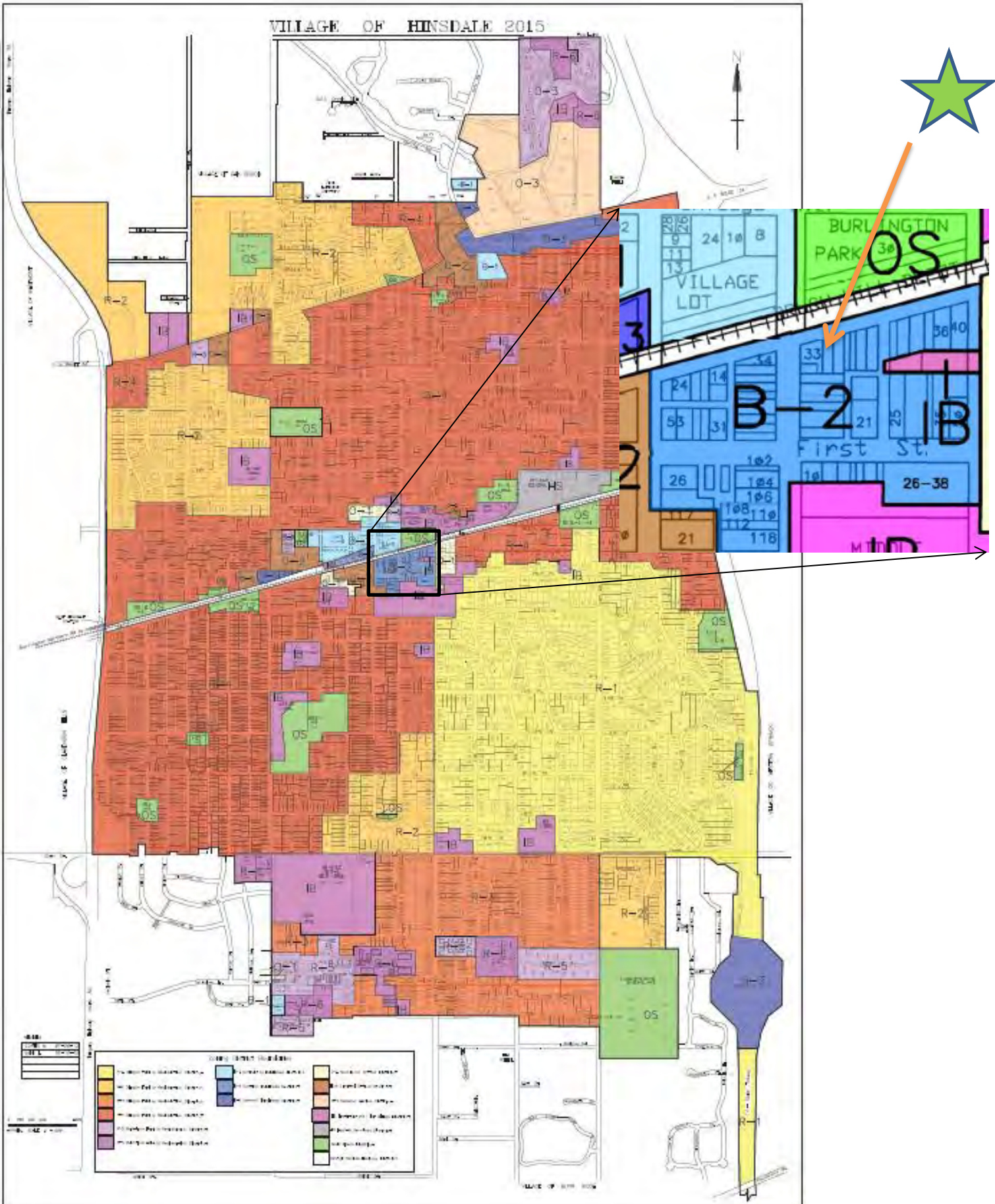
EXISTING AWNING TO BE REPLACED



	<b>COLDWELL BANKER REALTY</b>
CUSTOMER: COLDWELL BANKER	
JOB ADDRESS: 8 EAST HINSDALE	
CITY: HINSDALE	STATE: IL
ZIP CODE: 60141	
<b>DESCRIPTION:</b>	
SIGN TYPE: 1 - AWNING RE-SKIN	
(1) NEW 36" (H) x 7' (W) x 3' (D) BLACK AWNING SKIN w/ WHITE VINYL LOGO & COPY ON FRONT	
- INSTALL ON EXISTING AWNING FRAME	
<b>VINYL COLORS:</b>	
<b>PANTONE COLORS:</b>	
R3 11.25.20 AML	
GRANT BY: W	START DATE: 10/19/20
REVISION NUMBER: 1	REVISION DATE: 10/30/20
SALESMAN: KEN S	
Red American Sign Co., Inc. 1000 W. 15th Street, Suite 100, Lincoln, NE 68502 (402) 466-3400 Fax: (402) 466-3403 www.redamericansign.com	
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY ASC, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ASC, INC. IF IT NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NON IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER.	

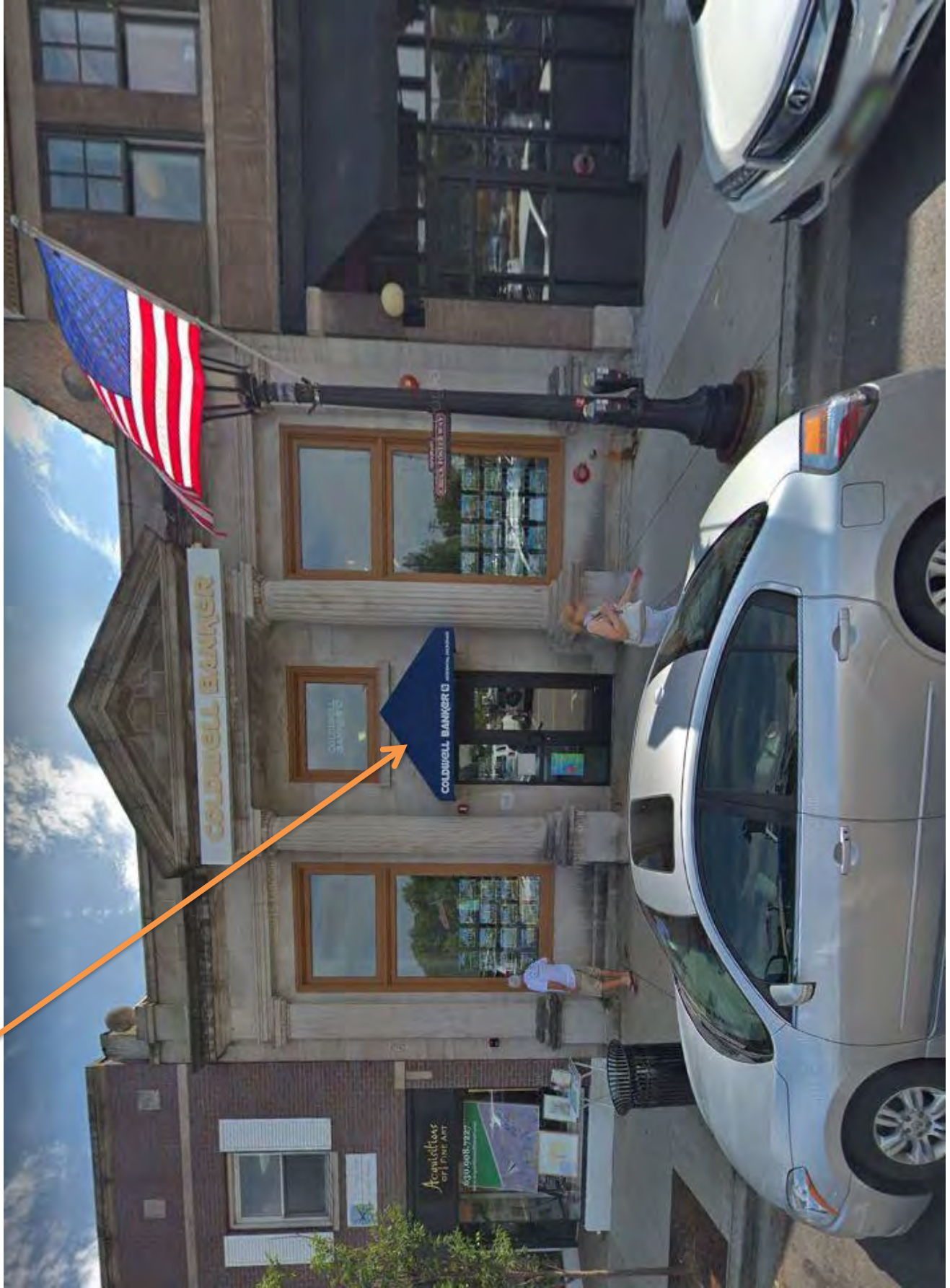


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Street View of 8 E. Hinsdale Ave. (facing south)**  
**Subject Awning Sign**





**Attachment 4: Birds Eye View of 8 E. Hinsdale Avenue (facing south)**







## MEMORANDUM

**DATE:** January 6, 2021

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 47 S. Washington, 2<sup>nd</sup> Floor tenant – Core Remodel, LLC – 1 New Projecting Sign on existing Projecting Sign bracket - Case A-32-2020

---

### Summary

The Village of Hinsdale has received a sign application from Flashtrac, Inc., on behalf of Core Remodel, LLC, to install one (1) new projecting sign on an existing projecting sign bracket on the building at 47 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

### Request and Analysis

The building at 47 S. Washington Street is a two-story commercial building and faces west on S. Washington Street. The requested projecting sign is 1'-6" tall and 1'-6" wide for an area of 2.25 SF. The proposed sign includes three (3) colors, white, tan and a black background. The projecting sign would be installed above the door and entrance to the second floor where Core Remodel, LLC is located. This request is Code compliant.

### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 47 S. Washington Street
- Attachment 4 - Birds Eye View of 47 S. Washington Street





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

**Applicant**

Name: Core Remodel, LLC  
 Address: 47 S Washington  
 City/Zip: Hinsdale, IL 60521  
 Phone/Fax: (312) 847 / 9696  
 E-Mail: Joe@Coreremodel.com  
 Contact Name: Joe Chiavaroli

**Contractor**

Name: FLASHTRIC, INC  
 Address: 3434 N. CICERO AVE  
 City/Zip: CHICAGO, IL 60641  
 Phone/Fax: (773) 736-9301  
 E-Mail: HELEN@FLASHTRIC.COM  
 Contact Name: HELEN DEMIR

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** Please Select One B2

**SIGN TYPE:** Please Select One - Hanging - (Existing Bracket) (

**ILLUMINATION** Please Select One - non-illuminated

**Sign Information:**

Overall Size (Square Feet): 2.25 ( 18" x 18" )

Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① BLACK
- ② TAN
- ③ WHITE

**Site Information:**

Lot/Street Frontage: 24'

Building/Tenant Frontage: 24'

Existing Sign Information:

Business Name: Core Remodel

Size of Sign: 2.25 SF Square Feet

Business Name: CORE REMODEL

Size of Sign: 18" x 18" 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.

