



MEETING AGENDA

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HISTORIC PRESERVATION COMMISSION
Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, August 4, 2021
6:30 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES** – July 7, 2021 Historic Preservation Meeting
- 4. SIGN PERMIT REVIEW**
 - a) Case A-13- 2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign
- 5. PUBLIC COMMENT**
- 6. NEW BUSINESS**
- 7. OLD BUSINESS**
 - a) Signage in the Robbins Park Historic District
 - 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

Approved

**MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
Memorial Hall
19 E. Chicago Avenue, Hinsdale, IL
July 7, 2021
6:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Historic Preservation Commission (HPC) was called to order by Chairman Bohnen on Wednesday, July 7, 2021 at 6:34 p.m. in Memorial Hall of the Memorial Building.

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

Present: Chairman John Bohnen, Commissioner Sarah Barclay, Commissioner Alexis Braden, Commissioner Frank Gonzalez, Commissioner Bill Haarlow, Commissioner Jim Prisby

Absent: Commissioner Shannon Weinberger

Also Present: Bethany Salmon, Village Planner

Approval of the Minutes – May 5, 2021

Chairman Bohnen introduced the minutes from the May 5, 2021, meeting and asked for comments. A motion was made by Commissioner Braden, seconded by Commissioner Gonzalez, to approve the May 5, 2021 minutes as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Sign Permit Review

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

Paul Bander, representing the sign contractor Aubrey Sign Company, was present at the meeting to answer questions from the Commission. The applicant provided an overview of the revised changes to the proposed wall sign originally presented at the Historic Preservation Commission on May 5, 2021. Mr. Bander confirmed that the proposed sign will now be mounted to the window mullions in the transom area. The sign is non-illuminated with a black flat panel and dimensional acrylic text.

Commissioner Prisby noted the proposed changes addressed the previous concerns of the Commission, which were discussed at the meeting in May.

Commissioner Prisby asked the applicant if wall-mounted gooseneck lighting was installed by the owner or the business. Mr. Bander confirmed it appeared that someone had installed gooseneck lighting and he would discuss the removal of the lighting with the business owner. Ms. Salmon stated that this could be handled as a code compliance issue if the lighting was not removed and staff would work with the business owner.

No public comment was made at the meeting.

A motion was made by Commissioner Haarlow, seconded by Commissioner Barclay, to recommend approval of the sign permit request for Case A-06-2021 for Bake Homemade Pizza located at 34 E. Hinsdale Avenue. The motion carried by a vote of 6-0 as follows:

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

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

Matt Klein, the applicant and representative of the Union Church of Hinsdale, was present at the meeting and provided an overview of the proposed sign.

Commissioner Barclay asked for additional information on the proposed lighting. Mr. Klein confirmed that the logo located in the column on the left side of the ground sign would not be illuminated, the text above the bulletin board would be internally illuminated, and LED string lights would be installed around the inside of the frame of bulletin board and the fixture will be completely shielded.

Commissioner Prisby asked if the existing ground sign is illuminated. Mr. Klein confirmed that the existing sign is illuminated, but was not sure when it was turned on.

Chairman Bohnen asked if there are proposed hours of illumination. Mr. Klein confirmed that the Church will comply with the Village requirements. Staff confirmed that because the illuminated ground sign is located on lots abutting or across the street from and visible from any residentially zoned area, it 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.

Commissioner Prisby asked the applicant what material the proposed cabinet was to be constructed of. Mr. Klein stated that he believes it will be constructed of aluminum or a typical sign material. There was a brief discussion on the structural support of the sign and if the limestone cap would be able to be supported.

Commissioner Prisby stated that the limestone block size proposed for the base of the ground sign appears be too small and doesn't appear to match the stone used on the church building. Commissioner Prisby recommended that the applicant look into using a larger block at the base and the cap of the base should be constructed of matching limestone instead of bronze aluminum. Commissioner Prisby also noted that the applicant could consider using a matching brick on the side column. There was a discussion on why brick was not chosen, which may better match the brick used on the building. Laurie McMahan, from Union Church, stated that they changed the building material from brick to limestone during the design process to better match the entrance area on the south side of the building. It was noted that the rendering may not accurately represent the true appearance of the limestone blocks.

