



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, August 3, 2022

6:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – July 6, 2022

4. PUBLIC MEETINGS

- a) Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District
- b) Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade Sign Permit Review to allow for the installation of one (1) new wall sign for the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

5. PUBLIC COMMENT

6. NEW BUSINESS

7. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Village of Hinsdale 150th Anniversary Celebration
- c) Robbins Park Historic District Gateway Signs

8. ADJOURNMENT

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

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, July 6, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, July 6, 2022 at 6:30 p.m., roll call was taken.

PRESENT: Commissioners Shannon Weinberger, Frank Gonzalez, Jim Prisby, Alexis Braden, and Chairman John Bohnen

ABSENT: Commissioners Sarah Barclay and William Haarlow*

ALSO PRESENT: Bethany Salmon, Village Planner

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

Approval of Minutes – June 1, 2022

Chairman Bohnen asked for comments on the draft of the June 1, 2022 Historic Preservation Commission meeting minutes. Commissioner Weinberger made note of two (2) errors. The first error is at the bottom of page three (3), the vote included Commissioner Braden as an “Aye” mistakenly and correctly as “absent”. The second error noted is in the third (3rd) line of page four (4) under Public Comments, the designing architect of the addition to the residences should read “R. Harrold Zook”. The “R.” was mistakenly omitted.

A motion was made by Commissioner Weinberger, seconded by Commissioner Braden, to approve the June 1, 2022 draft minutes as amended with the two (2) corrections. The motion carried by a voice vote of 4-0 with one abstaining.

AYES: Commissioners Weinberger, Gonzalez, Prisby, and Braden
NAYS: None
ABSTAIN: Chairman Bohnen
ABSENT: Commissioners Barclay and Haarlow

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

Public Hearings

a) Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC-05-2022.

Julie Laux of J. Jordan Homes and Patrick Fortelka of Moment Design were present to address the Historic Preservation Commission. Ms. Laux introduced Purva and Akash Shah, the property owners, who were present at the meeting electronically via Zoom.

Mr. Fortelka provided an overview of the proposed new house constructed of brick veneer, vertical wood siding, slate roof, standing seam, metal roof components and aluminum clad windows of varying designs. Mr. Fortelka stated that great efforts had been taken to design the façade of proposed home to be in line with the existing home on the property and nearby homes with a symmetrical lines, gables, large front porch, arched window, flat roof over the garage area and winged wall similar to the house at 420 E. Seventh Street.

Mr. Fortelka stated the proposed residence also has a similar roof line to the house across the street at 425 E. Seventh Street. Mr. Fortelka shared samples of brick veneer, Vermont slate roof, zinc coated copper used for seam roof, gutters and downspouts, cut limestone details, stained cedar to be used for siding, color sample of the window cladding in charcoal, not black, color with the Commission.

Commissioner Prisby asked if the existing house to the east is located forward, further toward the street, compared to the proposed house and noted that existing house to the west is setback. Commissioner Prisby stated the submitted topographic plan did not show the full site. Mr. Fortelka stated the proposed house is at the block average and the dashed line on the topographic plan is the block average. It was noted the pool house of the neighboring property encroached on the lot and proved to be a design hurdle. Mr. Fortelka stated the proposed home would be in the same plane as the neighboring house at 420 E. Seventh.

Commissioner Gonzalez asked if the pool house encroaching on the property line happened often. Mr. Fortelka responded this situation was rare but was grandfathered in.

Commissioner Prisby commented he liked the glass block floor of the first floor bar looking down to the wine room in the basement that was incorporated in the proposed home design.

Ms. Laux noted the Shah family was looking forward to joining the Hinsdale community with their son who is currently at Central High School and a daughter to soon follow.

Commissioner Prisby asked if a pool was part of the plans. Mr. Fortelka stated a pool and pool house are part of the proposed plans that will be part of a separate permit from the house.

Commissioner Weinberger asked if the driveway position was changing. Mr. Fortelka responded the driveway will remain "U-shaped" but be in a slightly different position and that a creative landscape plan is part of the proposed home. Commissioner Weinberger thanked the applicant for including the streetscape plan, stating it was very helpful to envision the similarities to the existing home as well as the neighboring homes. Commissioner Weinberger stated she is not in support of the demolition.

Commissioner Braden stated the home looks new despite the incorporation of the arches. Commissioner Braden stated although she was a fan of the original home's architect, the existing home was not one of Philip Duke West's legacy designs.

Commissioner Gonzalez asked if the large arches had glass windows. Mr. Fortelka confirmed that there are no mullions incorporated into the design of the windows.

Commissioner Prisby asked about the depth of the gymnasium and if there would be any problems with excavation and neighboring properties. Mr. Fortelka responded the depth is twenty-two (22) feet and the gymnasium was intentionally designed to be under the garage for the purpose of an easier excavation.

Chairman Bohnen shared an example of a previous flooding problem of an existing home when a newly constructed home with a large excavation caused the existing home several properties away to become the lowest property level in the area. The newly created flooding issue required the installation of a pumping system to alleviate the problem at the cost of many thousands of dollars to the Village and the existing property owner. Chairman Bohnen stated that he shared that example to demonstrate that a pool installation at one home impacted the water retention of another home at the other end of the block.

Mr. Fortelka stated that Hinsdale has strict codes involving water retention. Chairman Bohnen added that stormwater impacts on neighboring properties has been a very significant concern for many years as homes are torn down.

Mr. Fortelka stated that the engineering plans for the proposed home include very extensive plans to address the stormwater concerns. Ms. Laux stated that no short cuts would be taken related to drainage. Chairman Bohnen added that seemingly small changes at one location can lead to unintended and surprising drainage problems of properties some distance away, as in this case he shared tonight.

Commissioner Prisby asked if borings were completed, noting any change in flow could result in problems for the Shahs as well as other property owners. Mr. Fortelka and Ms. Laux responded that borings were done prior to the purchase of the property to ensure there would be no problems.

With no further comments, Chairman Bohnen asked for a motion to be made. Commissioner Prisby made a motion, Commissioner Haarlow seconded the motion, to approve Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion carried by a voice vote of 5-1 as follows

AYES: Commissioners Gonzalez, Braden, Haarlow, and Prisby, and Chairman Bohnen
NAYS: Commissioner Weinberger
ABSTAIN: None
ABSENT: Commissioner Barclay

A motion was made by Commissioner Haarlow, seconded by Commissioner Gonzalez, to approve Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried by a voice vote of 5-1 as follows

AYES: Commissioners Gonzalez, Braden, Haarlow, and Prisby, and Chairman Bohnen
NAYS: Commissioner Weinberger
ABSTAIN: None
ABSENT: Commissioner Barclay

Public Meetings

a) Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

Ken Just, of RWE Design, and the Michael & Kelly Dewolfe, the building owners, were present to address the Commission. Mr. Just explained the application included replacement of all windows and doors, installation of an elevator shaft, rooftop mechanical screening unit, dumpster enclosure and painting of the shutters on second floor and the wood sign band. It was noted the applicant would need to come back to the Commission with a signage permit in the future and it was stated that the signage was not part of this application.

Commissioner Prisby asked about the relocation of the internal staircase as it relates to the front elevator. Mr. Just stated the staircase would be relocated and the parapet would continue through the elevator shaft. Further discussion took place about the forward placement of the elevator shaft to prevent clients from entering patient exam room areas.

Commissioner Prisby asked for clarification of how the space would be used. It was stated that the first floor would be used to display and sell skin care products and the second floor would be used to deliver services to the plastic surgery patients.

The Commission asked for clarification of changes to the side to the building. The applicants stated that only the window and two (2) doors would be replaced and confirmed the new elevator placement would not impact existing window openings.

Commissioner Gonzalez asked about the height from the top of the parapet to the top of the elevator shaft. Mr. Just responded the height would be one (1) foot eight (8) over the top of the existing parapet wall.

Commissioner Weinberger stated that she was glad that something was going to be placed above the doorway to improve the current area. It was noted that black porcelain tile will be placed in the exterior entryway. It was also confirmed that no brick or limestone was being painted.

Commissioner Haarlow stated the clarification provided was helpful to better understand the views from the west. The Commissioner asked the applicants to explain the choice of black on the windows and mullions since it is not typically a historical treatment. Mr. Just responded it was chosen as an effort to match everything upfront and replicate what was previously there.