Signature of Applicant - Joe Chiavaroli

11/17/2020

Date

Signature of Building Owner - Baxter Phillip

Date NOV. 17, 2020

**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: \_\_\_\_\_



## Attachment 1

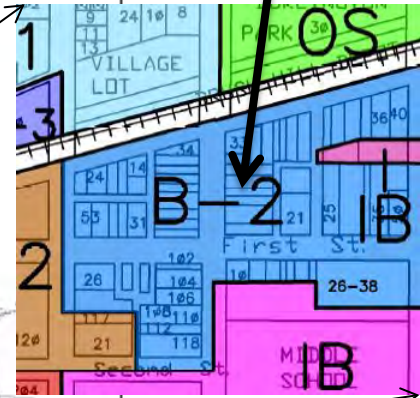
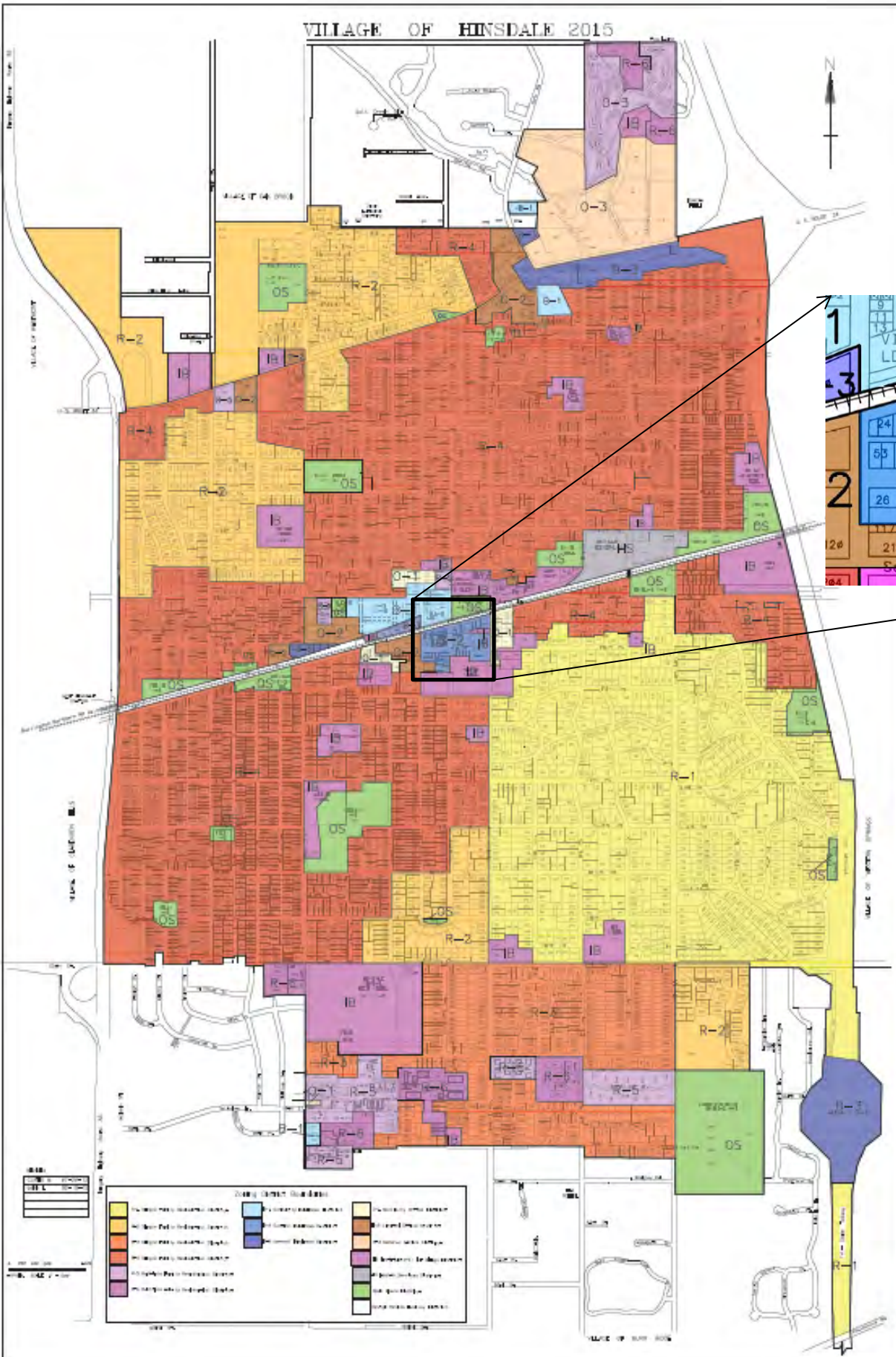




FLASHTRIC.COM



# Attachment 2: Village of Hinsdale Zoning Map and Project Location



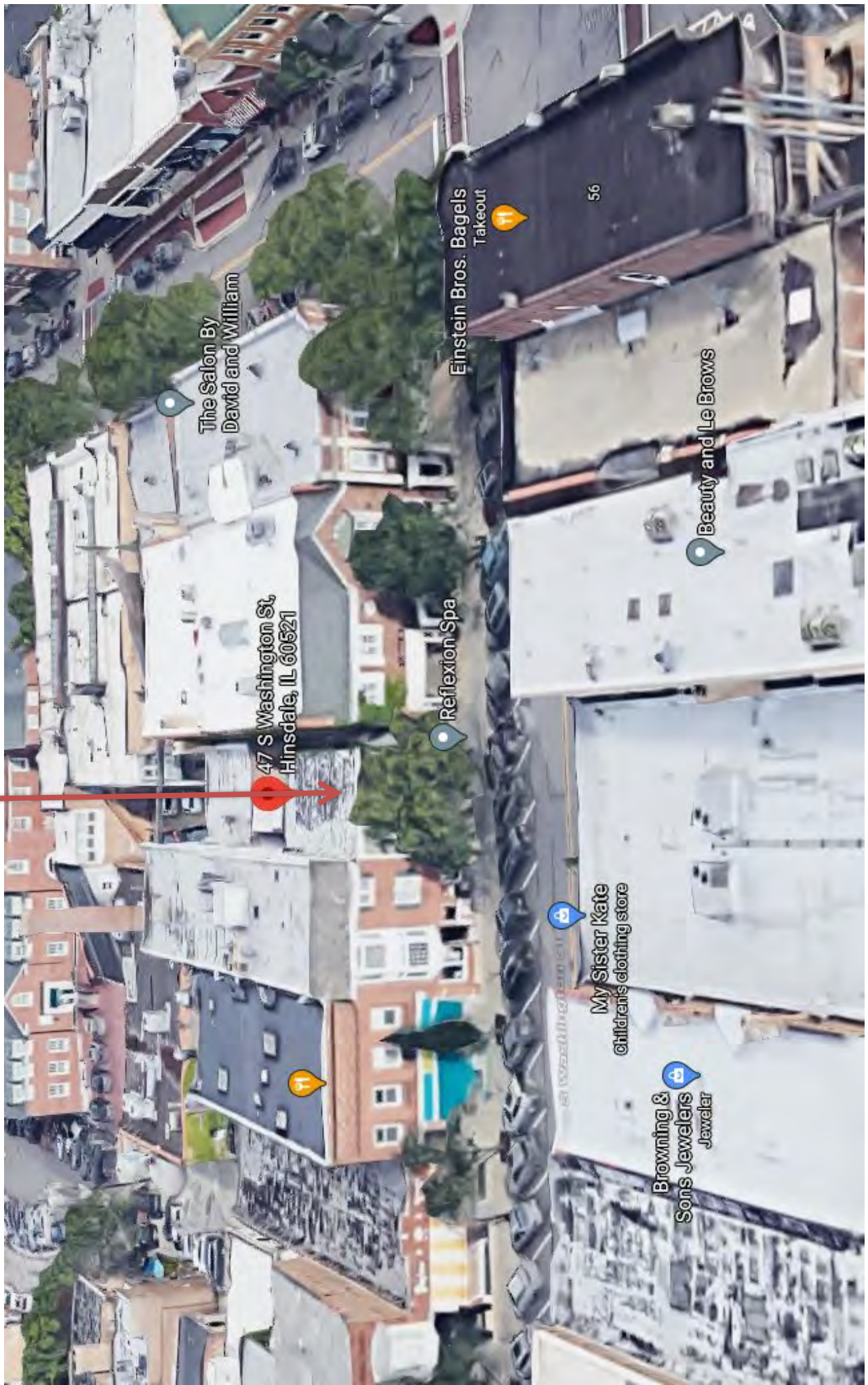


**Attachment 3: Street View of 47 S. Washington St. (facing east)**  
Proposed Blade Sign and existing bracket location





**Attachment 4: Birds Eye View of 47 S. Washington Street (facing west)**








## MEMORANDUM

**DATE:** January 6, 2021

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 26-32 E. 1<sup>st</sup> Street (Garfield Crossing) – Major Adjustment to the Exterior Appearance of a Two-Story Development in the B-2 Central Business District – Case A-33-2020

---

### Summary

The Village of Hinsdale has received a major adjustment application from the new owner of the Garfield Crossing commercial building downtown, Hinsdale LM Properties, LLC, requesting to change the front and rear façade of the west end of the building. This request is to prepare a new commercial tenant, Circa Lighting, to take over the tenant spaces formally occupied by Kaehler and Verizon. The Verizon store will move to the 34 E. First Street tenant space. Circa Lighting is a national lighting company with showrooms in major cities such as Chicago, San Francisco, Miami and Houston.

### Request and Analysis

On May 23, 2013, the Village Board approved an Ordinance O2013-12, approving an exterior appearance plan of the Garfield Crossing building. This major adjustment request proposes to remove the awnings and mullions from 26 to 32 E. First Street and combine the two (2) separate entrances of 26 (Kaehler) and 28 (Verizon) E. First Street into 1 single main entrance for Circa Lighting. The applicant is also requesting to replace the entrance gooseneck lighting with difference lighting fixtures. Of note, the brick of the building will remain the same.

There is a minor proposal to remove the rear back door and window of 26 E. First Street, and replace it with a double door and shadow windows to allow loading in the rear of the building instead of in the front of the building (along First Street).

On December 17, 2020, Plan Commission Chairman Cashman recommended to staff that the Plan Commission (PC) should review this due to its proximity to the Historic Downtown District and visual nature of the proposed changes. He also recommended that the Historic Preservation Commission (HPC) also review the application. On December 17, 2020, HPC Commissioner Prisby commented that he had no initial concerns, except for the interior lighting after business hours should be discussed. To this end, staff recommends this be referred to the January 6, 2021, HPC meeting and January 13, 2021, PC meeting.





