



MEETING AGENDA

MEETING AGENDA HISTORIC PRESERVATION COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, November 3, 2021
6:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – October 6, 2021 Historic Preservation Meeting Minutes

4. SIGNAGE

- a) Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign

5. PUBLIC MEETINGS

- a) Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

6. PUBLIC COMMENT

7. NEW BUSINESS

8. OLD BUSINESS

- a) Signage in the Robbins Park Historic District – Review of Street Sign Toppers Design Options
- b) Amendments to Title 14 – Status Update

9. 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
Wednesday, October 6, 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, October 6, 2021 at 6:33 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 Jim Prisby, Chairman John Bohnen, Commissioner Frank Gonzalez, Commissioner Alexis Braden

Absent: Commissioner Shannon Weinberger, Commissioner Bill Haarlow*

Also Present: Bethany Salmon, Village Planner

*Commissioner Haarlow joined the meeting at 6:37 pm.

Approval of the Minutes – September 1, 2021

Chairman Bohnen introduced the minutes from the September 1, 2021 meeting and asked for comments. No comments were made.

A motion was made by Commissioner Braden, seconded by Commissioner Gonzalez, to approve the September 1, 2021 minutes as submitted. The motion carried by a roll call vote of 5-0 as follows:

Ayes: Commissioner Barclay, Commissioner Gonzalez, Commissioner Prisby, Chairman Bohnen, Commissioner Braden

Nays: None

Abstain: None

Absent: Commissioner Weinberger, Commissioner Haarlow

Public Meetings – Certificate of Appropriateness

a) Case HPC-06-2021 – 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

Ms. Bradford of Moment Design & Ms. Laux of J Jordan Homes were present at the meeting to answer questions from the Commission. Ms. Bradford stated the proposed changes included the addition of a second floor over the detached garage and a breezeway. Ms. Laux stated the changes would use the same style and similar materials to the home currently under construction.

Commissioner Prisby asked if a kitchen would be included as part of the proposed addition to the garage. Ms. Laux stated the additional space would include a bedroom, a sitting space, and a bathroom. She went on to state the area would contain refrigerator drawers but the area is not be intended for the purpose of cooking.

Commissioner Braden asked if the breezeway would be covered in glass windows. Ms. Bradford replied the structure would be an open, covered walkway.

Commissioner Prisby asked about the view on the east side of the garage. Ms. Laux replied the plan included the east side to be heavily landscaped.

*Commissioner Haarlow joined the meeting at 6:37 pm.

Chairman Bohnen expressed concern about the streetscape for the house from the east. Ms. Laux stated the east elevation was shown on page 5 of the plans. There is about an eighty-eight (88) foot distance to the lot line and the home to the east, which is also situated quite a bit lower in elevation. Ms. Laux added the garage addition would not compromise the views of the home to the east.

Commissioner Prisby asked if adding the connecting roof to the garage structure would classify it detached for zoning purposes. Ms. Salmon replied the garage is no longer considered a detached garage. Commissioner Prisby asked if everything previously submitted was code compliant. Ms. Salmon replied that it was.

Commissioner Barclay asked if the project was in the process of construction. Ms. Laux responded that construction was stopped and no final roof has been installed on the existing single-story garage. Commissioner Haarlow asked for further clarification. Ms. Laux responded that the sheathing was removed from the unfinished roof, but the rafters remain.

Commissioner Haarlow asked Ms. Salmon to clarify the timing of the process for a Certificate of Appropriateness request if the project was already started. Ms. Salmon stated the Certificate of Appropriateness and permit was previously approved for the house, which included a one-story garage and it was her understanding that work had begun on that approved plan but a design change has been requested. Ms. Salmon further stated that any work on the second floor of the garage cannot take place until reviewed by the Historic Preservation Commission and the building permit is approved.

Commissioner Gonzalez asked about the landscaping. Ms. Laux responded a substantial budget exists and will allow for a lot of screening and larger trees.

Commissioner Braden asked why the decision was made not to white wash the brick. Ms. Laux replied the natural brick is intended to better blend with the brick homes in the surrounding area.

Chairman Bohnen asked for the minor changes to the windows in the game room to be clarified. Ms. Laux explained the changes resulted in more framing between the windows instead of just glass to glass windows.

Commissioner Gonzalez asked about the purpose of the breezeway. Ms. Laux explained the breezeway would provide covered access from the garage to the house and offer safe passage in the winter.

Commissioner Prisby stated the garage and the walkway were the best features of the house, he liked the proportion and the design and felt the materials were a good match. Commissioner Prisby also stated the structure was located far from the rear property line and from the street.

Commissioner Gonzalez expressed concern with the large amount of glass in the design and the resulting energy loss. Ms. Laux responded that blower door test scores were high.

Chairman Bohnen asked for any further questions or comments. Hearing none, Chairman Bohnen asked for a motion to be made.

A motion was made by Commissioner Braden, seconded by Commissioner Barclay, to approve the application for a Certificate of Appropriateness to allow for changes to the building elevations of the new single-family home located at 419 S. Oak Street in the Robbins Park Historic District. The motion carried forward by a vote of 6-0 as follows:

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

b) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

Aaron Comes, owner of the building and the business, and the project architects were present at the meeting to answer questions from the Commission. Mr. Comes presented photographs to assist with providing an overview of the site and application request. Mr. Comes stated he had concerns with visibility of the building due to the nearby tree, street barriers, and outdoor dining tent as shown in picture four (4). Mr. Comes stated a limestone base would be added to the damaged bricks at the bottom of the wall as shown in picture six (6). Mr. Comes stated he had ideas to improve the look of the pedestrian walkway (alley) shown in picture nine (9) and address the cigarette debris shown in picture ten (10), and the graffiti on the wall, the cracked concrete and weeds shown in picture eleven (11). Mr. Comes stated he is concerned with the slope of the pedestrian walkway that results in ice patches and the lack of lighting.

Commissioner Gonzalez stated the downspout shown in picture twelve (12), improper sloping and improperly working drainage system were also contributing to the problem.

Chairman Bohnen asked about the ownership of the pedestrian walkway. Mr. Comes responded that ownership of the pedestrian walkway was shared. The front portion of the pedestrian walkway (nearer to First Street) is owned by the neighboring property owner to the west and the applicant owns the rear part, as shown in the pictures nine through thirteen (9-13). It was stated that both property owners would need to work together on any improvements to this area.

Commissioner Braden asked if there were any residential tenants on the second floor of the building. Mr. Comes responded there were no second floor residential tenants. Commissioner Braden asked about residential tenants across the street that could be impacted by potential alley lighting. Mr. Comes was unsure about residential tenants across the street.

Mr. Comes stated the location of the electric components on the neighboring building's wall, which is located across from the rear side door of 33 E. First Street, as shown in picture thirteen (13) and fourteen (14), makes deliveries challenging. Mr. Comes explained that moving the side door to the rear of the building would allow for a larger area and clear, straight path for deliveries as well as be more attractive with the proposed rear window addition, awning, and lighting.

Mr. Comes showed picture eighteen (18), which is the rear of the nearby building to the west and entrance to the pedestrian walkway and stated he would like to incorporate a similar design for 33 E. First Street. Mr. Comes requested a loading zone be added next to a walkway and stated he wants the rear of the building to look as nice as the front of the building. Mr. Comes stated he would like to replicate the swing doors/gates shown on the building to the west to discourage smoking in that location and the resulting debris.

Chairman Bohnen asked what ordinances there are about smoking. Ms. Salmon stated she would need to look at specific information related to smoking on private property. Chairman Bohnen stated the walkway is private property and owners can do what they wish subject to building and fire codes.

Commissioner Gonzalez stated it might be possible to treat the walk in the same way as a fire egress with push access and encouraged the owners to explore options. Commissioner Prisby stated that if the walk was made more attractive with an arch or pavers, perhaps people would be less likely to litter.

Ms. Salmon clarified that Mr. Comes has ideas, such as the parking lot improvements, that are separate from this request and would require the submittal of a future application to the Village and with approval of the adjacent property owner.

Mr. Comes stated he would like to try to make the improvements such as arch to beautify the walk way working together with the other building owner and if that didn't solve the problem of cigarette debris, perhaps the two owners could try shutting the gates and only using the walk way as fire egress.

Chairman Bohnen asked if Mr. Comes envisioned his customers using the walk. Mr. Comes responded that he would like to see the walk look more attractive and be used by his customers to pass between the buildings.

David Szalko, one of the project architects, stated that another issue with the existing side door is that it does not meet current fire codes. Mr. Szalko stated that the addition of the rear door would immediately provide code compliant access. In response to the question of the use of the proposed rear door, Mr. Szalko confirmed the rear door would be used by customers.

Mr. Comes stated the building space is long and large and he may rent part of the building to a future tenant. He would like to bring the side door into code compliance and make it usable in the future for a potential second tenant. Mr. Comes also stated the addition of the rear door with access to the first floor is essential.

Chairman Bohnen stated leaving the side door and making it compliant in a future request will provide Mr. Comes flexibility. Chairman Bohnen asked if the building had a basement. Mr. Comes responded it does not.

Commissioner Haarlow asked Mr. Comes about any discussions that may have taken place with the adjacent building owner and their experience with the side walkway, issues of smoking, and vandalism. Mr. Comes stated he recently walked that area and noted it is wider, but no trash was found.

Chairman Bohnen asked what items were part of the current proposal. Mr. Comes stated the proposal included adding and restoring windows, painting trim and the existing lighting black to update the look, adding treated wood soffit paneling, installing a limestone band to the brick base, painting the side wall, and two different color options for the brick exterior.

Option A includes replacing the existing red brick on the front façade with gray brick, painting the existing brick as well as the side and rear elevations, and other minor improvements. Under Option B, the applicant would not remove or replace the existing brick on the front façade, but would preserve it. Only the existing masonry block located in the central portion of the side elevation would be painted and other minor improvements would be completed.

Mr. Comes stated he is making these improvements to improve the visibility and appearance of the building. Chairman Bohnen stated he guessed the plan for outdoor dining and barricades are currently under consideration by the Village. Ms. Salmon added that staff was working with an outside consultant to look at more permanent options for the outdoor dining. Chairman Bohnen also stated the outdoor dining impacts the visibility of downtown businesses and the Village is sensitive to this issue.

Commissioner Barclay stated that she felt the tree in front of the building did not hinder visibility. The concern was shared that the tree blocks visibility for the second floor business. Chairman Bohnen added that it was his guess that the Mr. Comes would get relief on the visibility issue from the outdoor dining, but not the tree.

Commissioner Gonzalez asked for clarification on the products sold by the business. Mr. Comes stated the business will sell custom apparel and lifestyle brands to an upscale customer base, similar to his current store in Chicago.

Commissioner Barclay asked if the look of the building proposed in this request is the same as the Chicago location or it is tailored to the Hinsdale location. Mr. Comes responded it is a blend of both locations and the brands sold at both.

Chairman Bohnen stated that the issue the Commission must consider about the painted brick is not what might look better in general, but what might look better in the Downtown Historic District. Mr. Comes stated he was open to either option presented and would go with the Commission's preference in order to move the project forward.

Commissioner Haarlow stated the charcoal dark brick proposal is modern but has no reference to the historic nature of the Downtown. Commissioner Haarlow stated the building was designed by a prominent architect with a Mid-Century, International style that is not terribly popular now. However, the building still largely retains the original design. Commissioner Haarlow also stated he had concerns with changing the original brick façade of a largely intact, significant architectural building in the Historic District to something that is "2021" and painted black brick, which is not compatible with Downtown Hinsdale. Commissioner Haarlow stated, at a minimum, the trim could be painted black, but the original red brick should be maintained.

Commissioner Braden stated that there are other buildings in the Historic District with black awnings, windows, and doors, but she would like to see the red brick remain.

Commissioner Gonzalez stated he would like to see the red brick remain and a cosmetic limestone facade border could be added with mortar so it can be removed in the future and the trim could be painted black. Commissioner Gonzalez also stated he did not have a color preference for the side block wall so long as it was an attractive color shade and suggested a breathable product application be applied rather than just paint.

Commissioner Haarlow stated he was in agreement with the walkway and rear parking lot improvements and paint as long as it goes only on already painted surfaces as he would like the original red brick to be preserved.

Commissioner Barclay asked where the signage will be placed. Mr. Comes responded with an overview of the proposed signage he would like for the future businesses. It was clarified that Mr. Comes would have apply for a Sign Permit and come back in the future to the Historic Preservation Commission and the Plan Commission for a separate review and approval. Additional details on signage would be needed to determine if it would be classified as a window sign or wall sign, and if it would be permitted.

Commissioner Prisby stated the adjacent restaurant tent blocks visibility and the outdoor dining issues will need to be resolved. Commissioner Prisby also stated he wants the original red brick to remain, agrees with adding the limestone base and black trim windows, but the band between the building and the column are architectural pieces and should not be painted black. Commissioner Prisby suggested a complimentary color related to the branding be chosen to apply to those areas and wrap it around the building on the side block wall.

There was a short discussion about the second floor lighting options to allow the second floor displays to be seen.

Commissioner Prisby stated he liked the walkway and rear parking lot improvements. Commissioner Prisby suggested the complimentary color for the columns should be a lighter shade than the window trim. Commissioner Gonzalez added the complimentary color could be a shade of gray to complement the limestone and mortar. Chairman Bohnen suggested a subtle color difference for architectural pieces.