Commissioner Prisby stated he would like to see the color of the second floor front windows match the white of the second floor side windows rather than the black windows and doors on the front first floor because of the historic status of this building. Mr. Just stated the intention was to install black windows on the side elevations. Commissioner Prisby stated that he was ok with the shutters being black. Commissioner Prisby stated that black windows on the first floor, which is the floor where business activity takes place, and light colored windows on the second floor would be more consistent with the existing downtown area buildings and preserve the intention of the architecture of the building.

Commissioner Weinberger noted that an older photograph of the building was included in the Commission's packet that could be used as a reference. It was stated this photo, the oldest that could be found, was provided by the Historical Society but the date was unknown. Commissioner Braden added the intent of this Commission was to help restore buildings to the original architecture rather than from the later era.

Commissioner Haarlow stated that with the exception of one (1) building with brown windows, all other buildings in the downtown streetscape do not have dark windows. Commissioner Haarlow stated that it is the intention to restore the buildings to original architecture rather than replicating nearby buildings that are not historically accurate.

Commissioner Weinberger stated that other remaining Zook buildings in town have white window casings.

The Commission asked for clarification of the color of the limestone coping to determine if it was painted. Further discussion took place and it was determined the dark color was a result of a dark color coping that was placed over the limestone for water proofing purposes, and the color of the coping cover could very easily be changed.

Further discussion took place about the oldest photograph and history of the businesses that occupied the building. Commissioner Gonzalez stated he was also okay with the black shutters on the second floor windows, the color could be easily changed or removed completely. It was noted the color of the black shutters could tie in the black windows of the first floor.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to approve Case A-14-2022 – 14 W. First Street – Elevare MD – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District with the condition the second floor window color be white. The motion carried by a voice vote of 5-1 as follows:

AYES: Commissioners Weinberger, Gonzalez, Braden, Haarlow, and Prisby, and Chairman Bohnen
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Barclay

Public Comment

No public comments were shared.

New Business

There was no new business to be discussed.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon reported the proposed overlay district text and map amendments was being sent to the next Plan Commission meeting for scheduling the public hearing. The meeting would take place on August 10. Ms. Salmon asked the Historic Preservation Commissioners to notify her if any were interested in attending the public meeting so proper notice could be sent if needed.

b) Village of Hinsdale 150th Anniversary Celebration

Ms. Salmon reported she was unable to attend the last meeting.

Commissioner Braden was present at the meeting and stated it would be desirable for the HPC and the Historical Society to work together to recognize historical homes, possibly by doing an exterior home walk. Commissioner Braden stated updating the Historical Society app with additional information on homes and the architects and placing boards outside the home. Commissioner Braden stated a brochure is planned with advertisers and some plans for the July Fourth parade.

Ms. Salmon stated with the assistance of the Historical Society and some volunteers to consolidate the many existing lists of historic homes into one, updated list. Commissioner Braden reported this process has already begun with mother and daughter teams photographing homes and noting if the home is still standing. Commissioner Braden stated the hardest part of the task will be to generate a complete and consolidated list but the project would take place year round by teams working toward completing a fifteen hour commitment to the project.

Further discussion took place about an appropriate digital drop box to be used.

Commissioner Haarlow asked for status on the plans for the railings on top of the building. Commissioner Braden stated that she believed plans were still in the works to re-install the railing but the gazebo may not be installed due to budget constraints for maintaining the structure in the future.

Commissioner Braden stated the Historical Society plaque program may be reinstated and there is currently a need for someone to chair this project to work with homeowners. It was suggested that the Historic Preservation Commission could recognize the homeowners if the program successfully restarts. Ms. Salmon asked that any information related to the program be shared with the office of Community Development to share with residents.

Commissioner Weinberger shared the history of the program in response to a question from Commissioner Braden. Details of various levels of support provided by the HPC and the Historical Society and the recent challenges of the program were discussed. Commissioners expressed interest in continued cooperation to Historical Society as they rekindle the administration of the program. Ms. Salmon reminded the Commission that part of funding related to Title Fourteen may be available to support the plaque program. Further discussion took place related to future possible activities and funding to support the program and generate excitement.

Commissioner Braden stated that a list of bullet points be generated related to the property assessment freeze before the August 10, 2022 meeting. The Commissioners expressed a strong desire to take advantage of the opportunity to educate citizens on this topic in an open forum with well-designed talking points to address resident concerns and ensure Village representatives are adequately prepared to speak about the topic.

c) Robbins Park Historic Gateway Signs

Ms. Salmon reported final details are being gathered that are needed to put out a bid for sign proposals. The location of sign number one has been moved to Blaine from Chicago and Garfield to provide a location with better historical context. Ms. Salmon asked the Commission if all were still in favor of this re-location discussed at the last meeting and stated no plans have been received for the potential structure to be built at the corner of Chicago and Garfield. Brief discussion followed and Commissioner Haarlow suggested that if sight lines are equal, the west corner may be the best location.

There were no changes to signs number two (2), three (3) and four (4). The Commission had no further comments or concerns about the location of these signs.

Ms. Salmon stated that it was decided after further discussion, signs five (5) and six (6) will be relocated. Ms. Salmon reminded the Commission of the conflicts discussed at the last meeting being the reason to seek out alternative locations for these signs to be placed. Ms. Salmon shared possible alternative to sign locations and asked for feedback. Ms. Salmon noted that the original bid was for four (4) signs and any additional signs will be labelled as "optional" that can be possibly budgeted for in the future if needed due to budget constraints.

Commissioner Haarlow suggested putting sign number five (5) near Grace Church due to the existence of nearby historical structures. Brief discussion took place about this proposed location and concerns were shared about pushing the sign too far back closer to more historic structures that visibility is limited. The Commission expressed some interest in further discussion of moving the truck sign to place the gateway sign but the stand alone sign was agreed upon.

Discussion followed about the placement of sign number six (6) and how it would relate to nearby historic homes on County Line Road. The Commission stated that the location of this sign can be easily changed if the need was determined after installation and the exact location could be decided later since this sign may be part of the second phase of the project as future budgets allow. The Commission was in agreement of the locations of the signs for the purpose of staff to submit them to the contractor for bidding.

Ms. Salmon shared photos of historical marking signs nearby Burlington Park with the Commission to help with understanding of location of currently installed signage. Commissioner Haarlow suggested that if the Tollway signs are installed, the Commission should revisit the way finding signs within the Village.

Ms. Salmon summarized the items the Commission previously decided upon which included a single post sign with a simple, classic, historic feel, non-illuminated and size proportioned with nearby homes.

Discussion followed about the consistency of signs of different districts within other communities. The Commission agreed there should be some element of consistency for the signs of various districts within Hinsdale. In an effort to narrow the design scope for the sign contractor, the Commission discussed various signs to eliminate from the examples in the packet. The Commission agreed the sign should be fixed and not hanging and some expressed an interest to utilize some factors of sign number eight (8) such the symbol/logo and coordinating with the sign toppers.

Commissioner Haarlow asked about the location of the street topper sign poles and stated concerns about the placement of the sign pole near the Middle School specifically. Ms. Salmon asked the Commission to email with these types of concerns in the near future to prevent a pole from being installed at a less desirable location as the public services crew will soon be getting back to this task.

