



## MEETING AGENDA

### MEETING AGENDA HISTORIC PRESERVATION COMMISSION

Memorial Hall – Memorial Building  
19 East Chicago Avenue, Hinsdale, Illinois 60521  
Wednesday, July 7, 2021  
6:30 p.m.

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES – May 5, 2021 Historic Preservation Meeting

#### 4. SIGN PERMIT REVIEW

- a) Case A-06-2021 – 34 E. Hinsdale Avenue – Bake Homemade Pizza – Installation of One (1) Wall Sign
- b) Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board
- c) Case A-13- 2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign
- d) Case A-14-2021 – 110 S. Washington Street – County Line Home Design Center – Installation of One (1) Wall Sign

#### 5. PUBLIC COMMENT

#### 6. NEW BUSINESS

#### 7. OLD BUSINESS

- a) Signage in the Downtown and Robbins Park
- b) Amendments to Title 14 – Status Update

#### 8. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe

and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

Approved

**MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
19 E. Chicago Avenue, Hinsdale, IL  
[Meeting Conducted Electronically]  
May 5, 2021  
6:30 P.M.**

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**Call to Order & Roll Call**

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

Roll call was taken and a quorum was present at the meeting.

**Present:** Chairman John Bohnen, Commissioner Sarah Barclay, Commissioner Alexis Braden, Commissioner Bill Haarlow, Commissioner Jim Prisby, Commissioner Shannon Weinberger

**Absent:** Commissioner Frank Gonzalez

**Also Present:** Robb McGinnis, Director of Community Development; Bethany Salmon, Village Planner; Kathy Bono, Court Reporter

**Approval of the Minutes – February 3, 2021**

Chairman Bohnen introduced the minutes from the February 3, 2021, meeting and asked for comments. A motion was made by Commissioner Weinberger, seconded by Commissioner Haarlow, to approve the February 3, 2021 draft minutes as submitted. The motion carried by a roll call vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

**Public Hearing – Certificate of Appropriateness**

- a) Case HPC-01-2021 – 13 S. Elm Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District and to Construct a New Single-Family Home**

**Please refer to Attachment 1, for the transcript for Public Meeting Case HPC-01-2021.**

Mike Conneely, the owner and builder, was present at the meeting to answer questions from the Commission. At the meeting, the Commission discussed that the proposed single-family home was not compatible with the existing houses on the block. The Commission did not oppose the demolition and noted that the split-level home was not architecturally significant.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to approve a Certificate of Appropriateness to demolish the house located at 13 S. Elm Street. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to deny a Certificate of Appropriateness to construct a new single-family home located at 13 S. Elm Street. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

#### **Public Meeting – Certificate of Appropriateness**

**a) Case HPC-02-2021 – 419 S. Oak Street – Application for a Certificate of Appropriateness to Allow for Changes to the Elevations of a New Single-Family Home in the Robbins Park Historic District**

Julie Laux, from J Jordan Homes, on behalf of the homeowner, requested that the case be moved up on the agenda. Ms. Laux provided an overview of the requested changes, which included the addition of a new third floor dormer and leaving the brick natural rather than limewashing it. The plans also include changes to the windows on the north side of the building.

Commissioner Prisby commented that the changes to the building are a positive change and referenced changes to another house on Park Street that were similar to these changes. Commissioner Prisby noted that some of the details such as the chimney caps were standard and encourage removing cookie cutter features. Julie Laux noted the changes reflect the wishes of the homeowner and details like the chimney caps are not known at this time.

Commissioner Prisby noted that the Historic Preservation Commission does not have authority on changes to the building elevations and therefore cannot hold up their project.

Commissioner Haarlow noted that the changes to the windows on the north elevation are an improvement to the previously reviewed elevations.

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to approve a Certificate of Appropriateness to allow for changes to a new single-family home located at 419 S. Oak Street. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez



**b) Case HPC-03-2021 – 448 E. 6<sup>th</sup> Street – Application for a Certificate of Appropriateness to Allow for Changes to the Elevations of a New Single-Family Home in the Robbins Park Historic District**

Mike Ryan, the owner and builder for the single-family home, provided an overview of the changes to the building. Mr. Ryan stated that there are several site plan changes, such as the driveway entrance location and window wells. There was a discussion on other minor changes, such as the removal of the parapet walls due to concerns over ice damming as well as changes to the dormer design and roofing material, windows, and building materials.

Commissioner Haarlow stated that the proposed changes to the dormers to be more similar in style provides a traditional look that is appropriate.

Commissioner Prisby noted that the original garage doors provided additional details and character to the home that has now been lost. Commissioner Braden also noted that the chevron pattern originally used on the garage doors were a nod to other Zook homes and was considered a loss in detail to the proposed home.

There was a discussion over the change to the design of the windows located within the arched front porch entry. Several commissioners noted that the addition of the brick column and changes to the front window created asymmetry. Mr. Ryan noted that they changed the window due to aesthetics and wanted to mirror the same size window used in the study on the house. Mr. Ryan stated he was open to removing the brick column that divides the window to help with the appearance of the front elevation. The Commissioners were in support of that change.

A motion was made by Commissioner Prisby, seconded by Commissioner Haarlow, to approve a Certificate of Appropriateness to allow for changes to a new single-family home located at 448 E. 6<sup>th</sup> Street. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

**Sign Permit Review**

**a) Case A-03-2021 – 29 E. 1<sup>st</sup> Street – Egg Harbor Cafe – Installation of One (1) Wall Sign**

John Streetz, representing the sign contractor Doyle Signs, provided a brief overview of the proposed signage plans for Egg Harbor Café. There was a discussion on the burgundy color and font used as part of the company branding, the existing lighting and illumination of the sign, and size of the lettering.

Several of the Commissioners expressed concern that the lettering appeared taller than the previous letters used for Harry and Eddie's and, as a result, the proposed sign appeared squeezed and lacked appropriate spacing around the text. The Commission recommend that the proposed font size be reduced. It was also noted that the sign will be illuminated by the existing light fixtures. No public comment regarding this request was made at the meeting.

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to recommend approval of the sign permit request for Case A-03-2021 for Egg Harbor Café located at 29 E. 1<sup>st</sup> Street, subject to the condition that the letters be made slightly smaller to increase spacing around the text. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

**b) Case A-06-2021 – 34 E. Hinsdale Avenue – Bake Homemade Pizza – Installation of One (1) Wall Sign**

The applicant was not present at the meeting. Several of the Commissioners expressed concern that the applicant was not present and concern about the design, scale, and location of the sign.

Commissioner Prisby stated the proposed sign conflicts with the building's architecture due to its location in the brick area above the storefront window, which was never intended for signage and spacing near the centered brick rosette feature. The sign needs to match the scale of the building and fit with the architecture.

Several Commissioners also expressed concern regarding the proposed tagline, noting that the proposed sign appeared busy.

Commissioners Barclay and Weinberger also noted that the brick area is one of the charming features of the building and this sign did not fit well within the area.

The Commissioners discussed alternative options for signage, including permanent window signage, a sign in front of the window similar to that used at the nearby Starbucks, or a sign incorporated into a canopy/awning. No public comment was made at the meeting.

The Historic Preservation Commission recommended tabling the vote for the sign permit request for Case A-06-2021 for Bake Homemade Pizza located at 34 E. Hinsdale Avenue to the next meeting scheduled for July 7, 2021 by a vote of 6-0 where the applicant will be present to discuss the signage plans.

**c) Case A-07-2021 – 10 E. 1<sup>st</sup> Street – Expression Gallery of Final Art – Installation of One (1) Wall Sign**

The applicant from Concord Signs provided an overview of the proposed sign and answered questions from the Commissioners. The applicant noted that the business is relocating from another location in town and is proposing a new sign with a black metal background and gold vinyl text.

Commissioner Braden asked about how the vinyl lettering held up against the elements. The applicant noted that vinyl lettering holds up well to weathering, even though there may be discoloration over long periods of time due to the sun.

Commissioner Prisby asked if the facade background behind the sign was previously painted white and if any painting is proposed. The applicant stated that they are not proposing to repaint the

façade. Overall, the Commissioners were in support of the sign. No public comment was made at the meeting.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to recommend approval of the sign permit request for Case A-07-2021 for Expression Gallery of Fine Art located at 10 E. 1<sup>st</sup> Street. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

**d) Case A-09-2021 – 48 S. Washington Street Unit 2 – Meredith Jay – Installation of One (1) Wall Sign**

Cullen Fuller provided an overview of the proposed signage. The new letters will match the signage for the adjacent tenant in building, My Sister Kate, in terms of height and width of letters. Chairman Bohnen asked if the letters will be applied directly to the fascia of the building. Mr. Fuller confirmed they would be pin mounted directly to the fascia in the black area above the storefront windows.

Commissioner Prisby asked if the black area was to be repainted. Mr. Fuller confirmed they will paint the existing trim black/charcoal, which is the same color there now.

Overall, the Commissioners expressed support for the sign in terms of the font, size, color, and scale with the building. No public comment was made at the meeting.

A motion was made by Commissioner Braden, seconded by Commissioner Weinberger, to recommend approval of the sign permit request for Case A-09-2021 for Meredith Jay located at 48 S. Washington Street Unit 2. The motion carried by a vote of 6-0 as follows:

**Ayes:** Commissioners Barclay, Braden, Haarlow, Prisby, Weinberger, and Chairman Bohnen  
**Nays:** None  
**Abstain:** None  
**Absent:** Commissioner Frank Gonzalez

**Public Comment**

Chairman Bohnen asked for any public comments. There was no public comment pertaining to non-agenda items.

**New Business - Discussion Items**

**a) Joint Committee of the Whole & Historic Preservation Commission to Discuss Title 14 Amendments**

Bethany Salmon provided an overview of the meeting held at Committee of the Whole & Historic Preservation Commission on May 4, 2021. The intent of the meeting was to provide an overview for the Board of Trustees on the existing historic preservation regulations and processes to set the stage for future discussions on amendments to Title 14. The next anticipated meetings are to be

held before the regularly scheduled Board meetings. Ms. Salmon will send the anticipated dates of the meetings once we hear back from the Board on the tentative schedule.

At the meeting, there was a short discussion on if areas should be resurveyed or to update information, which could potentially be led by the Historic Preservation Commission or volunteers.

Commissioner Haarlow commented that he attended the meeting and it wasn't clear if they were supposed to participate or observe. Ms. Salmon clarified that the meeting yesterday was intended to provide an overview of where we are at and ask broad questions for the Board to consider. Future meetings are intended to more interactive and discussion based.

Commissioner Haarlow also stated that the last meeting minutes from February stated that it was intended for a referral be made to the Plan Commission in the next 30-60 days, but that this has not happened yet. It is hoped that we are not going back to square one and there was already a lot of previous effort put in by the Historic Preservation Commission with the Village hired consultant, Michael D'Onofrio.

Commissioner Haarlow stated that there does not seem to be a need for a new survey in terms of a cost and time perspective. The historic district already exists and we should be focusing on incentives as part of amendments to Title 14.

Commissioner Bohnen and Commissioner Braden commented that any resurveying efforts could be completed by volunteers or members of the Commission. Commissioner Prisby also has stated concerns with resurveying the historic district.

Commissioner Braden also commented that there should be additional focus on demolition by neglect and demolition delays put in place, as well as how the Village as a non-home rule community can legally put efforts such as these in place. Commissioner Braden agreed with Commissioner Haarlow that they are concerned that we are going back to the beginning.

There was a discussion on the next steps and the text amendment review process.

Chairman Bohnen suggested that the Historic Preservation Commission should specifically identify which homes should be protected so that we can pair down the number of sites. This would also save the Village money.

The Commissioners noted that presentation was well-done and could be used in the future to educate future Commissioners and the public. Commissioner Weinberger also commented that we may want to make sure that the work that Mike D'Onofrio did with the Historic Preservation Commission should be focused on and shared in future meetings.

There was also a discussion on contacting the Village attorney on if there will be any Open Meetings Act issues with Commissioners conducting surveys and not creating any violations of the Act.

**b) Meeting Schedule**

The regular meeting for the Historic is cancelled in June due to summer holiday schedules. The next regularly scheduled meeting is set for July 7, 2021.

**c) Robbins Park Signage**

Commissioner Haarlow commented that the last meeting minutes stated that Robb McGinnis would look into how soon funds would be made available for the HPC to move forward with the purchase of the Robbins Park Street Sign Toppers and that \$10,000 was available in this year's budget. Robb McGinnis stated that the Village is waiting to hear back on spending in regard to revenues and anything discretionary was put on hold until we hear back about the numbers.

**Adjournment**

A motion was made by Commissioner Weinberger, seconded by Commissioner Braden, to adjourn the meeting. The meeting was adjourned at 8:28 p.m. after a unanimous voice vote of 6-0.

