

Approved

**MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
Memorial Hall  
19 E. Chicago Avenue, Hinsdale, IL  
September 1, 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, September 1, 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 Shannon Weinberger, Commissioner Jim Prisby, Chairman John Bohnen

**Absent:** Commissioner Frank Gonzalez\*, Commissioner Alexis Braden, Commissioner Bill Haarlow

**Also Present:** Bethany Salmon, Village Planner

\*Commissioner Gonzalez joined the meeting at 6:32 p.m.

**Approval of the Minutes – August 4, 2021**

Chairman Haarlow introduced the minutes from the August 4, 2021 meeting and asked for comments. Commissioner Prisby asked why the minutes were not verbatim. Ms. Salmon clarified the minutes are a synopsis of the meeting unless there is a public hearing as part of the meeting and a transcript is prepared for the only the public hearing portion of the meeting.

\*Commissioner Gonzalez joined the meeting at 6:32 p.m.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to approve the August 4, 2021 minutes as submitted. The motion carried by a roll call vote of 5-0 as follows:

**Ayes:** Commissioner Barclay, Commissioner Gonzalez, Commissioner Weinberger, Commissioner Prisby, Chairman Bohnen

**Nays:** None

**Abstain:** None

**Absent:** Commissioner Braden, Commissioner Haarlow

**Public Hearing – Certificate of Appropriateness**

**Case HPC-04-2021 – 319 E. Third Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District and Construct a New Single-Family Home**

Please refer to **Attachment 1** for the transcript for the public hearing for Case HPC-04-2021.

Mike Abraham and Joel Rafferty, project architects, were present at the meeting to answer questions from the Commission. Jessica Shah, the homeowner, was also present at the meeting. The Commission discussed that the proposed single-family home was compatible with the existing houses on the block. The Commission did not oppose the demolition of the house and noted the existing structure could not be preserved.

A motion was made by Commissioner Prisby, seconded by Commissioner Barclay to approve a Certificate of Appropriateness to demolish the house located at 319 E. Third Street. The motion carried by a vote of 5-0 as follows:

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

A motion was made by Commissioner Prisby, seconded by Commissioner Barclay to approve a Certificate of Appropriateness to construct a new single-family home located at 319 E. Third Street. The motion carried by a vote of 5-0 as follows:

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

A motion was made by Commissioner Barclay, seconded by Commissioner Weinberger to close the public hearing. The motion carried by a vote of 5-0 as follows:

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

### **Public Meeting - Certificate of Appropriateness**

#### **Case HPC-05-2021 – 444 E. Fourth Street – Preliminary Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District**

Allen Harris and Allison Ford representing the project architect McAlpine, the property owner, and Linda and Bruce of Tiburon Homes were present at the meeting to answer questions from the Commission.

Commissioner Prisby stated he met with the owners a few months ago to provide feedback. Commissioner Prisby stated the plan was complimentary to this part of town and utilized great materials.

Mr. Harris showed some sample materials, such as stone and paint colors, to the Commission and stated the house was an English Tutor derivation.

Commissioner Weinberger stated the house is unique and will stand out. Commissioner Weinberger went on to state the project utilizes quality, beautiful materials.

Chairman Bohnen stated a large part of Hinsdale was still mourning the Zook House. Chairman Bohnen added he was pleased with the plan and that the house was a show stopper.

Commissioner Weinberger stated the former lot line was moved and she was pleased that the trees were being preserved and with the streetscape.

Commissioner Prisby asked the Commission if they had any concerns with the view from Woodside since the property is a through lot. Commissioner Weinberger stated that it does not look like a front yard due to the streetscape and landscaping.

Commissioner Weinberger shared that she appreciated the applicant's conversation with Commissioner Prisby early in the process versus at the end of the process.

Ms. Ford stated that a building permit would be submitted in the next week or two and no changes in the plan were foreseen.