## MEMORANDUM

### **Attachments:**

- Attachment 1 – Major Adjustment Application
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Street View of proposed area for façade change
- Attachment 4 - Birds Eye View of Garfield Crossing
- Attachment 5 - Ordinance O2013-12 (Approved Exterior Appearance/Site Plan, approved May 23, 2013)

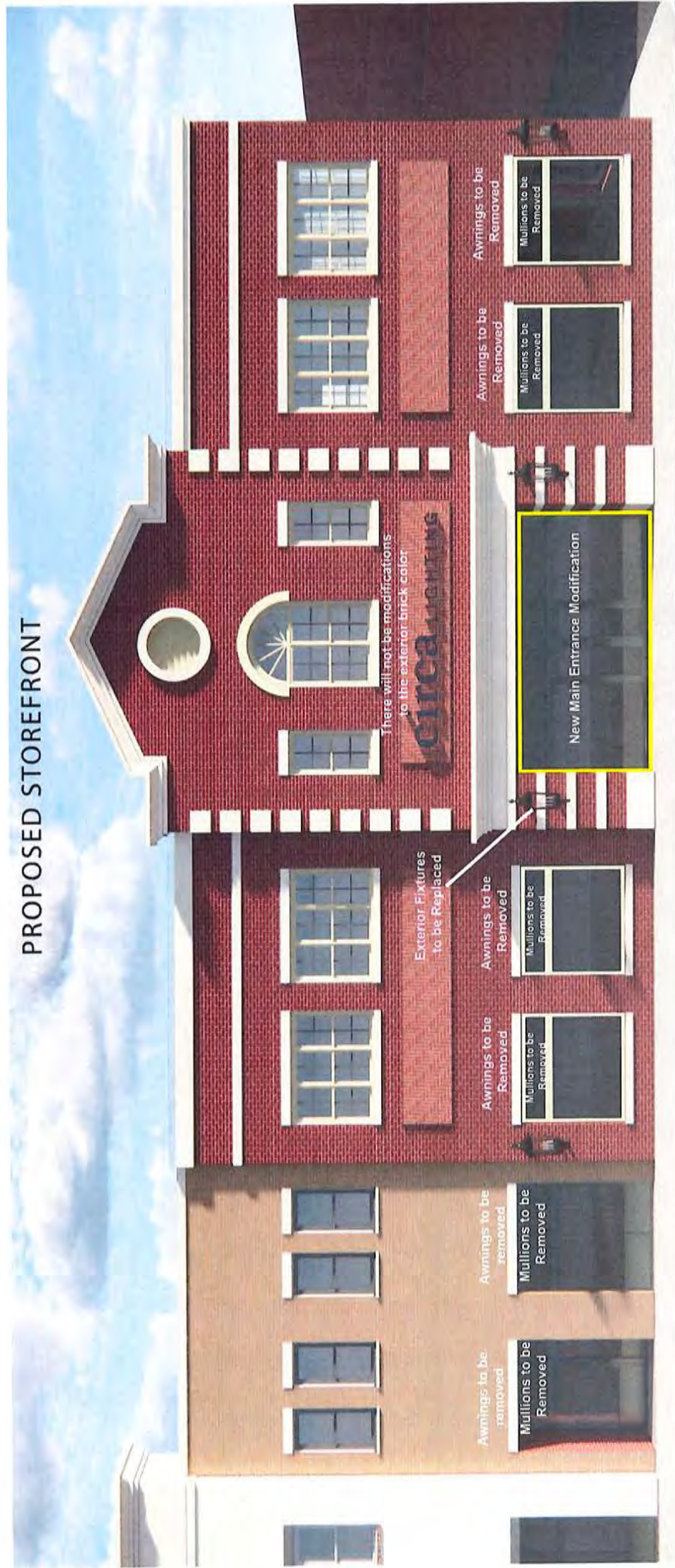


EXISTING STOREFRONT

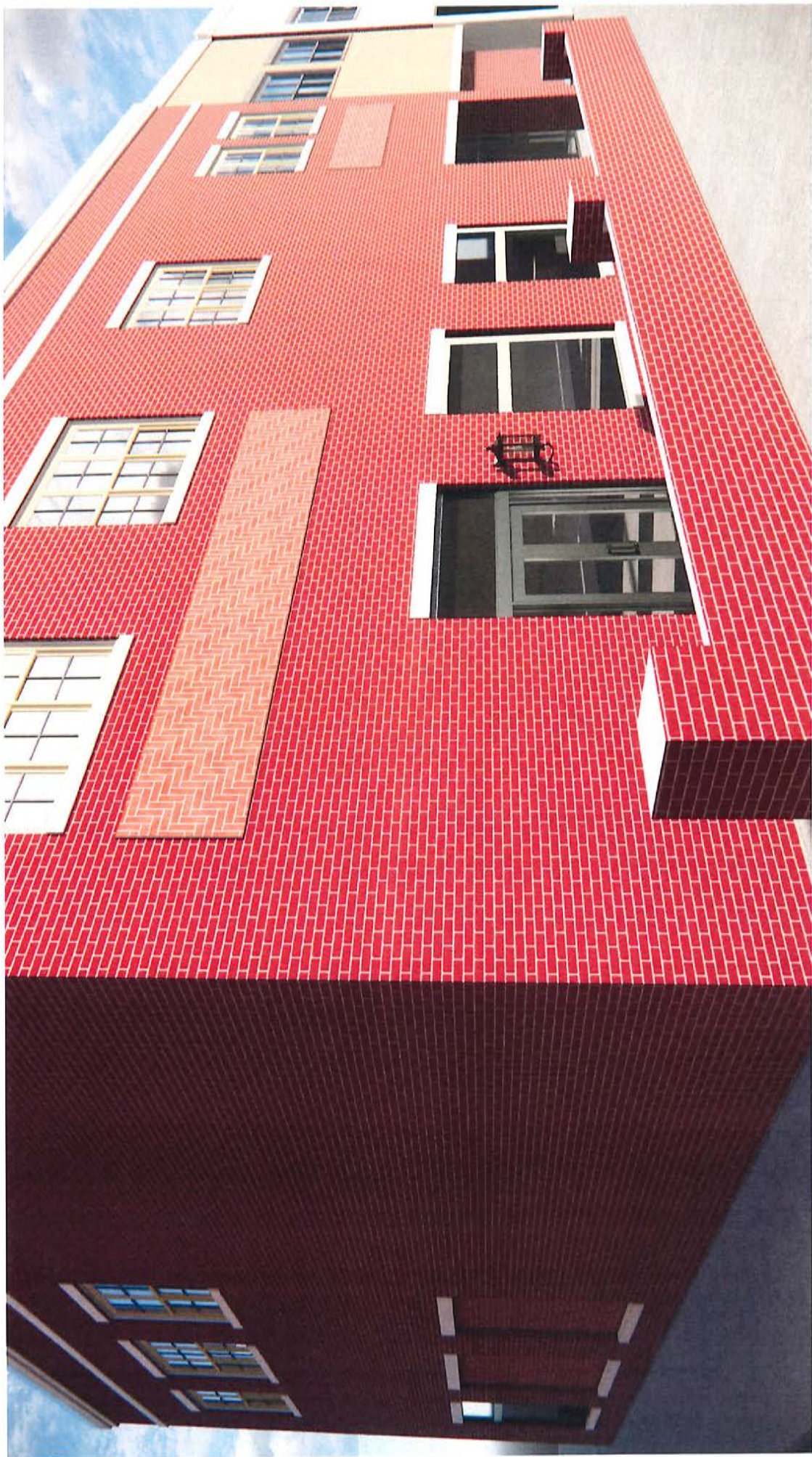




# PROPOSED STOREFRONT







Parking Entry

Circa Hinsdale

Hinsdale, IL 60521

26 E. First Street





**COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA**

**Address of proposed request:** 26 - 30 E 1st St. Hinsdale, IL 60521

**REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\*PLEASE NOTE\*\*\* If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

**Within 250 feet of a Single-Family Residential District: \$800**

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.  
N/A
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.  
See additional sheet.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.  
See additional sheet.



4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.  
N/A
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.  
N/A
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.  
N/A
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.  
See additional sheet.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.  
N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.  
N/A
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.  
N/A
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.  
N/A



12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

N/A

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

N/A

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

N/A

#### **REVIEW CRITERIA – Site Plan Review**

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.



1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

N/A

2. The proposed site plan interferes with easements and rights-of-way.

N/A

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

N/A

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

N/A

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

N/A

6. The screening of the site does not provide adequate shielding from or for nearby uses.

N/A

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

N/A

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

N/A

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

N/A



10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

N/A

11. The proposed site plan does not provide for required public uses designated on the Official Map.

N/A

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

N/A



**2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.**

The windows in 26 and 28 E 1st St. will have the muntins and vertical mullions removed to match the window design at 30 E 1st St. Framing color will stay the same as it currently is. The current front doors at 26 and 28 E 1st St. will be removed along with a small portion of brick that is currently in between the doors and replaced with a new glass double door and windows that will be framed in black. The current back door at 26 E 1st St. will be removed along with the window next to it and replaced with a double door and shadow windows to allow for loading in the rear of the building instead of the front of the building.

**3. *General Design.* The quality of the design in general and its relationship to the overall character of neighborhood.**

Same as question #2 above. In addition, the Verizon sign would move down to 34 E 1st St. and Circa Lighting would install their new signage above the main entrance consistent with other signage at this location. And the awnings above 26 - 30 E 2nd St. will be removed.

**7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.**

The current front doors at 26 and 28 E 1st St. will be removed along with a small portion of brick that is currently in between the doors and replaced with a new glass double door and windows that will be framed in black. The current back door at 26 E 1st St. will be removed along with the window next to it and replaced with a double door and shadow windows to allow for loading in the rear of the building instead of the front of the building.





**MAJOR ADJUSTMENT TO PLANNED  
DEVELOPMENT**  
**COMMUNITY DEVELOPMENT  
DEPARTMENT**

**\*Must be accompanied by completed Plan Commission Application**

**Address of proposed request:** 26 - 38 E 1st St. Hinsdale, IL 60521

**Proposed Planned Development request:**

**Amendment to Adopting Ordinance Number:**

**REVIEW CRITERIA:**

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, by ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

There are no changes to the structure or major design of the building.