Several Commissioners expressed support for using a limestone cap on top of the sign base instead of an aluminum cap. This change would provide better separation between the different materials, will enhance the visual appearance, and help tie the sign into the historic building and the historic district. Commissioner Haarlow noted that other churches in the historic district have constructed new ground signs entirely of masonry, which better fits into the context of the historic district. The ground sign for Grace Episcopal Church nearby in the Historic District utilized all stone that fit into the context of the surrounding area and building.

Commissioner Haarlow asked if the new ground sign and new bulletin board sign will impact the number of temporary banners posted on the church property. Mr. Klein noted that the church still plans to put up temporary banners.

Nancy Cox, a resident that lives nearby Union Church at 127 E. Third Street, spoke at the meeting. Ms. Cox expressed concerns over the proposed lighting, noted she would like to see a rendering of what the ground sign would look like illuminated at night, and asked if the applicant explored natural landscaping options to help the sign fit in with the historic homes nearby.

There was a discussion on the proposed lighting. Several Commissioners recommended that the applicant provide additional lighting information and a rendering of the illumination and brightness of the sign at night. The Commissioners noted that the applicant should explore using LED lights with a warm white color and less lumens compared to the selected bright white color with the highest level of lumens shown on the specification sheet.

The Commission recommended that the applicant consider replacing the aluminum base cap with a limestone cap, using a different limestone block size on the base of the sign, providing a rendering and additional details on the proposed LED lighting, and exploring changes to the light intensity and select a warm white color.

The applicant stated at the meeting that additional information will be brought to the Plan Commission on July 14 for review.

A motion was made by Commissioner Barclay, seconded by Commissioner Gonzalez, to recommend approval of the sign permit request for Case A-10-2021 for Union Church of Hinsdale located at 137 S. Garfield Street. The Commission recommended that the applicant consider replacing the aluminum base cap with a limestone cap, using a different limestone block size on the base of the sign, providing a rendering on the proposed LED lighting, and exploring changes to the light intensity and select a warm white color instead of a bright white color. The motion carried by a vote of 6-0 as follows:

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

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

The applicant was not present at the meeting. Ms. Salmon requested that the Commission provide comments, which has been helpful for other sign permit applications.

Commissioner Prisby commented that he preferred the signage is centered over both the entrance doors and the storefront windows rather than being centered over just the storefront window.

Because the applicant was not present, the Commissioners tabled a vote.

The Historic Preservation Commission recommended tabling the vote for the sign permit request for Case A-13-2021 for Marabella Home located at 28 E. Hinsdale Avenue to the next meeting scheduled for August 4, 2021 where the applicant will be present to discuss the signage plans.

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

Chairman Bohnen recused himself from the vote as he is an owner of the County Line Home Design Center.

The sign contractor, Pat Franz, provided an overview of the proposed sign and answered questions from the Commissioners. A sample of one of the individual letters was also shown to the Commissioners at the meeting. Mr. Franz stated that the individual letters are constructed of wood and will be located in the façade above the storefront windows.

Commissioner Braden asked if “County Line” will be located anywhere on the store or sign. It was confirmed that the sign will only include text for “Home Design Center.”

Commissioner Gonzalez noted that the proposed “S” letter appeared to be mounted on the pilaster, which extends forward and therefore would place the “S” on a different plane than the other letters. There was a discussion over the existing pilaster / column located within the proposed signage area at the upper left side of the storefront windows. Several Commissioners noted concern that the letters would be located on different planes.

Due to visual concerns over the appearance, the Commission recommended that all of the letters be located on the same horizontal plane.

Several options were discussed, including mounting the letters on different individual stem lengths or all letters on a backer ground. It was determined that individual letters will be made thicker to create the appearance that all are located on the same plane.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-14-2021 for County Line Home Design Center located at 110 S. Washington Street, subject to the letters be mounted on the same linear plane, by a vote of 5-0 (1 absent, 1 recused). Chairman Bohnen recused himself from the vote as he is associated with the business.

A motion was made by Commissioner Braden, seconded by Commissioner Haarlow, to recommend approval of the sign permit request for Case A-14-2021 for County Line Home Design Center located at 110 S. Washington Street, subject to the letters be mounted on the same linear plane. Chairman Bohnen recused himself from the vote as he is associated with the business. The motion carried by a vote of 5-0 (1 recused, 1 absent) as follows:

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

Public Comment

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

New Business

a) Pre-Demolition Sales

Commissioner Braden stated that a pre-demolition sale took place at a historic home in the Robbins Park Historic District on Elm Street. The pre-demolition sale was listed online and offered interior features of the home for sale, including historic features. The house was listed for sale, but the new buyer had apparently not closed on the property yet. The buyer technically could have backed out of the sale, which could leave a house stripped of its history. Additionally, a Certificate of Appropriateness for demolition of the house was not brought to the Historic Preservation Commission for review and a demolition permit was not issued by the Village. Commissioner Braden noted concern over these types of sales and questioned how the Village could handle these types of demolition sales that strips a home of its history. Houses are being gutted before the Village can review if the house can be saved.