Adjournment

There being no further business before the Commission, Commissioner Weinberger made a motion to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of July 6, 2022. Commissioner Haarlow seconded the motion

The meeting was adjourned at 8:30 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
 HPC-05-2022,)
 430 East Seventh Street.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Public Hearing of the above-
 entitled matter before the Hinsdale Historic
 Preservation Commission, on the 6th day of July,
 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

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| <div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MS. BETHANY SALMON, Village Planner;</div> <div>3 MS. PURVA SHAH, Applicant (via Zoom);</div> <div>4 MR. AAKASH SHAH, Applicant (via Zoom);</div> <div>5 MS. JULIE LAUX, Applicant's Representative;</div> <div>6 MR. PATRICK FORTELKA, Applicant's Architect.</div> <hr/> <div>8</div> <div>9 CHAIRMAN BOHNEN: Okay. Our first item</div> <div>06:32:05PM 10 is a public hearing. Anybody that's going to</div> <div>11 speak at the public hearing, would you please</div> <div>12 stand and be sworn in by our reporter.</div> <div>13 (WHEREUPON, the oath was</div> <div>14 administered to Ms. Laux and</div> <div>15 Mr. Fortelka.)</div> <div>16 CHAIRMAN BOHNEN: I would assume the --</div> <div>17 the owners also.</div> <div>18 MS. SALMON: Do you guys want to be</div> <div>19 sworn in? Can you hear us okay?</div> <div>06:32:37PM 20 MS. SHAH: Yes, we can hear you.</div> <div>21 MR. SHAH: Yes, we can.</div> <div>22 MS. SALMON: Kim, do you mind swearing</div> | <div>4</div> <div>1 plans to you today, referring to the package</div> <div>2 that we submitted most recently with the street</div> <div>3 scape study and neighboring house addresses as</div> <div>4 well.</div> <div>5 We, of course, have a new house</div> <div>6 that we are proposing. The house is mostly a</div> <div>7 brick veneer exterior with a slate roof, some</div> <div>8 wood siding components on it as well, and</div> <div>9 aluminum clad Marvin windows on the exterior.</div> <div>06:34:37PM 10 There's also going to be some</div> <div>11 standing seam metal roof components. I brought</div> <div>12 material samples today if you guys are</div> <div>13 interested in taking a look at those as well as</div> <div>14 the -- the colored renderings that we've</div> <div>15 supplied.</div> <div>16 Our new facade, we have actually</div> <div>17 taken some great pains to try to get this house</div> <div>18 to relate somewhat to the existing house and</div> <div>19 most notably a couple other notable players on</div> <div>06:35:11PM 20 the block.</div> <div>21 The existing house has sort of an</div> <div>22 asymmetrical double gable front facade with a</div> |
| <div>3</div> <div>1 them in.</div> <div>2 THE COURT REPORTER: Sure.</div> <div>3 (WHEREUPON, the oath was</div> <div>4 administered to Mr. Shah and</div> <div>5 Mrs. Shah.)</div> <div>6 CHAIRMAN BOHNEN: Okay. So we'll begin</div> <div>7 to hear -- open the public hearing for case</div> <div>8 HPC-05-2022, for 430 East Seventh Street.</div> <div>9 Is there somebody here that wishes</div> <div>06:33:27PM 10 to begin the conversation?</div> <div>11 Please give us your name</div> <div>12 MS. LAUX: I, in case you guys don't</div> <div>13 remember me from the 700 other times I've been</div> <div>14 here, Julie Laux from J. Jordan Homes; and I</div> <div>15 want to introduce Purva and Aakash Shah, the</div> <div>16 owners of 430 East Seventh Street on the video.</div> <div>17 Of course, Patrick Fortelka from</div> <div>18 Moment Design, in case you forgot about him,</div> <div>19 too.</div> <div>06:33:52PM 20 MR. FORTELKA: Good evening. I'm Patrick</div> <div>21 Fortelka with Moment Design.</div> <div>22 I'm going to present the Shah's</div> | <div>5</div> <div>1 very clean, what we'd call, main gable roof line</div> <div>2 across it. We kind of borrowed those two</div> <div>3 architectural components to devise our front</div> <div>4 elevation study.</div> <div>5 There's also a large covered porch</div> <div>6 on the front of the house, which kind of harkens</div> <div>7 back to the existing house as well.</div> <div>8 If you guys look at -- let's see --</div> <div>9 420 East Seventh Street, the house immediately</div> <div>06:35:46PM 10 to the west, that house is most a notable</div> <div>11 architectural -- sort of an Italianate style,</div> <div>12 but we did like the kind of oversized arch form</div> <div>13 at the entryway and borrowed that architectural</div> <div>14 component for a window on our front facade. We</div> <div>15 didn't do an arch door. We thought that was a</div> <div>16 little bit much. So we kind of borrowed that</div> <div>17 arch form from the neighboring house.</div> <div>18 420 East Seventh also has some</div> <div>19 pretty interesting flat roof components on its</div> <div>06:36:22PM 20 east side that are over, what I believe, is its</div> <div>21 garage section, and we borrowed a little bit of</div> <div>22 that architectural form over our garage as well,</div> |

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| <p style="text-align: center;">6</p> <p>1 not exactly copying it but kind of relating to 2 those architectural components. 3 You will also notice that we have 4 sort of a wing wall or a parapet wall that abuts 5 our front porch on our front facade. Ours is 6 articulated in sort of a more straight line 7 geometric form. The house at 420 has a little 8 bit more of a swooped architectural form to it 9 or curved, but borrowed some of that language 10 from that house as well. 11 The other kind of notable house 12 which I -- I've heard through the grapevine just 13 recently across the street which may be being 14 planned for some changes as well. We like the 15 architectural form of that. I'm drawing a blank 16 on the address here, 425 East Seventh. And 17 although it's not on our block, it is right 18 across the street. And you will see, it has a 19 very similar roof line to our house, very clean 20 architectural form. We took great pains to keep 21 our roof line very tidy and somewhat symmetrical 22 across the front facade as well.</p> | <p style="text-align: center;">8</p> <p>1 of a dark charcoal color, steel gray. 2 So that should give you a pretty 3 good idea material-wise what the house will look 4 like. 5 (Brief pause.) 6 MR. PRISBY: Does this house -- It 7 looks like on the topographical, that the house 8 to the east is proud of -- is forward of this, 9 and the house to the west is set back a little 10 bit. I can't tell. It doesn't give a full 11 site. 12 MR. FORTELKA: We're, of course, at the 13 block average. 14 MR. PRISBY: Right. 15 I mean, that would make sense. 16 MR. FORTELKA: Yeah. That's a great 17 question. 18 MR. PRISBY: The house is -- I'm trying 19 to recall. Do you have to take all four -- 20 MS. WEINBERGER: But that garage is a 21 new addition. 22 MR. PRISBY: -- or with four, do you</p> |
| <p style="text-align: center;">7</p> <p>1 Let's see. So I think that kind of 2 wraps up the process of coming up with our 3 facade components. We examined a couple 4 different exterior materials from brick to 5 stone. Ultimately, we are proposing using -- 6 this is an Italian brick, and sort of these 7 beige tones. We were actually contemplating 8 stone and we felt the stone was a little too 9 rustic for the Shah's character, so we're 10 borrowing the color of the stone in a -- more of 11 a ordered brick form. This is Vermont black 12 slate roof that we're going to be using on the 13 house as well. For our standing seam metal roof 14 components, gutters and downspouts, this is a 15 zinc-coated copper roof that we'll be using in 16 conjunction with that. We'll have cut limestone 17 details on the house as well. This is a stained 18 piece of cedar as representing our -- our 19 stained cedar siding that we're going to have in 20 parts of the house. Most of the facade is all 21 brick, and then this is Marvin color sample for 22 the window cladding. It's not black. It's sort</p> | <p style="text-align: center;">9</p> <p>1 get eliminate two still or -- I can't recall. 2 MR. FORTELKA: They took everybody on 3 the block. 4 MR. PRISBY: Okay. And that dash line 5 on the topographical is the average or was that 6 a platted setback? 7 MR. FORTELKA: No. That's the average. 8 MR. PRISBY: Okay. 9 MR. FORTELKA: Yeah. 10 MR. PRISBY: Okay. So you're behind 11 that? 12 MR. FORTELKA: Yep, we're behind the 13 black (phonetic) average. 14 MR. PRISBY: And it still looks like 15 the house to the -- the east, may be in front of 16 that? 17 MR. FORTELKA: I venture to guess it 18 is. That's not their front yard. You know, 19 it's the corner side yard. 20 MR. PRISBY: Right. 21 MR. FORTELKA: So they may have had 22 some special dispensation because that's a newer</p> |