With no further comments, Commissioner Prisby motioned to approve Case A-18-2021 for 33 E. First Street with the proposed change of intermediate architectural coursing to a lighter gray color complimentary to both the brick and the windows perhaps considering the top gray color for the parapet, and the original red brick remain (Option B with conditions).

There was then a discussion about the limestone band and other changes to the building.

Ms. Salmon requested a new motion be made for clarification purposes.

A motion was made by Commissioner Prisby, seconded by Commissioner Gonzalez, to approve Case A-18-2021 for 33 E. First Street with Option B subject to the conditions that the applicant retains the original red brick, changes the intermediate architectural projection to a lighter gray color to compliment the black windows, and is allowed to paint on block wall on the side elevation. The motion carried forward by a vote of 6-0 as follows:

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

Public Comment

Chairman Bohnen asked for any public comment. No public comments were shared.

New Business

Chairman Bohnen asked for any items of new business. Commissioner Prisby noted that the signage, brackets and awning of the Hinsdale Frame Shop has been removed per a complaint from a previous meeting. No other new business items were discussed.

Old Business

a) Signage in Robbins Park Historic District

Chairman Bohnen shared the model of the Robbins Park Historic District street sign topper created with the help of the Public Services Department. Ms. Salmon stated this particular example is within budget, has sturdier brackets than what is currently used, and is based on the previously chosen Village-wide street sign design with a white background and black letters. Ms. Salmon also stated that new 9 foot poles would be installed.

Chairman Bohnen asked if the bracket would be painted. Ms. Salmon stated the aluminum bracket will not be painted but can be adjusted so the topper can be rotated to a perpendicular or parallel position in relation to the street sign directly below it.

Ms. Salmon stated the example shown is one of many designs that the sign company can create based on the Commission's preference.

Commissioner Prisby suggested the idea that as the Village begins installing the newly adopted street signs, the old street signs be kept only in the Historic District to signify that this area is a special part of town.

The Commission asked how many toppers would be installed. Ms. Salmon responded approximately 50 sign toppers.

Commissioner Gonzalez stated the concern of having too much white color to the signs and toppers, resulting in less contrast than the example shown at the meeting and would be more difficult to see, especially as it reflects light in the dark.

Commissioner Prisby stated the night time visibility of the sign toppers less important than the classic design of it. Commissioner Prisby added it was more important to have a design that looked distinctive on this portion of the sign. Commissioner Prisby also stated his preference would be to have a black street sign with white font and the brown colored toppers to signify a historic location in the same manner used on highway signs.

Commissioner Barclay stated that if the toppers were brown, signs in the Historic District would have two different distinctions for both the attached topper and the brown color not used in any other street signs in the Village. Commissioner Prisby added that a third distinction would be the black background and white font of the original historic street signs, which would be different from the newly designed signs installed outside of the Historic District.

Commissioner Gonzalez stated a change in the topper color may contain too much reflective white color and he did not care for the brown color on the topper. Commissioner Gonzalez stated he preferred the classic look of the black topper.

Commissioners Barclay, Braden, Prisby and Haarlow all agreed with the idea of making the signs more distinctive than other street signs even if the trade-off is less visibility at night. Commissioner Haarlow stated he preferred the classic black topper rather than the brown color topper.

Commissioner Haarlow asked about the four (4) stand-alone gateway signs at the perimeter of the district. Ms. Salmon stated she does have an estimate from several sign companies for these signs. Ms. Salmon also stated these signs will be more expensive and have been requested to be included in next year's budget. Ms. Salmon expects additional information for these signs to be available soon for the HPC to review.

Further discussion took place about the wording of the sign to distinguish the area from the actual park. The group was in agreement to use the phrase "National Register District" on the gateway signs and the toppers be black and white and contain the phrase "Robbins Park Historic District".

Ms. Salmon will reach out to the sign company about putting together more examples and cost estimates based on the Commission feedback. Ms. Salmon will also reach out to Public Services to check the status of the street sign replacement process for those streets in the Historic District and confirm if preserving the old, original street signs is possible.

Chairman Bohnen asked if the street signs for the shorter named streets could be the same size as longer named streets to allow for a larger topper containing the longer phrase of "Robbins Park Historic District" the Commission discussed. The Commission was made aware that a larger topper sign containing the all the desired language may need to be larger in size and increase the cost. Increasing the street sign size to be uniform as preferred by Chairman Bohnen and Commissioner Haarlow as well as switching back any street signs that have already been replaced with the new design will impact the cost. Ms. Salmon will check into the estimated costs and report back next month.

Commissioner Haarlow asked about the cost of the topper and brackets viewed at this meeting. Ms. Salmon stated the cost of 50 toppers and sturdier brackets was about \$3,000. Ms. Salmon reported the Village will save a large amount in labor costs for the toppers because Public Services will install them.

Commissioner Haarlow asked about what can be done with the street sign, such as the one located on County Line and First Street, that currently contain multiple church names and would also contain a topper making the sign very large. It was suggested the church signs be placed on a separate pole on the opposite side of the street. The group came to agreement they preferred to have only the two street signs and the topper on signs in the Historic District. Ms. Salmon will bring information to the Commission from the sign company and Public Services about the design preferences discussed at the meeting.

b) Amendments to Title 14 – Status Update

Chairman Bohnen asked for an update. Ms. Salmon reported that staff is currently working with the attorney to draft code language and the target date for the initial draft to be presented to the Committee of the Whole is October 19th.

Ms. Salmon stated that there is still a need for an identified list of significant properties to be generated as part of the proposed code amendment. Chairman Bohnen clarified that this list would be a starting point of addresses meeting a certain criteria and could be added to in the future.

Chairman Bohnen asked about doing the whole town in an overlay district. Ms. Salmon responded that it would be a historic overlay zoning district of some residents requiring a map amendment to have an address added to the list. Ms. Salmon also stated the overlay map does not need to be contiguous. Ms. Salmon explained if it included the entire town, the notification process required would likely lead to a lot of misunderstanding for a large number of residents. Ms. Salmon reported the draft is being written so that it is an optional incentive program that residents within the overlay program may choose to take advantage of but won't be forced to.

Commissioner Braden asked if the Tax Assessor's office could assist with the production of the addresses to be included by generating a list of homes built in specific years. Commissioner Braden also stated a list with specific parameters could be used to clearly define why a property was included in the overlay.

Ms. Salmon added that if a list could be generated, other criteria besides year built would need to be utilized to include an address in the overlay so the list is starting point for the overlay properties but not an ending point. It was suggested to in some way utilize the existing lists of significant homes from the architectural resources referenced in a previous email from Ms. Salmon to create the addresses included in the overlay. Ms. Salmon also suggested the option of creating a series of partial lists with the required legal notifications to residents to get the program started and follow up with additional waves of included addresses in the future.

Chairman Bohnen stated the Historical Society may be able to assist with the task of generating a list and removing homes that have been demolished.

Adjournment

With no other new business items to discuss, a motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to adjourn the meeting. The meeting was adjourned at 8:48 p.m. after a unanimous vote.

Respectfully Submitted,
Jennifer Spires, Community Development Department



MEMORANDUM

DATE: October 29, 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-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign

FOR: November 3, 2021 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Indifference Salon requesting approval to install one (1) wall sign and one (1) permanent window sign for their business located 6 W. Hinsdale Avenue. The existing two-story, multi-tenant 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 on the wood panel area over the storefront window, which was previously covered by a purple awning that served a former business. The proposed wall sign consists of non-illuminated, white vinyl letters attached to a black aluminum panel mounted to the white wood. The sign measures 23" tall and 57" wide, with an overall sign face area of 9.1 square feet.

Additionally, a permanent window sign with a semi-translucent, etched glass appearance is proposed on the bottom of the storefront window. The sign measures 9" tall and 65" wide, with a sign face area of 4 square feet. With the wall signage included, a total sign face surface area of 13.1 square feet is proposed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. 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. Overall, the combined sign face area of the permanent window signage and the proposed wall sign is under the maximum 25 square feet of total sign face area allowed for the tenant space.

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.



MEMORANDUM

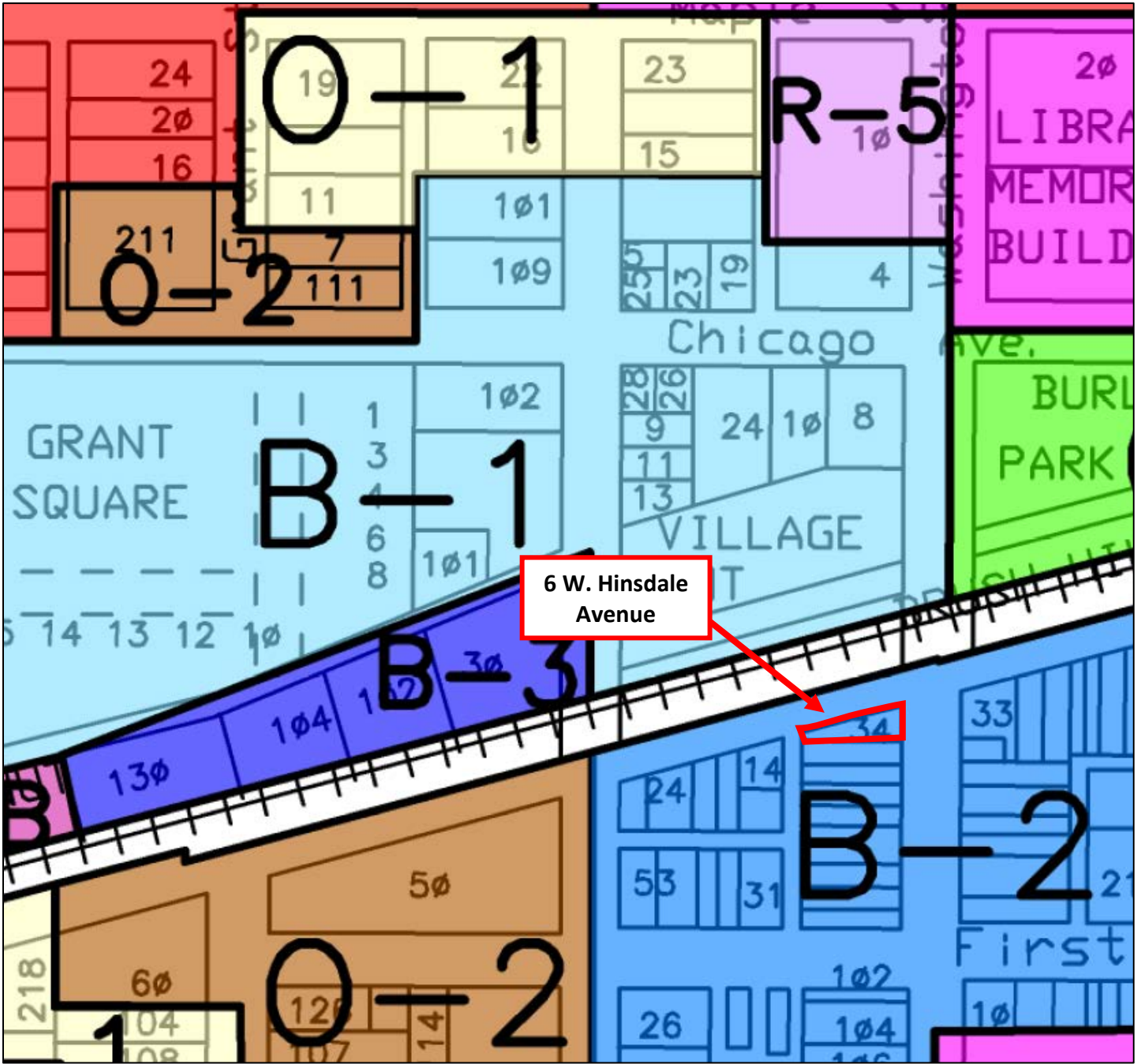
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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
3. Street View
4. Sign Application and Exhibits