There was a discussion on pre-demolition sales. There have been pre-demolition sales in the Village before, but they are not as common. As the Village works through changes to Title 14, the Village could use this an opportunity to address pre-demolition sales.

Ms. Salmon noted that it appears the pre-demolition sale did not appear to require a demolition permit. Because exterior changes were not included as part of the demolition sale, it technically was not required to be reviewed before the Historic Preservation Commission yet. Ms. Salmon noted that we could look at the definition of demolition. However, most historic preservation codes would not require a review for interior changes. Only exterior changes are subject to a review. Staff can follow up on this item at the next meeting.

b) Permit / Construction Status

Chairman Bohnen asked for the construction / permit status for two properties. Construction at 419 S. Oak appears to have stopped and construction at 241 E. 1st Street appears to have never started. Staff can check on the status of these permits and will provide an update to the Commission at the next meeting.

Old Business

a) Signage in the Downtown and Robbins Park

Ms. Salmon presented several design options for the Robbins Park Historic District street sign toppers for the Commission to discuss. Street sign toppers from other communities were reviewed to determine the Historic Preservation Commission's design preferences in terms of logos, text, color, size, and scale. Ms. Salmon stated she will use this information to obtain a quote from sign contractors and then move forward with an actual design.

Ms. Salmon stated that the existing street signs have a white background and black text. Staff was informed that the older street signs with a black background and white text are slowly being replaced with the white background and black text. Commissioner Haarlow noted that several existing street signs are vandalized and are falling over. It would be beneficial to work with Public Services to have signage replaced where needed or fixed as part of this process.

The Commission then discussed several design options for the street sign toppers. Overall, the Commissioners stated they are not aware of any previous logos for the Robbins Park District and a logo is not necessary.

For the text, several Commissioners noted the importance of including "National Register Historic District" or "Historic District" in the sign topper, but acknowledged that there is limited area to include a lot of text. At the four corners of the Robbins Park Historic District, the Commission discussed installing four additional signs that could be slightly larger, with additional text, and potentially mounted on decorative poles. The goal of this would be to define the edges of the district with signage that is a slightly more prominent and decorative. Due to the ability to have larger signage at the four corners, it may be ideal to include "National Register Historic District" text at only the four corners and abbreviated text on each of the street sign toppers.

For the selected colors, the Commission favored either a dark green background with white text, a brown background with white text, or a black background with white text. Commissioner Haarlow noted that using a black background with white text could reference and tie back to the original street signs that are being replaced.

Commissioner Haarlow also asked if there was an opportunity to work with the EDC on funding to pay for historic signage, which was done in the past. Ms. Salmon noted that separate funding was put aside in the budget to upgrade the existing wayfinding signage and wood ground signs in the Village. Staff is currently looking into quotes for these signs and will be engaging the same sign contractors to see if this will help with the budget and design. There was a discussion on other existing signage in the Village as well as how the Robbins Park signage will tie into the other signs.

b) Amendments to Title 14 – Status Update

Ms. Salmon stated that the Committee of the Whole & Historic Preservation Commission originally anticipated to be held before the Board meeting on July 13 was cancelled due to a conflict with the Finance Commission meeting. Staff was unable to find a time to reschedule the meeting due to scheduling conflicts. The next meeting will be held before the next Board meeting on August 10. This meeting will focus on zoning relief and other incentives as part of the discussion on amendments to Title 14.

Commissioner Braden noted that she had begun working through the list identifying significant buildings in the Village. Any buildings not on the list could be added later. There was a brief conversation on the past discussion around the proposed changes to Title 14.

Adjournment

A motion was made by Commissioner Prisby, seconded by Commissioner Gonzalez, to adjourn the meeting. The meeting was adjourned at 8:51 p.m. after a unanimous voice vote of 6-0.

Respectfully Submitted,
Bethany Salmon, Village Planner



MEMORANDUM

DATE: July 30, 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: August 4, 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 applicant has presented two possible locations within the header area where the sign can either be centered over the storefront window only or can be centered over both the storefront window and the entrance doors.