The windows in 26 and 28 E 1st St. will have the muntins and vertical mullions removed to match the window design at 30 E 1st St. Framing color will stay the same as it currently is. The current front doors at 26 and 28 E 1st St. will be removed along with a small portion of brick that is currently in between the doors and replaced with a new glass double door and windows that will be framed in black. The current back door at 26 E 1st St. will be removed along with the window next to it and replaced with a double door and shadow windows to allow for loading in the rear of the building instead of the front of the building. In addition, the Verizon sign would move down to 34 E 1st St. and Circa Lighting would install their new signage above the main entrance consistent with other signage at this location. And the awnings above 26 - 30 E 2nd St. will be removed.

2. Explain the reason for the proposed major adjustment.

Re-tenanting 3 spaces that are currently vacant in the building.



**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:** Hinsdale LM Properties, LLC

**Owner's name (if different):** \_\_\_\_\_

**Property address:** 26 - 38 E 1st St. Hinsdale, IL 60521

**Property legal description:** [attach to this form]

**Present zoning classification:** B-2, Central Business District

**Square footage of property:** 32,974 sf

**Lot area per dwelling:** \_\_\_\_\_

**Lot dimensions:** 249.1 x 132

**Current use of property:** \_\_\_\_\_

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Same as current

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

**Brief description of request and proposal:**

Modify main entrance, one back door and 9 windows.

**Plans & Specifications:** [submit with this form]

**Provided:** **Required by Code:**

**Yards:**

**front:** \_\_\_\_\_  
**interior side(s)** \_\_\_\_\_ / \_\_\_\_\_



Provided:

Required by Code:

corner side \_\_\_\_\_

rear \_\_\_\_\_

**Setbacks (businesses and offices):**

front: \_\_\_\_\_

interior side(s) \_\_\_\_\_ / \_\_\_\_\_

corner side \_\_\_\_\_

rear \_\_\_\_\_

others: \_\_\_\_\_

Ogden Ave. Center: \_\_\_\_\_

York Rd. Center: \_\_\_\_\_

Forest Preserve: \_\_\_\_\_

**Building heights:**

principal building(s): \_\_\_\_\_

accessory building(s): \_\_\_\_\_

**Maximum Elevations:**

principal building(s): \_\_\_\_\_

accessory building(s): \_\_\_\_\_

Dwelling unit size(s): \_\_\_\_\_

Total building coverage: \_\_\_\_\_

Total lot coverage: \_\_\_\_\_

Floor area ratio: \_\_\_\_\_

Accessory building(s): \_\_\_\_\_

Spacing between buildings: [depict on attached plans]

principal building(s): \_\_\_\_\_

accessory building(s): \_\_\_\_\_

Number of off-street parking spaces required: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_

**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

MATT WILLETT

Applicant's printed name

Dated: DECEMBER 17, 2020.





**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Hinsdale LM Properties, LLC  
Address: 1401 S Brentwood Blvd. Suite 520  
City/Zip: St. Louis, MO 63144  
Phone/Fax: ( 314 ) 567-4852 / 314-567-4017  
E-Mail: mwillett@lenetterealty.com

**Owner**

Name: Hinsdale LM Properties, LLC  
Address: 1401 S Brentwood Blvd. Suite 520  
City/Zip: St. Louis, MO 63144  
Phone/Fax: ( 314 ) 567-4852 / 314-567-4017  
E-Mail: mwillett@lenetterealty.com

**Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: (    ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: (    ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**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)

- 1) N/A
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: 26 - 38 E 1st St. Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 130 - 016

Brief description of proposed project: Re-tenanting 3 spaces that are currently vacant in the building.

General description or characteristics of the site: Same as current.

Existing zoning and land use: B-2 commercial

Surrounding zoning and existing land uses:

North: B-2

South: 1B

East: O-1

West: B-2

Proposed zoning and land use: B-2 commercial

**Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:**

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

☐ Map and Text Amendments 11-601E  
Amendment Requested: \_\_\_\_\_

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: 26-38 E 1<sup>st</sup> ST. HINSDALE, IL 60521

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* 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: \_\_\_\_\_

\_\_\_\_\_



## CERTIFICATION

The Applicant certifies and 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. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
  2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
  3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
  4. Location, size, and arrangement of all outdoor signs and lighting.
  5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
  6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
  7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants 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 Applicants 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. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 17<sup>th</sup> day of DECEMBER, 2020, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

MATT WILLET  
Name of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 17<sup>th</sup> day of  
DECEMBER, 2020.

[Signature]  
Notary Public

4

**JERRY R BYNUM**  
Notary Public – Notary Seal  
State of Missouri, St. Louis County  
Commission # 12513560  
My Commission Expires Jan 27, 2021



# circa<sup>®</sup> LIGHTING

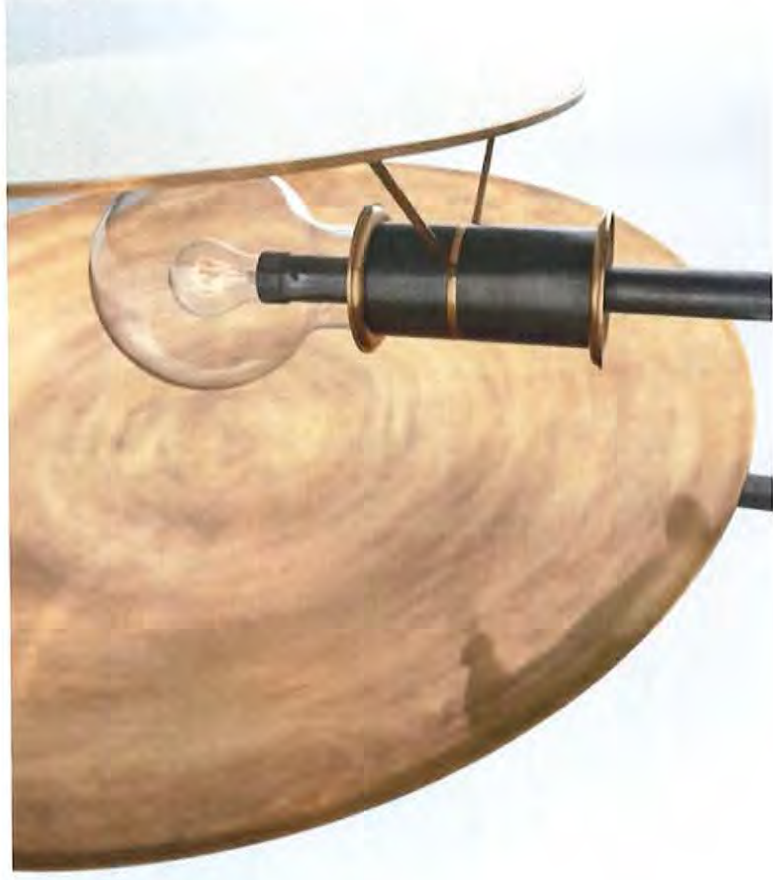
EXPERIENCE VISUAL COMFORT



Circa Lighting is the premier reseller of Visual Comfort, Tech Lighting, Generation Lighting and Monte Carlo Fans. Through our Family of Brands, we provide a broad assortment of decorative and architectural lighting for the luxury residential market, simplifying the design and selection process while ensuring an unparalleled customer experience.



# circa LIGHTING®



Founded in 1998 by Gale Singer

Acquired by AEA Investors in 2017 as the direct-to-market channel

- Circa Lighting
- Visual Comfort
- Tech Lighting
- Generation Lighting
- Monte Carlo Fans

Omnichannel retailer with well developed website  
21 existing showrooms with 5 in development  
Inside and outside sales team in showroom markets  
80% of showroom sales to Trade (Designers, Architects and Builders)



## LOCATION CRITERIA

Proximity to Design Centers, Designers,  
and/or Home Décor Showrooms

Street-facing display windows

Street-level accessibility for consumers

Parking accessibility

Ceilings 12' or greater

5,000 SF +/- depending on markets



VISUAL COMFORT

TECH LIGHTING

GENERATION LIGHTING

MONTE CARLO

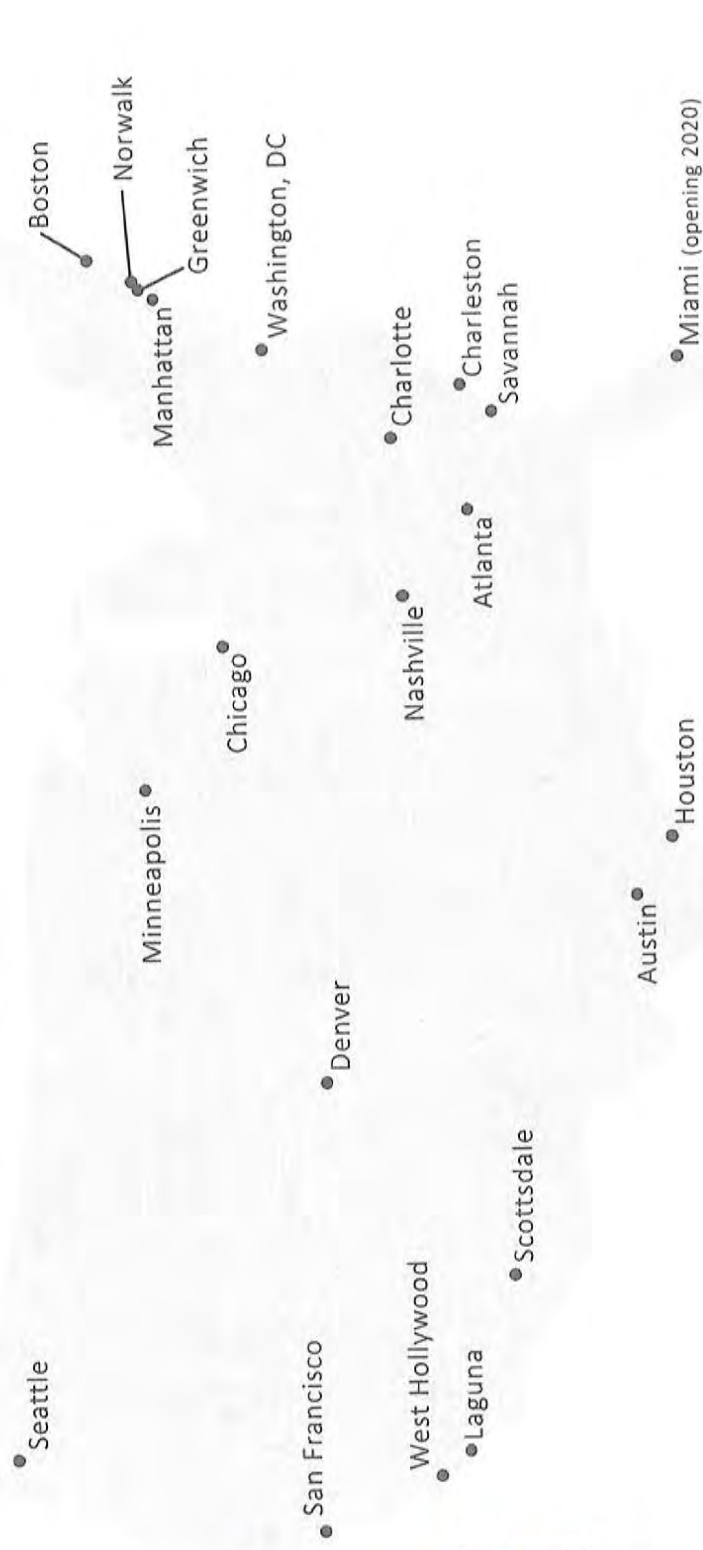
circa LIGHTING





# OUR SHOWROOMS

One of the best ways to experience our collection of lighting is to visit our beautifully designed showrooms.