Respectfully Submitted,  
Bethany Salmon, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 )  
 HPC-01-2021, )  
 13 South Elm Street. )

REPORT OF PROCEEDINGS had and testimony  
 taken via Zoom at the Public Hearing of the  
 above-entitled matter before the Hinsdale  
 Historic Preservation Commission, on the 5th day  
 of May, 2021, at 6:00 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT VIA ZOOM:</p> <p>2 MR. ROBB MCGINNIS,</p> <p>3 MS. BETHANY SALMON, Village Planner;</p> <p>4 MR. MIKE CONNEELY, Petitioner.</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: Tonight is the Public</p> <p>7 Hearing for certificate of appropriateness on</p> <p>8 Case HPC-01-2021, 13 South Elm Street.</p> <p>9 Anybody that is going to be</p> <p>10 speaking at this Public Hearing, please be sworn</p> <p>11 in.</p> <p>12 (WHEREUPON, Mr. Mike Conneely</p> <p>13 was administered the oath</p> <p>14 via Zoom.)</p> <p>15 All right. Who would like to start</p> <p>16 the discussion on this proposed building for 13</p> <p>17 South Elm Street? This will be a demolition of</p> <p>18 an existing house and an application for a</p> <p>19 certificate of appropriateness to build a</p> <p>20 single-family home.</p> <p>21 Who would like to start this,</p> <p>22 please?</p>	<p style="text-align: right;">4</p> <p>1 CHAIRMAN BOHNEN: Well, Frank's not</p> <p>2 here and you are our architect, so why don't you</p> <p>3 start the discussion?</p> <p>4 MR. PRISBY: There's not much I want to</p> <p>5 discuss, quite honestly. I mean, as far as the</p> <p>6 demo goes, I don't have a problem with the demo.</p> <p>7 It's not an architecturally significant house.</p> <p>8 Most bi-levels aren't, quite honestly. So the</p> <p>9 demolition of the existing house doesn't bother</p> <p>10 me at all.</p> <p>11 I do have a problem with the design</p> <p>12 of the new house. That's just me speaking.</p> <p>13 When I look at the photos of the rest of this</p> <p>14 neighborhood, and thank you for providing</p> <p>15 colored photos by the way, and I look at the</p> <p>16 houses that are on this particular block and in</p> <p>17 our ongoing discussions for streetscape, there's</p> <p>18 a lot of really well done, charming, old houses</p> <p>19 on this block and I look at the new house and it</p> <p>20 looks a lot like what we have been seeing again</p> <p>21 and again in the historic district and it</p> <p>22 doesn't look like it has any kind of</p>
<p style="text-align: right;">3</p> <p>1 MR. CONNEELY: You want a presentation</p> <p>2 or a summation, a proposal?</p> <p>3 CHAIRMAN BOHNEN: Mike, is there</p> <p>4 anybody with you?</p> <p>5 MR. CONNEELY: Just me. I'm the owner</p> <p>6 and I'm the builder as well.</p> <p>7 CHAIRMAN BOHNEN: You are the builder</p> <p>8 as well, okay.</p> <p>9 MR. CONNEELY: Yes. So we are looking</p> <p>10 to, in the certificate of appropriateness, for</p> <p>11 the demolition of the existing building. It is</p> <p>12 a typical split level. It doesn't really have</p> <p>13 any historical significance.</p> <p>14 I believe in your packets you will</p> <p>15 see there the rendering of the new home we are</p> <p>16 proposing to build, which is also in for permit.</p> <p>17 And that's basically it. I'll take questions if</p> <p>18 you have questions.</p> <p>19 CHAIRMAN BOHNEN: Mr. Prisby, would you</p> <p>20 like to --</p> <p>21 MR. PRISBY: I knew you would pull me</p> <p>22 in on this one, Chairman.</p>	<p style="text-align: right;">5</p> <p>1 consideration for the other houses that are on</p> <p>2 this block. I'm just seeing brick, you know,</p> <p>3 recycled brick, big windows, beveled roof,</p> <p>4 things that we have been seeing and it's just</p> <p>5 not -- it's the same thing we have been doing.</p> <p>6 I just don't think it's appropriate for that</p> <p>7 block.</p> <p>8 CHAIRMAN BOHNEN: Anybody else have a</p> <p>9 comment?</p> <p>10 MS. WEINBERGER: Yes, I do. I would</p> <p>11 completely agree. This block is kind of close</p> <p>12 to my house and we walk that way quite a lot and</p> <p>13 it actually is a very -- that block is nicely</p> <p>14 compatible with each -- all the houses are very</p> <p>15 compatible and this house is absolutely not</p> <p>16 compatible with the surrounding homes.</p> <p>17 The homes on that block are fairly</p> <p>18 equal scale, some different design but still</p> <p>19 kind of in the same historic time period and</p> <p>20 this house, I agree completely with Jim, it</p> <p>21 looks like a lot of what we have been seeing</p> <p>22 come before us and it's just not compatible with</p>

<p>6</p> <p>1 that streetscape whatsoever. I tried -- I mean,</p> <p>2 I tried to say is that brick kind of look like</p> <p>3 but yes, it's just not compatible.</p> <p>4 CHAIRMAN BOHNEN: Anybody else have a</p> <p>5 comment?</p> <p>6 MR. PRISBY: Mike, would you like to</p> <p>7 address any of that? Happy to hear from you.</p> <p>8 MR. CONNEELY: Yeah, um, well, it's a</p> <p>9 little unique -- it's not a little unique, but</p> <p>06:39:09PM 10 we don't have a homeowner, we are the owner, we</p> <p>11 are building this house on spec.</p> <p>12 CHAIRMAN BOHNEN: So this is a spec</p> <p>13 house, okay.</p> <p>14 MR. CONNEELY: Yes. So, obviously, we</p> <p>15 are building to what the market is demanding.</p> <p>16 We will certainly be open to your comments. We</p> <p>17 are not going to turn this home into a</p> <p>18 Victorian, I know that, but we are open to</p> <p>19 suggestions. Maybe some hints of Zook could be</p> <p>06:39:40PM 20 incorporated into this house, into the design.</p> <p>21 MR. PRISBY: Well, Mike, a lot of that</p> <p>22 is going to have to be up to you, right? We</p>	<p>8</p> <p>1 southwest corner of First and Elm, a lot of</p> <p>2 glass there, a lot of interesting roof lines but</p> <p>3 there still has these little extra character</p> <p>4 details that make that house a little more</p> <p>5 special architecturally, whether it's a wing</p> <p>6 wall or a bracket or a window design in a</p> <p>7 specific location, maybe it's a little gable</p> <p>8 feature up on the top. Just those little extra</p> <p>9 things that apply some character to it and make</p> <p>06:41:22PM 10 it a little more unique than just what would</p> <p>11 look like, no disrespect, a cookie-cutter plan,</p> <p>12 the other things you see all the time. Mike,</p> <p>13 you are new on this one, right? You haven't</p> <p>14 been before HPC before, right?</p> <p>15 MR. CONNEELY: I have.</p> <p>16 MR. PRISBY: You have? I wasn't sure.</p> <p>17 We have seen about 15 of these over the last 3</p> <p>18 years. So when I say cookie-cutter, this is a</p> <p>19 nice looking house but in this district we have</p> <p>06:41:50PM 20 seen a bunch of them, that's my big thing.</p> <p>21 I don't want the historic district</p> <p>22 to look like The Meadows, where every house has</p>
<p>7</p> <p>1 don't have kind of the authority to make changes</p> <p>2 just design suggestion, right?</p> <p>3 MR. CONNEELY: Correct. And it</p> <p>4 behooves me as a builder in town to listen to</p> <p>5 some of your suggestions, like to keep our</p> <p>6 neighbors happy, so I'm open to it. I'm open to</p> <p>7 suggestions. I'm not saying that they will be</p> <p>8 implemented but I could see some things in there</p> <p>9 that we could maybe add some chevron in there in</p> <p>06:40:16PM 10 the center section, something that adds a nice</p> <p>11 little touch.</p> <p>12 MR. PRISBY: And I know you are trying</p> <p>13 to do the spec housing market what people are</p> <p>14 kind of leaning towards on design, same thing</p> <p>15 you got going, right, glass, recycled brick not</p> <p>16 a lot on the overhang, not a lot of detail and I</p> <p>17 think in a lot of cases it's the lack of the</p> <p>18 little detail that are separating when these are</p> <p>19 done really well and when they are kind of done</p> <p>06:40:45PM 20 kind of on a lower scale, right.</p> <p>21 I would point to the house just a</p> <p>22 block away that Mike Abraham designed on the</p>	<p>9</p> <p>1 to be the same. This is supposed to be a</p> <p>2 special area of town. And as builders or</p> <p>3 architects, we have been treating it that way</p> <p>4 and that's always my concern.</p> <p>5 MR. CONNEELY: Understood.</p> <p>6 CHAIRMAN BOHNEN: I think part of the</p> <p>7 concern, guys, is that as a spec house, how much</p> <p>8 detail can you reasonably expect a builder to</p> <p>9 put in when he's doing a spec?</p> <p>06:42:30PM 10 I mean, the thing that concerns me</p> <p>11 is well, this is a nice looking house, looks</p> <p>12 like a lot of the houses that have been built of</p> <p>13 late. The thing that bothers me is when you</p> <p>14 build a house that looks like this in the middle</p> <p>15 of a neighborhood of that block what's going to</p> <p>16 happen is one by one all those little houses are</p> <p>17 going to be torn down and they are going to end</p> <p>18 up with copies of this and it's going to look</p> <p>19 like a housing development. Because this</p> <p>06:42:57PM 20 doesn't fit the neighborhood, doesn't come</p> <p>21 close, and yet if the other houses are</p> <p>22 substandard and ready to come down, stands to</p>



<p style="text-align: center;">10</p> <p>1 reason somebody's going to build something  2 there. But I don't know as a spec builder would  3 you turn around and build a little dutch  4 colonial to fit into that block, no, you  5 wouldn't. No, you wouldn't. I mean, it's a  6 conundrum. I mean, it truly is.  7 I think in a real sense this gets  8 back to the larger discussion that we are  9 beginning to have again ad nauseam for the last  10 year and a half or so, to what extent does the  11 village of Hinsdale care about the look of its  12 historic district.  13 If the historic district is going  14 to be picked over not only in the larger  15 properties but on the fringes of it and it all  16 looks like this house, well then, goodbye  17 historic district, there's nothing really left.  18 You have 20 houses somewhere throughout the  19 district that might qualify. But to me this is  20 just capitulating to a modern architecture in  21 the middle of the historic district and I don't  22 know the answer.</p> <p>06:43:34PM 06:44:04PM 06:44:42PM 06:45:18PM</p>	<p style="text-align: center;">12</p> <p>1 just lay on top of -- will lay on top of the  2 existing plat of survey what the new house takes  3 up compared to the old house. That certainly is  4 something that this packet is missing and  5 whatever we have to say about the style,  6 whatever you could do for us it would really  7 help us in your presentation understand the  8 scale. I know Jim can probably look at the  9 numbers and immediately understand the scale but  10 for me I would like to see a comparison to the  11 streetscape for the rest of the houses.  12 CHAIRMAN BOHNEN: The closest you get  13 is the birds eye view, okay.  14 MS. WEINBERGER: Yes.  15 CHAIRMAN BOHNEN: Looking at the birds  16 eye view, what is the size of the lot of 13  17 South Elm Street on the frontage?  18 MR. CONNEELY: It's 99.  19 MR. PRISBY: It's actually one of the  20 bigger lots on that side of the street, John.  21 CHAIRMAN BOHNEN: Yes. Birds eye view  22 it looks like it's on a double lot and basically</p> <p>06:46:02PM 06:46:22PM</p>
<p style="text-align: center;">11</p> <p>1 But my vote on this would just  2 simply be no because I think it's just the  3 beginning of another neighborhood going to hell  4 in a hand basket. In a common -- a common  5 neighborhood, we are not stressing individuality  6 and I don't expect a spec builder to get too  7 innovative because he's trying to build to the  8 general public because he doesn't know who his  9 buyer is going to be; I get it. I guess I don't  10 like to see the historic district preyed upon by  11 spec building. I guess I can say that safely.  12 MS. WEINBERGER: Mike, it would really  13 help me and everybody who's been on the  14 commission knows I'm going to say this. It  15 would really help me understand scale, sometimes  16 architects will give us a streetscape, an actual  17 streetscape of the existing houses and then plug  18 in the proposed building and it helps us  19 understand, especially me, understand how much --  20 what the scale is, how big is that going to look  21 next to, you know, the one to the south of it,  22 the one across the street, or other people will</p> <p>06:44:42PM 06:45:18PM</p>	<p style="text-align: center;">13</p> <p>1 it is.  2 MR. CONNEELY: It's not a full double  3 lot but nearly is.  4 CHAIRMAN BOHNEN: So you got the room  5 to build a bigger house then obviously.  6 MR. CONNEELY: I don't believe we are  7 maxing out but the house as existing now is  8 off-center on the property so it looks a little  9 off when you look at the neighboring homes. So  10 we are going to end up centering the house.  11 Actually, there will be a little bit more room  12 on the north side because the driveway will be  13 on the north side, it will create a little more  14 room to the house to the north.  15 CHAIRMAN BOHNEN: So looking down that  16 block it may not be as obtrusive as it sounds  17 because it looks to me like the house to the  18 north is on a substantial lot. Whose detached  19 garage is that? Is that the house on the  20 corner?  21 MR. CONNEELY: Yes.  22 CHAIRMAN BOHNEN: Well, looking at the</p> <p>06:46:52PM 06:47:22PM</p>

<p style="text-align: center;">14</p> <p>1 birds eye view.</p> <p>2 MS. WEINBERGER: Yes, I think it is.</p> <p>3 CHAIRMAN BOHNEN: So the detached</p> <p>4 two-car garage belongs to the first house?</p> <p>5 MR. PRISBY: Yes.</p> <p>6 CHAIRMAN BOHNEN: Okay. Then we come</p> <p>7 to the lot that's almost the double lot that we</p> <p>8 are talking about 13 South Elm. Then we have a</p> <p>9 couple smaller lots, then the next one would be</p> <p>06:47:53PM 10 the sixth house south of Chicago Avenue, that's</p> <p>11 a bigger house on a bigger lot.</p> <p>12 MR. PRISBY: John, when it comes to</p> <p>13 scale, now the scale of the house isn't the</p> <p>14 problem. If you look at the three houses</p> <p>15 immediately to the south of this lot, all three</p> <p>16 of them are two and a half-story houses and the</p> <p>17 two southern most of those three, so two and</p> <p>18 three lots over, are both houses with front</p> <p>19 porches that are up 5 to 6 stairs. So you</p> <p>06:48:28PM 20 couple that with probably 9 or 10-foot high</p> <p>21 first-floor ceilings which is probably very</p> <p>22 similar to what Mike has on this plan, and then</p>	<p style="text-align: center;">16</p> <p>1 many lately.</p> <p>2 MR. CONNEELY: 130.</p> <p>3 MR. PRISBY: It's a pretty shallow lot,</p> <p>4 too.</p> <p>5 MR. CONNEELY: Yes. So we are</p> <p>6 proposing a 36-foot front yard setback.</p> <p>7 MR. PRISBY: The rest of the block is</p> <p>8 what on average?</p> <p>9 MR. CONNEELY: The average was much</p> <p>06:49:51PM 10 less than that.</p> <p>11 MS. SALMON: Looks like on the plans it</p> <p>12 says 25.3 feet.</p> <p>13 MR. CONNEELY: Yes. And that's just</p> <p>14 too close.</p> <p>15 MR. PRISBY: Front yard setback in that</p> <p>16 part of town when it's not the average is what,</p> <p>17 is that 35?</p> <p>18 MS. SALMON: Correct.</p> <p>19 MR. PRISBY: So essentially you are</p> <p>06:50:11PM 20 pushing it back to the zoning depth anyway.</p> <p>21 MR. CONNEELY: Correct.</p> <p>22 MS. BRADEN: This is a tricky block. I</p>
<p style="text-align: center;">15</p> <p>1 put a big gable roof on it, I'm looking at the</p> <p>2 street view right now, I Googled, and I look</p> <p>3 back on his house that he has drawn here, the</p> <p>4 only thing that rivals that on height is the</p> <p>5 left side. So Shannon is talking about scale,</p> <p>6 right, the left side of his elevation is about</p> <p>7 the same size as the two houses or three houses</p> <p>8 south of him, right, and that piece is going to</p> <p>9 feel smaller and lower than scale than the</p> <p>06:49:07PM 10 houses --</p> <p>11 MR. CONNEELY: Keep in mind we are</p> <p>12 pushing the house back 10 feet as well from the</p> <p>13 existing.</p> <p>14 MR. PRISBY: Can I ask why you are</p> <p>15 doing that, Mike?</p> <p>16 MR. CONNEELY: Yes. If we built that</p> <p>17 new house where the existing one is, it would be</p> <p>18 too close to the street and the scale would be</p> <p>19 in your face that's why we pushed it back and</p> <p>06:49:28PM 20 the center of the home steps back as well.</p> <p>21 MR. PRISBY: What's the depth of that</p> <p>22 lot? I don't remember. Been looking at too</p>	<p style="text-align: center;">17</p> <p>1 feel like Elm and Orchard both are a bit similar</p> <p>2 from 1st to Chicago in this respect.</p> <p>3 The home itself is an eyesore. I</p> <p>4 walk past it; I'm a neighbor. I like this home,</p> <p>5 I have to say, much better than the new build</p> <p>6 directly adjacent to the McClears' home. I know</p> <p>7 Chairman Bohnen you remember that when that came</p> <p>8 up. At least this has character. That I feel</p> <p>9 like is a big eyesore and a huge difference from</p> <p>06:51:06PM 10 the normal streetscape. It's tough.</p> <p>11 I agree with you about preserving</p> <p>12 the streetscape and I just appreciate that this</p> <p>13 isn't a home from the turn of the century, it's</p> <p>14 kind of a century eyesore. So from that</p> <p>15 respect, I'm all for this.</p> <p>16 My only comments are that it's just</p> <p>17 tough. You got a lot of older homes on all of</p> <p>18 these streets from 1st to Chicago that are a lot</p> <p>19 smaller. I guess the McClears would probably be</p> <p>06:51:48PM 20 the outlier on that one.</p> <p>21 MR. PRISBY: I guess one of the biggest</p> <p>22 issues on that side of the street everything is</p>