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| <p style="text-align: right;">10</p> <p>1 addition, I think, to that house.</p> <p>2 MR. PRISBY: Yeah. I just want to</p> <p>3 understand.</p> <p>4 It looks like the garage on that</p> <p>5 side is forward from rest of the house.</p> <p>6 MR. FORTELKA: Correct.</p> <p>7 MR. PRISBY: Do they have -- It looks</p> <p>8 like there's something on this property. Is</p> <p>9 that garage as well or is that a pool house?</p> <p>06:40:56PM 10 We've got something that encroaches onto the</p> <p>11 lot.</p> <p>12 MR. FORTELKA: Yeah, a pool house kind</p> <p>13 of juts into our property. That was quite a</p> <p>14 constraint to design around as well. So we've</p> <p>15 got it all worked in there, though.</p> <p>16 MR. PRISBY: How far is that onto the</p> <p>17 property?</p> <p>18 MR. FORTELKA: I think it's about five</p> <p>19 feet. Of course, the side yard and setback has</p> <p>06:41:09PM 20 to go with it. So --</p> <p>21 MR. PRISBY: Right.</p> <p>22 MR. FORTELKA: -- it was a little bit</p> | <p style="text-align: right;">12</p> <p>1 grandfathered it in. Is that it?</p> <p>2 MR. FORTELKA: Yes. Yep.</p> <p>3 MS. WEINBERGER: Hasn't that happened</p> <p>4 before? That might not be as far as we think.</p> <p>5 MS. BRADEN: No. I think it's --</p> <p>6 MR. PRISBY: Is anyone looking at</p> <p>7 the -- the topographical plan?</p> <p>8 MS. WEINBERGER: Yeah.</p> <p>9 MR. PRISBY: Just so you know, you have</p> <p>06:42:18PM 10 to go into the other set to --</p> <p>11 MS. WEINBERGER: Correct.</p> <p>12 MR. PRISBY: -- see how the house</p> <p>13 relates to the encroachment?</p> <p>14 MS. WEINBERGER: Mm-hmm.</p> <p>15 MR. PRISBY: For the record, Patrick</p> <p>16 and Julie, I love that glass block flooring in a</p> <p>17 house. I saw that on the plan. You've got,</p> <p>18 like, a glass floor.</p> <p>19 MR. FORTELKA: We do, indeed. We've</p> <p>06:42:44PM 20 got a glass floor from a bar on the first floor</p> <p>21 that looks into the wine room down in the</p> <p>22 basement. We've got a lot of cool stuff inside.</p> |
| <p style="text-align: right;">11</p> <p>1 of a hurdle to jump over. So ...</p> <p>2 And just looking at the overhead</p> <p>3 again, I'd say we're going to end up in almost</p> <p>4 the exact same plane as our neighbor to the west</p> <p>5 on the front yard -- What's the street address</p> <p>6 again -- 420 East Seventh Street.</p> <p>7 MR. PRISBY: That's interesting.</p> <p>8 MS. WEINBERGER: Yeah, that's</p> <p>9 interesting.</p> <p>06:41:30PM 10 MR. PRISBY: Weird.</p> <p>11 MR. GONZALEZ: Does this happen often,</p> <p>12 the encroachment into the property line? That's</p> <p>13 somebody else's --</p> <p>14 MR. FORTELKA: No. No. That's really</p> <p>15 rare actually where --</p> <p>16 MR. GONZALEZ: I haven't seen it,</p> <p>17 that's why I'm asking the question.</p> <p>18 MR. FORTELKA: Yeah.</p> <p>19 MS. WEINBERGER: I haven't either.</p> <p>06:42:00PM 20 MR. FORTELKA: And I -- it was tricky</p> <p>21 to kind of work around it.</p> <p>22 MR. GONZALEZ: I guess they</p> | <p style="text-align: right;">13</p> <p>1 MR. PRISBY: I know we're not weighing</p> <p>2 in on the inside.</p> <p>3 MS. LAUX: And the Shahs -- the Shahs</p> <p>4 are very anxious to join the Hinsdale community.</p> <p>5 They have a son at Hinsdale Central right now</p> <p>6 and they will have a daughter that will be</p> <p>7 coming to Central. They really enjoyed seeing</p> <p>8 Hinsdale once they got to the high school and</p> <p>9 they're super anxious to be a part of -- of the</p> <p>06:43:18PM 10 community.</p> <p>11 MR. PRISBY: Is there a pool that's</p> <p>12 going in?</p> <p>13 MR. FORTELKA: Yes, pool and pool</p> <p>14 house.</p> <p>15 MR. PRISBY: I saw the pool house. I</p> <p>16 didn't see the pool.</p> <p>17 MR. FORTELKA: It will be permit- --</p> <p>18 permitted separately.</p> <p>19 MR. PRISBY: Right.</p> <p>06:43:39PM 20 MR. FORTELKA: That's always hard to</p> <p>21 get that all staged up so.</p> <p>22 MR. PRISBY: Yeah. You don't want to</p> |

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| <p style="text-align: center;">14</p> <p>1 lump those together.</p> <p>2 MS. WEINBERGER: And the driveway is</p> <p>3 staying the same or is it changing but still a</p> <p>4 U-shape?</p> <p>5 MR. FORTELKA: U-shape but slightly</p> <p>6 different arrangement.</p> <p>7 They have a beautiful landscaping</p> <p>8 plan. They hired a really creative landscape</p> <p>9 architect as well, just very excited about the</p> <p>06:44:09PM 10 landscape coming together.</p> <p>11 MS. WEINBERGER: Well, once again,</p> <p>12 thank you for this. This helps a ton.</p> <p>13 MR. FORTELKA: Good. Good.</p> <p>14 MS. WEINBERGER: It really does. And I</p> <p>15 see the -- the -- the arches reflecting, you</p> <p>16 know. It -- It really helps.</p> <p>17 MR. FORTELKA: Good.</p> <p>18 Yeah. They're -- They're not</p> <p>19 exact, but they're helpful tools.</p> <p>06:44:42PM 20 MS. WEINBERGER: Well, as usual, I'm</p> <p>21 not a fan of the demolition, but I think we --</p> <p>22 we killed that conver- ... We -- We talked about</p> | <p style="text-align: center;">16</p> <p>1 MR. PRISBY: No.</p> <p>2 CHAIRMAN BOHNEN: Bill ...</p> <p>3 MR. HAARLOW: No.</p> <p>4 CHAIRMAN BOHNEN: You guys good with</p> <p>5 everything?</p> <p>6 Any other questions?</p> <p>7 Shannon ...</p> <p>8 MR. GONZALEZ: No, I don't.</p> <p>9 You know, the only thing is this</p> <p>06:46:52PM 10 large -- very large -- large arch window doesn't</p> <p>11 have texture. It seems like it's full glass.</p> <p>12 Is that right?</p> <p>13 MR. FORTELKA: That's true. It has no</p> <p>14 mullions in it.</p> <p>15 MR. GONZALEZ: Right. No mullions.</p> <p>16 Okay. Make sure no one plays</p> <p>17 baseball nearby.</p> <p>18 MR. PRISBY: How deep is the gymnasium?</p> <p>19 MR. FORTELKA: 22 feet.</p> <p>06:47:19PM 20 MR. PRISBY: Okay. Are we going to</p> <p>21 have any problems with excavation, with the</p> <p>22 neighbor's properties?</p> |
| <p style="text-align: center;">15</p> <p>1 that a long time at the last meeting.</p> <p>2 CHAIRMAN BOHNEN: Any other questions?</p> <p>3 MS. BRADEN: I'm a fan of the arch</p> <p>4 windows. I don't see a ton of architectural</p> <p>5 elements from these more historic homes that you</p> <p>6 pointed out. It still looks very much new. I</p> <p>7 am -- I'm a big fan of Phillip Duquense. I</p> <p>8 can't say that this home is maybe one of his</p> <p>9 legacy works, if that puts it into perspective.</p> <p>06:45:41PM 10 (Brief pause.)</p> <p>11 MR. GONZALEZ: Who is the original</p> <p>12 architect for the original home?</p> <p>13 CHAIRMAN BOHNEN: Phillip Duquesne.</p> <p>14 MR. GONZALEZ: You said -- You said</p> <p>15 that.</p> <p>16 CHAIRMAN BOHNEN: Yeah. Yeah.</p> <p>17 He's done better work --</p> <p>18 MR. GONZALEZ: Yeah, I know. I know.</p> <p>19 It's kind of, like, neither here nor there.</p> <p>06:46:33PM 20 Yeah.</p> <p>21 CHAIRMAN BOHNEN: Okay. Any further</p> <p>22 questions, Jim?</p> | <p style="text-align: center;">17</p> <p>1 MR. FORTELKA: That's why we put on it</p> <p>2 on garage because we're the furthest set back.</p> <p>3 MR. PRISBY: Right.</p> <p>4 MR. FORTELKA: Yeah, we've got adept to</p> <p>5 getting those located first.</p> <p>6 MR. PRISBY: Yeah, because a lot of</p> <p>7 times you've got to shelf that excavation.</p> <p>8 MR. FORTELKA: Yeah.</p> <p>9 MS. LAUX: Yeah.</p> <p>06:47:35PM 10 MR. FORTELKA: Yeah.</p> <p>11 CHAIRMAN BOHNEN: I know that the</p> <p>12 Svenson's (phonetic) had a home on South County</p> <p>13 Line, one in from Eighth Street -- one north</p> <p>14 from Eighth Street. And when Costelni's</p> <p>15 (phonetic) put in the pool on the corner of</p> <p>16 Seventh and County Line, the home next to this,</p> <p>17 that caused the Svenson's home four houses down</p> <p>18 almost to Eighth Street to become the lowest</p> <p>19 spot in that block and they flooded. And when</p> <p>06:48:12PM 20 they approached the Village, the Village said,</p> <p>21 Well, over the years, as things have been torn</p> <p>22 down and whatever, the nature of the block</p> |