Mr. Harris requested a vote be taken by the Commission tonight to put on the record the Commission was in favor of the plan. Discussion followed that related to the need or benefit of the Commission to vote at this meeting.

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby to approve a Preliminary Application for a Certificate of Appropriateness to construct a new single-family home in the Robbins Park Historic District located at 444 E. Fourth Street, as submitted. The motion carried by a vote of 5-0 as follows:

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

### **Sign Permit Review**

#### **a) Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign**

Kwan Kim and another representative for the sign company were present at the meeting to answer questions from the Commission.

Commissioner Weinberger stated the awning makes a huge difference to the appearance of the tenant space.

Commissioner Prisby asked if the end of the awning will be closed or open. The sign company representative responded that the awning would be closed on the end. Commissioner Prisby stated he was glad the sign was not illuminated and said the proposed sign would be a clear upgrade.

Chairman Bohnen asked if the neon sign in the window of the business is allowed. Ms. Salmon stated she will make the business owner aware of the need to remove the non-compliant sign.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger to approve the signage for Case A-20-2021 located at 11 S. Lincoln Street for Silk Road Cleaners for the installation of one (1) wall sign. The motion carried by a vote of 5-0 as follows:

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

**b) Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage**

Seung Park, the sign company representative, was present at the meeting to answer questions from the Commission. Mr. Park provided an overview of the application. Mr. Park stated the sign would be front lit with channel letters. Mr. Park stated that during the day, the sign would be black and during the night, the sign would be white.

Commissioner Prisby asked about the lighting and Mr. Park showed an example. Discussion on the appearance followed.

Commissioner Gonzalez asked about the type of lighting. Mr. Park responded that the sign will be LED lighting with a maximum of 50 foot candles. The letters will appear black during the day time and white when illuminated at night. Mr. Park went on to explain that the day and night vinyl material blocks some light resulting in a dimmer sign.

Commissioner Prisby stated he liked that the sign is placed with the architecture. Commissioner Prisby went on to state that the scale of the sign over the store entrance meets the sign requirements.

Mr. Park stated the sign will be mounted on the existing herringbone pattern on the brick wall. It was stated a raceway will be installed to hide electrical wires and will be painted to match the color of the brick.

Commissioner Weinberger asked for clarification on what existing signage will be removed. It was confirmed that two (2) signs would be removed. Commissioner Weinberger stated that she did not have a problem with the etching or illumination.

Chairman Bohnen asked Ms. Salmon about the parkway sign posted in front of the Fed Ex location reading “Managed by Horizon.” Chairman Bohnen stated he spoke with the Village Code Enforcement Officer about the non-compliant sign, but it has not been removed to date. Ms. Salmon stated that the Village only has one Code Enforcement Officer, she had visited the site, and that there has been difficulty getting a hold of the management company. Ms. Salmon reported that the Code Enforcement Officer was going to contact the Police Department to have the sign removed. Ms. Salmon stated she will follow up with the matter.

Chairman Bohnen stated there are also two (2) hanging signs in poor condition on First Street, west of Washington Street, for a business that has not been operating at the location for four (4) years. Chairman Bohnen stated he wanted to staff to spend some time in the downtown area documenting sign violations in an effort to clean up old signage. Chairman Bohnen expressed concerns with staff’s response to violations.

Ms. Salmon offered to meet after the meeting to identify sign issues and work toward compliance. Ms. Salmon went on to state some aspects of the sign code needs to be strengthened.

Commissioner Prisby asked for clarification on if the sign on the door was allowed. It was stated the sign on the door was going to be etched. The contractor showed the Commission a sample of the proposed etched vinyl door sign.

Ms. Salmon stated this was one area of the sign code that was vague on permanent window signage and interpretation is required. The Plan Commission would have final authority on signage.

Commissioner Prisby asked if there are any other door signs on this building or other buildings in the Village and, if so, asked if they obtained approval from the Village. Ms. Salmon replied she believed there are other similar door signs on this building.