<p>18</p> <p>1 painted and now we are going to have a moss raw</p> <p>2 type of brick. Is there any type of</p> <p>3 consideration of potentially bringing some kind</p> <p>4 of color or whitewash to tone that down? We</p> <p>5 have seen some of that in town too. At least it</p> <p>6 would give it more of an older look and still</p> <p>7 keep the modern things you have for the rest of</p> <p>8 the design. Is that even a consideration?</p> <p>9 MR. CONNEELY: That's a possibility,</p> <p>06:52:38PM 10 but honestly there's so many houses going up now</p> <p>11 with painted brick.</p> <p>12 MR. PRISBY: I don't want white with</p> <p>13 black windows, all right? You scored some</p> <p>14 points already.</p> <p>15 MR. CONNEELY: That's what we are</p> <p>16 trying to avoid. Perhaps, yes, or maybe there's</p> <p>17 different elements of the siding that we could</p> <p>18 change up things.</p> <p>19 MR. PRISBY: Just a little comment that</p> <p>06:53:02PM 20 came up. Everything on this block is siding but</p> <p>21 it's a color, right, and it's not a masonry, raw</p> <p>22 masonry brick. Could he consider something that</p>	<p>20</p> <p>1 originally designed a really interesting design</p> <p>2 there and couldn't get anyone to bite on the</p> <p>3 plans and then ended up building the same old</p> <p>4 board-and-batten white farmhouse and then</p> <p>5 somebody bought it. So it's, like, when these</p> <p>6 builders are trying to build a spec, they are up</p> <p>7 against what the public wants and they can't be</p> <p>8 held accountable for the --</p> <p>9 MS. BARCLAY: I know. I completely</p> <p>06:54:41PM 10 agree and I want Mike to make money. I want</p> <p>11 Mike to make money.</p> <p>12 CHAIRMAN BOHNEN: I underline one point</p> <p>13 you made, Sarah. Again, you are new to our</p> <p>14 commission but we are thrilled to have you with</p> <p>15 us and we know that you are our preservationist</p> <p>16 through and through and you understand what we</p> <p>17 are attempting to do here.</p> <p>18 This fenestration that has been</p> <p>19 taking over in the last five to seven years with</p> <p>06:55:05PM 20 these big windows to me it borders on modern and</p> <p>21 modern is distinctly against all rules in the</p> <p>22 historic district. Nothing modern can be built.</p>
<p>19</p> <p>1 is -- something he could do with that brick to</p> <p>2 take advantage of it, play off that, make it</p> <p>3 blend in a little bit more than it does now.</p> <p>4 MR. CONNEELY: Certainly.</p> <p>5 MS. BARCLAY: My concern is that we are</p> <p>6 getting closer and closer to town, to the</p> <p>7 village, and this is creeping in just blocks</p> <p>8 from the historic village and this is the same</p> <p>9 house that's on 4th and Park. I mean, it looks</p> <p>06:53:40PM 10 exactly the same. The windows just kill me.</p> <p>11 These huge floor to ceiling, huge pane windows</p> <p>12 when everything else is this old feel, small</p> <p>13 pane window but I understand, Mike, you got to</p> <p>14 do what you got to do to sell a house and this</p> <p>15 is what's selling. It's just unfortunate.</p> <p>16 CHAIRMAN BOHNEN: Well, Sarah, I mean,</p> <p>17 yes and no. I have empathy, you know, being a</p> <p>18 contractor, I have empathy with what Mike's up</p> <p>19 against building a spec house.</p> <p>06:54:12PM 20 MS. BARCLAY: I do too.</p> <p>21 CHAIRMAN BOHNEN: County Line near you</p> <p>22 the Oakley house on the corner. Oakley</p>	<p>21</p> <p>1 We have heard our architect</p> <p>2 Kirkpatrick tell us that these are versions of</p> <p>3 Norman God knows what. I mean, they have named</p> <p>4 everything. You know, they get the Thesaurus</p> <p>5 out and the history book and call it something</p> <p>6 that I haven't heard before and I'm supposed to</p> <p>7 buy into it, but these modern, big windows where</p> <p>8 you look right through the house, I'm sorry.</p> <p>9 Again, it could be generational but to me,</p> <p>06:55:47PM 10 that's modern and that doesn't belong in the</p> <p>11 historic district.</p> <p>12 MR. PRISBY: John, that's really the</p> <p>13 big thing. It's where it is right now, it's the</p> <p>14 historic district. It's an attractive home.</p> <p>15 CHAIRMAN BOHNEN: It's what the people</p> <p>16 want. Mike wants to build a house that's going</p> <p>17 to sell, I get it.</p> <p>18 MR. PRISBY: We are working on three</p> <p>19 spec houses right now for Hinsdale on a smaller</p> <p>06:56:15PM 20 scale and they are not all that dissimilar to</p> <p>21 what Mike presented but they are not in the</p> <p>22 historic district.</p>

<p style="text-align: center;">22</p> <p>1 CHAIRMAN BOHNEN: Again, not to cut  2 anybody short, but Mike and everybody here knows  3 that what we are currently up against right now  4 as a commission, we are advisory only, we can  5 vote. Our vote really means very little to a  6 lot of people other than ourselves.  7 I think we could beat this to death  8 unless, Jim, you, as our architect, or any  9 member of the commission, have detail ideas that  10 Mike feels he can incorporate to honor the  11 historic district and still not price himself  12 out of a spec range or not make it such that the  13 general public might not buy a spec house. I  14 don't see where today we have enough teeth to  15 really belabor this point.  16 MR. PRISBY: Well, I don't think that's  17 our position either, John. I think we, at this  18 point, we are making just general commentary  19 recommendations. Then again, Mike's trying to  20 sell a spec house. He's got to make those calls  21 on finishes. He's trying to sell this thing. I  22 personally don't see any reason to hold him up,</p>	<p style="text-align: center;">24</p> <p>1 one, that that was a teardown because the rest  2 of the houses around it are decades older. It's  3 the only -- based on looking at this, it's the  4 only house on a double lot on that block that  5 hasn't been replaced other than the one on the  6 corner.  7 So if you look across the street at  8 those double lots, you know, they have large  9 homes on them at this point. Conversely, if the  10 houses immediately to the south than this  11 proposed home the next three and across the  12 street those are all single lots not doubles and  13 maybe that would help deter financially people  14 from coming in and taking one of those narrow  15 single lots and actually redeveloping it if it  16 strikes me looking at the birds eye this is the  17 only piece of property on this block that maybe  18 is ripe for redevelopment in that regard, so I'm  19 hopeful that that would be the case.  20 Mike, I think -- I certainly agree  21 with what some of my fellow commissioners have  22 said. I think if there's a way to make this a</p>
<p style="text-align: center;">23</p> <p>1 right?  2 MR. CONNEELY: I hear your suggestions  3 about little details like brackets and wing  4 walls, I'm certainly going to take that into  5 consideration.  6 MR. PRISBY: Mike, a lot of times it's  7 not even expensive stuff to do and it's not  8 necessarily a (inaudible) on a spec house,  9 right? It's maybe some little accents like a  10 front door with a little iron or a light fixture  11 or some little glib detail or something that  12 gets inserted just to give it something special  13 that's unique about that house versus the rest.  14 Something when people drive by and go, oh,  15 that's kind of cool, right, as opposed to oh,  16 that's another one. Maybe that helped. I don't  17 know.  18 MR. CONNEELY: Totally agree.  19 MR. HAARLOW: One thing I would offer  20 in looking at the birds eye view of that block  21 of South Elm is it seems pretty clear that when  22 this house was built in the '60s, the current</p>	<p style="text-align: center;">25</p> <p>1 little bit more architecturally distinctive that  2 that would be great so that it fit a little bit  3 more because I have to agree that I think this  4 looks like more of the same and it does not  5 architecturally go with anything else on the  6 block so in that if there's a way to make it a  7 little more special, I think that would be  8 great, otherwise it does sort of feel like I  9 have to say when I opened up the packet, yes,  10 it's a nice looking home, but I thought oh, this  11 is just another one. Special was not my  12 reaction. So for what that's worth.  13 CHAIRMAN BOHNEN: Any other comments  14 anybody?  15 (No response.)  16 Okay. Now is the time where we  17 want to have a motion to approve the demolition  18 or disapprove the demolition of the home at 13  19 South Elm Street and the construction of a new  20 single-family home.  21 MR. PRISBY: You want to break those  22 out, John, as two separate approvals?</p>

1 CHAIRMAN BOHNEN: Sure.  
 2 MR. PRISBY: I would move to approve  
 3 the demolition for HPC-01-2021 at 13 South Elm  
 4 Street.  
 5 CHAIRMAN BOHNEN: Second, please.  
 6 MS. WEINBERGER: Second.  
 7 CHAIRMAN BOHNEN: All in favor on the  
 8 demolition vote?  
 9 (All aye.)  
 10 MR. PRISBY: I make a motion to deny,  
 11 based on what we talked about for the design,  
 12 Case HPC-01-2021 at 13 South Elm Street for the  
 13 certificate of appropriateness.  
 14 Mike, that's just so we can get a  
 15 vote tonight and you can be on your way and  
 16 continue your build. You just need a vote.  
 17 CHAIRMAN BOHNEN: Second on that,  
 18 please?  
 19 MS. WEINBERGER: Second.  
 20 CHAIRMAN BOHNEN: All those in favor to  
 21 deny the home as designed?  
 22 (All aye.)

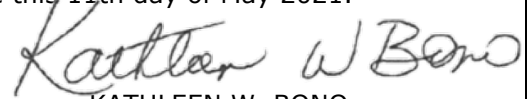
07:02:07PM

07:02:38PM

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 11th day of May 2021.



KATHLEEN W. BONO  
 C.S.R. No. 84-1423  
 Notary Public, DuPage County

1 MR. PRISBY: Good luck with the  
 2 project.  
 3 CHAIRMAN BOHNEN: Thanks, Mike.  
 4 (WHICH, were all of the  
 5 proceedings had, evidence  
 6 offered or received in the  
 7 above entitled cause.)  
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'60s [1] - 23:22	<b>above-entitled</b> [1] - 1:11	<b>BARCLAY</b> [4] - 1:18, 19:5, 19:20, 20:9	28:20	4:1, 5:8, 6:4, 6:12, 9:6, 12:12, 12:15, 12:21, 13:4, 13:15, 13:22, 14:3, 14:6, 19:16, 19:21, 20:12, 21:15, 22:1, 25:13, 26:1, 26:5, 26:7, 26:17, 26:20, 27:3
<b>1</b>	<b>Abraham</b> [1] - 7:22	<b>based</b> [2] - 24:3, 26:11	<b>book</b> [1] - 21:5	<b>Chairman</b> [3] - 1:16, 3:22, 17:7
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## MEMORANDUM

**DATE:** July 2, 2021

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-06-2021 – 34 E. Hinsdale Avenue – Bake Homemade Pizza – Installation of One (1) Wall Sign

**FOR:** July 7, 2021 Historic Preservation Commission Meeting

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### Summary

The Village of Hinsdale has received a sign application from Aubrey Sign Company to install one (1) new wall sign for Bake Homemade Pizza located at 34 E. Hinsdale Avenue. The existing one-story building is located in the B-2 Central Business District and the Downtown Historic District.

### Request and Analysis

The applicant is requesting to install one (1) new wall sign for a new restaurant tenant, Bake Homemade Pizza, located at 34 E. Hinsdale Avenue.

Original Sign Permit Application – As shown on the sign permit dated April 2, 2021, the applicant originally proposed to install one (1) non-illuminated wall sign measuring 27.5” tall and 120” wide, with an overall sign face area of 22.9 square feet, on the brick area above the storefront windows. The wall sign consisted of red and black router cut acrylic letters on a solid white aluminum background. The logo, graphics, and accessory text were to be applied adhesive vinyl.

Historic Preservation Commission Meeting - May 5, 2021 – At the May 5, 2021 meeting, the Commission expressed concern about the design, scale, tagline, and location of the sign. It was noted that the proposed sign conflicted with the building’s architecture and the brick area above the storefront windows with the centered rosette feature was not intended for signage. The applicant was not present at the meeting. By a vote of 6-0, the Historic Preservation Commission recommended tabling the vote to the next meeting scheduled for July 7 where the applicant would be present to discuss the signage plans. It should be noted that regular meeting on June 2 was cancelled, therefore the permit application was scheduled for the next regular meeting on July 7.