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| <p style="text-align: center;">18</p> <p>1 changes and, though, the Svenson's, and the 2 Cornell's before them had been at that location 3 for probably 60 years, they became a receiver 4 for water, which they attributed to the 5 excavation of a swimming pool way down on 6 Seventh Street. It just changed the makeup of 7 the block.</p> <p>8 So the Svenson's found themselves 9 with a whole backyard full of water. They went 10 to the Village, the Village gave them that kind 11 of an explanation. And there was a little bit 12 of a stand-off -- How are we going to remedy 13 this? Who's going to pay for it -- that sort of 14 a thing.</p> <p>15 And the Svenson's ended up having 16 to put in a 60,000-dollar pumping system, which 17 vacated the water from their backyard onto 18 County Line Road in order to keep their backyard 19 dry. The Village subsequently paid for half of 20 that, I believe, \$30,000.</p> <p>21 I only mention this because we've 22 lived here a long time and seen how time has as</p> | <p style="text-align: center;">20</p> <p>1 engineers and everything, unfortunately, you 2 know, things changed just minutely and it 3 affected that -- the Svenson's lot dramatically.</p> <p>4 We often run into -- We've talked 5 about this before where there will be a 6 landscaping plan and an engineering plan to make 7 sure that neighbors aren't impacted, and in year 8 two or three, new landscapers come in and change 9 some contours and then all of a sudden we have a 10 problem. And whose fault is it, 11 ya-da-ya-da-ya-da.</p> <p>12 So water runoff is a very 13 significant concern.</p> <p>14 MR. FORTELKA: Yeah.</p> <p>15 CHAIRMAN BOHNEN: We talked about this 16 over on South Elm Street here not long ago, too. 17 And I'm not trying to beat that old drum until I 18 beat it to death, but it is a big concern. As 19 far as I'm concerned, it's a big concern for me 20 to make sure that we do everything in our power 21 that we accept our own water, take care of our 22 own water problems, and do not end up sharing</p> |
| <p style="text-align: center;">19</p> <p>1 way of affecting blocks and areas like this. 2 That was an unusual example to be, because had 3 you seen what was built with the pool, you would 4 have never guessed it would affect the other end 5 of the block --</p> <p>6 MR. FORTELKA: Sure.</p> <p>7 CHAIRMAN BOHNEN: -- and yet it did.</p> <p>8 MR. FORTELKA: Yeah. There's a pretty 9 strict code, as Jim will attest, for storm water 10 management. It's quite intense now.</p> <p>11 CHAIRMAN BOHNEN: I understand. I 12 mean, it's been a -- probably water has been the 13 single greatest concern we've had since we 14 started tearing down houses --</p> <p>15 MR. FORTELKA: Oh, sure.</p> <p>16 CHAIRMAN BOHNEN: -- and how it impacts 17 neighbors. And, again, while the Svenson's 18 weren't happy, obviously, they were really 19 unhappy when they had to pony up \$30,000.</p> <p>20 MR. FORTELKA: I bet.</p> <p>21 CHAIRMAN BOHNEN: And so with all the 22 studying that goes on in the world and the</p> | <p style="text-align: center;">21</p> <p>1 them with the neighbors.</p> <p>2 So forewarned is forearmed with 3 this project that right next-door a little bit 4 of grade change affected -- affected the lots at 5 the other end of the block. And I want that to 6 go on your record as well --</p> <p>7 MR. FORTELKA: Oh, absolutely.</p> <p>8 CHAIRMAN BOHNEN: -- as the meeting's 9 record.</p> <p>10 MR. FORTELKA: Yeah.</p> <p>11 And I don't have the engineering 12 drawings with me today, but I know they have 13 underground -- quite extensive underground water 14 storage --</p> <p>15 CHAIRMAN BOHNEN: Yeah.</p> <p>16 MR. FORTELKA: -- pump system that's 17 going to be installed so ...</p> <p>18 CHAIRMAN BOHNEN: We're seeing more and 19 more of that type of thing.</p> <p>20 MR. FORTELKA: Yeah.</p> <p>21 CHAIRMAN BOHNEN: And it may have to be 22 part of our -- our zoning court to recover and</p> |

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| <p style="text-align: right;">22</p> <p>1 hold that water.</p> <p>2 MS. LAUX: It is.</p> <p>3 MR. FORTELKA: Yeah. Yeah, it's</p> <p>4 definitely in the --</p> <p>5 MS. LAUX: And we would take never a</p> <p>6 shortcut on that. I -- I don't want a call from</p> <p>7 the neighbors --</p> <p>8 CHAIRMAN BOHNEN: No.</p> <p>9 MS. LAUX: So we're never going to take</p> <p>06:52:05PM 10 a shortcut on any drainage. And the Shahs</p> <p>11 aren't taking any shortcut --</p> <p>12 CHAIRMAN BOHNEN: Yeah.</p> <p>13 MS. LAUX: -- with respect to anything</p> <p>14 on this house especially coming into the</p> <p>15 neighborhood as good neighbors. They're very</p> <p>16 cognizant of that.</p> <p>17 CHAIRMAN BOHNEN: Unfortunately, I -- I</p> <p>18 mean, I don't think that -- that anybody dreamt</p> <p>19 that -- certainly not the Costelni's (phonetic)</p> <p>06:52:19PM 20 who were builders, that they were going to</p> <p>21 affect a block away by simply doing this thing.</p> <p>22 And yet when -- when they got -- when the</p> | <p style="text-align: right;">24</p> <p>1 that.</p> <p>2 MR. FORTELKA: Yeah. We had excellent</p> <p>3 soils at this house.</p> <p>4 MR. PRISBY: Okay. Good.</p> <p>5 MR. FORTELKA: Hinsdale is mixed lot</p> <p>6 for sure, no doubt.</p> <p>7 CHAIRMAN BOHNEN: Okay. Are there any</p> <p>8 further comments or remarks to be had?</p> <p>9 May I have a motion, please.</p> <p>06:53:20PM 10 MR. PRISBY: You want, like, one for</p> <p>11 demo and one for --</p> <p>12 CHAIRMAN BOHNEN: However you would</p> <p>13 wish to do it.</p> <p>14 MR. PRISBY: Is that --</p> <p>15 MS. SALMON: That's how we normally do</p> <p>16 it.</p> <p>17 CHAIRMAN BOHNEN: I'm sorry?</p> <p>18 MS. SALMON: That's how we normally do</p> <p>19 it.</p> <p>06:53:29PM 20 CHAIRMAN BOHNEN: You want one for</p> <p>21 each?</p> <p>22 MS. SALMON: Yes.</p> |
| <p style="text-align: right;">23</p> <p>1 Village got through analyzing the whole block</p> <p>2 and shooting grades and everything else, they</p> <p>3 found out that it was just that difference --</p> <p>4 minute difference, and it shifted everything</p> <p>5 over to the other end of the block. So I only</p> <p>6 mention that for everyone's edification.</p> <p>7 MR. PRISBY: Just out of curiosity,</p> <p>8 were any borings done?</p> <p>9 MS. LAUX: Oh, yeah.</p> <p>06:52:47PM 10 MR. PRISBY: Okay. Because I know</p> <p>11 there's some areas in town, like, West Maple</p> <p>12 that has, like, three-inch deep stone layer of</p> <p>13 underground river.</p> <p>14 MS. LAUX: We did the -- the soil</p> <p>15 borings prior to their purchase just to ensure</p> <p>16 there weren't any issues.</p> <p>17 MR. PRISBY: Okay. Because that</p> <p>18 would -- if you change the flow of that, it</p> <p>19 could be a real problem, not only for the</p> <p>06:52:59PM 20 Shah's, but --</p> <p>21 MS. LAUX: I hear you.</p> <p>22 MR. PRISBY: -- anyone upstream from</p> | <p style="text-align: right;">25</p> <p>1 CHAIRMAN BOHNEN: All right. So the</p> <p>2 demolition ...</p> <p>3 MR. PRISBY: Well, I would move to</p> <p>4 approve the demolition of -- What's the address</p> <p>5 here?</p> <p>6 MS. WEINBERGER: 430 East Seventh</p> <p>7 Street.</p> <p>8 MR. PRISBY: -- 430 East Seventh</p> <p>9 Street.</p> <p>06:53:47PM 10 CHAIRMAN BOHNEN: Second, please.</p> <p>11 MR. HAARLOW: I'll second.</p> <p>12 CHAIRMAN BOHNEN: All in favor to</p> <p>13 approve the demolition say, Aye.</p> <p>14 MR. GONZALEZ: Aye.</p> <p>15 MR. HAARLOW: Aye.</p> <p>16 MS. WEINBERGER: Aye.</p> <p>17 CHAIRMAN BOHNEN: Aye.</p> <p>18 MS. BRADEN: Aye.</p> <p>19 CHAIRMAN BOHNEN: Demolition is</p> <p>06:54:03PM 20 approved.</p> <p>21 Now, a motion for the certificate</p> <p>22 of appropriateness for the new house to be</p> |