Commissioner Prisby asked if the other door signs on this building were installed without approval. Ms. Salmon stated she would need to go back and look at the Village files to determine if these signs were originally approved by the Village. Commissioner Prisby stated that if the other door signs were installed with approval, a precedent was set and he would not have a problem with the proposed door signs.

Ms. Salmon stated that vinyl graphics installed on doors and windows are difficult to regulate. Chairman Bohnen expressed a need to look further into this area of the sign code.

Commissioner Prisby stated these types of door signs are a type of replacement for blade signs. He restated the need to go back and review if the other door signs were installed with approval. If the door sign for Circa Lighting is rejected, there would be a need to determine if other door signs needed to be removed to be consistent with applying sign code regulations.

Further discussion took place about the subtle appearance of the Circa Lighting vinyl door sign and the type of information, such as hours of operation, posted on the doors of other businesses in that building. Chairman Bohnen expressed the need for the code to address this type of signage. **There was a discussion on the code requirements.**

Commissioner Prisby asked how many stores in town have signs like this on the doors and windows. It was agreed there were many signs like this around the Village. Further discussion took place about various ways to move this sign permit application forward to the Plan Commission. Chairman Bohnen suggested that two (2) motions be made, one to approve the wall sign and one to approve the window sign.

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay to approve the signage under Case A-21-2021 located at 26-28 E. First Street for Circa Lighting to install one (1) wall sign as submitted. The motion carried by a vote of 5-0 as follows:

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

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby to approve the signage under Case A-21-2021 located at 26-28 E. First Street for Circa Lighting to install permanent window sign, pending Plan Commission final review and approval.

Further discussion took place on allowable factors to regulate on temporary and permanent signage per Village code and the Supreme Court ruling.

A vote was taken. The motion carried by a vote of 5-0 as follows:

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

### **Public Comment**

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

### **New Business**

Chairman Bohnen asked for any items of new business. Commissioner Weinberger brought up the Village-owned pump house building near the train tracks that has a broken wooden sign. Commissioner Weinberger also stated the interior of the old Youth Center Building needs attention. A survey of Village property was suggested. It may be beneficial to look at Village-owned buildings and the possibility of pursuing landmark designation.

Chairman Bohnen agreed that an audit for the purposes of housekeeping and landmarking would be beneficial and could be tied into the changes to Title 14, which have been ongoing. The Post Office building was brought up as a location to consider. Commissioner Gonzalez brought up a building near the Fire Department with terra cotta in need of repair.

### **Old Business**

#### **a) Signage in Robbins Park Historic District**

Ms. Salmon reported the Village has received several cost estimates and will be selecting a sign contractor before the next meeting. Different design options will most likely be brought to the next meeting for review.

Ms. Salmon stated that even if the cost of the four (4) corner signs is above budget, the cost will be known and plans can be made based on that figure.

#### **b) Amendments to Title 14 – Status Update**

Ms. Salmon stated that the next joint Committee of the Whole and Historic Preservation Commission meeting will be held on September 7 before the Board meeting to discuss the remaining preservation incentive options originally included in the draft of Title 14 by President Cauley from August 2020. Some of the programs originally put forward for discussion included a property tax rebate program, façade improvement program, historic preservation fund, fee waivers. These incentives are intended to help encourage preservation over demolition. Based on the discussions at the last Committee of the Whole, staff is working with Village attorney to draft actual code language to review at an upcoming meeting.

Packets will be done by Friday and feedback can be provided to Ms. Salmon ahead of the Committee of the Whole meeting scheduled in the Village Board Room at 6:30 P.M. on Tuesday, September 7.

**Adjournment**

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby, to adjourn the meeting. The meeting was adjourned at 7:48 p.m. after a unanimous voice vote of 5-0.

Respectfully Submitted,  
Jennifer Spires, Office of Community Development