VISUAL COMFORT



TECH LIGHTING

GENERATION LIGHTING

MONTE CARLO

circa LIGHTING



# OUR DESIGNERS



AERIN



BARBARA BARRY



PETER BRISTOL



CARRIER AND  
COMPANY



CHAPMAN &  
MYERS



CLODAGH



RUDOLPH COLBY



ERIC KOHLER



IAN K. FOWLER



BARRY GORALNICK



ALEXA HAMPTON



SUZANNE KASLER



KATE SPADE NEW YORK



RALPH LAUREN



SEAN LAVIN



JULIE NEILL



THOMAS O'BRIEN



J. RANDALL  
POWERS



JOHN ROSSELLI



LAUREN ROTTET



MICHAEL S. SMITH



CHRISTOPHER  
SPITZMILLER



KELLY WEARSTLER



NIERMANN WEEKS

Visual Comfort

TECH LIGHTING

GENERATION LIGHTING

MONTE CARLO

circa LIGHTING



## OUR SHOWROOMS



Customers can utilize our showroom as an extension of their workplace. Each of our showrooms is equipped with conference areas designed to facilitate meetings with designers, builders, architects, their clients and anyone involved in the project. The more, the merrier!

VISUAL COMFORT

TECH LIGHTING

GENERATION LIGHTING

MONTE CARLO

circa LIGHTING



# Norwalk



VISUAL COMFORT

TECH LIGHTING

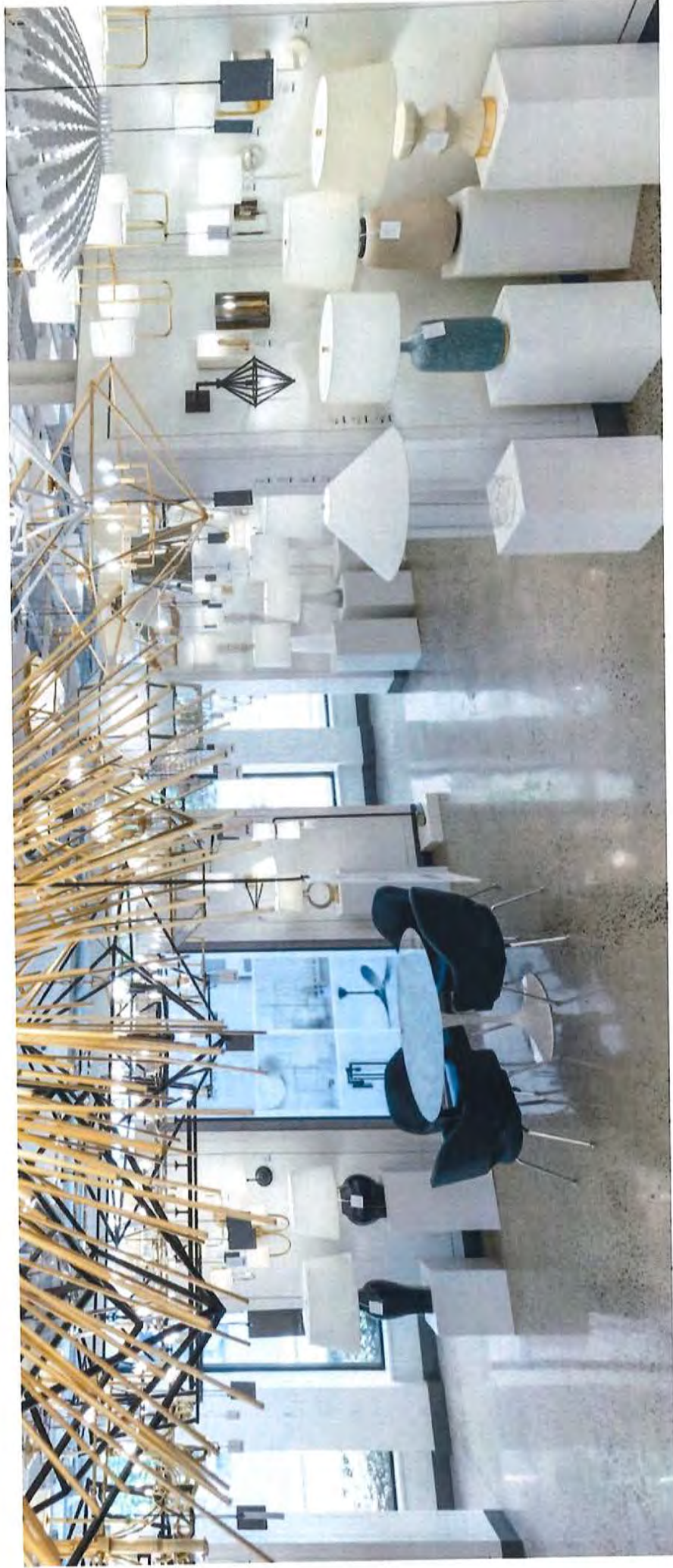
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# Norwalk



VISUAL COMFORT

TECH LIGHTING

GENERATION LIGHTING

MONTE CARLO

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# Norwalk



VISUAL COMFORT



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# Norwalk



Visual Comfort



TECH LIGHTING

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Denver

# circa LIGHTING



Visual Comfort



TECH LIGHTING

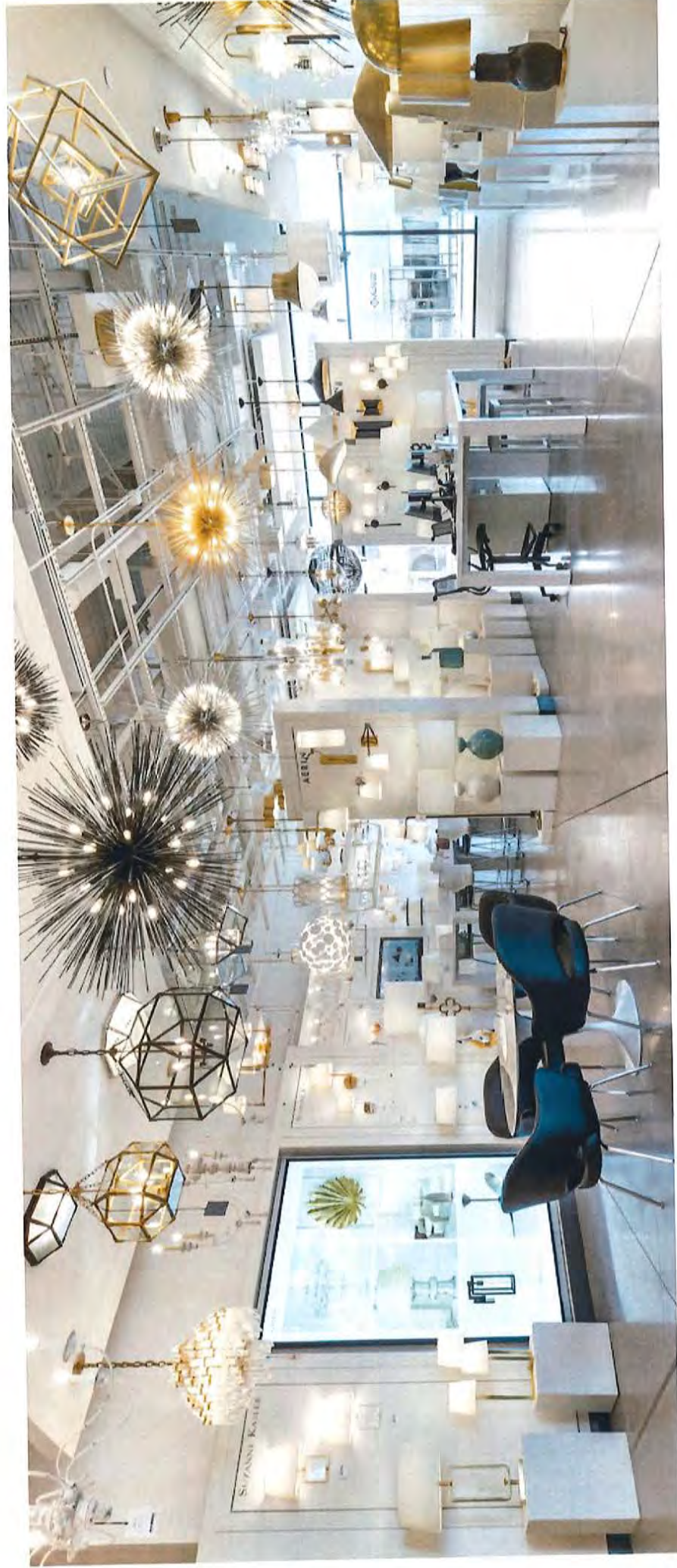
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# Denver