As shown on the signage plans, 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.

Meeting History

Historic Preservation Commission Meeting – July 7, 2021 – The applicant was not present at the July 7, 2021 meeting. The Commission noted that they preferred the signage be centered over both the storefront window and the entrance doors rather than be mounted to the left over just the storefront window. By a vote of 6-0, the Historic Preservation Commission recommended tabling the vote to the next meeting scheduled on August 4 where the applicant would be present to discuss the signage plans.



MEMORANDUM

Plan Commission Meeting – July 14, 2021 – Anthony Alfano from Signco, Inc. was present at the meeting and provided an overview of the proposed sign. There was a discussion on the two options presented with different locations for where the sign will be mounted. One of the Commissioners noted that the existing street light pole may block the view of the sign if it was centered over both the entrance and the window. Several Commissioners stated they preferred that the sign be centered over just the storefront window. The applicant also preferred this option. By a vote of 6-0, the Plan Commission approved the sign permit, with the option that the applicant center the sign over the storefront window.

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.

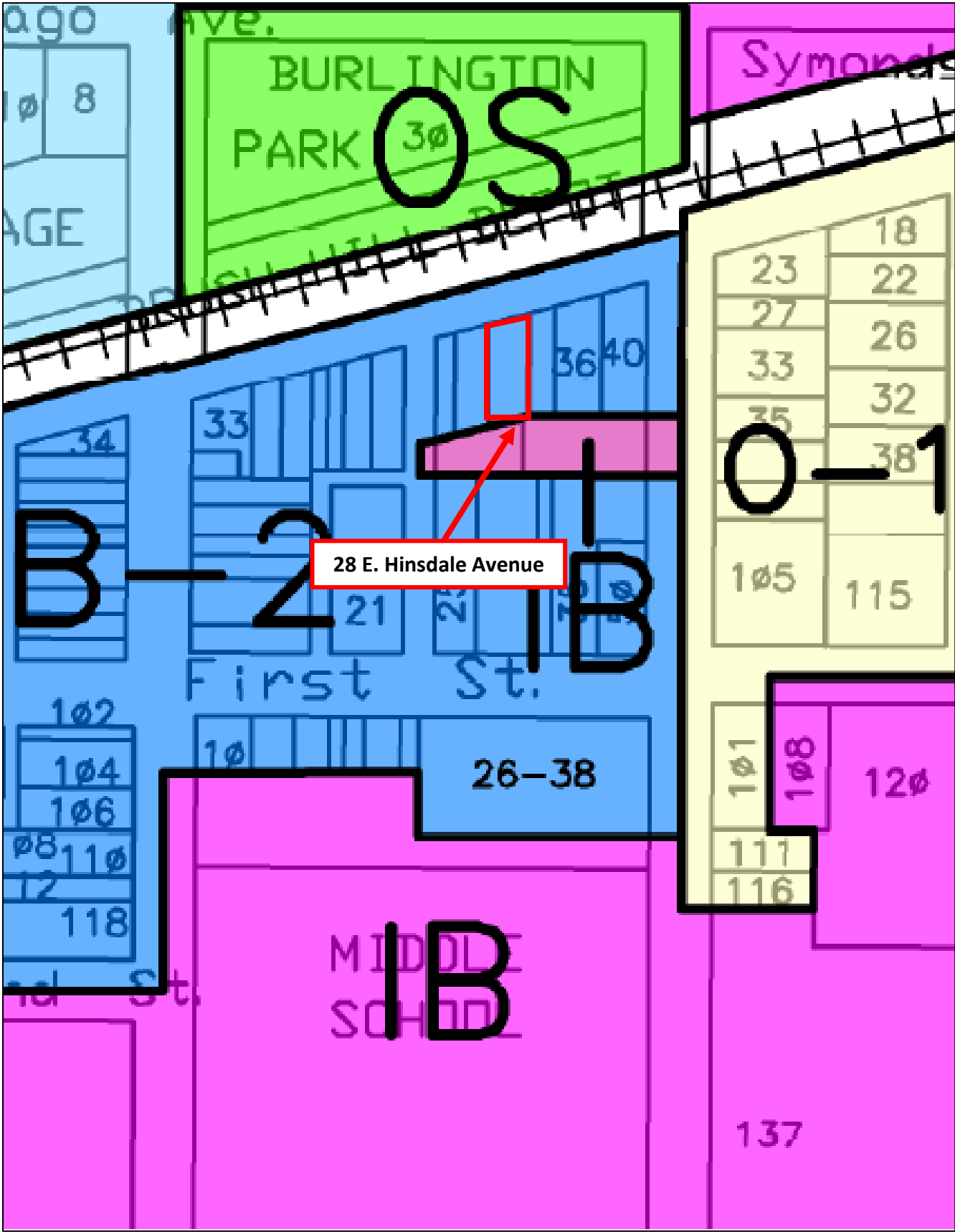
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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 – 28 E. Hinsdale Avenue
3. Street View – 28 E. Hinsdale Avenue
4. Sign Permit Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 28 E. Hinsdale Avenue