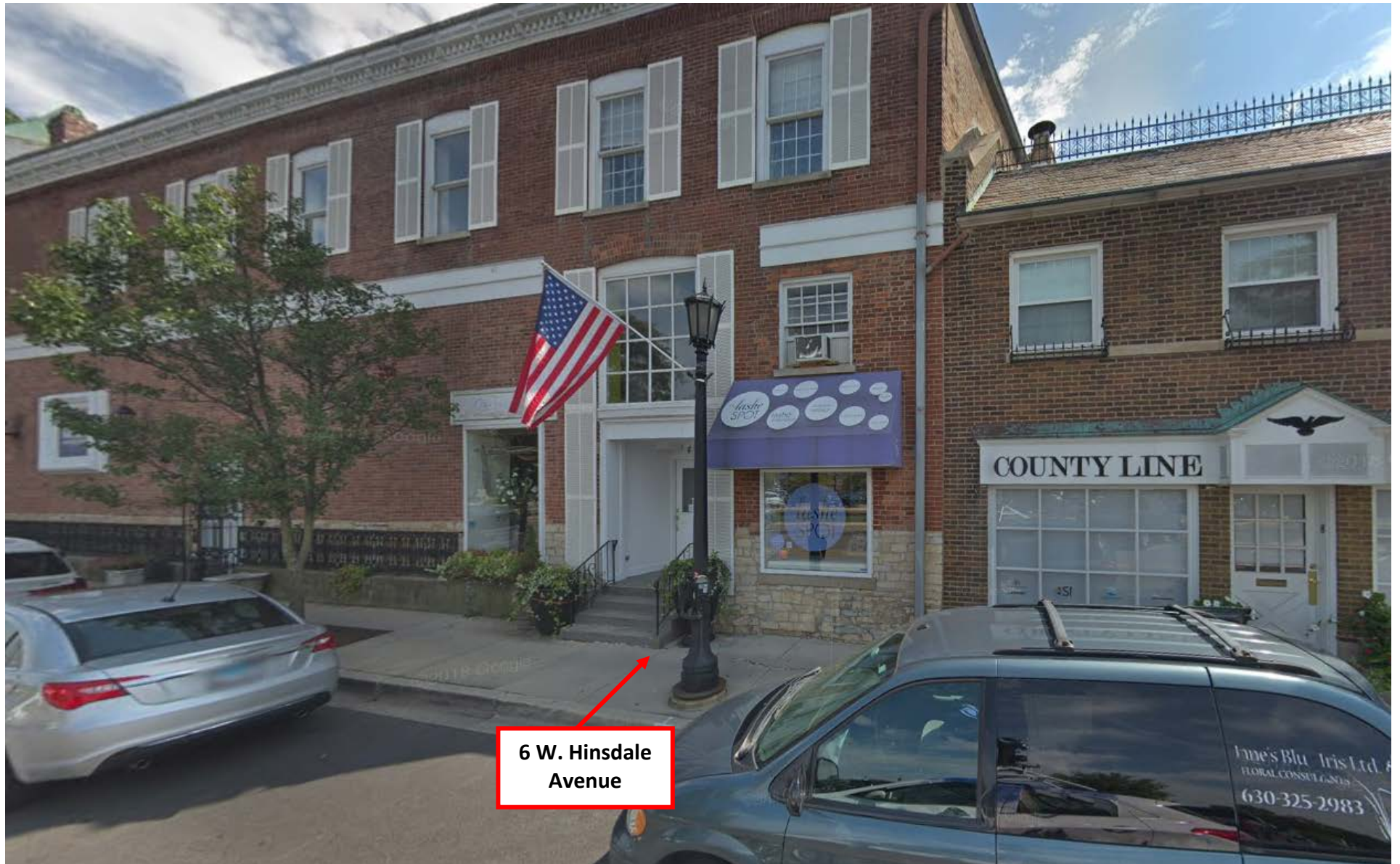
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 6 W. Hinsdale Avenue



Street View – 6 W. Hinsdale Avenue



Please note the purple awning for the former business has been removed since this photo was taken



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Indifference Salon
Address: 6West Hinsdale Ave
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 333 / 6852
E-Mail: vanessastt@comcast.net
Contact Name: Vanessa Camara

Contractor

Name: Independent Outdoor Ltd
Address: 5009 Chase/ P.O.Box 273
City/Zip: Downers Grove, IL 60515
Phone/Fax: (630) 960 / 2460
E-Mail: rwood@ioltd.net
Contact Name: Rick Wood

ADDRESS OF SIGN LOCATION: 6West Hinsdale Ave

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 9.1 sf (23" x 57")

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① black
- ② white
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: 16'

Existing Sign Information:

Business Name: none

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]
Signature of Applicant

10-4-21
Date

ATTACHED LETTER
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: Indifference Salon
Address: 6West Hinsdale Ave
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 333 / 6852
E-Mail: vanessastt@comcast.net
Contact Name: Vanessa Camara

Contractor

Name: Independent Outdoor Ltd
Address: 5009 Chase/ P.O.Box 273
City/Zip: Downers Grove, Il 60515
Phone/Fax: (630630-4) 960 / 2460
E-Mail: rwood@ioltd.net
Contact Name: Rick Wood

ADDRESS OF SIGN LOCATION: 6West Hinsdale Ave

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None



Sign Information:

Overall Size (Square Feet): 4 sf (9" x 65")
Overall Height from Grade: _____ Ft.
Proposed Colors (Maximum of Three Colors):
① translucent etched
② _____
③ _____

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: 16
Existing Sign Information:
Business Name: none
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] PREVIOUSLY AGENT 10-4-21
Signature of Applicant Date

ATTACHED LETTER
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: _____

September 30, 2021

Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

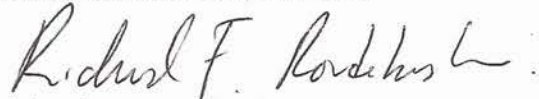
RE: 6 W. Hinsdale Avenue

To Whom it May Concern:

This letter shall serve as our approval of signage to be installed as designed and proposed by the tenant for the above referenced property.

Sincerely,

ROUDEBUSH PROPERTIES

A handwritten signature in dark ink, appearing to read "Richard F. Roudebush", is written over the printed name.

Richard F. Roudebush

PROJECT:

Indifference

SALON
6 West Hinsdale Ave., Hinsdale, IL
vanessastl@comcast.net
Vanessa Camara - 630-333-6852

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE house

DRAWN BY WRD

DATE 9-27-21

SCALE full

SHEET NO.

WORK ORDER

FILE NAME indiff01

REVISIONS:

9-28-21

9-30-21

This is an original unpublished drawing, submitted for your personal use, in connection with a project being planned for you by Independent Outdoor Ltd. which may be covered by Federal / State copyright laws. © It is not to be reproduced, copied or exhibited in any fashion without written permission of Independent Outdoor Ltd.



Non-Illuminated signage

White: 3M high performance cut graphics-flat

2 Mil thickness cast vinyl

Flat Black: alumMax panel- s/s screws paint black

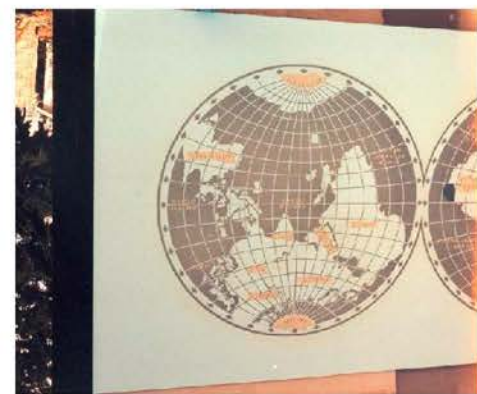
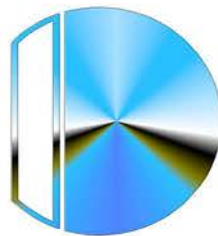
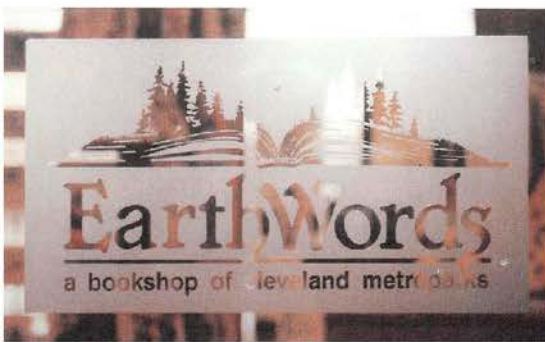
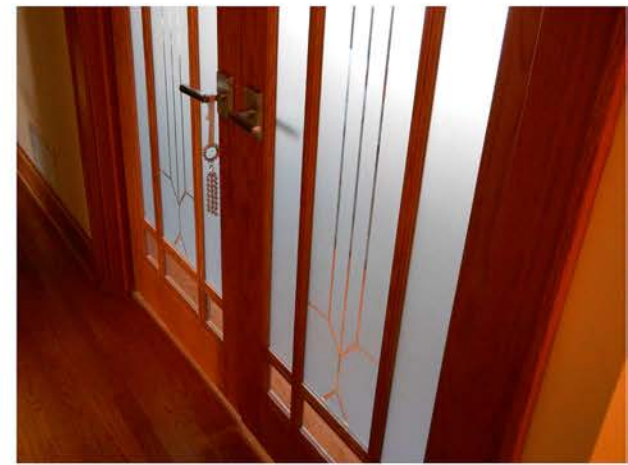


OTHER TENANT
AT BUILDING
Black panel background
and white graphics

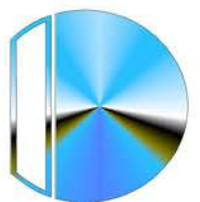


THIS WINDOW SPACE IS REPRESENTATIVE
OF CLEAR GLASS AND TO REMAIN AS CLEAR GLASS

Etched look background: letters are the actual glass
surface apply etched- HighPerformance Exterior3M cut graphics
"etched" is a milky white semi translucent vinyl material



etched
look
examples





MEMORANDUM

DATE: October 29, 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

SUBJECT: Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management - Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

FOR: November 3, 2021 Historic Preservation Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Courtland, LLC

Subject Property: 36 E. Hinsdale Avenue (PIN: 09-12-129-005)

Existing Zoning & Land Use: B-2 Central Business District – Beauty Salon (Salon Lofts) on the First Floor / Vacant on the Second Floor

Surrounding Zoning & Land Use:

North: OS Open Space District – (across Burlington Northern Railroad) Burlington Park

South: IB Institutional Buildings District – Village-Owned Parking Lot

East: B-2 Central Business District – Restaurant / Offices

West: B-2 Central Business District – Restaurant / Barbershop

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and changes to front and rear façade of the existing two-story building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District.

BACKGROUND

The first floor tenant space is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth, which operates an office specializing in financial planning and wealth management.

The subject property is located in the Downtown Historic District. According to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area, the building is classified as a Contributing Structure in the Historic District. The building was constructed in 1924 and features Two-Part Commercial Block architecture. According to the 2003 Downtown Survey, the building was formerly used as a garage for a Ford Motor Dealership once located in the adjacent building at 40 E. Hinsdale Avenue and was later converted into a toy store.



MEMORANDUM

The building has been altered over time. According to the 2003 Downtown Survey, the transom areas above the storefront windows have been bricked over. Additionally, on March 20, 2018, the Village Board approved an Exterior Appearance Plan to modify the front and rear façade of the two-story building (Ordinance No. O2018-12). On the front façade facing Hinsdale Avenue, a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront. At the rear of the building, an overhead door and awning were removed and replaced with new entrance doors and awnings. A new brick clad elevator tower was also constructed on the roof.

REQUEST AND ANALYSIS

The applicant is requesting several changes to the front and rear façade of the building and approval to install a new wall sign for Performance Wealth Management located on the second floor of the building. The proposed changes are summarized below.

Exterior Changes to the Front Façade

- **Door Surround for the Second Floor Tenant Space** – A new surround / trim constructed of wood to be painted white will be installed around the alcove and entrance door to the second floor tenant space.
- **Lighting** – Three black gooseneck lights will be installed above the new door surround to illuminate the signage area. The light fixtures have an overall height of 15.5" and would extend a total of 17" from the building. The applicant has submitted light fixture information for review.

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.

- **Shutters** – Shutters are proposed on both sides of the three existing second floor windows. The shutters will be constructed of a PVC composite material that is painted a dark navy color ("Hale Navy"), feature a raised panel design. As shown on the plans, the shutters measure 5.8' tall and 2' wide. The existing windows measure 6' tall and 7.5' wide.
- **Wall Sign** – One (1) new wall sign is proposed in the frieze / upper trim area of the door surround. The proposed wall sign measures 1' 6-3/8" tall and 5' 6" wide, with an overall sign face area of 8.42 square feet. The wall sign consists of non-illuminated, flat cut out letters and a logo constructed of aluminum in gold and a dark navy blue color that will be pin-mounted to the wood surround.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. 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.

It should be noted that Performance Wealth Management is allowed less signage area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate storefront entrance.



MEMORANDUM

Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants. On May 9, 2018, the Plan Commission approved 40.5 square feet of signage for Salon Lofts out of the maximum 50 square feet of signage for the two tenant spaces in the building as allowed by the owner. Therefore, Performance Wealth would be allowed a maximum of 9.5 square feet of signage. As proposed, the signage complies with the Village's code requirements.

Exterior Changes to the Rear Facade

- Awning Fabric – Two black awnings with a matching design are currently located above the two entrance doors at the rear of the building. The applicant is proposed to remove the black awning fabric on the left side of the rear elevation and reskin it with a dark navy blue fabric to match Performance Wealth Management's branding colors. The awning measures 9' 4" wide and 3' tall and will have a covered side similar to the current design. No signage is proposed on the awning.

REVIEW PROCESS

Exterior Appearance & Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

Sign Permit Review - Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission 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.