1 built, please.
 2 MR. HAARLOW: I'll move to approve
 3 HPC-05-2022, 430 East Seventh Street.
 4 CHAIRMAN BOHNEN: Second, please.
 5 MR. GONZALEZ: I second it.
 6 CHAIRMAN BOHNEN: All those in favor,
 7 Aye.
 8 MR. HAARLOW: Aye.
 9 MR. PRISBY: Aye.
 10 MS. WEINBERGER: Aye.
 11 CHAIRMAN BOHNEN: Motion is approved.
 12 MS. LAUX: Thank you very much.
 13 CHAIRMAN BOHNEN: Thank you very much.
 14 MR. FORTELKA: Thank you.
 15 CHAIRMAN BOHNEN: Thank you to the
 16 Shahs for --
 17 MS. LAUX: Good night.
 18 CHAIRMAN BOHNEN: -- joining us
 19 tonight.
 20 MS. LAUX: From Paris at 1:30 in the
 21 morning.
 22 MR. GONZALEZ: Enjoy Paris.

06:54:29PM

1 MR. SHAW: Thank you all so much. We
 2 appreciate your support.
 3 MS. WEINBERGER: Thank you.
 4 CHAIRMAN BOHNEN: Thank you.
 5 That will end the public hearing.
 6 (Which were all the proceedings
 7 had in the above-entitled cause.)
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STATE OF ILLINOIS)
) SS.
 COUNTY OF DU PAGE)

Kim A. Kocimski, being first duly
 sworn, on oath says that she is a Certified
 Shorthand Reporter and Notary Public doing
 business in the City of Chicago, County of Cook
 and the State of Illinois;

That she reported in shorthand the
 proceedings had at the foregoing hearing;

And that the foregoing is a true and
 correct transcript of her shorthand notes so
 taken as aforesaid and contains all the
 proceedings had at the said hearing.

/s/ Kim A. Kocimski
 KIM A. KOCIMSKI, CSR

CSR No. 084-004610

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MEMORANDUM

DATE: July 29, 2022

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-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

FOR: August 3, 2022 Historic Preservation Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Mike Klein, Airoom

Subject Property: 36 S. Washington Street & 4 W. Hinsdale Avenue (PIN: 09-12-121-012)

Existing Zoning & Land Use: B-2 Central Business District – Multi-tenant building (real estate office, salon, real estate investment and development office, and former florist)

Surrounding Zoning & Land Use:

North: B-1 Community Business District – (across Burlington Northern Railroad Right-of-Way) Village-Owned Parking Lot

South: B-2 Central Business District – Commercial Retail / Office

East: B-2 Central Business District – Coffee Shop / Commercial Retail / Offices

West: B-2 Central Business District – Audio & Video Store

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to the front façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District.

Airoom is proposing to occupy two (2) tenant spaces formerly occupied by Jane's Blue Iris, a florist shop. Airoom LLC will be located in the tenant space at 36 S. Washington Street, which is located on the first floor of the building and will be used as a home design retail showroom for home furnishings, furniture, household appliances, cabinetry, fixtures, flooring, and other home design products. The second floor tenant space located at 4 W. Hinsdale Avenue accessible from the side of the building will be used by Airoom Architects LLC as an office for architecture, engineering, and design services.



MEMORANDUM

There are currently a total of five (5) tenant spaces in the building. In addition to the two (2) tenant spaces for Airoom, the following three (3) other businesses operate out of the building: Coldwell Banker, Krohvan, and Indifference Salon.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Contributing according to the 2003 Architectural Resources in the Downtown Survey Area. The building was originally constructed in 1891 and features Two-Part Commercial Block architecture in a Colonial Revival style. The building has been altered over time, including the removal of the corner turret and front porch, the replacement of storefronts and windows, the installation of shutters and wrought iron detailing, and changes to brickwork and building openings.

REQUEST AND ANALYSIS

The applicant is proposing the following changes to the building:

Storefront Modifications – On the front (east) elevation, for the first floor tenant space at 36 S. Washington Street, the applicant is proposing to remove the existing copper canopy, wall-mounted light fixtures, wall sign, and storefront system. The existing entrance alcove will be infilled with a storefront system that aligns with the plane of the existing exterior brick façade. The existing brick above the storefront windows and canopy will be removed to allow for taller storefront windows. The new glass storefront system includes white aluminum framing topped with a 1' 8" tall white aluminum band that will contain signage. The overall height from grade to the top of the white aluminum band is 14' 5¾".

Wall Signage – Two (2) internally-illuminated push-thru letter wall signs are proposed on the building, one for each of the two businesses for Airoom.

One (1) wall sign is proposed above the new storefront at 36 S. Washington Street for Airoom LLC. The proposed sign measures 1' 8" tall and 5' wide, with an overall sign face area of 8.35 square feet. The wall sign consists of a white aluminum backer panel with black push-thru acrylic letters and a red and blue logo. The white sign backer panel will be separated from the overall white band above the storefront by dividing seams in the aluminum. The applicant has requested that only the 5' wide area within the seams be included as signage backing for the calculated sign face area, not the entire 19' 1" wide aluminum banding above the storefront. The applicant has confirmed that there will be no light leaking between these seams.

One (1) wall sign is also proposed above the existing window near the entrance for 4 E. Hinsdale Avenue for Airoom Architects LLC. The proposed wall sign measures 1' 9" tall and 5' 8" wide, with an overall sign face area of 9.92 square feet. The wall sign consists of a white aluminum backer panel with black push-thru acrylic letters and a red and black logo.

The applicant has provided renderings to show how both of the signs will look illuminated at night. The white background will be opaque and will not transmit light through, as required by Section 9-106(E) of the Zoning Code.



MEMORANDUM

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.

In this case, based on the five (5) tenants in the building with a separate ground level principal entrance directly to the outside, a total of 125 square feet of the signs types described above would be allowed on the entire building.

Coldwell Banker was previously afforded more wall sign area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate storefront entrance. As a result, the applicant has provided a survey of existing signage on the building to determine the allowable area afforded to the two businesses for Airoom. 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.