Visual Comfort



TECH LIGHTING

GENERATION LIGHTING

MONTE CARLO

circa LIGHTING



# Denver



VISUAL COMFORT



TECH LIGHTING

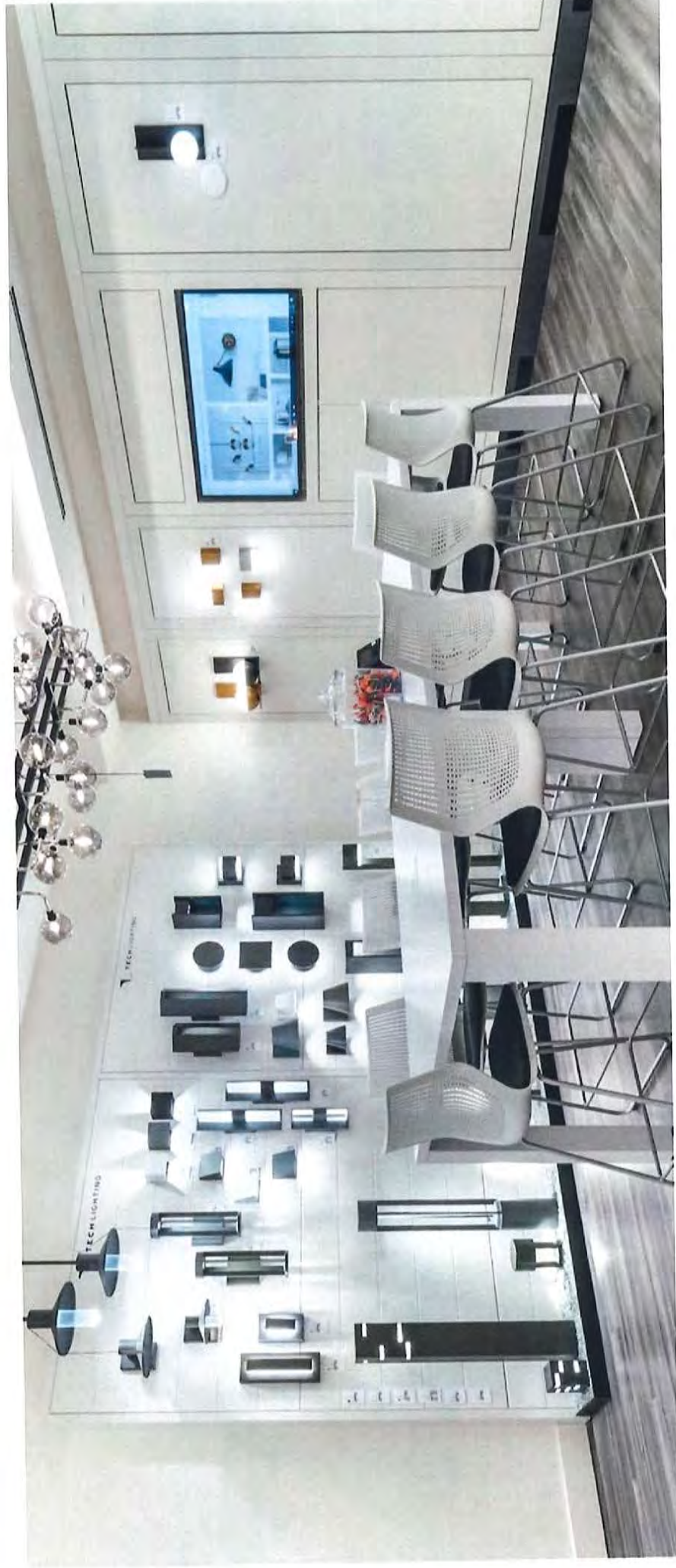
GENERATION LIGHTING

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circa LIGHTING



# Denver



Visual Comfort



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GENERATION LIGHTING

MONTE CARLO



CircaLighting.com - Ceiling

circa LIGHTING



## FOR MORE INFORMATION

AL BESSIN

chief operating officer

513 west jones street

savannah, ga 31401

c. 512.745.9070

[abessin@circaighting.com](mailto:abessin@circaighting.com)

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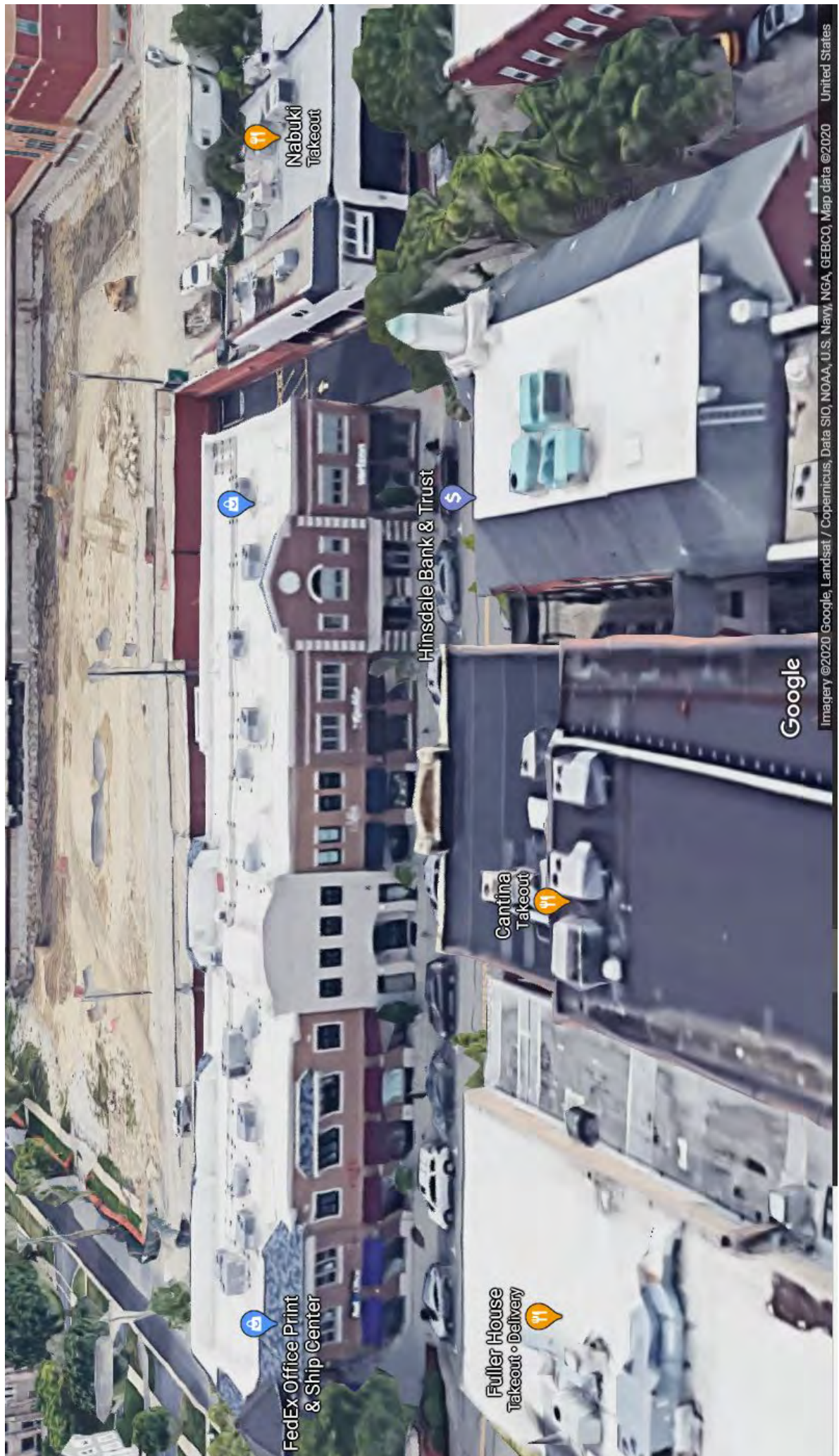


Attachment 3: Street View of Proposed Area for Façade Change





**Attachment 4: Birds Eye View of Garfield Crossing**





**VILLAGE OF HINSDALE**

**ORDINANCE NO. O2013-12**

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE  
PLANS FOR CONSTRUCTION OF A NEW TWO-STORY DEVELOPMENT AT 26-  
32 E. FIRST STREET – GARFIELD CROSSING**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review for construction of a two-story commercial development and related improvements at property located at 26-32 E. First Street, Hinsdale, Illinois (the "Subject Property"), from applicant Garfield Crossing, LLC (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's B-2 Central Business Zoning District and is currently improved with vacant commercial buildings and a surface parking lot. The Applicant proposes to improve the lot by removing the existing buildings and replacing them with a two-story commercial building with retail spaces on the first floor and a second floor containing either additional retail or office space (the "Commercial Building"), along with related parking and landscaping improvements; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at public meetings held on March 13 and April 10, 2013. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of five (5) in favor, zero (0) against, and four (4) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Commercial Building and related improvements. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Approval of Site Plan and Exterior Appearance Plan.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of



Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), relative to the Commercial Building and related improvements, subject to the conditions set forth in Section 4 of this Ordinance.

**SECTION 3: Related Approvals.** In addition to the approvals provided in Section 2 above, the Board of Trustees further approves the following related matters:

A. Pursuant to Section 5-110G(2) of the Hinsdale Zoning Code, an exception to allow a maximum height of thirty-six (36) feet on the Commercial Building, as indicated on the Approved Plans, in lieu of the thirty (30) foot maximum height allowed by the Zoning Code; and

B. Pursuant to Section 9-104D(5) of the Hinsdale Zoning Code, payment to the Village of a per space fee of two thousand five hundred dollars (\$2,500.00) in lieu of providing required parking spaces in excess of the forty-six (46) spaces provided by the Approved Plans. In so approving the foregoing per space fee in lieu of required spaces, the Board finds that the applicant has satisfied all of the standards set forth in Section 9-104D(5) of the Hinsdale Zoning Code. The total amount of the parking deficiency and resulting fee-in-lieu will be finally calculated once tenant usage has been determined.

**SECTION 4: Conditions on Approvals.** The approvals granted in Sections 2 and 3 of this Ordinance are expressly subject to all of the following conditions:

A. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.

B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

C. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

**SECTION 5: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation



of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 6: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 7: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.



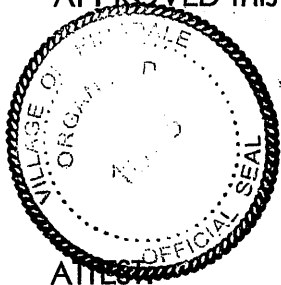
PASSED this 23rd day of May 2013.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: None

APPROVED this 23rd day of May 2013.



Thomas K. Cauley, Jr.  
Thomas K. Cauley, Jr., Village President

Christine M. Bruton  
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE  
CONDITIONS OF THIS ORDINANCE:

By: C. P. Nuccione

Its: Member

Date: May 17, 2013



**EXHIBIT A**

**FINDINGS OF FACT  
(ATTACHED)**



## **HINSDALE PLAN COMMISSION**

**RE: 26-32 First Street – Garfield Crossing – Exterior Appearance and Site Plan Review for a new two-story development consisting of first floor retail and retail/office on the second floor.**

**DATE OF PLAN COMMISSION REVIEW: March 13 and April 10, 2013**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 22, 2013**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, Garfield Crossing LLC., submitted an application for Exterior Appearance and Site Plan Review to construct a new two-story retail/office development at 26-32 E. First Street.
2. The property is located within the B-2 Central Business District and is currently improved with commercial buildings and a surface parking lot.
3. The Plan Commission heard a presentation from the applicant regarding the proposed request at the Plan Commission meeting of March 13 and April 10, 2013.
4. The Commission discussed the ongoing conversations between the Village and the applicant relative to connecting the existing alley immediately west of the applicant's property and echoed the opinion of the EPS, that those discussions should be separate and have no bearing on this proposals progress. Certain Commissioners expressed a desire to see the Village pursue a letter of understanding with the applicant regarding the potential of an easement for an alley.
5. Certain Commissioners expressed concerns regarding the location of the loading space, turn-around capabilities in the parking lot and the general lack of on-site parking, however most of the Commission agreed that the proposal provided several improvements to what currently existed in the downtown relative to these specific issues.
6. The Commission expressed general concerns regarding the site's proximity to the middle school and requested that the applicant secure a written position from District 181 as well as provide some form of security measure to slow traffic while exiting the site, such as a speed bump.
7. Certain Commissioners also expressed interest in seeing delivery times regulated, however the Commission generally agreed that doing this could negatively affect business and would be extremely difficult to control.