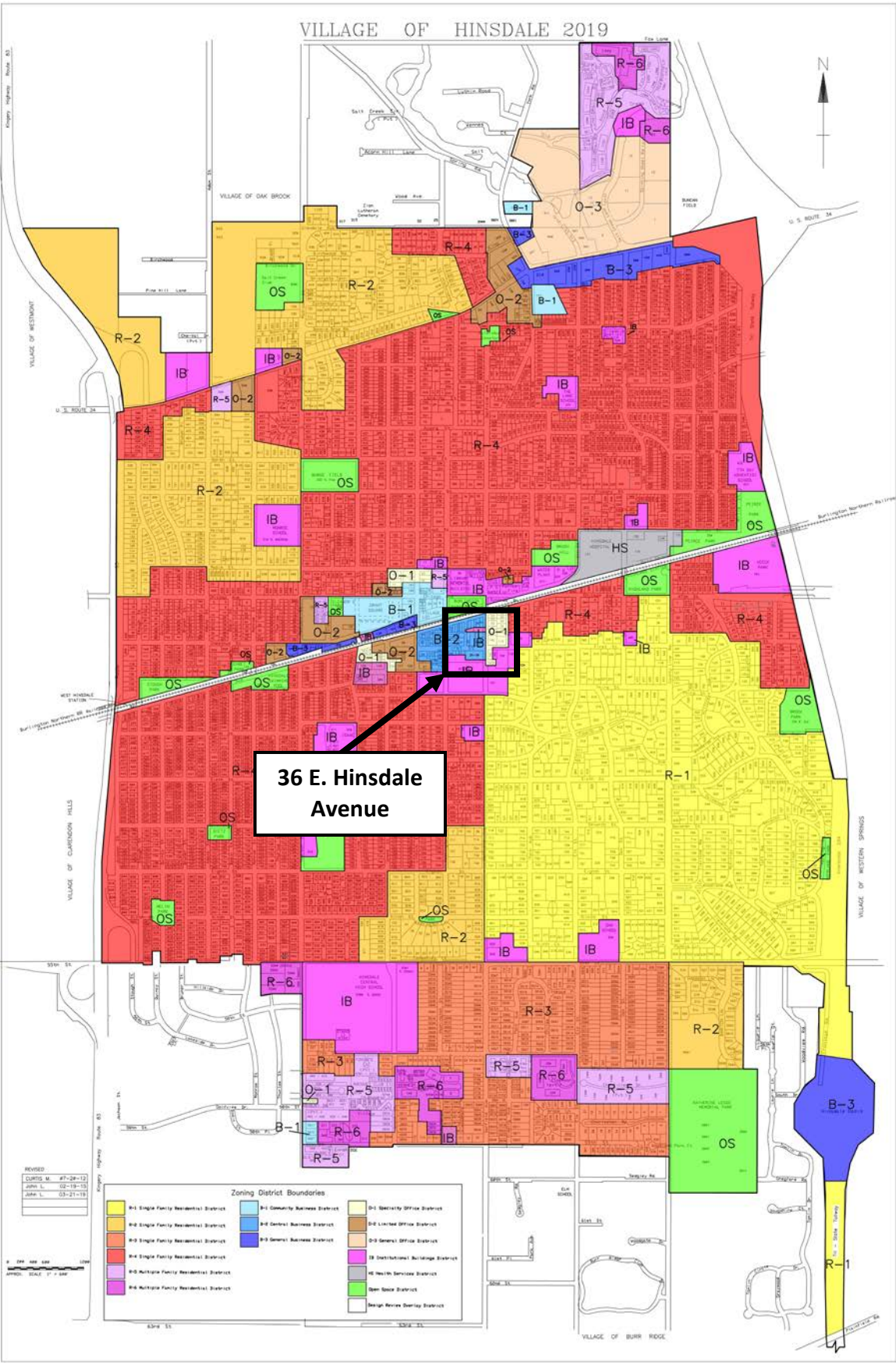
MEMORANDUM

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.

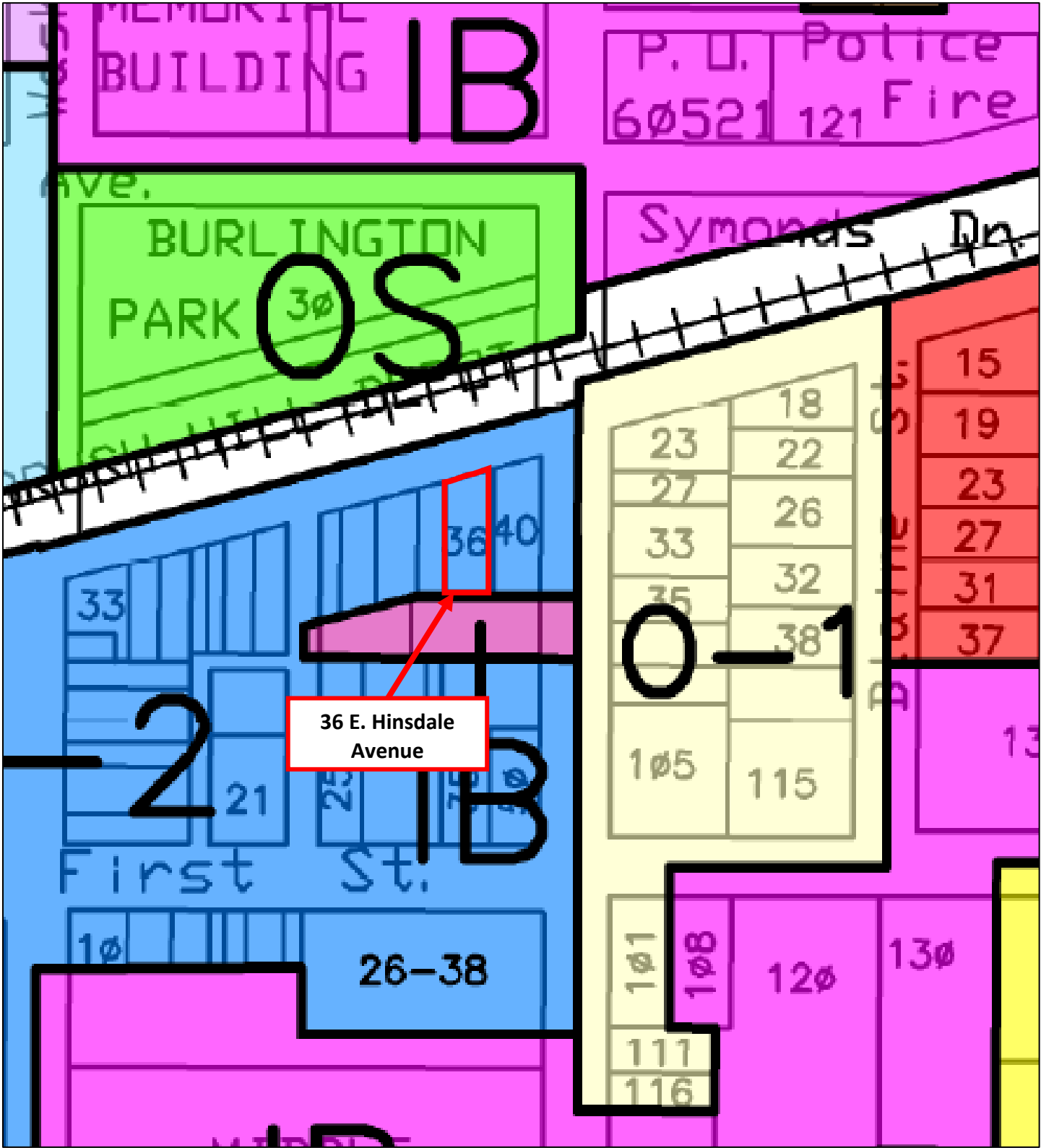
ATTACHMENTS

1. Zoning Map and Project Location
2. Birdseye View
3. Street View
4. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Exterior Appearance Review, Site Plan Review, Sign Permit Review Applications and Exhibits

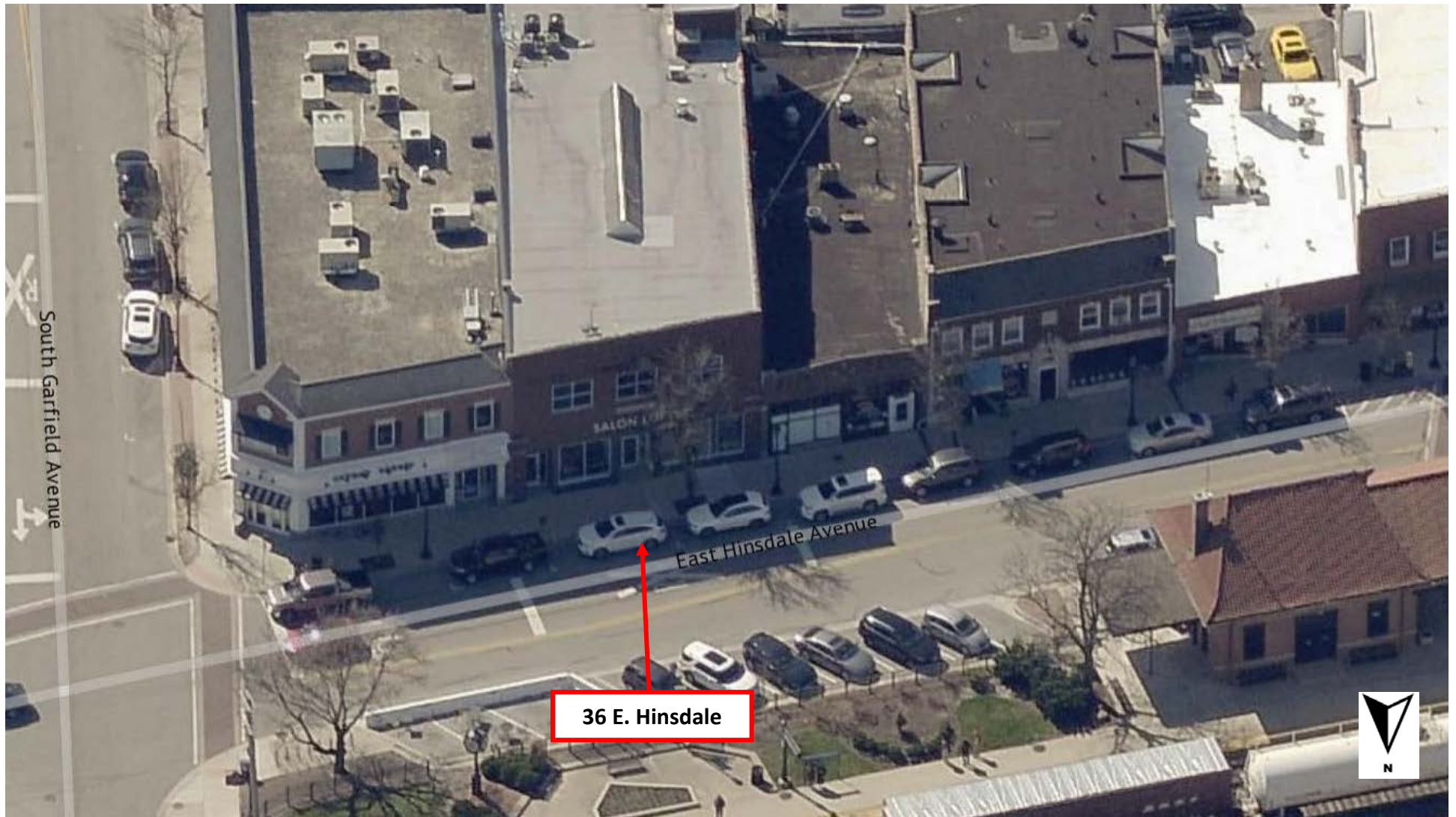
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 36 E. Hinsdale Avenue



Birds Eye View – 36 E. Hinsdale Avenue



Street View – 36 E. Hinsdale Avenue



CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

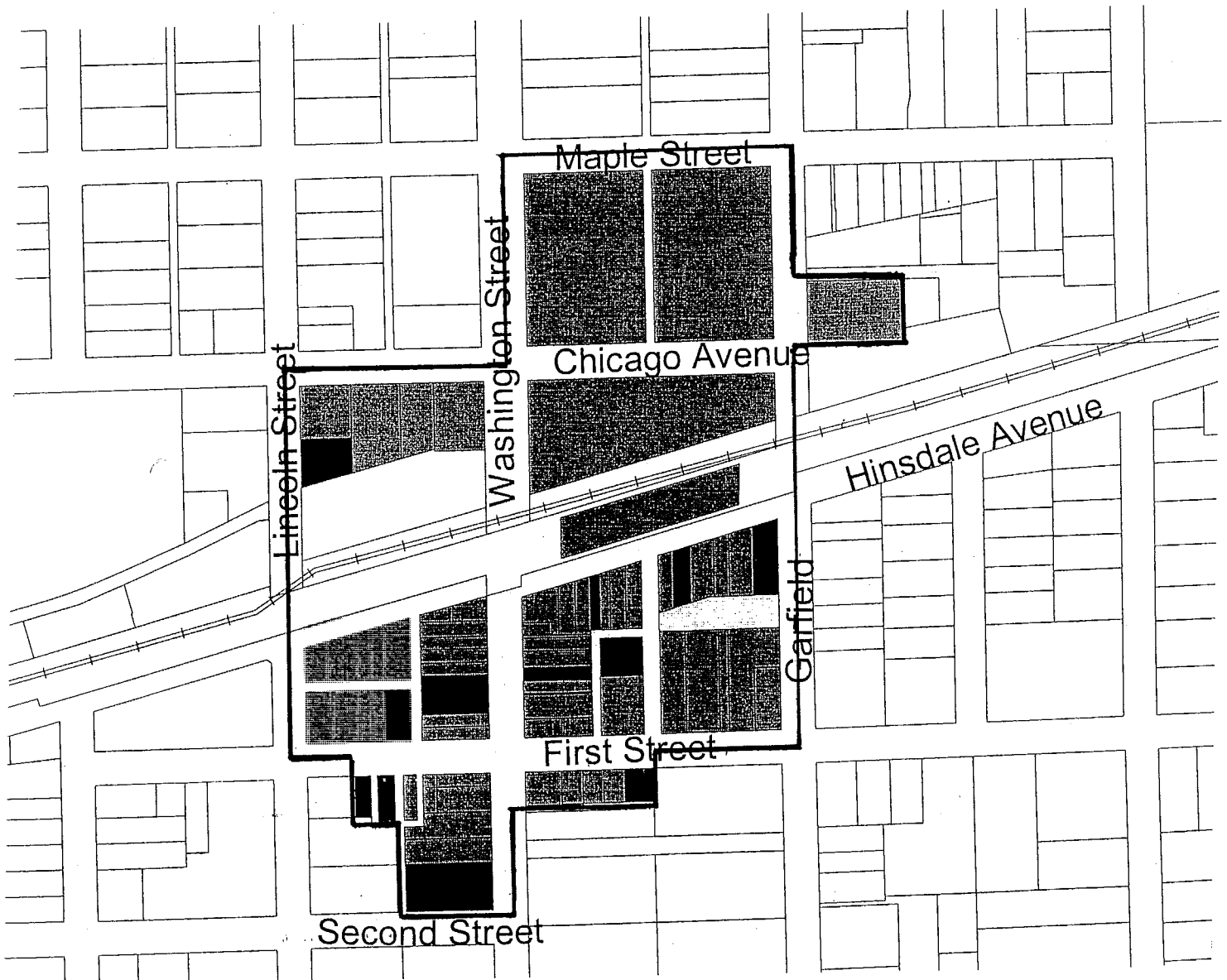
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