As proposed, the signage complies with the Village's code requirements. Collectively, the six (6) wall signs will measure 124.3 square feet in size, which includes the following signs:

- Krohvan – 12 square feet
- Coldwell Banker – 60.06 square feet
- Coldwell Banker (Hinsdale Avenue) – 20.11 square feet
- Indifference Salon – 13.89 square feet
- Airoom Showroom (Washington Street) – 8.35 square feet
- Airoom Office (Hinsdale Avenue) – 9.92 square feet

For reference, the existing sign for Janes Blue Iris measured 24.75 square feet on Washington Street and 11.88 square feet on Hinsdale Avenue, which did not appear to meet the Village's sign code regulations.

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.



MEMORANDUM

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.

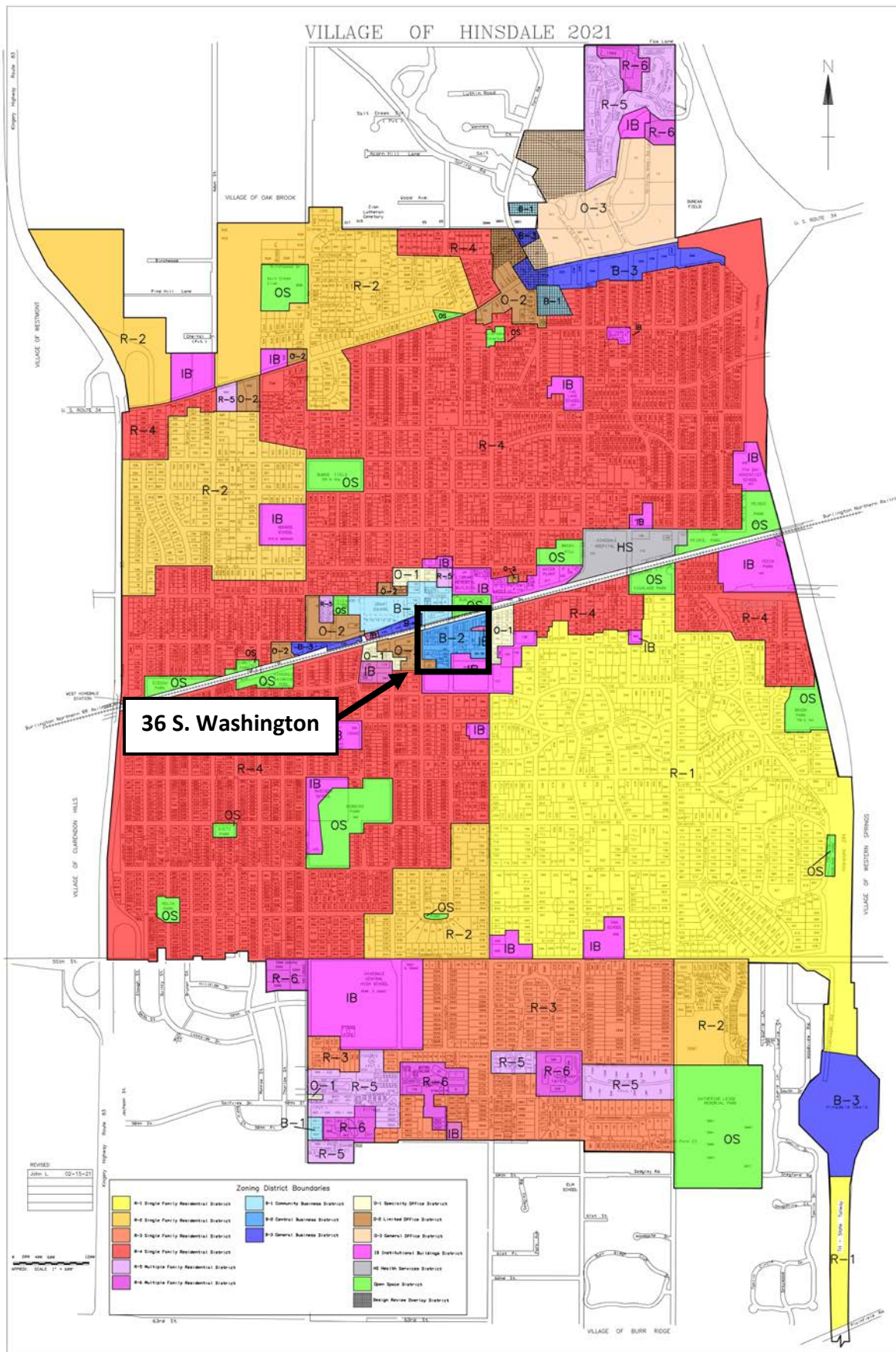
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.
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.