8. The Commission was generally satisfied with the landscape plan however requested that the applicant consider adding additional benches and planters throughout the site, preferably matching those already existing in the downtown.
9. While certain Commissioners encouraged the applicant to bury all electrical services, both existing and proposed on the site, most Commissioners agreed that the cost of doing this would be overly burdensome and should not be the responsibility of this applicant alone and as such would not support making it a condition of approval, however the applicant confirmed they would bury their utilities serving their property.
10. The Commission unanimously agreed that they were opposed to any signage above the second story windows and would prefer to see the applicant consider an alternative solution for signage for any second floor tenant.
11. The Plan Commission was very complimentary of the site plan, revised elevations and the proposal as a whole.
12. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13 and April 10, 2013 Plan Commission meeting.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of five (5) "Ayes," 0 "Nay," and four (4) "Absent", recommends that the President and Board of Trustees approve the Application for site plan and exterior appearance to allow the construction of a new two-story retail/office development at 26-32 E. First Street – Garfield Crossing, which by virtue of the approved site plans and elevations, would include a de facto recommendation for the following exceptions:

- An exception for height to allow a height of 36'-0", in lieu of the required 30'-0", which is permitted pursuant to Section 5-110G(2) provided the Plan Commission find that the feature exhibits architectural merit. While the information provided identifies almost all of the structure meeting the 30'-0" building height requirement as defined by the zoning code, your request to allow the turret to extend beyond the 30'-0" height would necessitate this exception.
- An exception from 9-104 for a deficiency in parking. Pursuant to Section 9-104D(5) the applicant may pay to the Village, a per space fee of two thousand five hundred dollars (\$2,500.00) in lieu of providing these spaces, if the applicant satisfies the standards set forth in said section, to the satisfaction of the Board of Trustees.

THE HINSDALE PLAN COMMISSION



By: NH Byrne  
Chairman

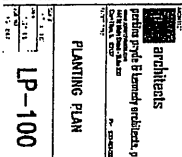
Dated this 10<sup>th</sup> day of May, 2013.



**EXHIBIT B**

**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN  
(ATTACHED)**











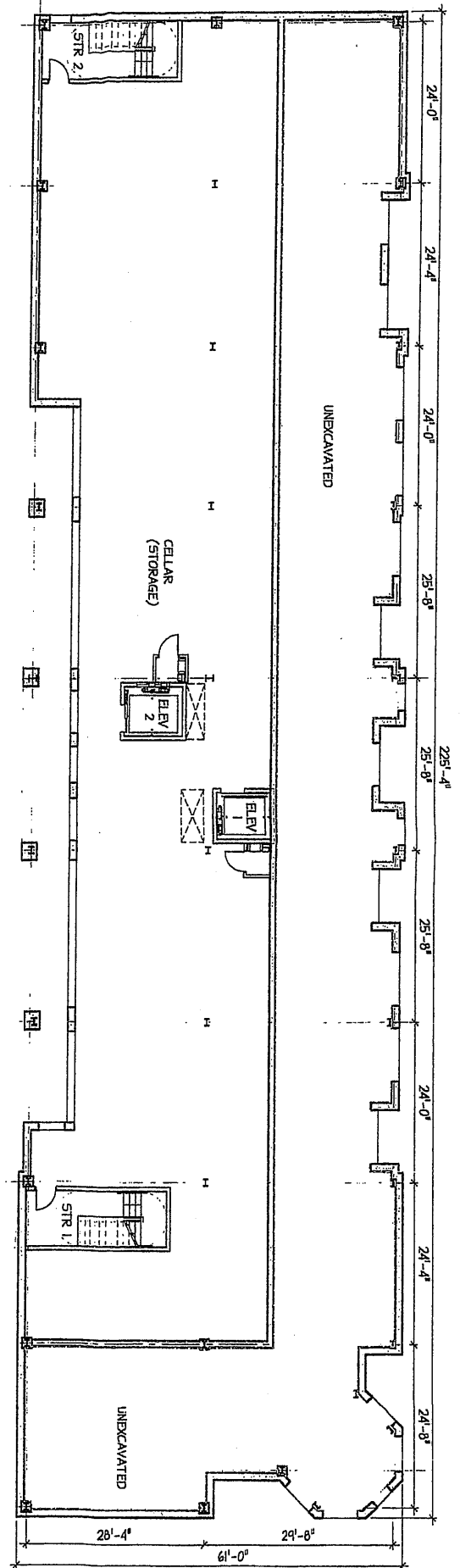
Architectural floor plan of the 1st floor of a building. The plan shows a large rectangular layout with various rooms and corridors. Key areas include:

- Tenant 100F: 1,985 S.F.
- Tenant 100E: 2,084 S.F.
- Tenant 100D: 1,421 S.F.
- Lobby
- Vestibule
- Elev. 1, Elev. 2
- Corr.
- Ramp DN
- Ramp UP
- Future Tenant 200G: 9,746 S.F.
- Multi-Tenant Corridor
- Line of Exterior Wall Below
- Line of Exterior Wall Above

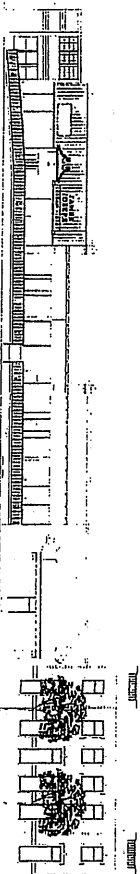
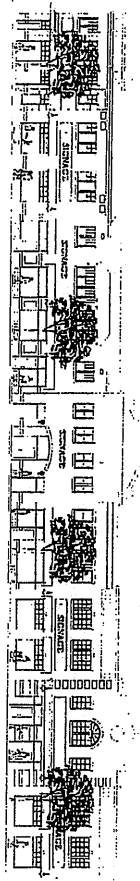
The overall dimensions are 24'-0" by 225'-4". A north arrow is located near the center of the plan.

2ND FLR PLAN  
1/16" = 1'-0"



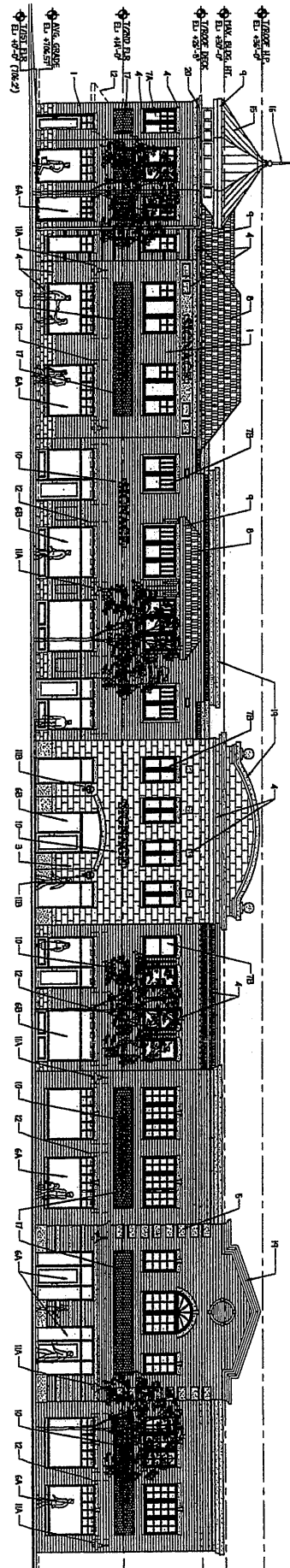


LOWER LEVEL PLAN  
1/16" = 1'-0"



STREETSCAPE  
N.T.S.



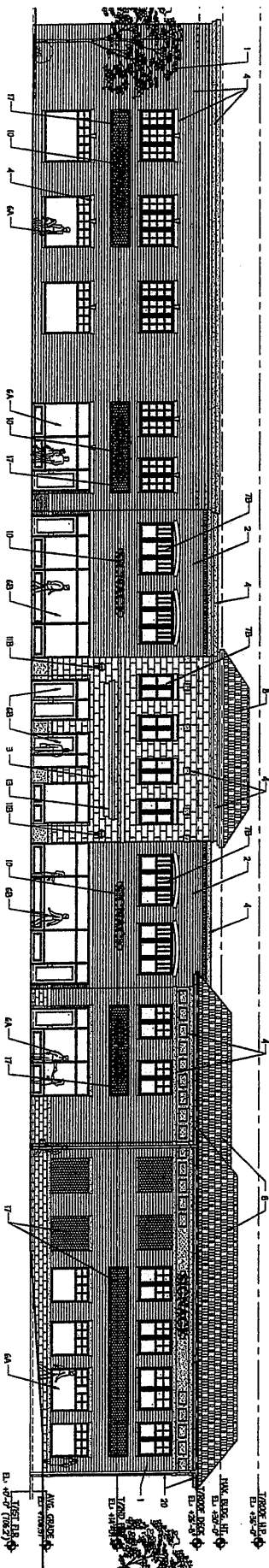


**MATERIAL LEGEND**

1.	FACE BRICK - W	7A.	ALUM. CLAD WINDOWS - COLOR A	13.	CANOPY - PRE-FIN. ALUM. FINISH
2.	FACE BRICK - Y	7B.	ALUM. CLAD WINDOWS - COLOR B	14.	TRIM - FIN. FENCE
3.	CAST STONE FINISH	8.	SHINGLED SLATE ROOF	15.	TRIM - FIN. FENCE
4.	CAST STONE FINISH / CORNER	9.	SHINGLED SLATE ROOF	16.	TRIM - FIN. FENCE
5.	RE. STONE FINISH	10.	SHINGLED SLATE ROOF	17.	TRIM - FIN. FENCE
6A.	ALUM. STORMSHUTTER - COLOR A	11A.	DECORATIVE LIGHT FINISH - TYPE A	18.	TRIM - FIN. FENCE
6B.	ALUM. STORMSHUTTER - COLOR B	11B.	DECORATIVE LIGHT FINISH - TYPE B	19.	TRIM - FIN. FENCE
		12.	FABRIC FINISH	20.	PRE-FINISHED ALUMINUM GUTTERS / DOWNSPUTS

