

Approved

**MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
Memorial Hall
19 E. Chicago Avenue, Hinsdale, IL
August 4, 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 Commissioner Haarlow on Wednesday, August 4, 2021 at 6:30 P.M. in Memorial Hall of the Memorial Building.

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

Present: Commissioner Sarah Barclay, Commissioner Alexis Braden, Commissioner Frank Gonzalez, Commissioner Bill Haarlow, Commissioner Shannon Weinberger

Absent: Chairman John Bohnen, Commissioner Jim Prisby*

Also Present: Bethany Salmon, Village Planner

*Commissioner Prisby joined the meeting at 6:39 pm.

Approval of the Minutes – July 7, 2021

Commissioner Haarlow introduced the minutes from the July 7, 2021 meeting and asked for comments. No comments were made.

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay, to approve the July 7, 2021 minutes as submitted. The motion carried by a roll call vote of 5-0 as follows:

Ayes: Commissioner Barclay, Braden, Gonzalez, Haarlow, and Weinberger

Nays: None

Abstain: None

Absent: Chairman Bohnen, Commissioner Prisby*

Sign Permit Review

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

Danielle Antipov, representing Marabella Home, was present at the meeting to answer questions from the Commission. Ms. Antipov stated she preferred the proposal with the sign centered over the windows rather than the proposal with the sign placed over the two doors because it would more clearly define the location of the store. Ms. Antipov stated the sign would contain black acrylic letters mounted on a white aluminum backer and would not be illuminated.

Commissioner Weinberger stated the sign was discussed at the last Historic Preservation meeting but was tabled because the applicant was not present. The permit application moved forward to the Plan Commission. Commissioner Weinberger asked about the Plan Commission's approval. Ms. Salmon clarified the sign was approved at the last Plan Commission meeting subject to the recommendation of the Historic Preservation Commission. Ms. Salmon stated the Plan Commission's recommendation was to center the sign over the windows because it was the preference of the owner and placing the sign

near the two doors may lead to confusion and a light pole would block visibility of the sign if placed over the two doors.

Discussion followed by Commissioners about the placement of the sign. No concerns were expressed about placing the sign over the windows.

*Commissioner Prisby joined the meeting at 6:39 pm.

A motion was made by Commissioner Braden, seconded by Commissioner Weinberger, to recommend approval of the sign permit request for Case A-13-2021 for Marabella Home located at 28 E. Hinsdale Avenue as submitted for the installation of one (1) wall sign. The motion carried by a vote of 6-0 as follows:

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

Public Comment

Commissioner Haarlow asked for any public comment. There were no public comments pertaining to non-agenda items.

New Business

Commissioner Haarlow asked for any items of new business. None were noted.

Old Business

a) Signage in Robbins Park Historic District

Ms. Salmon reported she reached out to several sign contractors with the guidelines regarding the sign toppers. Ms. Salmon stated she heard back from three contractors and expects to present information at the Historic Preservation Commission next month.

b) Amendments to Title 14 – Status Update

Ms. Salmon reminded the Commission of the Committee of the Whole meeting scheduled for 6:30 P.M. in the Village Board Room on August 10, 2021. All Commissioners were encouraged to attend the meeting which will focus on preservation incentives, and specifically zoning relief. Ms. Salmon stated she would be prepare packets to share with the Commission containing related information.

Commissioner Weinberger & Commissioner Braden asked Ms. Salmon for the staff follow up on pre-demo sales, specifically in terms of code enforcement, discussed at the last meeting. Ms. Salmon reported staff is working with the attorney and Code Enforcement to determine what can be done about the specific case of 720 S. Elm Street. Ms. Salmon shared these types of cases can be challenging due to lack of evidence on what is visible from the street. Discussion followed from Commissioners about the desire to make the process more pro-active in determining if a situation is code compliant.

The Commission expressed a desire to move Title 14 forward to help eliminate frustrations with the current process delays, to educate and develop symbiotic relationships with builders, and possibly salvage historic architectural elements. Commissioners stated providing zoning incentives and

assistance with navigating the process of a tax freeze will help preserve homes and discourage demolition.

Commissioner Haarlow asked Ms. Salmon to provide some insight on the possible timeline for the Title 14 changes to be considered. Ms. Salmon stated the timeline is uncertain but will become clearer after the September Board meetings when incentives and zoning relief topics are discussed. It was stated that many more questions will evolve and topics will emerge as further discussion takes place stretching the timeline out.

Commissioner Weinberger asked for an update on 419 S. Oak Street. Ms. Salmon reported the permit issued will expire in August 2021. A possible explanation for the work delay may be related to the requested change to the dormer, making the third floor habitable. Ms. Salmon will check with the applicant to determine if more time is required to complete the work.

Ms. Salmon went on to state that no permit application was received by the Village for 241 E. First Street. Commissioner Haarlow asked about a possible statute of limitation for the Historic Preservation Commission's approval. Ms. Salmon stated she will check into a statute of limitation on the Commission's approval, an explanation for the delay in the permit application and the sign that has been posted on property for a great deal of time. Commissioner Weinberger confirmed that 241 E. First Street came before the Commission in September 2020 for approval of a Certificate of Appropriateness to construct a new home.

Adjournment

A motion was made by Commissioner Weinberger, seconded by Commissioner Braden, to adjourn the meeting. The meeting was adjourned at 7:08 p.m. after a unanimous voice vote of 6-0.

Respectfully Submitted,
Jennifer Spires, Office of Community Development