Plan Commission Meeting - May 12, 2021 – Based on the recommendations from the Historic Preservation Commission, the applicant presented an alternative signage plan at the Plan Commission meeting on May 12, 2021. The applicant changed the background color from white to black, removed the tagline, and now proposed to mount the sign to the storefront window mullions instead of the brick area. The sign area will be aligned with the dimensions of the transom area for the adjacent tenant space in the building. Overall, the Plan Commissioners expressed support for the revised plans and, by a vote of 6-0, recommended approval of the revised wall sign. Although the Plan Commission has final authority on signage, it was determined that the sign would be referred back to the Historic Preservation Commission for review and an official vote.



## MEMORANDUM

Revised Proposal – The sign permit application dated June 10, 2021 includes the revised signage plans presented at the May 12, 2021 Plan Commission meeting. As discussed below, the sign permit plans were previously approved by the Plan Commission. The sign will be located on the window mullions to align with the transom area located within the adjacent tenant's storefront window. The wall sign consists of red and white router cut acrylic letters as well as applied vinyl graphics and a logo on a solid black aluminum background. The proposed non-illuminated wall sign measures 26" tall and 137" wide. The overall sign face area is 24.7 square feet.

Per Section 9-106(J), in the B-2 District, a maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the sign code requirements listed in Section 9-106.

### **Process**

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per 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 Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

### **Attachments**

1. Zoning Map and Project Location
2. Birds Eye View – 34 E. Hinsdale Avenue
3. Street View – 34 E. Hinsdale Avenue
4. Sign Application and Exhibits

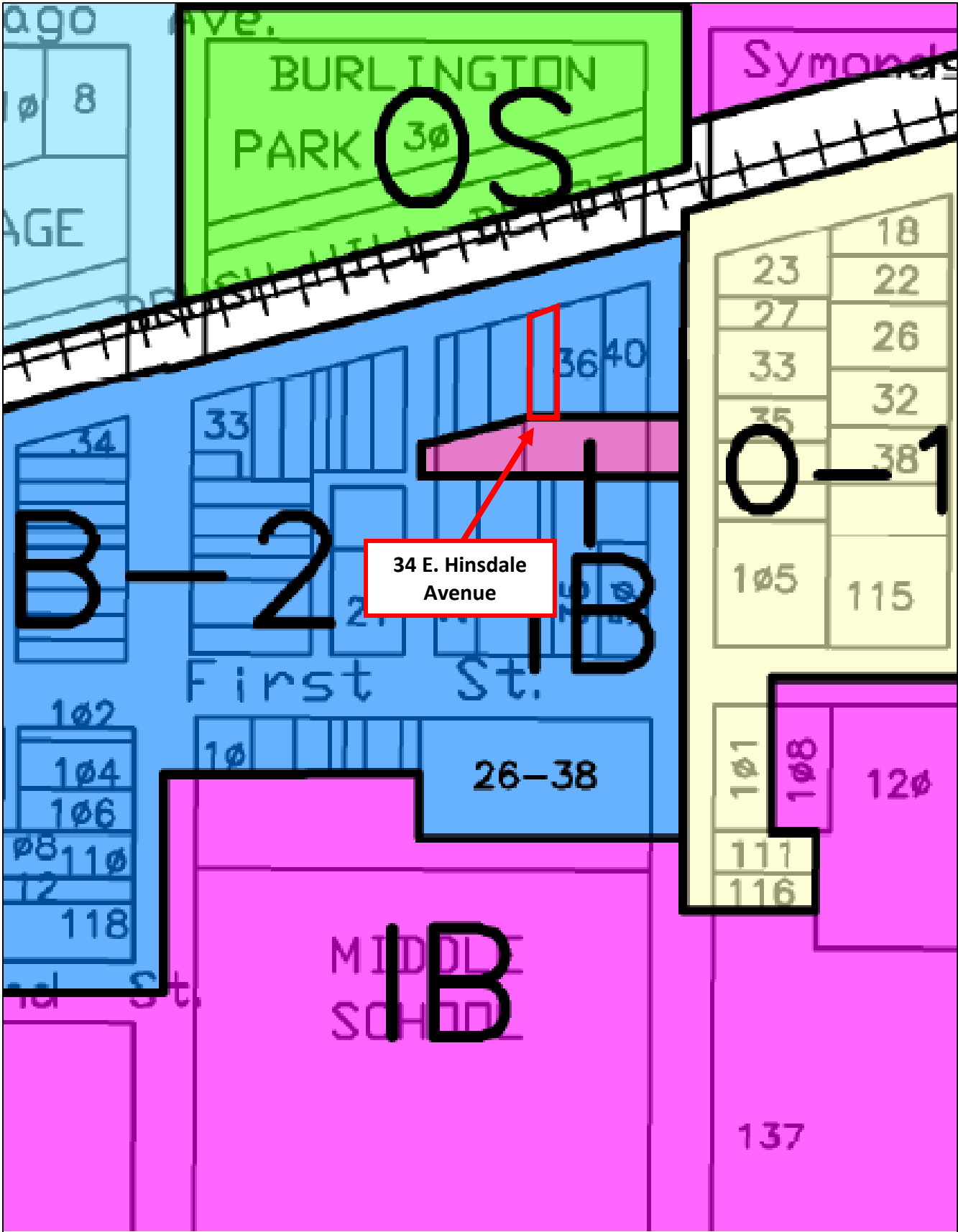
**VILLAGE OF HINSDALE 2019**

**34 E. Hinsdale Avenue**

**Zoning District Boundaries**

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Office District
- B-1 Community Business District
- B-2 Central Business District
- B-3 General Business District
- B-6 General Office District
- HS Health Services District
- O-1 Open Space District
- O-2 Open Space District
- O-3 Open Space District
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- O-100 Open Space District

Village of Hinsdale Zoning Map and Project Location





## Birds Eye View – 34 E. Hinsdale Avenue





## Street View – 34 E. Hinsdale Avenue







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

RECEIVED

JUN 10 2021

**Applicant**

Name: Aubrey Sign Company  
Address: 1847 Suncoast Lane  
City/Zip: Batavia, IL 60510  
Phone/Fax: (630) 482-9901  
E-Mail: mike@aubreysigns.com  
Contact Name: Mike Hoffer

**Contractor**

Name: Aubrey Sign Company  
Address: 1847 Suncoast Lane  
City/Zip: Batavia, IL 60510  
Phone/Fax: (630) 482-9901  
E-Mail: mike@aubreysigns.com  
Contact Name: Mike Hoffer

ADDRESS OF SIGN LOCATION: 34 East Hinsdale Ave

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One wall flat panel

ILLUMINATION Please Select One NONE

**Sign Information:** 24.7' x 26' x 137"

Overall Size (Square Feet): 23 (27.5' x 120')

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② Black
- ③ Gold

**Site Information:**

Lot/Street Frontage: 18 feet

Building/Tenant Frontage: 18 feet

Existing Sign Information: NONE

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Mike Hoffer  
Signature of Applicant

6-04-2021  
Date

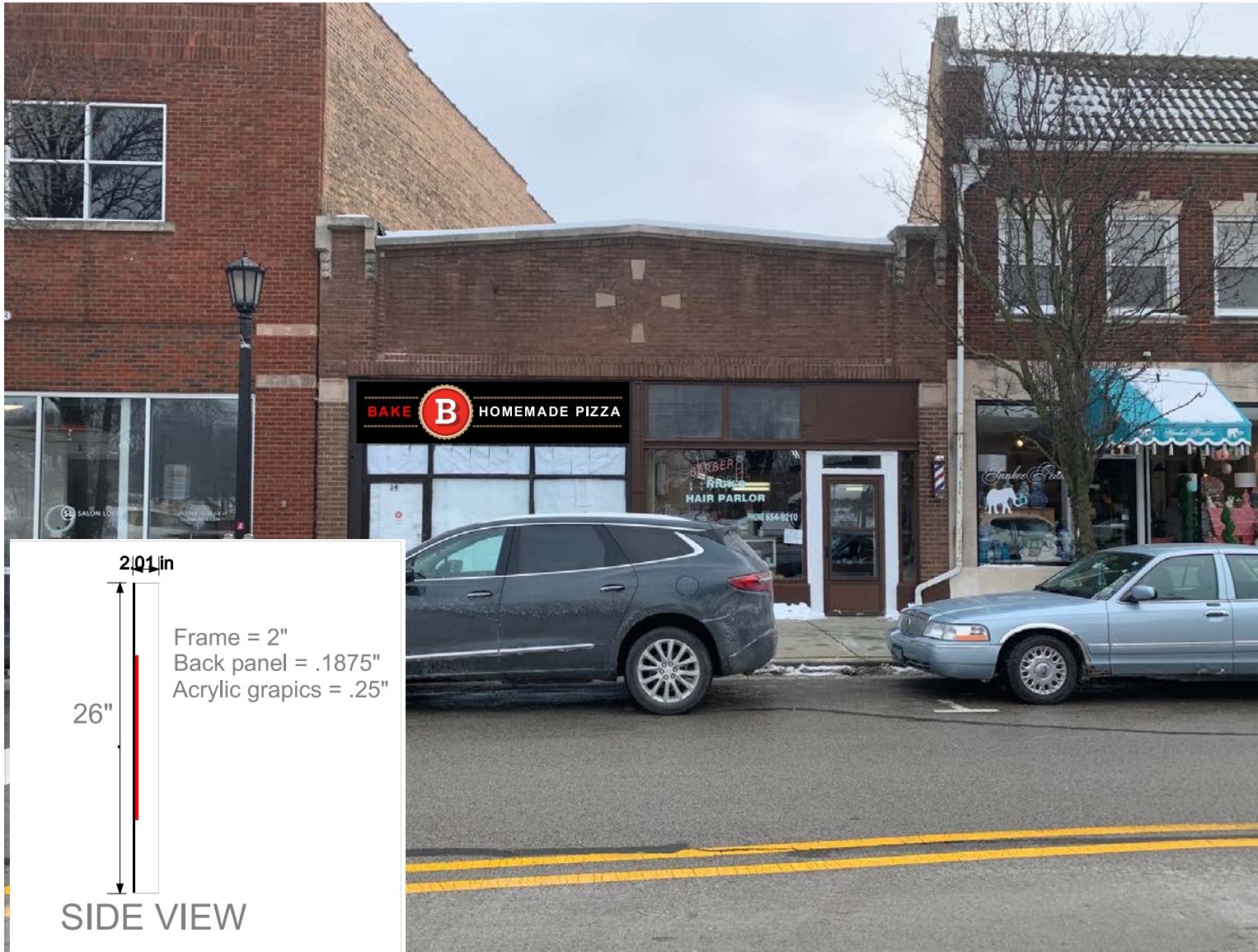
See attached for signature  
Signature of Building Owner

\_\_\_\_\_  
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: \_\_\_\_\_



Sign details: Non-illuminated, flat, aluminum, sign panel with 1/4" router cut acrylic letters, "BAKE HOMEMADE PIZZA" and applied vinyl graphics. Panel is mounted to window mullions.  
Dimensions: 26" H x 137" W = 25 sq. ft.  
Allowable sign limit: 25 sq. ft.

Account:

BAKE HOMEMADE  
PIZZA

Location:

34 HINSDALE AVE  
HINSDALE, IL

Date: 6/17/21  
REVISED

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS -- INDICATING YOUR APPROVAL.

approved by \_\_\_\_\_

date \_\_\_\_\_

*Aubrey*  
SIGN CO.

1847 Suncast Lane  
Batavia, IL 60510

Ph: 630-482-9901

Fax: 630-482-9906

[www.aubreysigns.com](http://www.aubreysigns.com)

Email:  
[mike@aubreysigns.com](mailto:mike@aubreysigns.com)



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

RECEIVED

APR 02 2021

**Applicant**

Name: Aubrey Sign Company  
Address: 1847 Suncoast Lane  
City/Zip: Batavia, IL 60510  
Phone/Fax: (630) 482-9901  
E-Mail: mike@aubreysigns.com  
Contact Name: Mike Hoffer

**Contractor**

Name: Aubrey Sign Company  
Address: 1847 Suncoast Lane  
City/Zip: Batavia, IL 60510  
Phone/Fax: (630) 482-9901  
E-Mail: mike@aubreysigns.com  
Contact Name: Mike Hoffer

ADDRESS OF SIGN LOCATION: 34 East Hinsdale Ave

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One wall flat panel

ILLUMINATION Please Select One NONE

**Sign Information:**

Overall Size (Square Feet): 23 (27.5" x 120")

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② Black
- ③ Gold

**Site Information:**

Lot/Street Frontage: 18 feet

Building/Tenant Frontage: 18 feet

Existing Sign Information: NONE

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Mike Hoffer  
Signature of Applicant

3-29-2021  
Date

see attached for signature  
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: \_\_\_\_\_





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

**Applicant**

Name: Aubrey Sign Company  
 Address: 1847 Suncoast Lane  
 City/Zip: BATAVIA, IL 60510  
 Phone/Fax: 630 482-9901  
 E-Mail: mike@aubreysigns.com  
 Contact Name: Mike Hoffer

**Contractor**

Name: Aubrey Sign Company  
 Address: 1847 Suncoast Lane  
 City/Zip: BATAVIA, IL 60510  
 Phone/Fax: 630 482 9901  
 E-Mail: mike@aubreysigns.com  
 Contact Name: Mike Hoffer

ADDRESS OF SIGN LOCATION: 34 East Hinsdale Ave

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One wall - flat panel

ILLUMINATION Please Select One NONE

**Sign Information:**

Overall Size (Square Feet): 23 (27.5" x 126")