NORTH ELEVATION

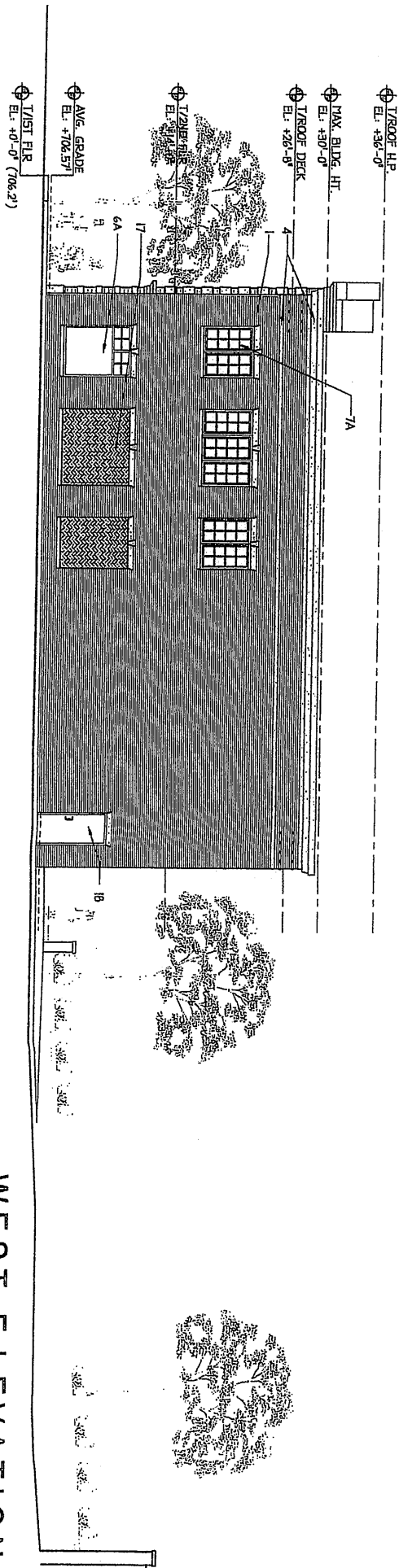
1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

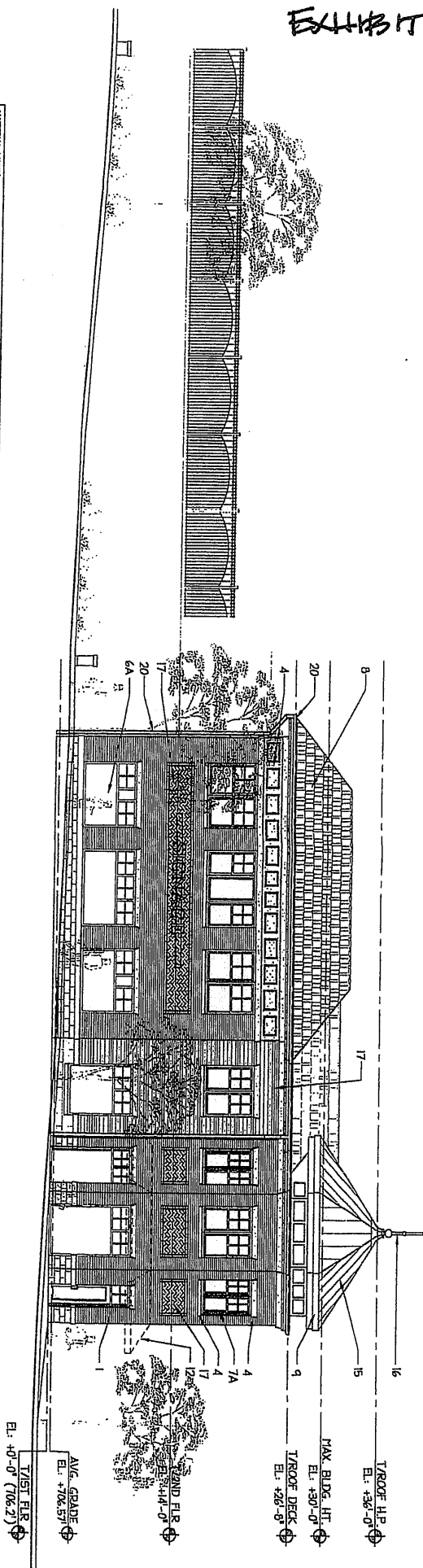




WEST ELEVATION

3/27' = 1'-0"

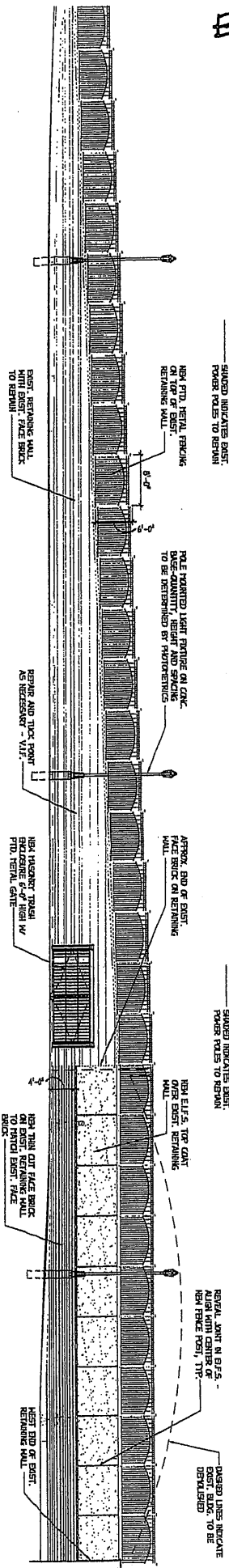
MATERIAL LEGEND	
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2. CAST STONE FILING	7B. ALUM. CLAD WINDOW- COLOR B
3. CAST STONE FILING / ORNAMENT	8. PRE-FIN. ALUM. FASCIA
4. PRE-FIN. ALUM. FASCIA	9. PRE-FIN. ALUM. FASCIA
5. RE. STONE FILING	10. PRE-FIN. ALUM. FASCIA
6A. ALUM. STONEFRONT- COLOR A	11. PRE-FIN. ALUM. FASCIA
6B. ALUM. STONEFRONT- COLOR B	12. PRE-FIN. ALUM. FASCIA
7. ALUM. CLAD WINDOW- COLOR A	13. PRE-FIN. ALUM. FASCIA
7A. ALUM. CLAD WINDOW- COLOR A	14. PRE-FIN. ALUM. FASCIA
7B. ALUM. CLAD WINDOW- COLOR B	15. PRE-FIN. ALUM. FASCIA
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63. PRE-FIN. ALUM. FASCIA	71. PRE-FIN. ALUM. FASCIA
64. PRE-FIN. ALUM. FASCIA	72. PRE-FIN. ALUM. FASCIA
65. PRE-FIN. ALUM. FASCIA	73. PRE-FIN. ALUM. FASCIA
66. PRE-FIN. ALUM. FASCIA	74. PRE-FIN. ALUM. FASCIA
67. PRE-FIN. ALUM. FASCIA	75. PRE-FIN. ALUM. FASCIA
68. PRE-FIN. ALUM. FASCIA	76. PRE-FIN. ALUM. FASCIA
69. PRE-FIN. ALUM. FASCIA	77. PRE-FIN. ALUM. FASCIA
70. PRE-FIN. ALUM. FASCIA	78. PRE-FIN. ALUM. FASCIA
71. PRE-FIN. ALUM. FASCIA	79. PRE-FIN. ALUM. FASCIA
72. PRE-FIN. ALUM. FASCIA	80. PRE-FIN. ALUM. FASCIA
73. PRE-FIN. ALUM. FASCIA	81. PRE-FIN. ALUM. FASCIA
74. PRE-FIN. ALUM. FASCIA	82. PRE-FIN. ALUM. FASCIA
75. PRE-FIN. ALUM. FASCIA	83. PRE-FIN. ALUM. FASCIA
76. PRE-FIN. ALUM. FASCIA	84. PRE-FIN. ALUM. FASCIA
77. PRE-FIN. ALUM. FASCIA	85. PRE-FIN. ALUM. FASCIA
78. PRE-FIN. ALUM. FASCIA	86. PRE-FIN. ALUM. FASCIA
79. PRE-FIN. ALUM. FASCIA	87. PRE-FIN. ALUM. FASCIA
80. PRE-FIN. ALUM. FASCIA	88. PRE-FIN. ALUM. FASCIA
81. PRE-FIN. ALUM. FASCIA	89. PRE-FIN. ALUM. FASCIA
82. PRE-FIN. ALUM. FASCIA	90. PRE-FIN. ALUM. FASCIA
83. PRE-FIN. ALUM. FASCIA	91. PRE-FIN. ALUM. FASCIA
84. PRE-FIN. ALUM. FASCIA	92. PRE-FIN. ALUM. FASCIA
85. PRE-FIN. ALUM. FASCIA	93. PRE-FIN. ALUM. FASCIA
86. PRE-FIN. ALUM. FASCIA	94. PRE-FIN. ALUM. FASCIA
87. PRE-FIN. ALUM. FASCIA	95. PRE-FIN. ALUM. FASCIA
88. PRE-FIN. ALUM. FASCIA	96. PRE-FIN. ALUM. FASCIA
89. PRE-FIN. ALUM. FASCIA	97. PRE-FIN. ALUM. FASCIA
90. PRE-FIN. ALUM. FASCIA	98. PRE-FIN. ALUM. FASCIA
91. PRE-FIN. ALUM. FASCIA	99. PRE-FIN. ALUM. FASCIA
92. PRE-FIN. ALUM. FASCIA	100. PRE-FIN. ALUM. FASCIA



EAST ELEVATION

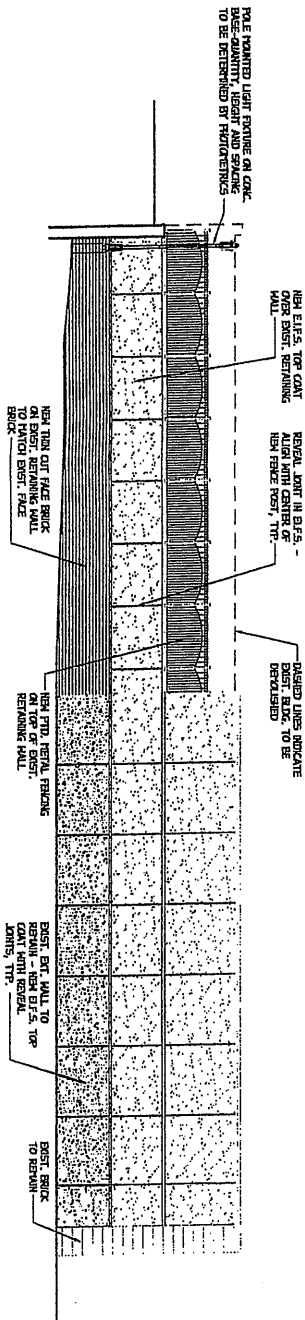
3/27' = 1'-0"





RETAINING WALL SOUTH ELEVATION

1/8" = 1'-0"



RETAINING WALL WEST ELEVATION

1/8" = 1'-0"