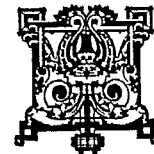
1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

24	E	HINSDALE	AV	Two Part Commercial Block	Commercial style	1909	C	Mohr Building		
26-26.5	E	HINSDALE	AV	One Part Commercial Block		1957	NC			
28-30	E	HINSDALE	AV	Two Part Commercial Block	Classical; Renaissance Revival	1928-30	C	Clineff's Home Restaurant Building	Flaks, Francis A.	
32-34	E	HINSDALE	AV	One Part Commercial Block	Commercial Style	1912	C			
36	E	HINSDALE	AV	Two Part Commercial Block		1924	C			Brown & Loehman
40	E	HINSDALE	AV	Two Part Commercial Block	Neo-Traditional	1998	NC			
8	W	HINSDALE	AV	Two Part Commercial Block	Colonial Revival	c. 1927	C			
14-16	W	HINSDALE	AV	Two Part Commercial Block	Colonial Revival	1926	C	Old Post Office	Zook, R. Harold	William Soltwisch and Sons
18	W	HINSDALE	AV	One Part Commercial Block		c. 1902	C			
20	W	HINSDALE	AV	Two Part Commercial Block		1894	C			
24	W	HINSDALE	AV	One Part Commercial Block	Commercial style	1923	C	Fleck Automobile Building		
28	W	HINSDALE	AV	One Part Commercial Block		1922	C	McClintock Building/Auto Dealership		
13	S	LINCOLN	ST	One Part Commercial Block		c. 1920	NC			
53	S	LINCOLN	ST	Freestanding	Colonial Revival	c. 1935	C			
109		SYMONDS	DR	Post Office	Georgian Revival	1939-40	C	United States Post Office - Hinsdale, IL	Simon, Louis A.	
40-46		VILLAGE	CT	Strip Mall	Colonial Revival	1908, 1960s	NOC			
33-35	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne; Classical	1900	C			Frosher, Adolph

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	36
DIRECTION	E
STREET	HINSDALE
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	
STOREFRONT INTEGRITY	minor alterations		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS		NO OF STORIES	2
BEGINYEAR	1924	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	Building permit #583	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	plate glass
WALL MATERIAL 2 (original)		WINDOW TYPE	awning; display
		WINDOW CONFIG	grouped
SIGNIFICANT FEATURES	Three bay façade; grouped metal windows at 2nd floor with stone sills below; 2 rectangular brick panels at top with stacked bond (4 rows)		
ALTERATIONS	Brick appears to have been sandblasted		

**STOREFRONT
FEATURES**

Flushed, central entry configuration; stone entry surround (Art Deco) and bulkhead; plate glass display windows; simple corner piers with simple limestone capitals

**STOREFRONT
ALTERATIONS**

Transom has been bricked in above display windows with similar brick as the façade

HISTORIC INFORMATION**HISTORIC
NAME****COMMON
NAME**

C. Foster Toys

COST

\$15,000

ARCHITECT**ARCHITECT2****BUILDER**

Brown & Loehman

**ARCHITECT
SOURCE****HISTORIC
INFO**

Built by owner, the Buchholz brothers operated a Ford dealership next door for many years (sources: building permits and Ziegweid)..

LANDSCAPE

Midblock on busy commercial street; sidewalks at front; tree in front of store; railroad tracks across the street; parallel parking at front

PHOTO INFORMATION**ROLL1**

5

FRAMES1

6

ROLL2

8

FRAMES2

10a

ROLL3**FRAMES3****DIGITAL
PHOTO ID**

d:\hinsdale036e.j
pg

SURVEY INFORMATION**PREPARER**

Jennifer Kenny

**PREPARER
ORGANIZATION**

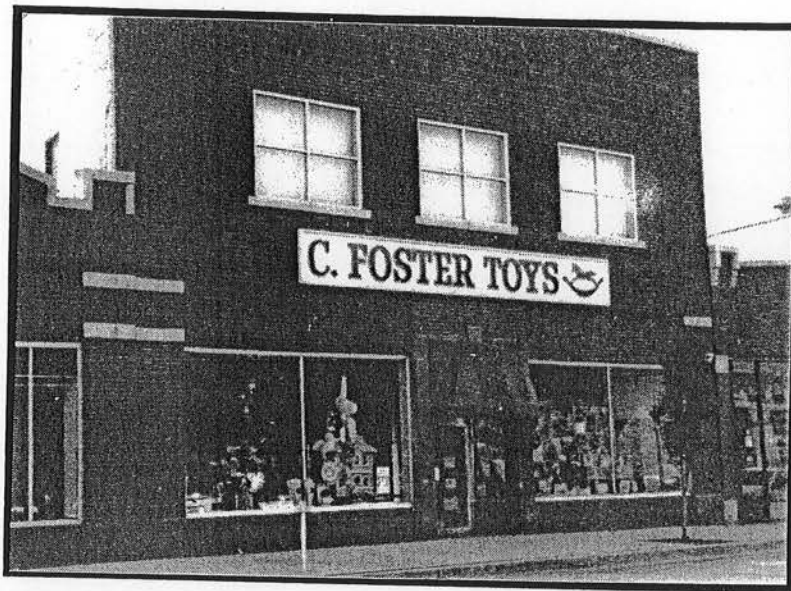
Historic Certification
Consultants

SURVEYDATE

6/25/03

SURVEYAREA

DOWNTOWN



36 EAST HINSDALE AVENUE
Foster Toys

The Buchholz brothers had this building built in 1924-25 for their Ford-Lincoln dealership which began next door, at 40 East Hinsdale Avenue, in 1917.

The Buchholz brothers continued their dealership here for many years until Charles J. Foster bought the building and the business and continued to carry on the Ford dealership until the business was converted to a toy store now operated by Mr. Foster's son, Charles O. Foster.

Later owners of the building were Henry Bosse and Mr. and Mrs. Charles O. Foster, the current owners.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60585
Phone/Fax: (312) 428 / 9080
E-Mail: mike@courtlandgc.com

Owner

Name: Performance Wealth Managment
Address: 36 E. Hinsdale - 2nd floor
City/Zip: Hinsdale, IL 60521
Phone/Fax: (636) 686 / 5715
E-Mail: rgough@performancewealthpartners.c

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

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 36 E. Hinsdale Avenue

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 005

Brief description of proposed project: Add decorative surround around door to 2nd floor from side windows, and change awning in alley at rear door

General description or characteristics of the site: Existing downtown brick building with direct access

Existing zoning and land use: B-2 - Storage

Surrounding zoning and existing land uses:

North: OS

South: IB

East: B-2

West: B-2

Proposed zoning and land use: B-2 Office - Wealth Management

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 36 E Hinsdale

The following table is based on the B-2 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2500	6975 / 6975
Minimum Lot Depth	125	142.5 / 142.5
Minimum Lot Width	20	45.2 / 45.2
Building Height	30	34.5 / 34.5*
Number of Stories	2	2 / 2
Front Yard Setback	0	0 / 0
Corner Side Yard Setback	0	0 / 0
Interior Side Yard Setback	0	0 / 0
Rear Yard Setback	20	21 / 21
Maximum Floor Area Ratio (F.A.R.)*	2.5 X	1.33 / 1.33 9315 SF
Maximum Total Building Coverage*	80%	83% 5768 / 83% 5768*
Maximum Total Lot Coverage*	100%	100% / 100%
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

* EXISTING - NON CONFORMING

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 4TH day of OCTOBER, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

MICHAEL ZALUD
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 4TH day of OCTOBER, 2021.

Notary Public

ERIN LEIGH PAHR
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 27, 2025

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: Courtland, LLC

Owner's name (if different): Performance Wealth

Property address: 36 E. Hinsdale, Avenue

Property legal description: [attach to this form]

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

Square footage of property: 6975 SF

Lot area per dwelling: _____

Lot dimensions: 45.2 x 142.5

Current use of property: Salon Lofts 1st floor

Proposed use: ☐ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

Add trim detail for entrance to 2nd floor, shutters, and change awining in alley

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>46.77</u>	<u>20</u>
interior side(s)	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>

Provided:**Required by Code:**

corner side

0

0

rear

0

0

Setbacks (businesses and offices):

front:

0

0

interior side(s)

0 /

0 /0

corner side

0

0

rear

21

20

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

34.5*

30

*Existing non conforming

accessory building(s):

Maximum Elevations:

principal building(s):

34.5*

30

*Existing non conforming

accessory building(s):

Dwelling unit size(s):

Total building coverage:

83%*

80%

Total lot coverage:

100%

100%

Floor area ratio:

1.33

2.5X

Accessory building(s):

None

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: N/A**Number of loading spaces required:** N/A**Statement of applicant:**

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

Applicant's signature

MICHAEL ZOLUP

Applicant's printed name

Dated: OCTOBER 4, 2021.



September 15, 2021

Property Address:

36 E. Hinsdale, Avenue
Hinsdale, IL 60521

RE: Letter of Authorization

To Whom it May Concern:

As owner / owners representative of the above referenced property, I grant permission for Courtland, LLC and it's authorized agents to install signage, entrance trim, and shutters at this location. Courtland, LLC and its authorized agents may also secure all necessary permits as required by the Village of Hinsdale.

Signed:

Jane M. Foster

Printed Name:

JANE M. FOSTER

Title:

Owner

AVE

HINSDALE

AVE.
Northerly line of Lots 1, 2 and 3
will is 0 1/2 mi.

Story Brick Buildings

2 Story Brick Building

Brick Building

Brick is 0.5 cent

and is 3% and 17.0% each.

45' 23/8"

West line of Eas) 50 ft of lot 11 + 97 to H 05 (see) 1920

Center line of 1922 wall is 1' east
Depth face of brick is 8" nominal

STATE OF ILLINOIS }
COUNTY OF COOK } ss
CHICAGO GUARANTEE
certifies that a survey has been
of the property described ab
drawn is a correct representat
drawn by a duly qualified and

HOLCER & COMPANY INC.

REAL ESTATE CONSULTANTS

located in close proximity to service employment in the Village of Oak Brook to the north and along the Tri-State Tollway; and downtown Chicago is an approximate 30-minute drive via the Eisenhower Expressway.

More specifically, the subject property is situated on the south side of Hinsdale Avenue, between Garfield and Washington Streets, immediately south of the Burlington Northern Railroad right-of-way. Again, this location in the central business district of Hinsdale is immediately south of the commuter train station. The subject is bordered by two-story commercial properties to the east and west. A public parking lot and hardware store are to the south with office properties further to the east/southeast across Garfield Avenue. This area has experienced continued upgrading and includes restaurants, specialty shops, financial and other service uses. As such, it is considered well suited for local commercial use.

Property Description

The B-2, Central Business District-zoned site is trapezoidal in shape with 46.77 feet of frontage on the south side of Hinsdale Avenue with depths of 142.5 and 155.75 feet along the west and east property lines, respectively, and 45.2 feet at the rear property line, indicating a total area of 6,975 square feet. The topography is flat and at grade with the adjacent street and properties, and on-site drainage appears to be adequate. According to the Federal Emergency Management Agency's, Flood Insurance Rate Map 170105-0004-B, dated January 16, 1981, it is not located within a designated flood hazard area. It is specifically assumed that soil conditions are adequate to support the existing building improvement over its reasonable economic life. The property is served by all normal urban utilities, including sanitary sewer, water, natural gas, electricity, telephone service and storm water drainage.

The property is improved with an 85-year-old, two-story and basement, masonry-constructed, retail/storage building. The total gross building area is approximately 11,536 square feet which includes a 5,768 square foot, ground-floor retail (C. Foster Toy Store) and 5,768 square feet of storage space on the second floor, plus an unfinished basement. The first floor is used primarily as retail space, plus a small office section with storage available in the basement and the high ceiling, unfinished second floor. On an overall basis, the design and utility of the improvement are considered good for ground floor retail purposes and basement storage. The second floor has the potential for office/residential uses which would require partitioning, mechanical equipment, restrooms and finishes as well as front and rear ingress/egress which would reduce the

R94-055020

94 MAR -7 AM 10:15

RECORDER
DU PAGE COUNTY

QUITCLAIM DEED

The Grantor, JANE M. FOSTER, married to CHARLES O. FOSTER, of Hinsdale, Du Page County, Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quitclaims unto JANE MARLOWE FOSTER, AS TRUSTEE OF THE JANE MARLOWE FOSTER DECLARATION OF TRUST DATED MAY 1, 1990, Grantee, of 513 West North Street, Hinsdale, Illinois 60521, and unto all and every her successor or successors in trust under said Declaration of Trust, all interest in the following described Real Estate situated in the County of Du Page, State of Illinois, to wit:

Lot 1 (except the East 49.35 feet thereof), all of Lot 2 and the East .75 feet of Lot 3 in Lake's Subdivision of Lots 1, 3 and 4 in Block 2 of the Original Town of Hinsdale, in the East 1/2 of the Northwest 1/4 of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 4, 1871, as Document 14562, in Du Page County, Illinois.