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Red
- ☒ Black
- ☒ Gold

**Site Information:**

Lot/Street Frontage: 18 feet

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information: NONE

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant

Date

3-29-2021

Signature of Building Owner

Date

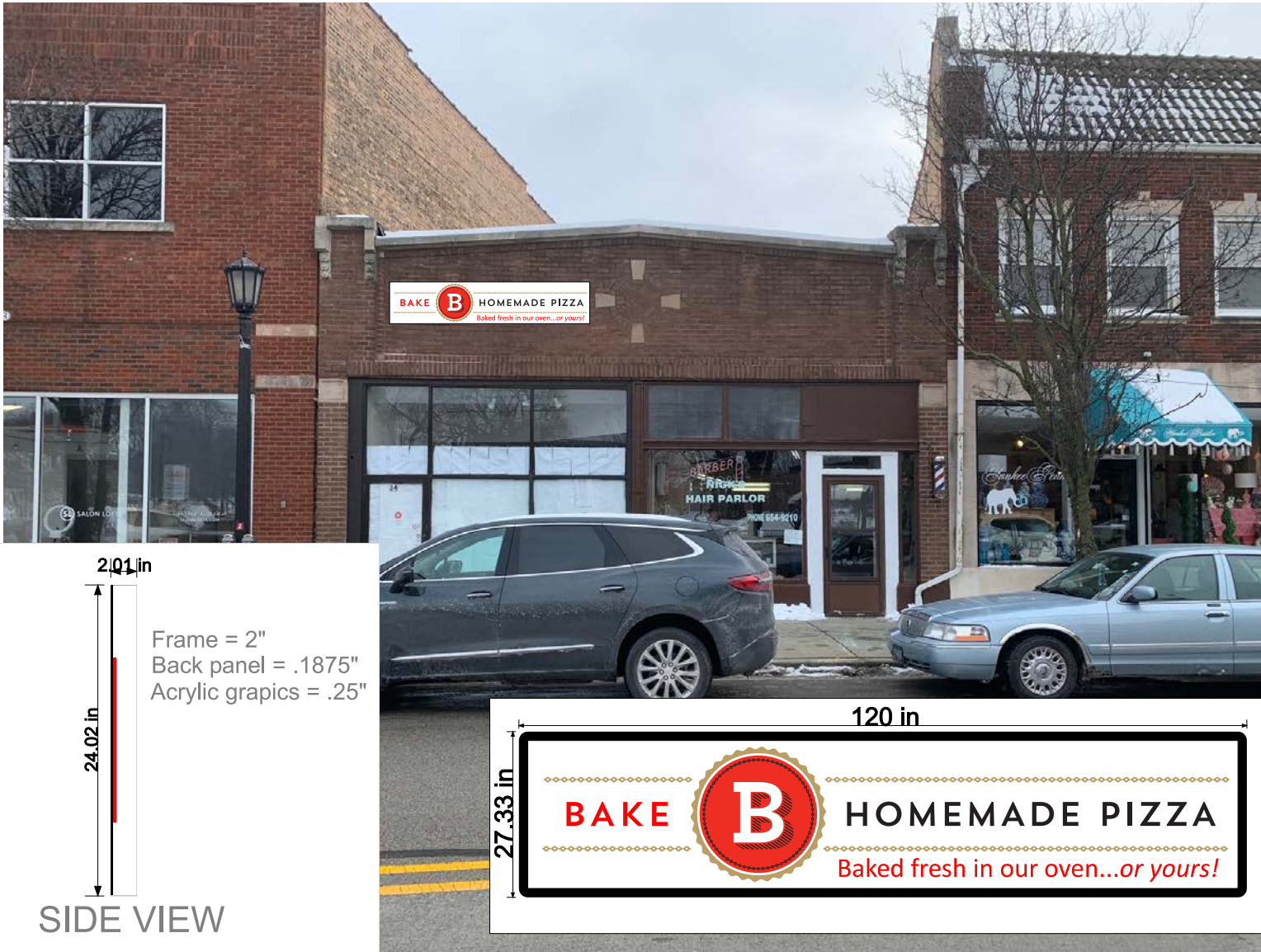
3-29-2021

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





SIDE VIEW

Sign details: Non-illuminated, flat, aluminum, sign with extruded aluminum frame. 1/4" router cut acrylic letters, "BAKE HOMEMADE PIZZA." Other lettering and graphics are applied adhesive vinyl.  
 Dimensions: 27.5" H x 120" W = 23 sq. ft.  
 Allowable sign limit: 25 sq. ft.  
 Special Notes: Sign cannot overlap decorative medallion on building signband.

Account:

BAKE HOMEMADE  
PIZZA

Location:

34 HINSDALE AVE  
HINSDALE, IL

Date: 3/29/21  
43REVISED

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS -- INDICATING YOUR APPROVAL.

approved by \_\_\_\_\_

date \_\_\_\_\_

*Aubrey*  
SIGN CO.

1847 Suncast Lane  
Batavia, IL 60510

Ph: 630-482-9901  
Fax: 630-482-9906

[www.aubreysigns.com](http://www.aubreysigns.com)

Email:  
[mike@aubreysigns.com](mailto:mike@aubreysigns.com)



## MEMORANDUM

**DATE:** July 2, 2021

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board

**FOR:** July 7, 2021 Historic Preservation Commission Meeting

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### Summary

The Village of Hinsdale has received a sign application from Union Church of Hinsdale seeking approval to install one (1) new ground sign with a bulletin board at 137 S. Garfield Street. The existing building is located in the IB Institutional Buildings District and the Robbins Park Historic District.

### Request and Analysis

The applicant is requesting to install one (1) new ground sign with a bulletin board for the Union Church of Hinsdale located at 137 S. Garfield Street. The proposed sign will replace the existing ground sign located at the northeast corner of Garfield Street and Third Street.

As shown on the proposed plans, the ground sign will be located 14 feet from both the west property line along Garfield Avenue and from the south property line along Third Street. Per Section 9-106 of the Zoning Code, all ground signs must be located outside of the clear sight triangle area and must be setback at least 10 feet from front and corner side lot lines.

Per Section 9-106(J), in the IB District, ground signs shall not exceed 8 feet in height and may have a maximum gross surface area of a 50 square feet per sign face with no more than 2 faces per sign. The proposed ground sign measures 6 feet tall and 8 feet 10 inches wide. The combined sign face area of the non-illuminated logo and the internally-illuminated push-through letters will be 6.2 square feet. The bulletin board sign, which measures 13.3 square feet, is technically considered a permit-exempt sign and is counted separately from the overall square footage of the ground sign.

The base of the ground sign will be constructed of a gray-colored stone veneer labeled “Indiana Limestone Berkshire Split Face Thin Veneer” that has 5” by 2.25” sized blocks. A different gray-colored stone veneer labeled “Indiana Limestone Vanderbilt Thin Veneer Smooth” with a larger 9” by 4” block size will be used on the left column. Both building materials are intended to match the church building. The sign cabinet will be constructed of a dark bronze aluminum sign case in a satin finish.

The three separate sign areas within the ground sign are explained in further detail below:

## MEMORANDUM

1. UCH Logo on Limestone Column – A bronze-colored vinyl logo for the church will be mounted on the decorative stone column to the left of the bronze sign cabinet. The sign area measures 18" tall and 10 5/8" wide, for a sign face area of 1.32 square feet. The letters for the logo will not be illuminated.
2. Push-Through Letters within Bronze Aluminum Sign Cabinet – Internally-illuminated acrylic push-through letters will be located within the dark bronze sign cabinet area above the bulletin board sign. The text and logo will be light beige in color. The sign area measures 4.8 square feet, with a width of 6' 3-1/2" and height of 9-1/4".
3. Bulletin Board Sign - The proposed bulletin board sign will be located below the push-through letters within the dark bronze sign cabinet area. The sign measures 13.3 square feet in size, with a height of 2' 2-1/2" and width of 6'-1/2". Per the Village's Zoning Code, bulletin board signs are allowed on no more than one wall or ground sign per zoning lot, are limited a maximum sign face area of 15 square feet, and are permitted only in connection with public, religious, and civic institutions. Bulletin board sign shall be more than 4 feet in height and the supporting structure on which a bulletin board sign is located shall be no more than 8 feet in height.

Because the Zoning Code does not allow the backgrounds of bulletin board signs to be transparent or internally illuminated, the proposed bulletin board area will be lit with graze lighting installed inside the cover frame. TETRA MAX lights manufactured by GE Current are similar to LED strip lights. The applicant has provided lighting specification sheets for review. A sample photo of the lights from the manufacturer's website is also included below:



Lighting Standards - The applicant will be required to meet the Village's lighting standards. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.



## MEMORANDUM

Additionally, single-family homes are located to the south of the subject property in the R-1 Residential District and to the southwest in the R-4 Residential District. Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of 10:00 P.M. and 7:00 A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

### **Process**

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per 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 Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

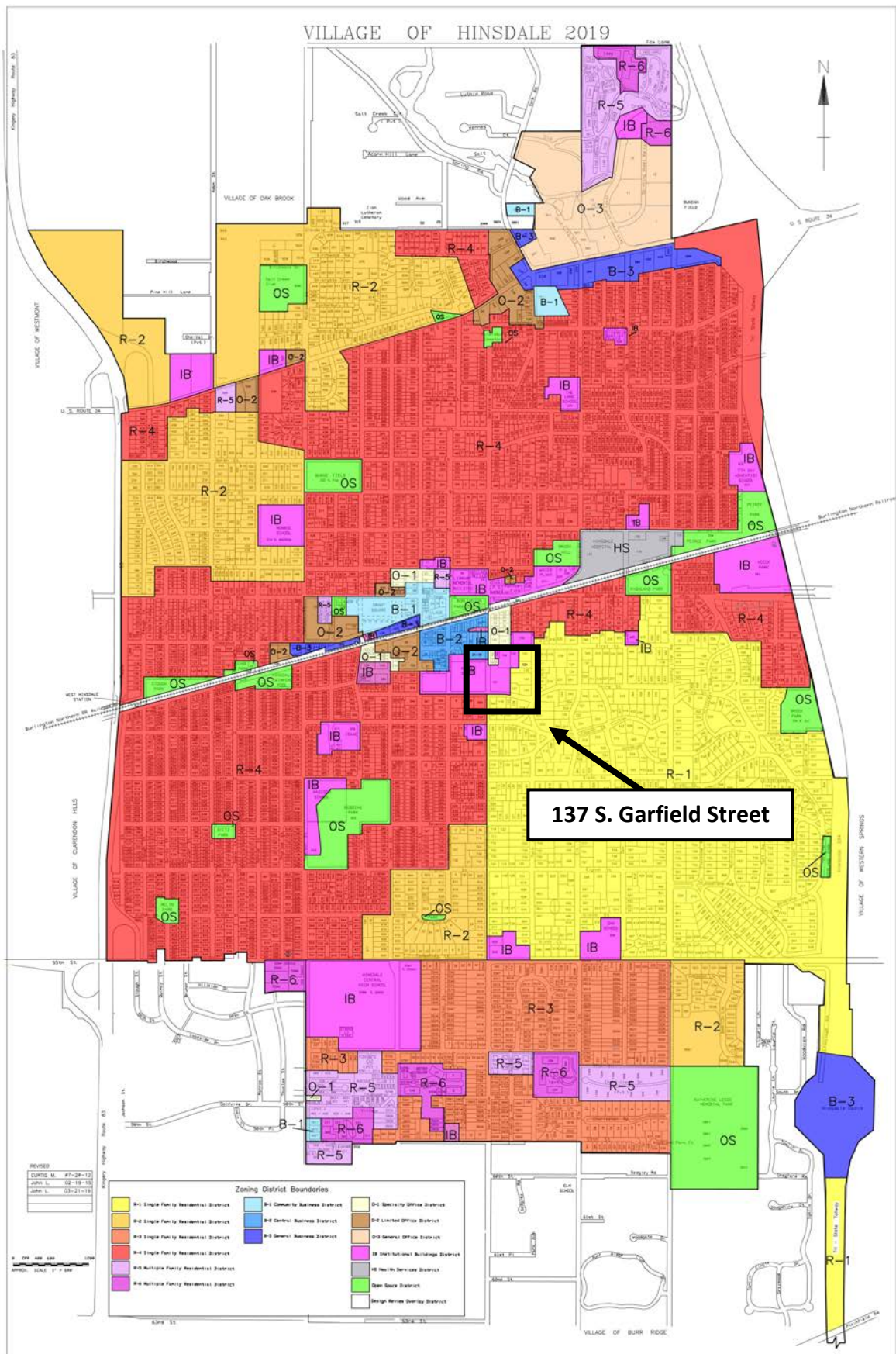
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

### **Attachments**

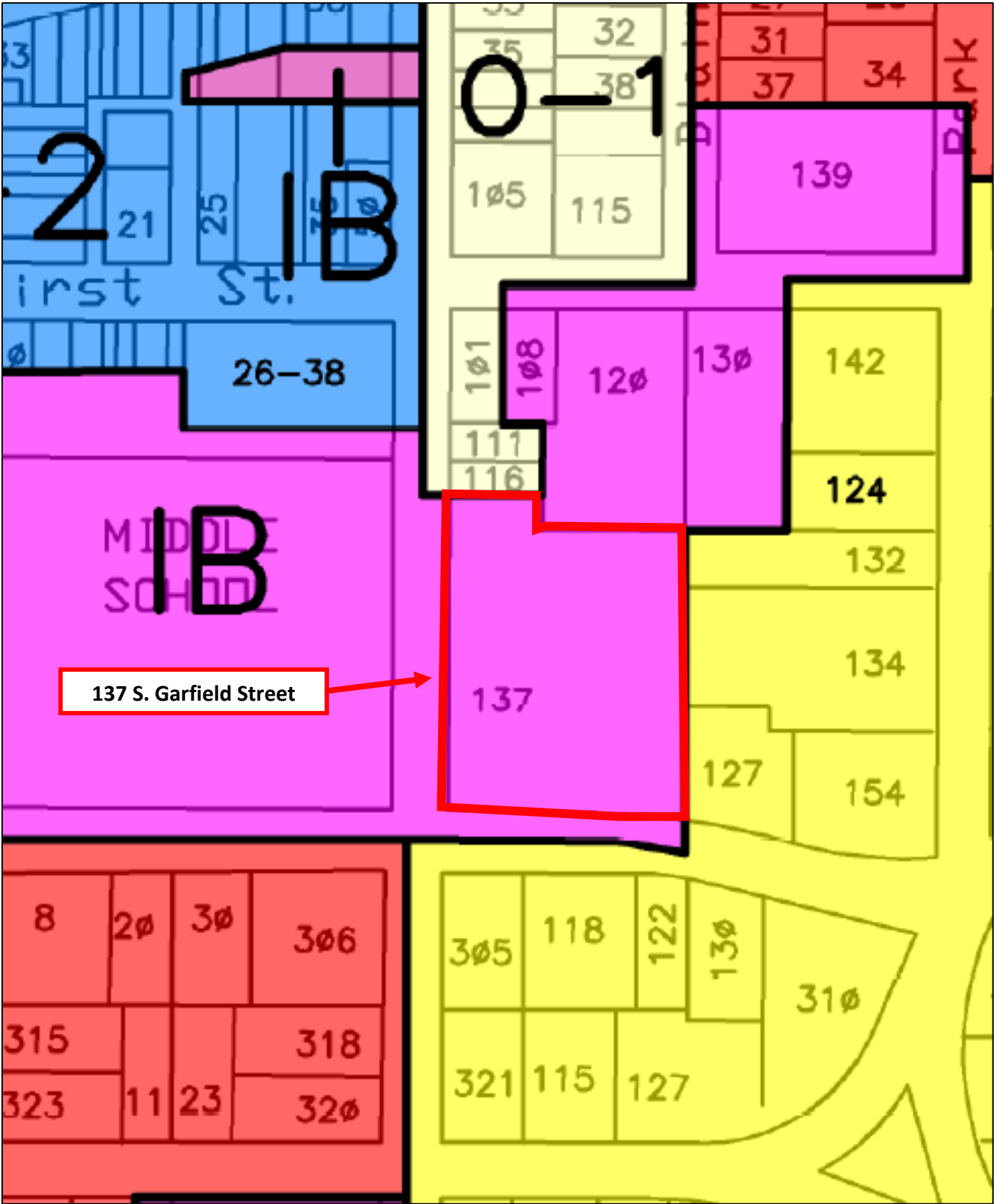
1. Zoning Map and Project Location
2. Birds Eye View – 137 S. Garfield Street
3. Street View – 137 S. Garfield Street
4. Sign Application and Exhibits