Street View – 28 E. Hinsdale Avenue





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): 156 (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

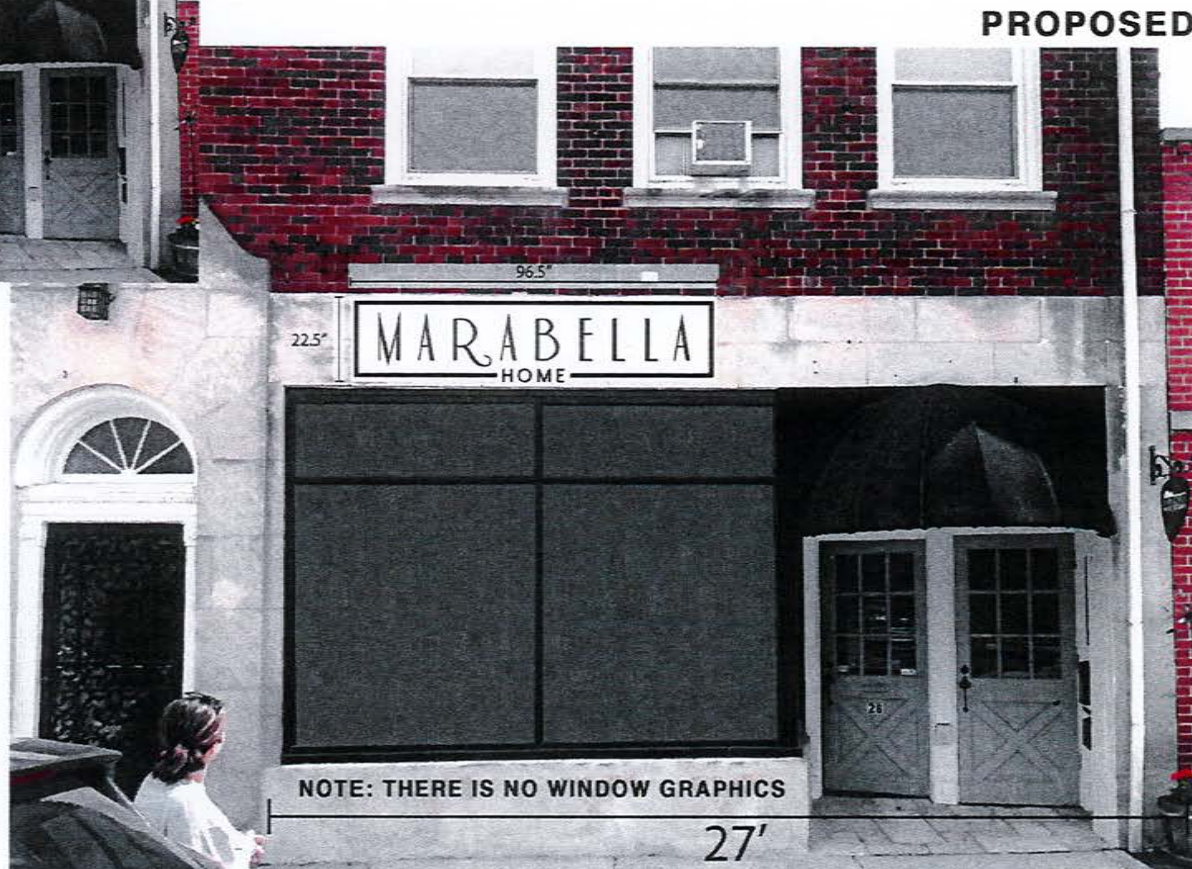
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

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

FAX: 708-865-1728

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MARABELLA HOME



EXISTING



NOTE: THERE IS NO WINDOW GRAPHICS

- 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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