PIN: 09-12-129-005

Address of Property: 36 East Hinsdale Avenue, Hinsdale, Illinois 60521

TO HAVE AND TO HOLD said real estate with the appurtenances and upon the trusts and for the uses and purposes in said Declaration of Trust set forth.

And the said Grantor does hereby waive and release all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CHARLES O. FOSTER, married to JANE M. FOSTER, joins in this deed for the sole purpose of releasing and waiving all rights of and to homestead in said real estate.

IN WITNESS WHEREOF, the Grantor and said Charles O. Foster have hereunto set their hands and seals this 14th day of February, 1994.

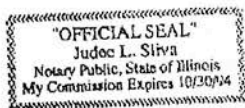
Jane M. Foster (Seal)
Jane M. Foster

Charles O. Foster (Seal)
Charles O. Foster

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANE M. FOSTER and CHARLES O. FOSTER, wife and husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of February, 1994.



Judith L. Silva
Notary Public
Commission expires: 10-30-94

This instrument was drafted by:

Marvin S. Helfand
Defrees & Fiske
200 South Michigan Avenue, Suite 1100
Chicago, Illinois 60604

Please send subsequent tax bills to:

Jane M. Foster, Trustee
513 West North Street
Hinsdale, Illinois 60521

After recording, please return to preparer.

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph C, Section 4, of the Real Estate Transfer Tax Act.

Dated this 14th day of Feb 1994.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

Contractor

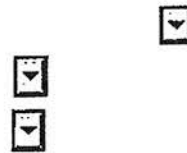
Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

ADDRESS OF SIGN LOCATION: 36 E. Hinsdale Avenue

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Down Lit



Sign Information: Front Elevation

Overall Size (Square Feet): 8.42 (1-6 3/8 x 5'-6")

Overall Height from Grade: 13'-6" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② Navy Blue (HC-155)
- ③ Gold

Site Information:

Lot/Street Frontage: 46'-9 1/4"

Building/Tenant Frontage: 8'-6"

Existing Sign Information:

Business Name: Salon Lofts

Size of Sign: 26.94 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

Dana M. Foster
Signature of Building Owner

Date

9/16/2021

Date

9/17/2021

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: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

Contractor

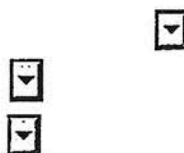
Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 360 / 0032
E-Mail: mike@courtlandgc.com
Contact Name: Mike Zalud

ADDRESS OF SIGN LOCATION: 36 E. Hinsdale Avenue

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Other

ILLUMINATION None



Sign Information: Alley Awning

Overall Size (Square Feet): _____ (_____ x _____)

Overall Height from Grade: 8'-6" Ft.

Proposed Colors (Maximum of Three Colors):

① MARINE BLUE

② _____

③ _____

Site Information:

Lot/Street Frontage: 46'-9 1/4"

Building/Tenant Frontage: 8'-6"

Existing Sign Information:

Business Name: Salon Lofts

Size of Sign: 13.5 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]
Signature of Applicant

9/16/2021
Date

[Signature]
Signature of Building Owner

9/17/2021
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: _____



PERFORMANCE WEALTH

**36 E Hinsdale Avenue
Hinsdale, IL 60521**

Building Sign
Awning
Reception Wall Sign
Elevator Wall Sign

**OLYMPIK
SIGNS**

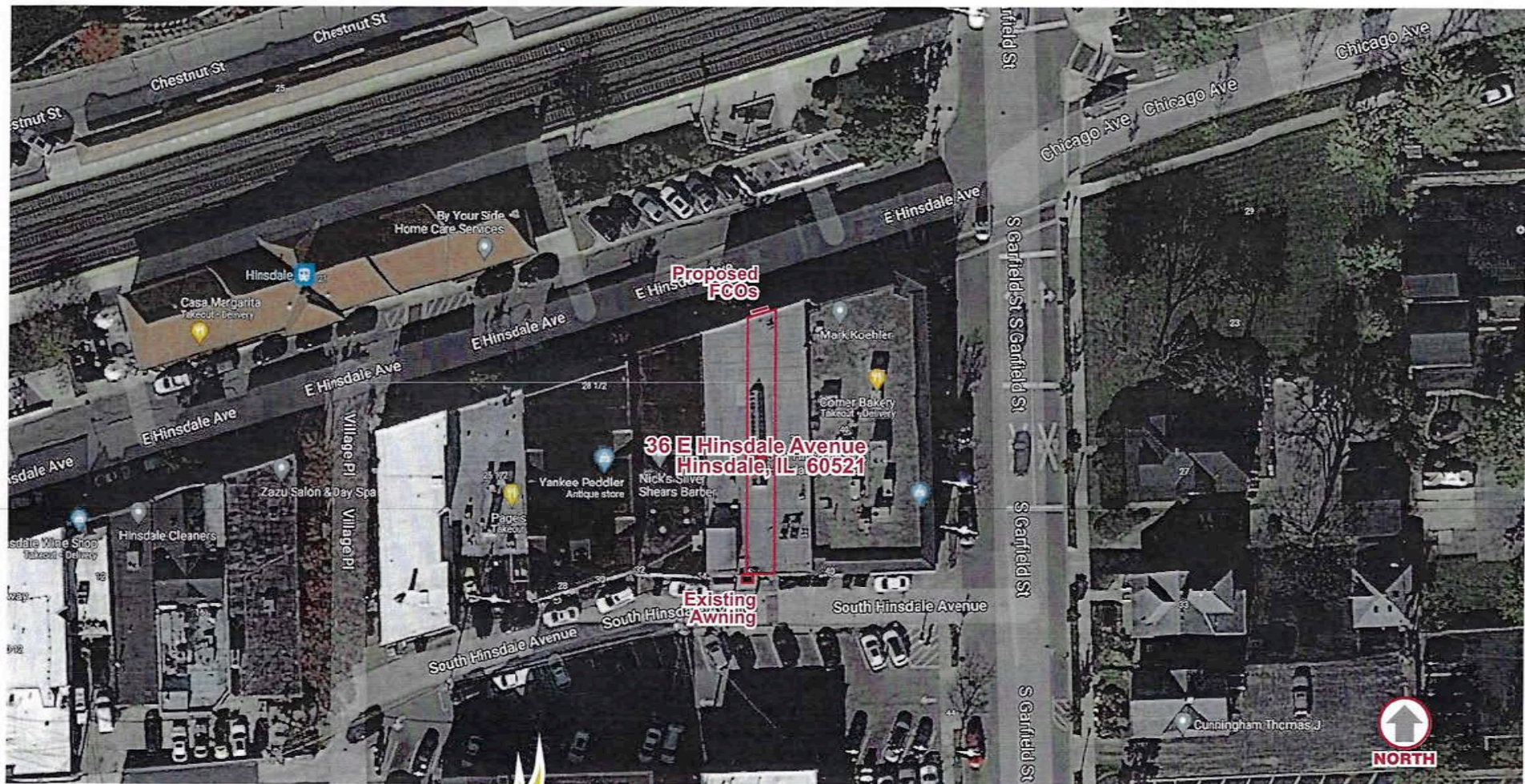
1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

job#: 21-8746

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● 09-10-21



Site Plan -



PERFORMANCE
WEALTH

**OLYMPIK
SIGNS**

account representative / client
ROB WHITEHEAD /
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

job#: 21-8746
06-10-21
rev.# 09-10-21

Comments:

SITE PLAN

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Street Views of Site -



PERFORMANCE
WEALTH

**OLYMPIK
SIGNS**

account representative / client
ROB WHITEHEAD /
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

36 E Hinsdale Avenue
Hinsdale, IL 60521

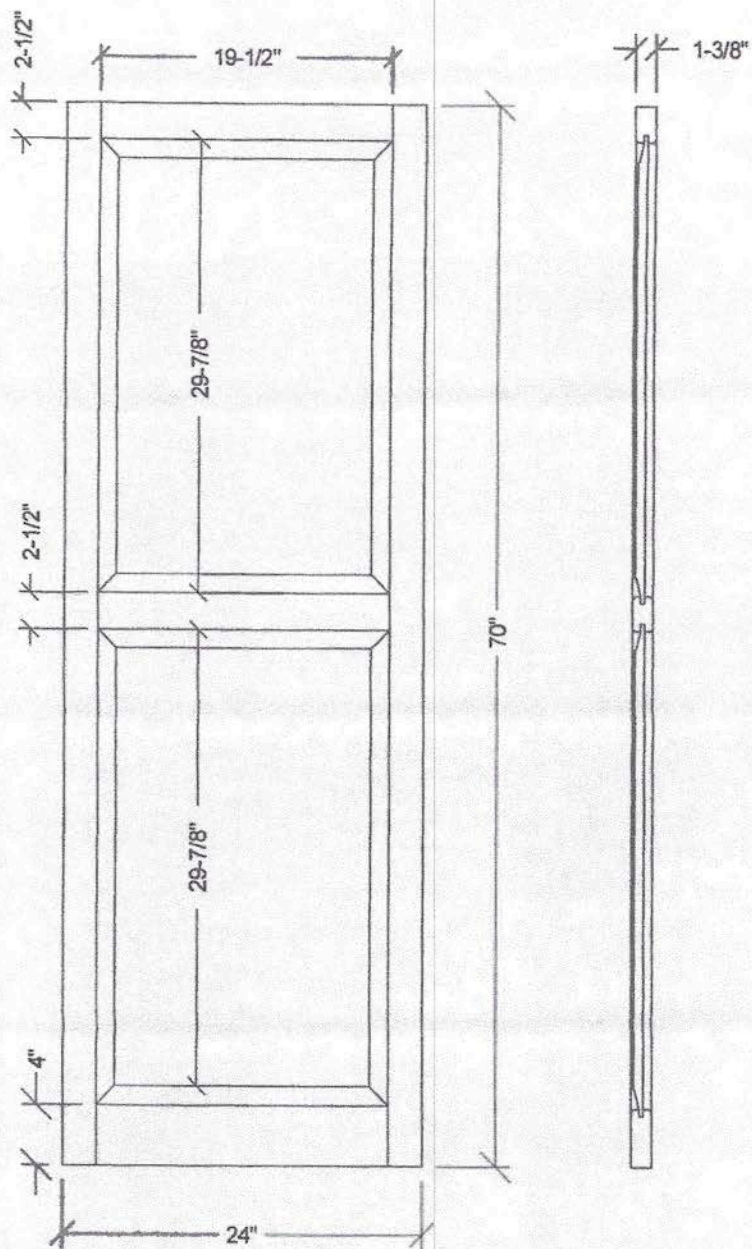
drawn by
PAMELA F

job#: 21-8746
• 06-10-21
• rev.# 09-10-21

Comments:

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Shutter Color - Navy Blue (HC-154)

Exterior Colors - 36 E. Hinsdale



Hale Navy HC-154

- Wood Shutters



White OC-151

- Entrance Trim (new wood)



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Small Gooseneck Light

SKU: LS-15859

Categories: Gooseneck & Sign Lighting (<https://www.ledspot.com/sign-gooseneck-lighting/>), Gooseneck Sign Lighting (<https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/>), Small Gooseneck Light (<https://www.ledspot.com/sign-gooseneck-lighting/gooseneck-sign-lighting/small-gooseneck-light/>)

~~\$123.43~~ \$111.09

Paint Color Black (Standard) v Clear

T

ADD TO CART

(https://www.ledspot.com/wp-content/uploads/2020/01/1487347133_small-gooseneck-light-1.jpg)

Description

Additional information

Reviews (0)

Documents (1)

Description

Extending 16 inches from its mount, the Small Gooseneck Light suits smaller lighting applications with a classic gooseneck design. The fixture sits at lower mounting heights to illuminate small signs and murals. Its durable aluminum material comes in many colors to match any environment. Bulb not included.