# Village of Hinsdale Zoning Map and Project Location

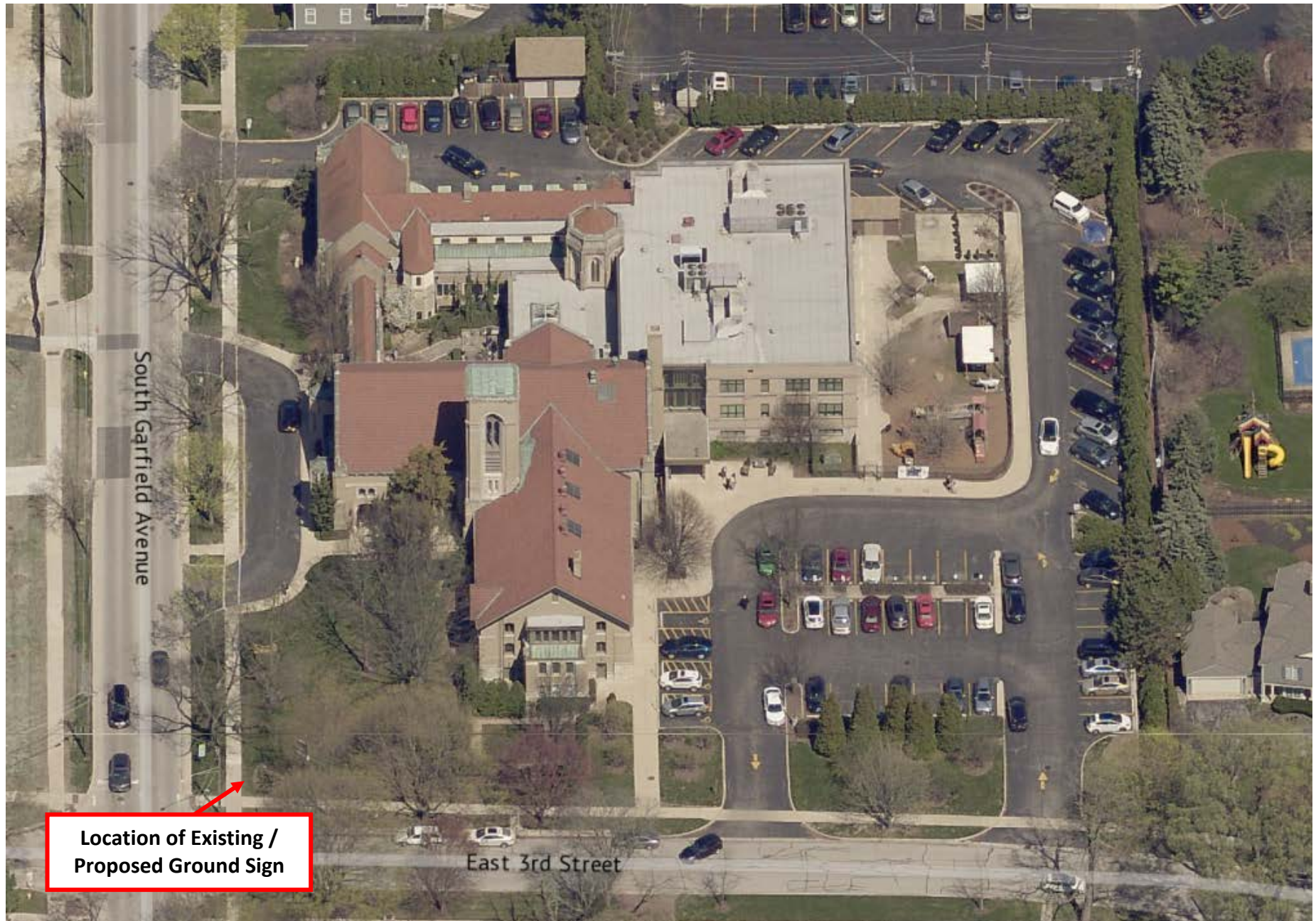


Village of Hinsdale Zoning Map and Project Location





## Birds Eye View – 137 S. Garfield Street





## Street View – 137 S. Garfield



Northeast Corner of Garfield Street and Third Street



## Street View – 137 S. Garfield

---



Existing Ground Sign - Northeast Corner of Garfield Street and Third Street





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Union Church of Hinsdale  
Address: 137 S Garfield  
City/Zip: Hinsdale  
Phone/Fax: (630) 323 / 4303  
E-Mail: union@uchinsdale.org  
Contact Name: Sharon Olsen / Matthew Klein  
708 354 8840

**Contractor**

Name: Legacy Sign Group  
Address: 7933 W Hwy 6  
City/Zip: Westville IN 46391  
Phone/Fax: (219) 508 / 7495  
E-Mail: john@legacysigngroup.com  
Contact Name: John Miller

ADDRESS OF SIGN LOCATION: 137 S Garfield

ZONING DISTRICT: IB Institutional Buildings

SIGN TYPE: Other - Bulletin Board Sign / Base

ILLUMINATION Internally Illuminated / Downlit

**Sign Information:**

Overall Size (Square Feet): 13.35 (2'2 1/2" x 6' 1/2")

Overall Height from Grade: 6'0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White background
- ② Black
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 322' Garfield 225' Third

Building/Tenant Frontage: Approx 250' Garfield

Existing Sign Information:

Business Name: Union Church of Hinsdale

Size of Sign: 32"x38" 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.

The Union Church of Hinsdale

by Matthew Klein  
Signature of Applicant Trustee

4/28/21  
Date

The Union Church of Hinsdale

Sharon Olsen / Matthew Klein  
Signature of Building Owner

4/28/21  
Date

in Building / Trustee

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

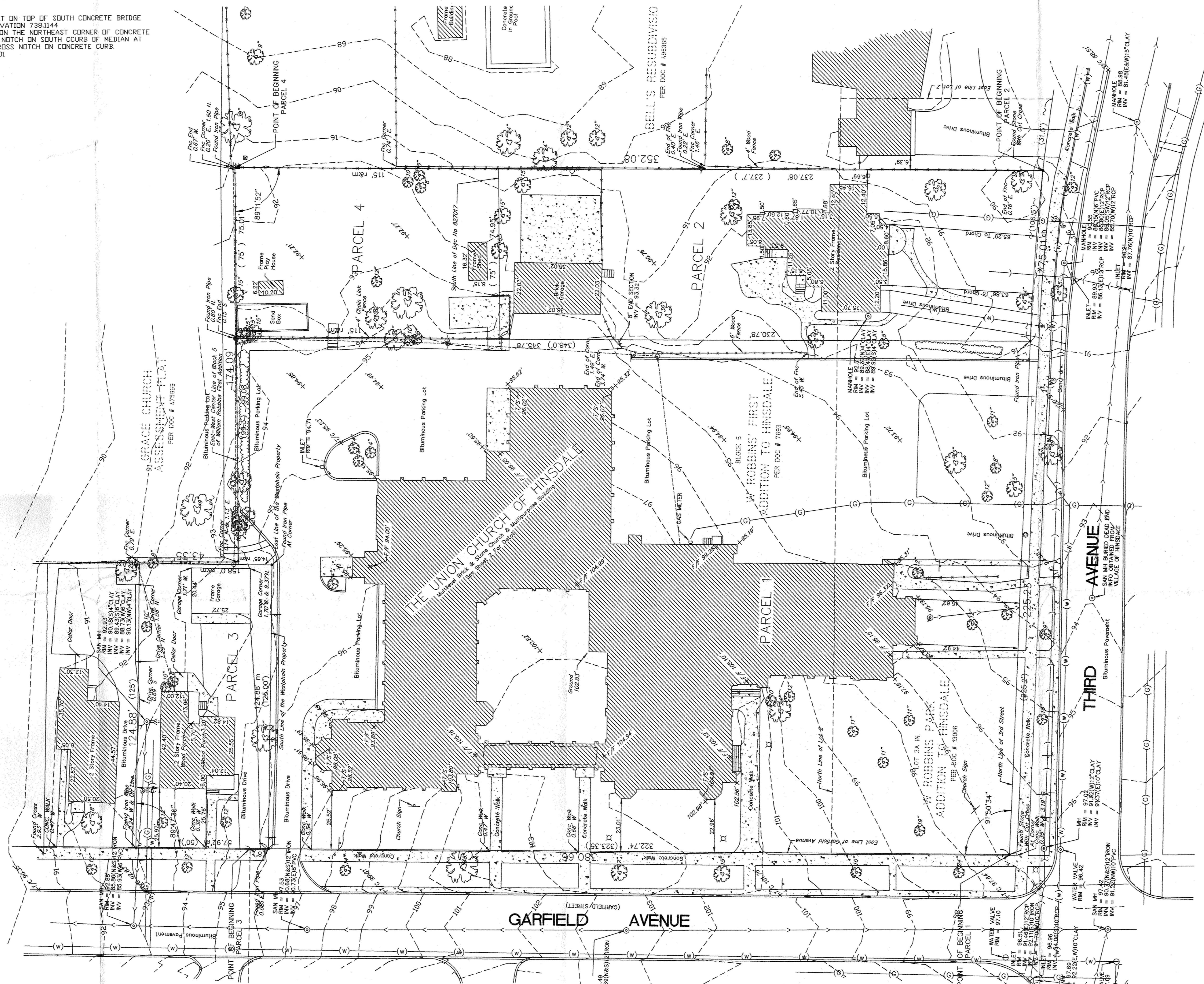
Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



BENCHMARKS:

1.) TYPE: A BRONZE DISC SET IN CONCRETE BY THE FORMER UNITED STATES COAST AND GEODETIC SURVEY. (NDN NATIONAL GEODETIC SURVEY)  
LOCATION: AT THE SOUTHEAST CORNER OF CHICAGO AVENUE AND OAK STREET IN HINSDALE, ILLINOIS BEING 2.57 FEET EAST OF THE CONCRETE SIDEWALK, 2.33 FEET SOUTH OF A CONCRETE SIDEWALK, 99.05 FEET NORTHWEST OF THE NORTHWEST CONCRETE HOUSE FOUNDATION AT #7 OAK ST. AND 95.93 FEET EASTERLY OF THE NORTHEAST CORNER OF THE CONCRETE HOUSE FOUNDATION AT #4 OAK ST.  
DUPAGE COUNTY BENCHMARK IDENTIFICATION # DGN12001

2.) TYPE: A PUNCH HOLE ON BRONZE DISC (NO I.D.) SET ON TOP OF SOUTH CONCRETE BRIDGE WALL OVER KINGERY HWY. (RTE. 83). PUBLISHED ELEVATION 738.1144.  
LOCATION: 14.25 FT. NORTHEAST OF CROSS NOTCH ON THE NORTHEAST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT, 51.50 FT. SOUTH OF CROSS NOTCH ON SOUTH CURB OF MEDIAN AT THE CENTER LINE OF 55TH ST., 9.50 FT. WEST OF CROSS NOTCH ON CONCRETE CURB.  
DUPAGE COUNTY BENCHMARK IDENTIFICATION # DGN14001



5	08/06/02	RE-ASSUED WITH PERMIT COMMENT
4	08/15/02	REVIEW
3	07/10/02	ISSUE FOR BID
2	06/28/01	ISSUE FOR PERMIT
1	04/18/01	100% DESIGN DEVELOPMENT
no. date		FOR REVIEW
		ISSUE

UNION CHURCH  
103 Garfield  
Hinsdale, IL

EXISTING  
TOPOGRAPHY

CONSULTING  
ENGINEERS  
& LAND  
SURVEYORS  
**B**  
Bollinger, Lach,  
& Associates  
1010 JORIE BLVD  
OAK BROOK, IL 60453  
TEL: (830) 950-1385  
FAX: (830) 950-0038  
EMAIL: BLA1010@BOLLINGERLACH.COM

drawn by: JVK  
checked by: ERO

approved  
owner:

Job No.  
99-103

C1

X EXISTING TOPOGRAPHY  
SCALE: 1" = 20'



ENUE

PARCE

East Line of Garfield Avenue

North Line of Lot 2

North Line of 3rd Street

W ROBBINS PARK  
ADDITION TO HINSDALE  
PER DOC # 13006

Concrete Walk (225.2')