**Please consult with LED Spot for lead time estimates.*

SHOP BY

Parking Lot Lighting & Poles (/parking-lot-lighting)

+

Athletic & Sports Field Lighting (/sports-lighting)

+

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Wall Pack & Security Lights (/wall-mount-lighting)	+
Decorative Pole Lighting (/decorative-pole-lighting)	
Commercial Indoor Lighting (/indoor-commercial-lighting)	+
Landscape & Outdoor Lighting (/commercial-landscape-lighting)	+

Commercial Lighting Info (<https://www.ledspot.com/ls-commercial-lighting-info/>)

Photometric Design (<https://www.ledspot.com/ls-photometric-design/>)

Online Power Cable Calculator (<https://www.ledspot.com/ls-power-cable-calculator/>)

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Display Case Lighting (<https://www.ledspot.com/ls-commercial-lighting-info/restaurant-lighting/display-case-lighting/>)

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CONTACT US

Led Spot
7447 Harwin Drive
Houston, Tx 77036
USA

(800) 239-2939

***Pricing is subject to change without notice**

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[Commercial Light Poles \(/ls-commercial-lighting-info/parking-lot-lighting/light-poles/\)](#)

[Landscape Lighting \(/ls-commercial-lighting-info/landscape-outdoor-lighting/\)](#) [Lighting Manufacturers \(/manufacturers\)](#)

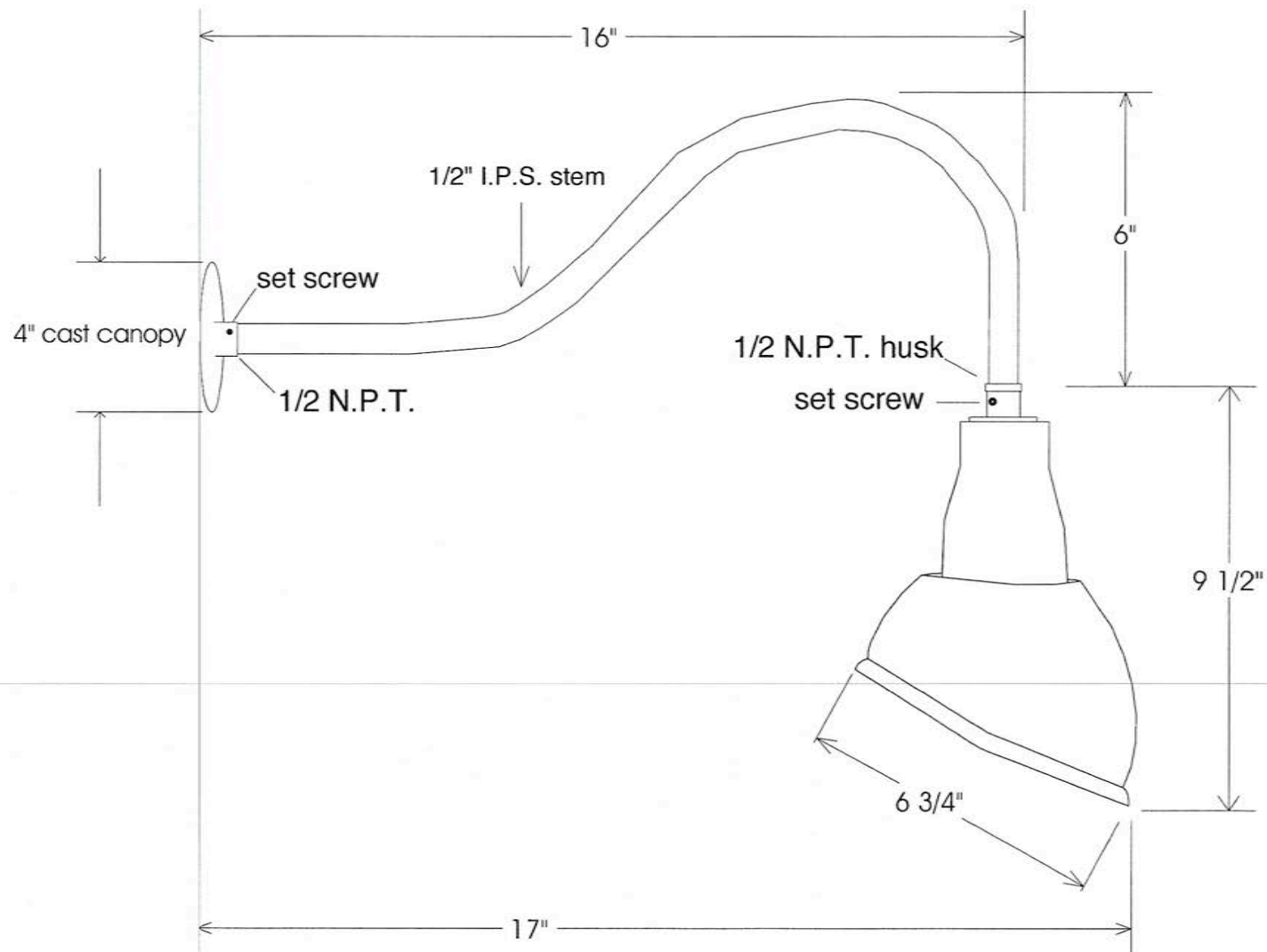
[My Cart \(/cart/\)](#) [My Account \(/my-account/\)](#) [Order Status \(/my-account/orders/\)](#) [Checkout \(/checkout/\)](#) [Returns](#)



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Unless Otherwise Specified:

Dimensions in Inches
 Tolerances: Fractional ±
 Angular: Mach ± Bend ±
 Two Place Decimal ±
 Three Place Decimal ±

Construction: All Aluminum

Pipe Size: 1/2"

Lamp: 1-100A

Name

Date

Drawn

T.A.R.

11/29/10

Checked

03/12/12

ENG Appr.

MFR Appr.

QA

Comments

CAD Generated Drawing
 Do Not Manually Update

15/859

Size

Drawing No.

Rev

A

0001

A

Scale

1:3

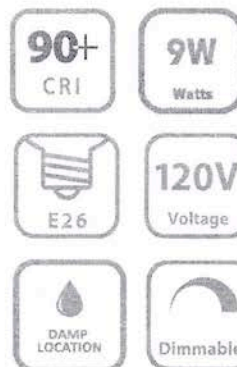
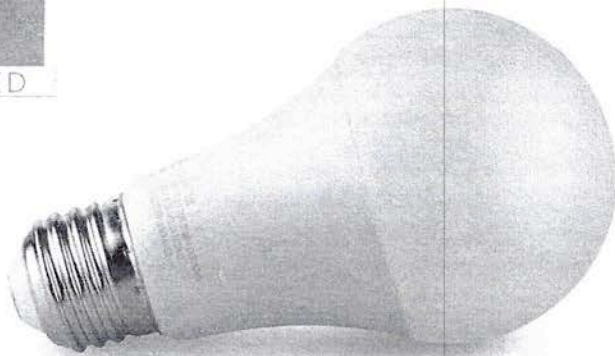
CAD File

Sheet

1 of 1

90+ LIGHTING

A19 BULB 9W



High quality of light and color rendering (90+ CRI, 50+ R9),
with low flicker, flicker <30%,
Smooth dimming. Dimming lower than 10%.

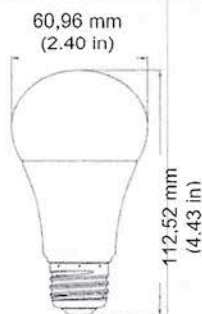


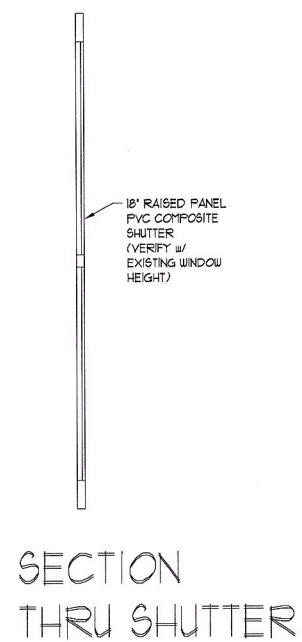
ELECTRICAL SPECIFICATIONS

MODEL NO.	LUMEN	POWER	CCT	BEAM	CRI	PF	CBCP
SE-350.069	800LM	9W	2700K	270°	>90	>0.9	-
SE-350.070	800LM	9W	3000K	270°	>90	>0.9	-

MECHANICAL SPECIFICATIONS

MODEL NO.	MEASURES	WEIGHT	OPERATIONAL TEMPERATURE	INNER BOX QTY	MASTER CARTON QTY
SE-350.069	2.40in X 4.43in	2.15oz	-20°C - 40°C	12pcs	48pcs
SE-350.070	2.40in X 4.43in	2.15oz	-20°C - 40°C	12pcs	48pcs

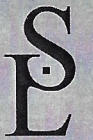




Wood Painted entrance trim
See sign drawings



SCHWARZ • LEWIS



SCHWARZ • LEWIS

Design Group, Inc.

1550 Spring Rd., Suite 100

Oak Brook, IL 60523

630.537.4416

www.schwarzlewis.com

Tenant Build Out
36 East Hinsdale Ave. Second Floor
Hinsdale, IL.

ELEVATIONS

DATE	1-14-21
DATE	2-10-21
DESIGN	
DESIGNED FOR PERMIT	1-14-21 (6mm) 2-10-21 (permit)
DESIGNED FOR CONSTRUCTION	
DRAWN BY	FS
CHECKED BY	WDS
1-25-21	Permit Revisions
3-2-21	Permit Revisions
4-8-21	Permit Revisions
4-8-21	Client Revisions
6-1-21	Added Roof Terrace
8-6-21	Signage

SHEET NO.

A2.0

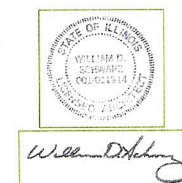


EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

EXP. 11-30-2022
8-11-2021



SCHWARZ • LEWIS



SCHWARZ • LEWIS

Design Group, Inc.

1550 Spring Rd., Suite 100

Oak Brook, IL 60521

630-537-1416

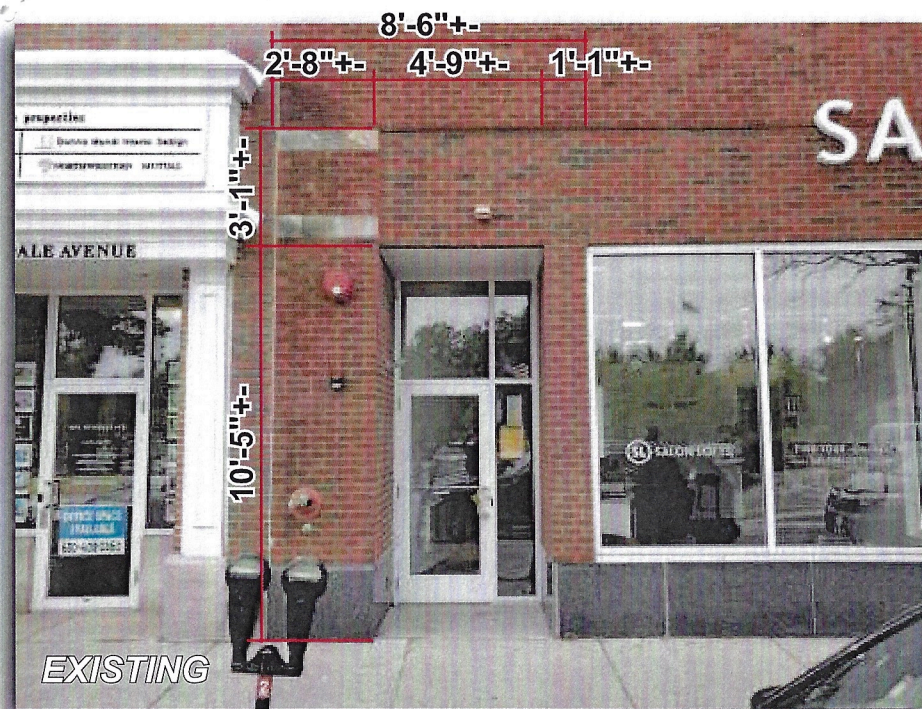
www.schwarzlewis.com

Tenant Build Out
36 East Hinsdale Ave. Second Floor
Hinsdale, IL.

ELEVATIONS

DATE	1-14-21
REVISED	2-10-21
DESIGNED FOR PERMIT	1-14-21 (draw) 2-10-21 (permit)
DESIGNED FOR CONSTRUCTION	
DRAWN BY	FS
CHECKED BY	WDS
1-25-21	Permit Revisions
3-2-21	Permit Revisions
4-8-21	Permit Revisions
4-8-21	Client Revisions
6-1-21	Added Roof Terrace
8-6-21	Signage

SHEET NO.
A2.1



North Building Elevation - Before



North Building Elevation - AFTER



(3) Gooseneck Fixtures, Black, Approx 30"o.c.

1/4" d Aluminum FCO Logo & Letters, painted (as shown), pin-mounted to newly built entrance structure

Newly built entrance wood structure - By Others



PMS 7555



PMS 2757

1/4" Painted Aluminum FCO Letters -

Scale 1/2" = 1'-0"

Qty: (1) Required | Square Footage: 8.42

1/4" deep Aluminum Flat Cut Out (FCO) Letters, pin mounted to newly built entrance structure. Field survey required prior to fabrication. Drawing for concept purposes only.



**PERFORMANCE
WEALTH**

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by

PAMELA F

job#: 21-8746

06-10-21

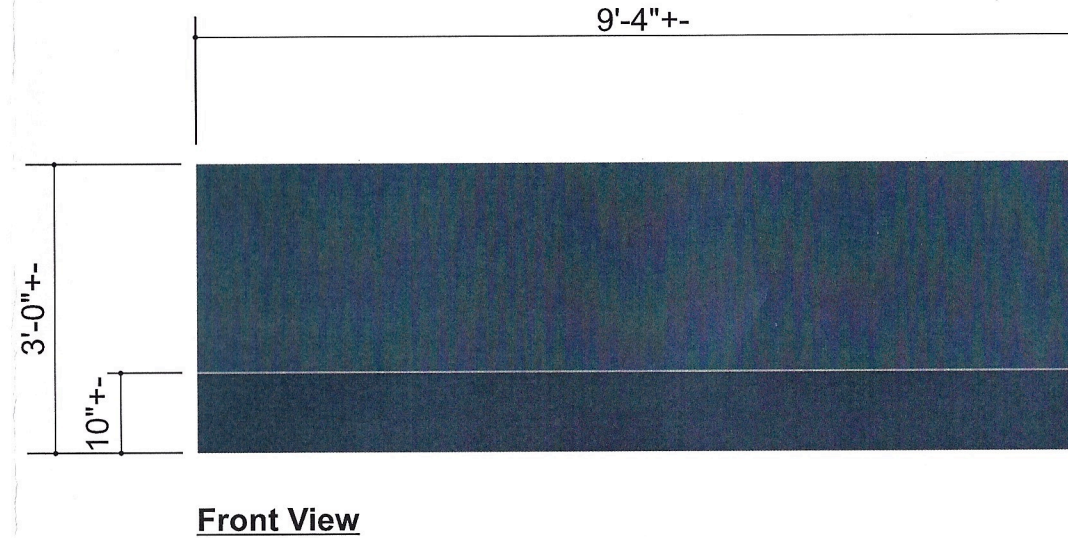
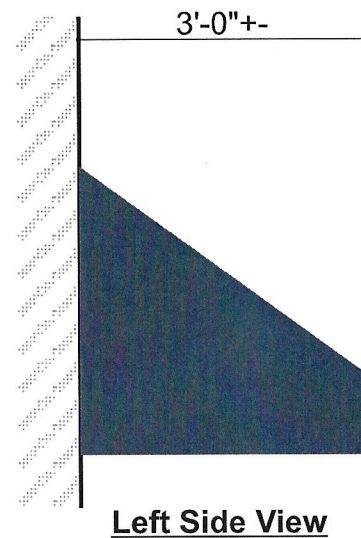
rev.# 09-30-21

Comments:

SIGN LAYOUT



South Building Elevation - Before



Reskin Existing Entrance Awning -

Scale 1" = 1'-0"

Qty: (1) Required

Sunbrella fabric covering (as shown). Thermal applied Logo and Copy.

Field survey required prior to fabrication. Drawing for concept purposes only.



South Building Elevation - AFTER



**PERFORMANCE
WEALTH**

36 E Hinsdale Avenue
Hinsdale, IL 60521

**OLYMPIK
SIGNS**

account representative / client
ROB WHITEHEAD
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

drawn by
PAMELA F

• job#: 21-8746
• 06-10-21
• rev.# 09-30-21

Comments:

SIGN LAYOUT

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MEMORANDUM

DATE: October 29, 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: Robbins Park Historic District Street Sign Toppers

FOR: November 3, 2021 Historic Preservation Commission Meeting

Summary

On October 6, 2021, the Historic Preservation Commission reviewed the different design options for the street sign toppers in the Robbins Park Historic District created by Western Remac, Inc. A model of a sample street sign topper, the previously chosen Village-wide street name sign design with a white background and black letters, brackets, and pole were shared at the meeting.

Overall, the Commission recommended the following changes:

- For the street toppers, the shape with the cut-out top corners used in the model was preferred. The majority of Commissioners preferred a black background and white text, although several Commissioners favored using a brown background. The Commission requested that the text be revised to read "Robbins Park Historic District."
- The Commission recommended that all of the street name signs in the Robbins Park Historic District use the original color scheme with a black background and white text rather than the new standard color scheme used throughout the Village with the white background and black text.
- There was a discussion on relocating or removing any existing street signs such as the one located on County Line Road and First Street that currently contain multiple church names and other signage to eliminate sign clutter.

Gateway signs at the four corners of the Historic District will be reviewed and approved separately, subject to approval in the 2022 budget.

Since the October 6 meeting, the sign company has provided revised sign topper plans that utilizes the "Robbins Park Historic District" text. The top line was widened to accommodate the additional text, however, the shape, size and style are the same as the favored option presented at the previous meeting. The street sign topper will have a height of 6 inches and a width of 18 inches.

It has also been determined that the street name signs cannot be fabricated with a black background and white text as this does not meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD), which are the national standards that regulate traffic signs, road markings, and signals.



MEMORANDUM

Staff requests feedback from the Historic Preservation Commission on the revised design option. Should any revisions be needed, staff will have the company revise the signage plans prior to selecting the final design and fabricating the signs.

Process

Formal approval of the proposed signage and a sign permit is not required by the Historic Preservation Commission and Plan Commission. Per Section 9-106(E)(7) and 9-106(F)(3), governmental signs are permitted in the right-of-way in all zoning districts and are considered permit-exempt.

Attachments:

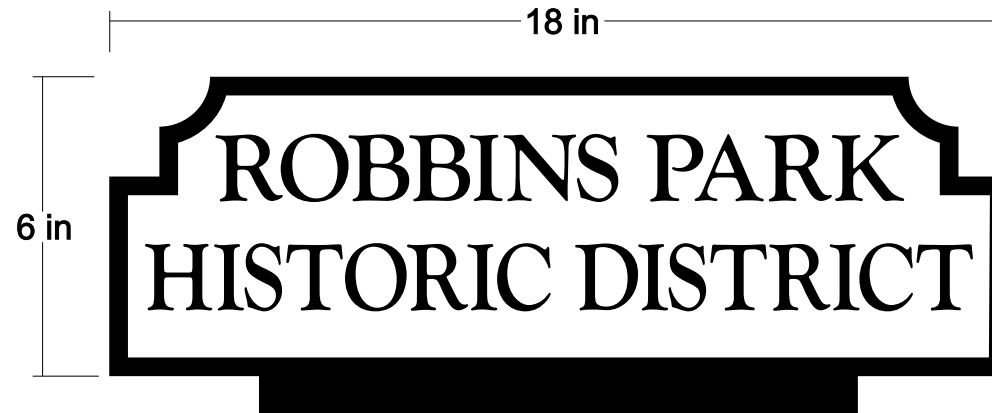
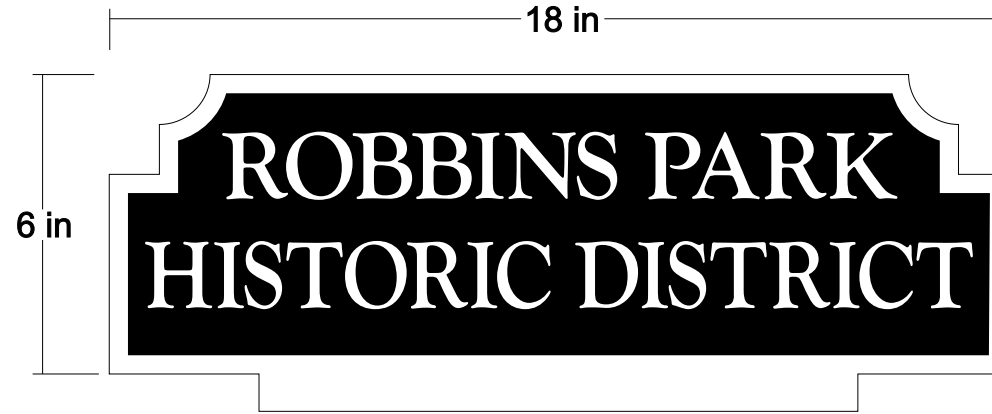
1. Robbins Park Historic District Street Sign Topper Design – Original Plans and Revised Plans



1740 Internationale Pkwy. (630) 972-7770
Woodridge, IL 60517 fax(630) 972 9680

PROJECT:		DATE: 10/7/2021
CUSTOMER: Village of Hinsdale		CONTACT: Bethany Salmon
SALESPERSON: Serge Ruffolo	DESIGNER: Sassano	PHONE: 630-789-7035 FAX:
PROD. FILE NAME: Hinsdale Robbins hystoric sign toppers rev1 2021.fs		PRODUCTION USE ONLY:
CUSTOMER APPROVAL SIGNATURE:		SCALE: 0.088

EXTRUDED SIGN "TOPPER"



Revised Design Options

SIGN "TOPPER"

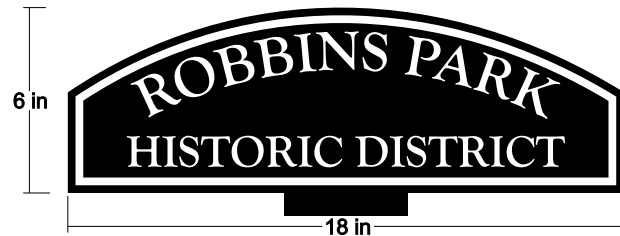
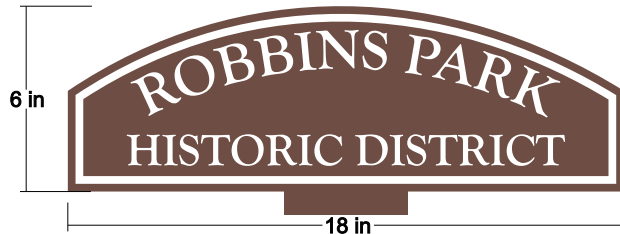
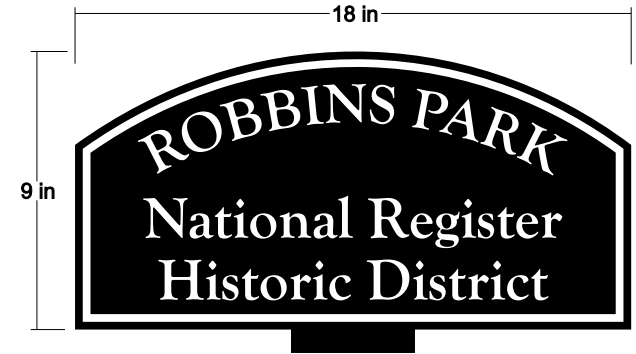
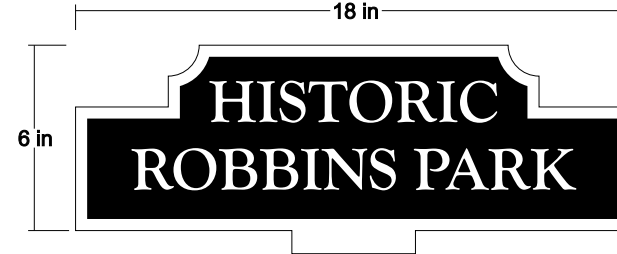
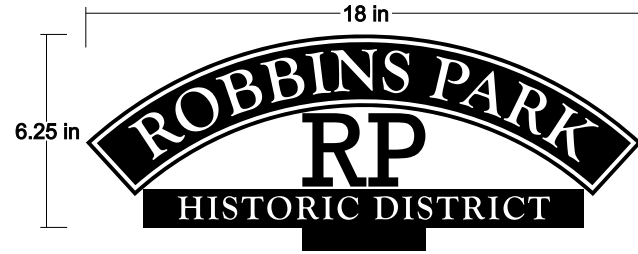
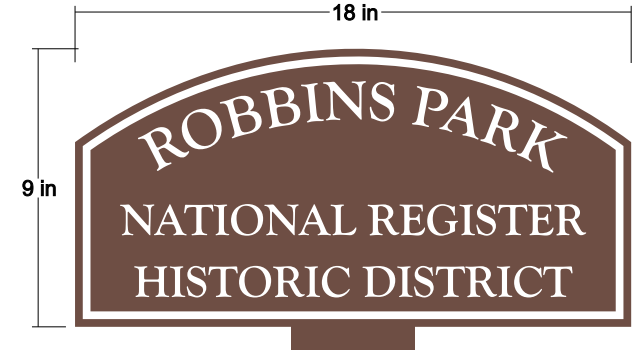
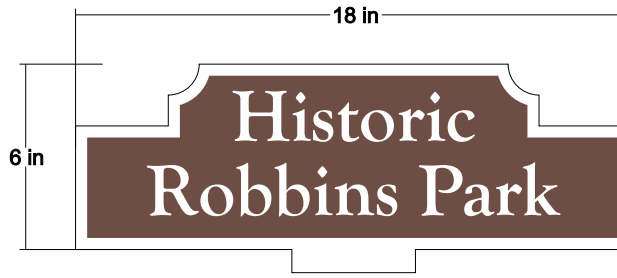
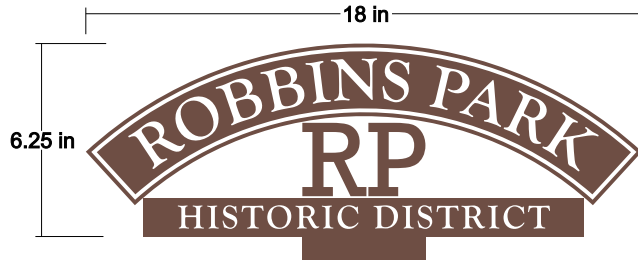
.080 aluminum
N/R Black
HIP 3930 White
Goudy Old Style Bd





1740 Internationale Pkwy. (630) 972-7770
Woodridge, IL 60517 fax(630) 972 9680

PROJECT:	DATE: 7/27/2021	
CUSTOMER: Village of Hinsdale	CONTACT: Bethany Salmon	
SALESPERSON: Serge Ruffolo	DESIGNER: Sassano	PHONE: 630-789-7035 FAX:
PROD. FILE NAME: Hinsdale Robbins hystoric signs 2021.fs		
CUSTOMER APPROVAL SIGNATURE:		SCALE: 0.060



SIGN "TOPPER"

.080 aluminum
Traffic Brown
N/R Black
HIP 3930 White
Goudy Old Style Bd



Original Design Options