THIRD

Bituminous Pavement

OF BEGINNING  
PARCEL 1

WATER VALVE  
RIM = 97.10

LET  
W = 96.51  
V = 91.46(E)12"RCP  
Y = 92.11(S)10"IRON  
Z = 91.70(W)10"RCP  
ET  
= 96.96  
W 94.06(S)10"RCP

E,W)10"CLAY

WATER VALVE  
RIM = 96.42

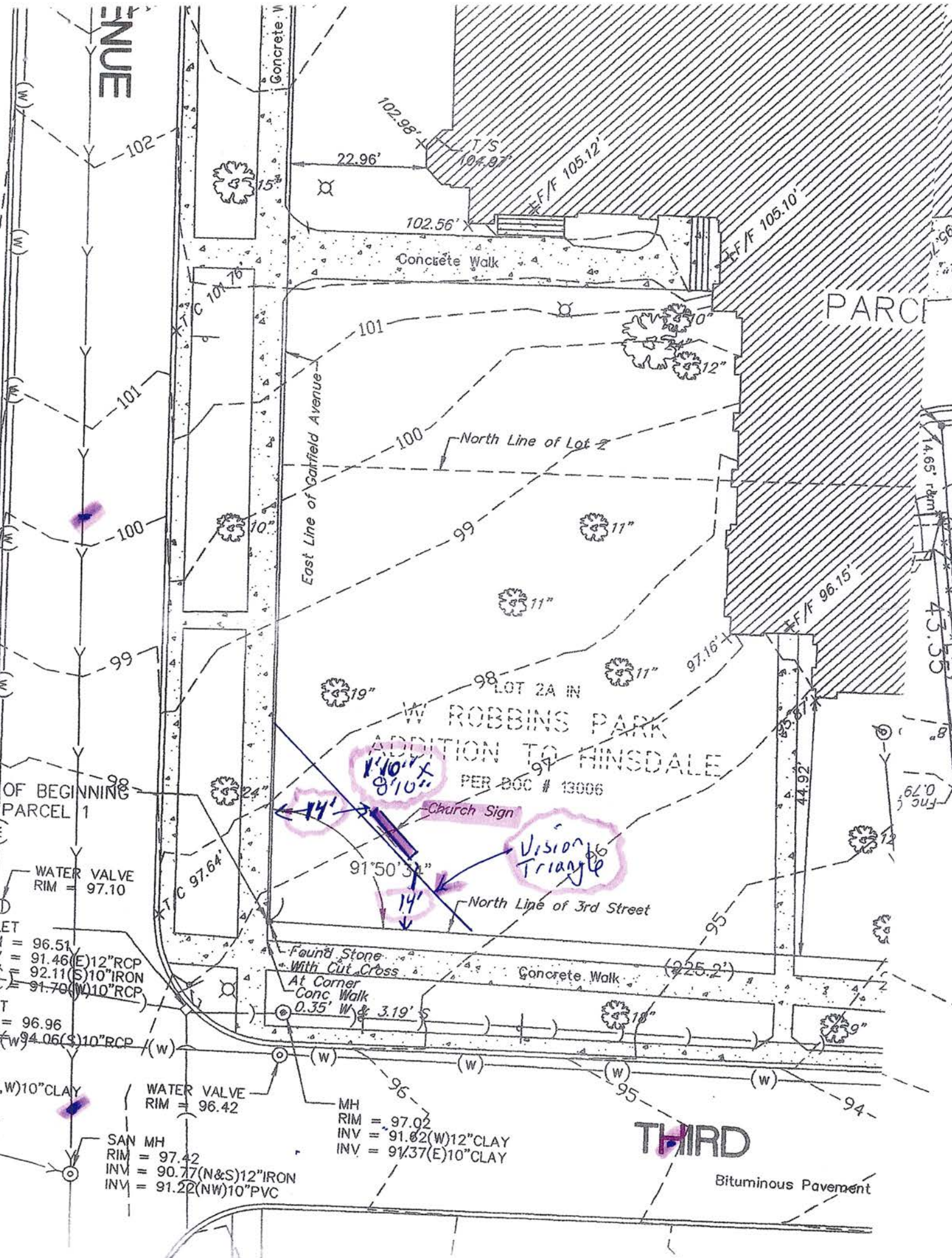
SAN MH  
RIM = 97.42  
INV = 90.77(N&S)12"IRON  
INV = 91.22(NW)10"PVC

MH  
RIM = 97.02  
INV = 91.82(W)12"CLAY  
INV = 91.37(E)10"CLAY

Found Stone  
With Cut Cross  
At Corner  
Conc Walk  
0.35' W & 3.19' S

Church Sign

Vision Triangle





The Union Church  
OF HINSDALE

SUNDAY

9:00 10:00AM

HOW DOES GOD  
WORK? PART 2

THE UCCOF  
2019-2020





## Components

SKU	Description	Details	Color	Order Unit	Pkg. Quantity	Additional Information Stretched Wire
93098199	GEMX2471-W1S	Tetra® MAX 24V 7100K	White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93118645	GEMX2465-W1S	Tetra® MAX 24V 6500K	Warm White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93118726	GEMX2457-W1S	Tetra® MAX 24V 5700K	Warm White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93098200	GEMX2450-W1S	Tetra® MAX 24V 5000K	Warm White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93098201	GEMX2441-W1S	Tetra® MAX 24V 4100K	Warm White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93098202	GEMX2432-W1S	Tetra® MAX 24V 3200K	Warm White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93069935	GEMX24RD-W1	Tetra® MAX colors 24V – 625 nm	Red	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93070026	GEMXH24RD-W1	Tetra® MAX colors 24V HO – 625 nm	Red	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93070027	GEMX24GL-W1	Tetra® MAX colors 24V – 530 nm	Green	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93070028	GEMX24BL-W1	Tetra® MAX colors 24V – 470 nm	Blue	Box	5 Strips/Box	30 modules/strip (20 ft/strip)
93070029	GEMX24YG-W1	Tetra® MAX colors 24V – 589 nm	Amber	Box	5 Strips/Box	30 modules/strip (20 ft/strip)

## Technical Specifications

Description	Wavelength/ CCT	Typical Brightness (Lumens/ module)	Typical Brightness Lumen/ft (Lumen/m)	Energy Consumption (Strip/ Module)	Energy Consumption (System/Module)	Power Supply Loading	Viewing Angle
GEMX2471-W1S	7100K	100	150 (492)	0.62 W/module	0.73 W/module	87 ft (26.5 m) /100WPS	170
GEMX2465-W1S	6500K	100	150 (492)	0.62 W/module	0.73 W/module	87 ft (26.5 m) /100WPS	170
GEMX2457-W1S	5700K	100	150 (492)	0.62 W/module	0.73 W/module	87 ft (26.5 m) /100WPS	170
GEMX2450-W1S	5000K	100	150 (492)	0.62 W/module	0.73 W/module	87 ft (26.5 m) /100WPS	170
GEMX2441-W1S	4100K	100	150 (492)	0.62 W/module	0.73 W/module	87 ft (26.5 m) /100WPS	170
GEMX2432-W1S	3200K	90	135 (443)	0.62 W/module	0.73 W/module	87 ft (26.5 m) /100WPS	170
GEMX24RD-W1	625nm	20	30 (98)	0.46 W/module	0.54 W/module	120 ft (36.5 m) /100WPS	170
GEMXH24RD-W1	625nm	32	48 (158)	0.74 W/module	0.87 W/module	73 ft (22.3 m) /100WPS	170
GEMX24GL-W1	530nm	44	66 (217)	0.77 W/module	0.91 W/module	71 ft (21.7 m) /100WPS	170
GEMX24BL-W1	470nm	15	23 (74)	0.70 W/module	0.82 W/module	79 ft (23.9 m) /100WPS	170
GEMX24YG-W1	589nm	14	23 (74)	0.38 W/module	0.45 W/module	140 ft (42.6 m) /100WPS	170

## Technical Specifications

Specification Item	White Modules	Colored Modules			
LEDs/Module	4	2			
LEDs/ft (LEDs/m)	6 (19.7)	3 (9.8)			
Modules/ ft. (Modules/m)	1.5 (4.9)	1.5 (4.9)			
Module Dimensions (h x l x w)	0.41 in x 2.4 in x 0.54 in (10.46 mm x 61 mm x 13.6 mm)	0.45 in x 3.45 in x 0.63 in (11.41 mm x 87.6 mm x 16.1 mm)			
Cutting Resolution	Cut on wire between every module				
Power Supply	GEPS24-25-NA Input: 100-305VAC; Output: 24VDC GEPS24D-80U Input: 90-305VAC; Output: 24VDC GEPS24-100U Input: 108-305VAC; Output: 24VDC GEPS24-180U Input: 90-305VAC; Output: 24VDC GEPS24-300U Input: 108-305VAC; Output: 24VDC				
Maximum Supply Wire Limits		18 AWG/0.82 mm2 Supply Wire	16 AWG/1.31 mm2 Supply Wire	14 AWG/2.08 mm2 Supply Wire	12 AWG/3.31 mm2 Supply Wire
	25W Power Supply	120 ft./36.6 m	-	-	-
	80W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m	40 ft./12.1 m
	100W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m	40 ft./12.1 m
	180W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m	40 ft./12.1 m
	300W Power Supply	20 ft./6.1 m	25 ft./7.6 m	35 ft./10.6 m	40 ft./12.1 m
Operating Environment	-40 °C to +60 °C				
Warranty	Limited system warranty of up to five (5) years				
System Certifications	UL Recognized (C-US) #E219167, UL Classified (C-US) #E229508, CE, ROHS • IP66 rated: for dry, damp or wet location.				

# Total Reliability

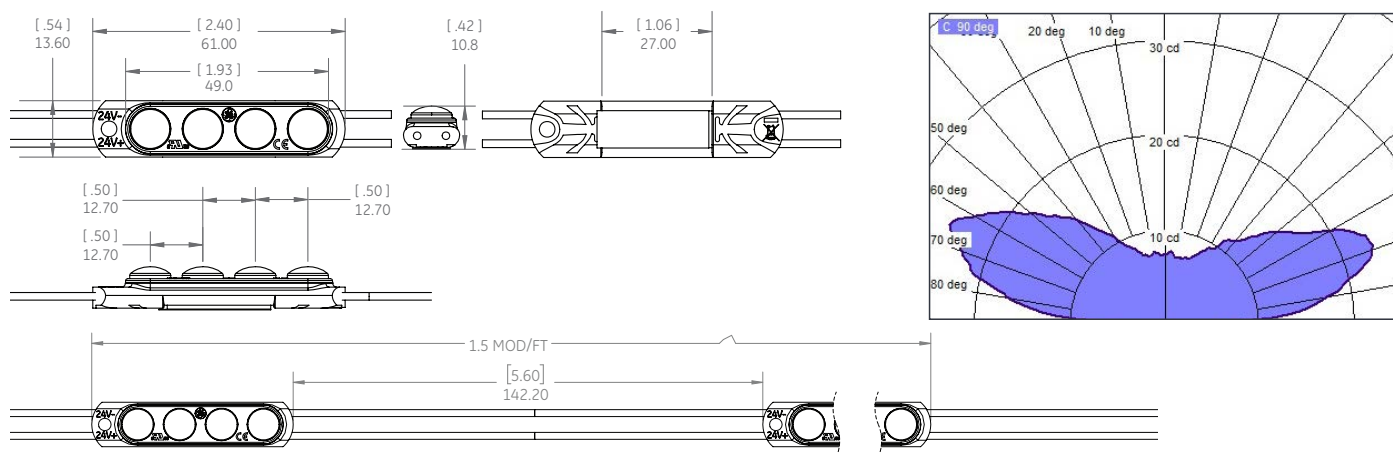
To ensure every Tetra® MAX installation will operate brilliantly for years, we perform the most extensive, stringent testing in the industry. We test the LED, water and dust ingress protection, sub-system and complete system at our in-house and independent laboratories around the world. Validation of our designs, components, products and processes include high temperature, high humidity and accelerated life testing.



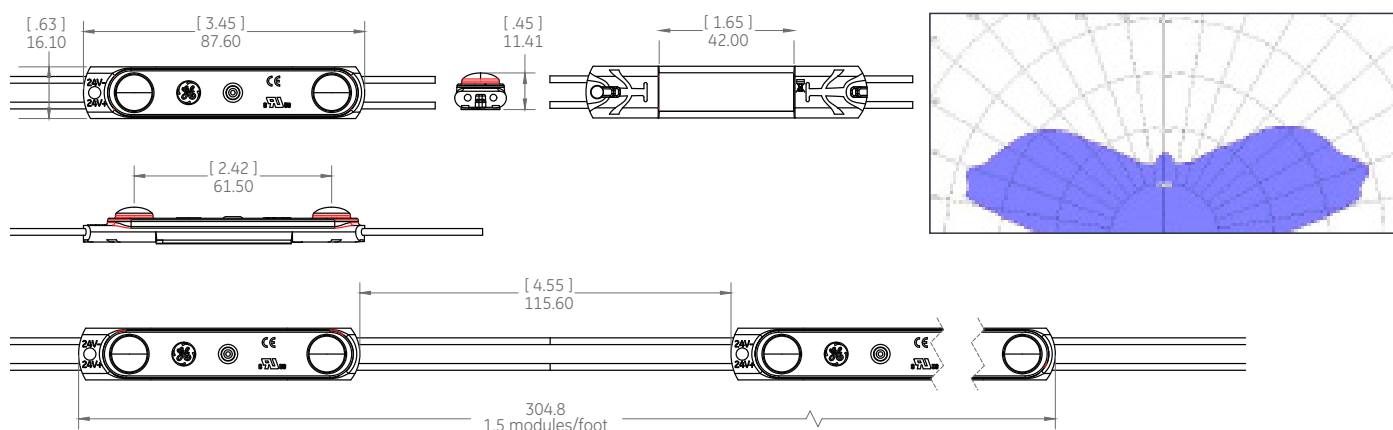
## Mechanical Outline & Viewing Angle

Dimensions in (inches). Metric equivalent mm.

### Tetra MAX 24V whites



### Tetra MAX 24V colors





## MEMORANDUM

**DATE:** July 2, 2021

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-13-2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign

**FOR:** July 7, 2021 Historic Preservation Commission Meeting

---

### Summary

The Village of Hinsdale has received a sign application from Anthony Perna with Signco Inc. to install one (1) new wall sign for Marabella Home located at 28 E. Hinsdale Avenue. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

### Request and Analysis

The applicant is requesting to install one (1) new wall sign for a new retail tenant, Marabella Home, located at 28 E. Hinsdale Avenue. The sign is proposed within the header located above the storefront windows. The proposed non-illuminated wall sign measures 22.5" tall and 96.5" wide, with an overall sign face area of 15.07 square feet. The wall sign consists of black acrylic flat cut out letters on a solid white aluminum background. No window signage is proposed.

Per Section 9-106(J), in the B-2 District, a maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the sign code requirements listed in Section 9-106.

### Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per 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 Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

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



## MEMORANDUM

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

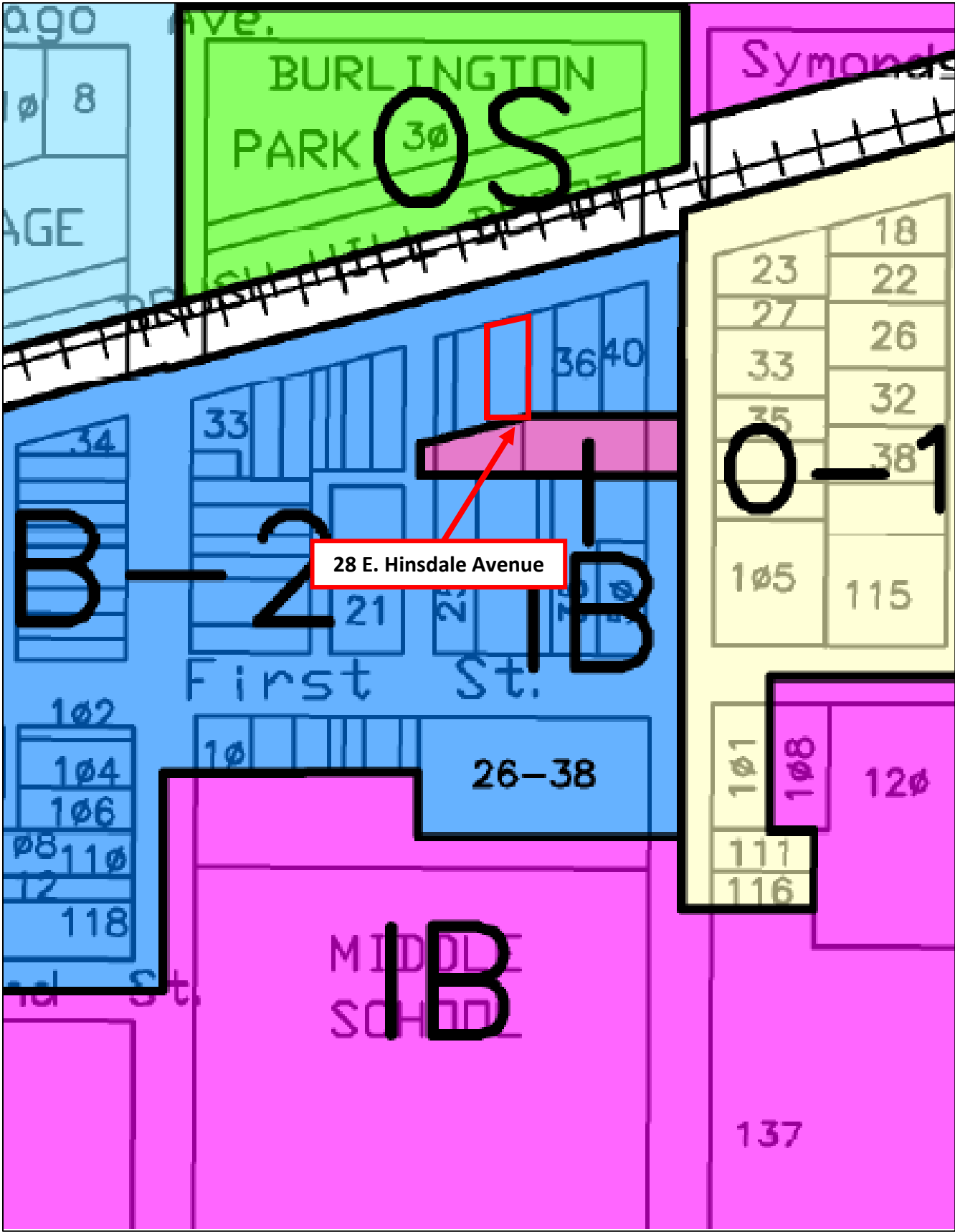
### **Attachments**

1. Zoning Map and Project Location
2. Birds Eye View – 28 E. Hinsdale Avenue
3. Street View – 28 E. Hinsdale Avenue
4. Sign Application and Exhibits





Village of Hinsdale Zoning Map and Project Location





## Birds Eye View – 28 E. Hinsdale Avenue



## Street View – 28 E. Hinsdale Avenue

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

RECEIVED

JUN 10 2021

**Applicant**

Name: Anthony PERNA  
Address: 28 E. Hinsdale Ave  
City/Zip: Hinsdale IL 60521  
Phone/Fax: (708) 865-1717 / 865-1728  
E-Mail: anthony@signcochicago.com  
Contact Name: Anthony PERNA

**Contractor**

Name: Anthony PERNA  
Address: 1955 Cornell Ave  
City/Zip: Melrose Park, IL 60160  
Phone/Fax: (708) 865-1717 / 865-1728  
E-Mail: anthony@signcochicago.com  
Contact Name: Signco Inc

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** Please Select One B2

**SIGN TYPE:** Please Select One FCO Letters on Backer panel

**ILLUMINATION** Please Select One NO

**Sign Information:**

Overall Size (Square Feet): 150 (22.5" x 96.5")

Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 27'

Building/Tenant Frontage: 27'

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A 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]  
Signature of Applicant

5-6-21  
Date

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

\_\_\_\_\_  
Date

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

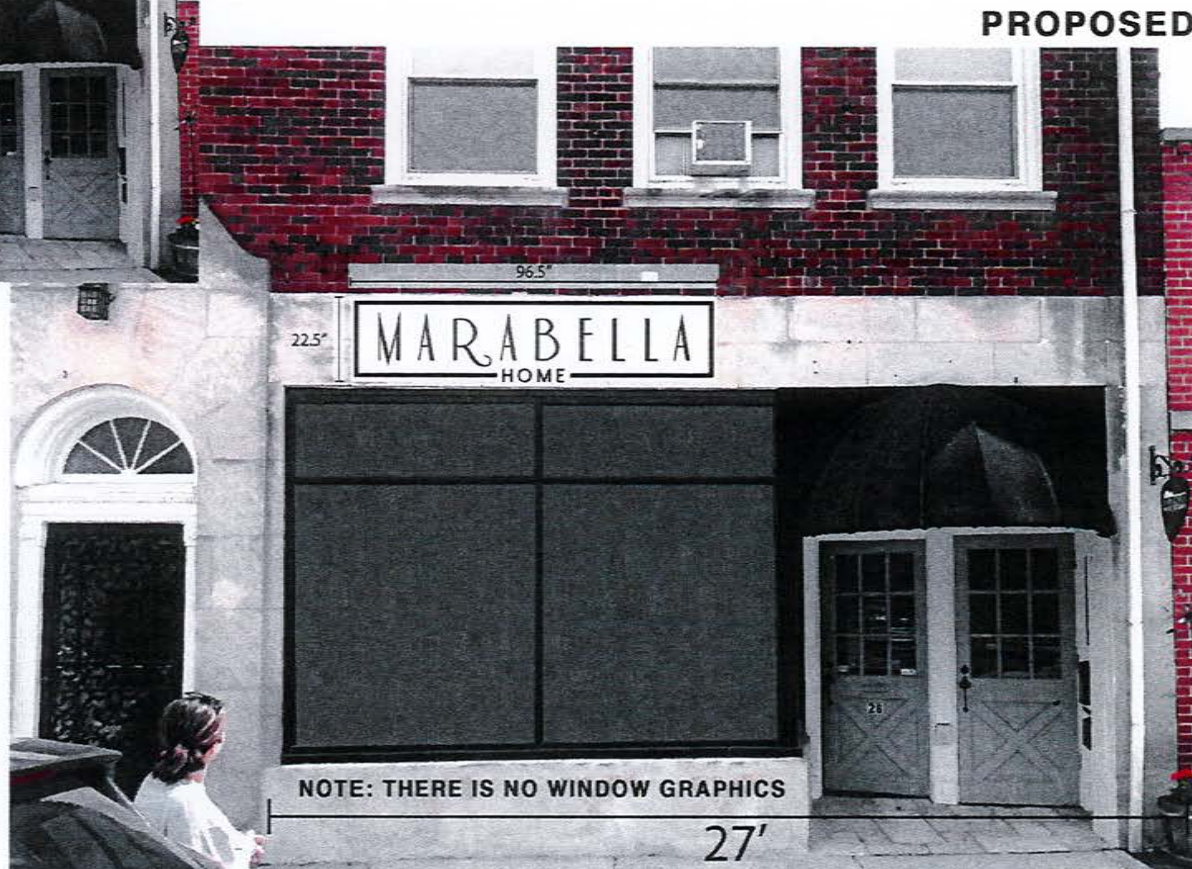
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

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

# MARABELLA HOME



**EXISTING**



**PROPOSED**

- NON ILLUMINATED ACRYLIC FCO LETTERS
- PAINTED ALUMINUM BACKER



ARTWORK APPROVED

Signco Inc, Melrose Park, IL

Phone: 708-865-1717

[signcochicago.com](http://signcochicago.com)

FAX: 708-865-1728

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# MARABELLA HOME



**EXISTING**



- NON ILLUMINATED ACRYLIC FCO LETTERS
- PAINTED ALUMINUM BACKER



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# MARABELLA HOME



- NON ILLUMINATED ACRYLIC FCO LETTERS
- PAINTED ALUMINUM BACKER



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## MEMORANDUM

**DATE:** July 2, 2021

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-14-2021 – 110 S. Washington Street – County Line Home Design Center – Installation of One (1) Wall Sign

**FOR:** July 7, 2021 Historic Preservation Commission Meeting

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### Summary

The Village of Hinsdale has received a sign application from County Line Home Design Center seeking approval to install one (1) new wall sign for County Line Home Design Center located at 110 S. Washington Street. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

### Request and Analysis

The applicant is requesting to install one (1) new wall sign for County Line Home Design Center, the existing business located at 110 S. Washington Street. The sign consists of gold colored wood letters that will be stud mounted onto the header above the storefront windows and entrance. The proposed non-illuminated wall sign measures 10" tall and 162.6" wide, with an overall sign face area of 11.3 square feet.

Per Section 9-106(J), in the B-2 District, a maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the sign code requirements listed in Section 9-106.

### Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per 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 Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

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



## MEMORANDUM

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

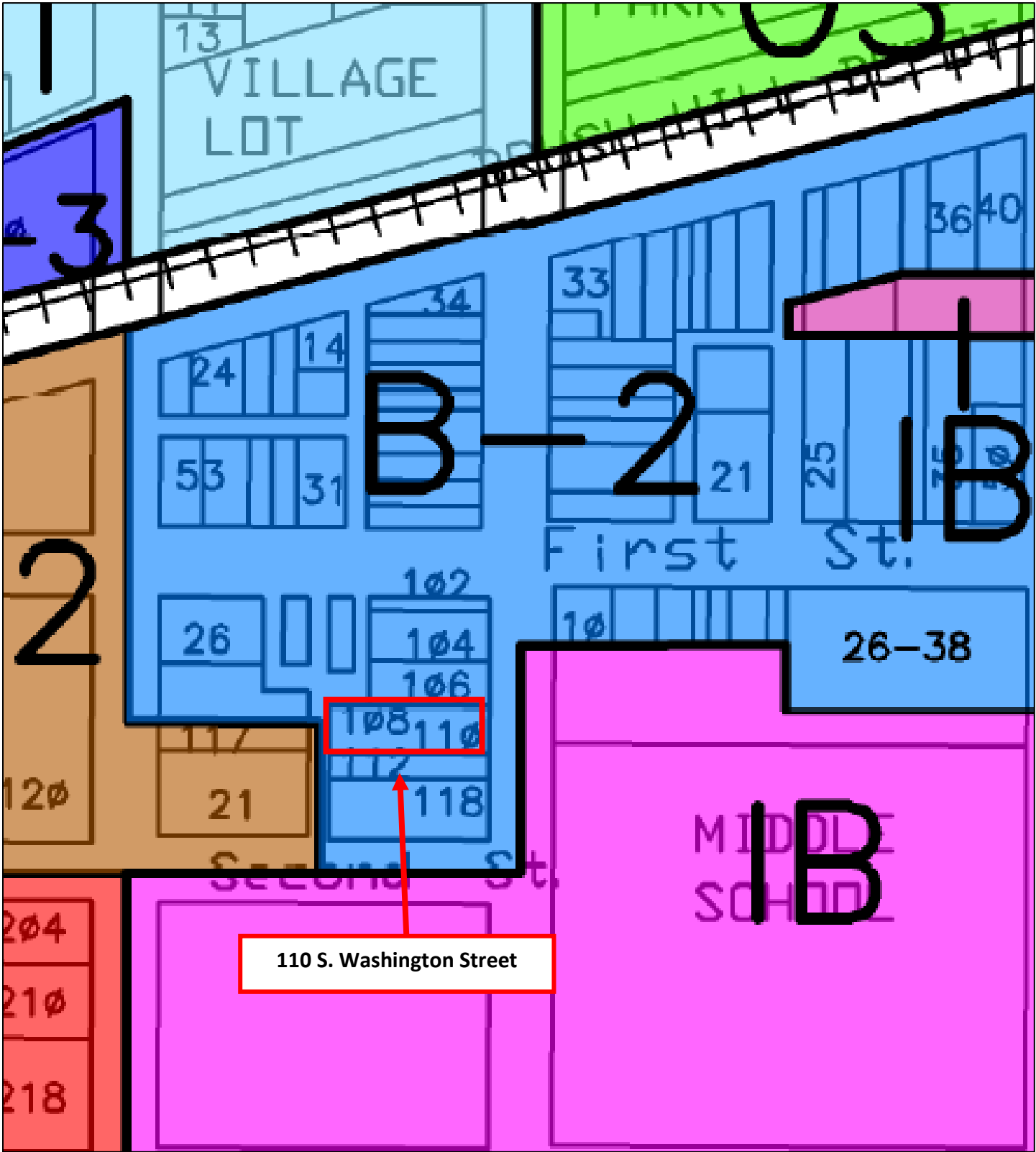
### **Attachments**

1. Zoning Map and Project Location
2. Birds Eye View – 110 S. Washington Street
3. Street View – 110 S. Washington Street
4. Sign Application and Exhibits





Village of Hinsdale Zoning Map and Project Location



## Birds Eye View – 110 S. Washington Street





## Street View – 110 S. Washington Street



\* Please note the storefront and trim was previously painted black since this Google StreetView photo was taken





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

**Applicant**

Name: County Line Home Design Center  
Address: 110 S. Washington Street  
City/Zip: Hinsdale 60521  
Phone/Fax: (630) 272-8916 / N/A  
E-Mail: penny.bohnen@clphomes.com  
Contact Name: Penny Bohnen

**Contractor**

Name: Pat Franz - Clairmont  
Address: 110 S. Washington Street  
City/Zip: Hinsdale 60521  
Phone/Fax: (630) 325-5058 / N/A  
E-Mail: pat@clairmontltd.com  
Contact Name: Pat Franz

**ADDRESS OF SIGN LOCATION:** 110 S. Washington Street

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Other

**ILLUMINATION** None

**Sign Information:**

Overall Size (Square Feet): 11.3 ( 162.5" x 10" )

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Dark Green (background)
- ② Gold (letters)
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 18'

Building/Tenant Frontage: 18'

Existing Sign Information:

Business Name: County Line Home Design Center

Size of Sign: See attached 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.

Penny Bohnen  
Signature of Applicant

06/15/2021

Date

Chris Calayard  
Signature of Building Owner

06/15/21

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: \_\_\_\_\_



# HOME DESIGN CENTER

110





★★★★★ 31 Reviews (4.9 stars)



# HOME DESIGN CENTER

HOME DESIGN CENTER

Choose Font

TRAJAN GOUDY



Height

10 inch



Thickness

3/4 inch

Color

Brilliant Gold Metallic



Finish

High Gloss (+10%)



Mounting Hardware

Flush Stud Mount (\$4.50 per letter)



Approx. Width: 162.6"

Total Letter Count: 16

+ Add Line of Text

☐ Comments

\$17.60Qty:

Add to Cart

1

Manufacturing Time: 10 business days



(OLD SIGN)