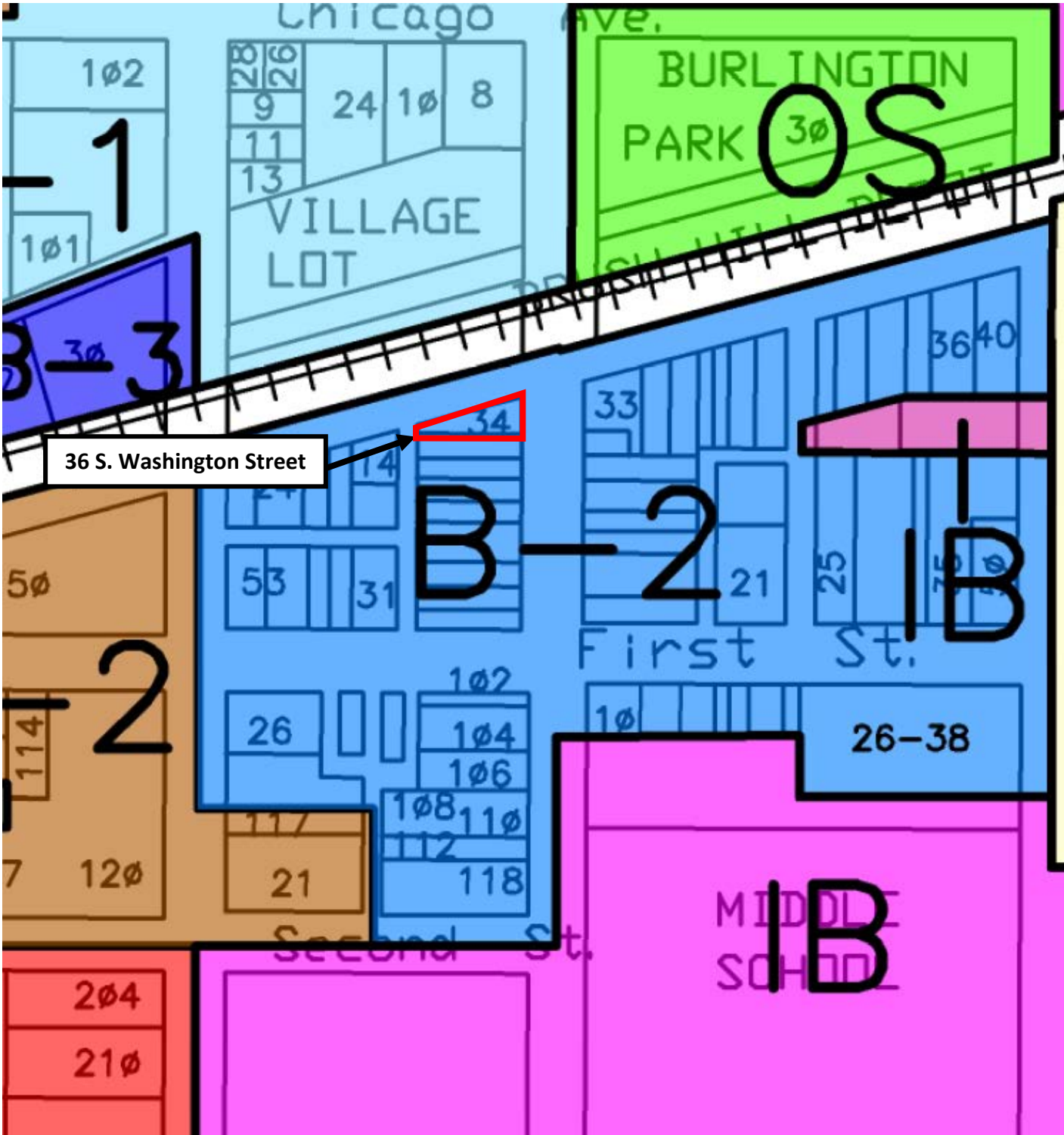
ATTACHMENTS

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

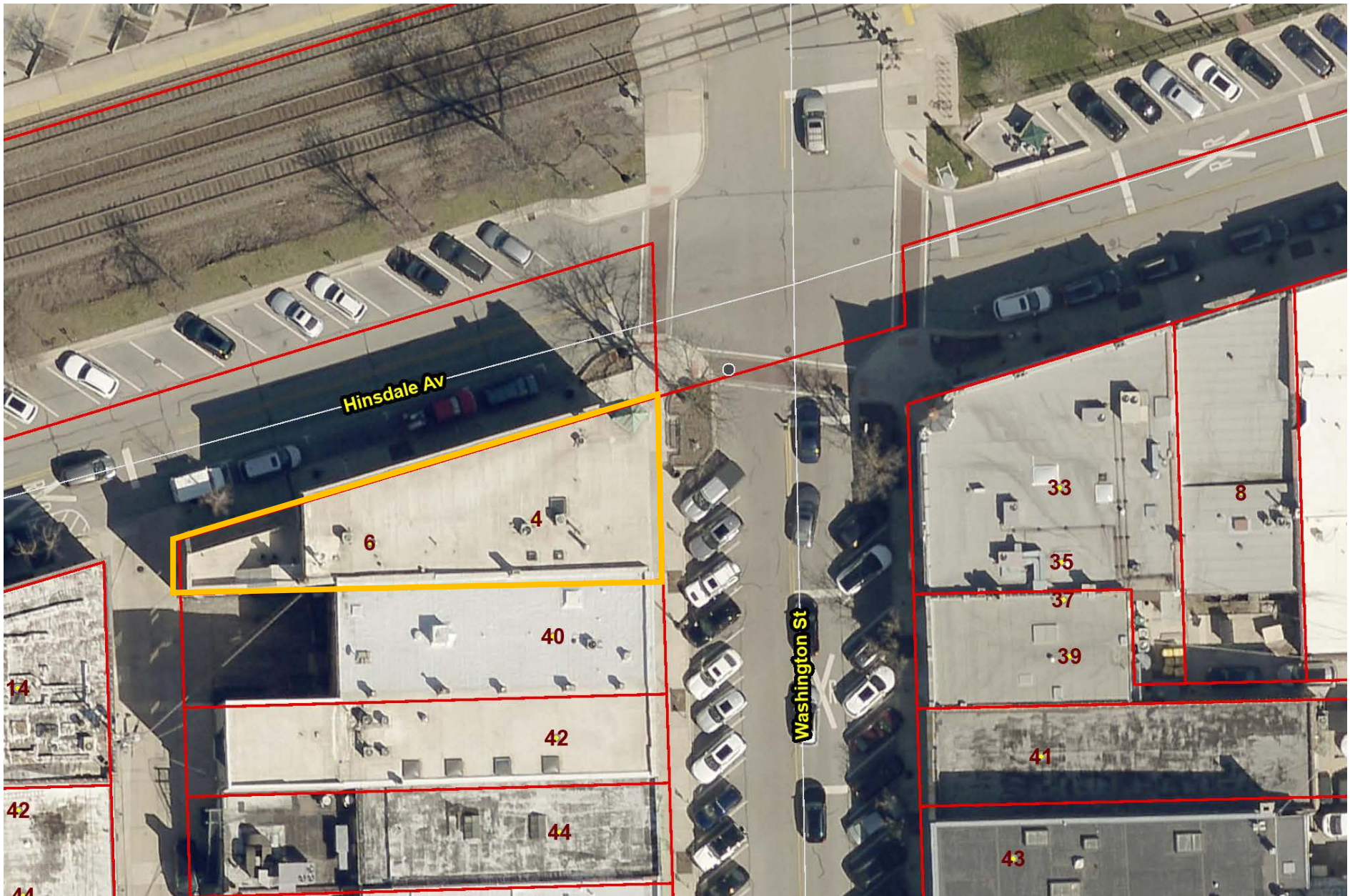
Village of Hinsdale Zoning Map and Project Location



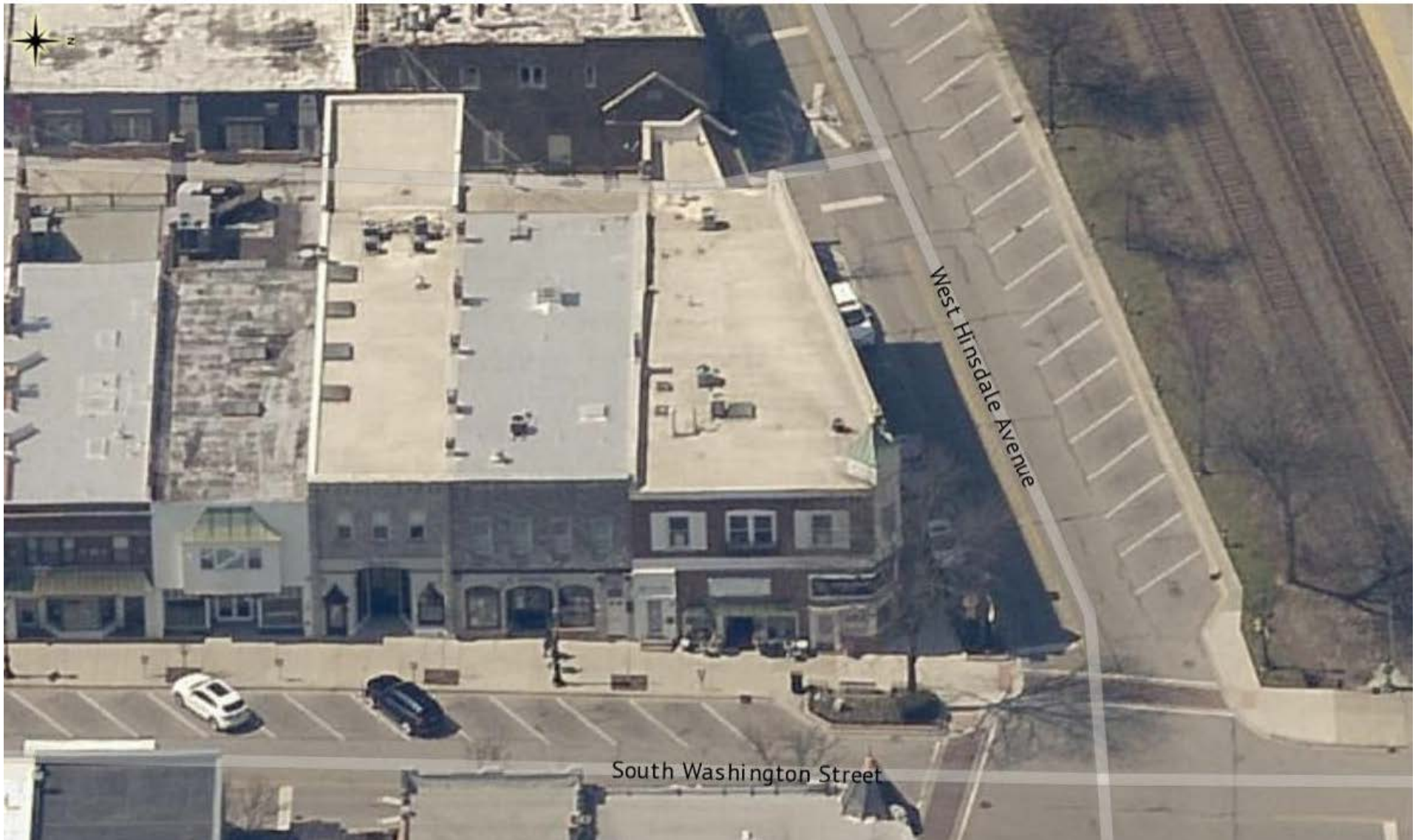
Village of Hinsdale Zoning Map and Project Location



Aerial View – 36 S. Washington Street



Birds Eye View – 36 S. Washington Street



Birds Eye View – 36 S. Washington Street



Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue



Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue



Street View – 36 S. Washington Street / 4 W. 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:

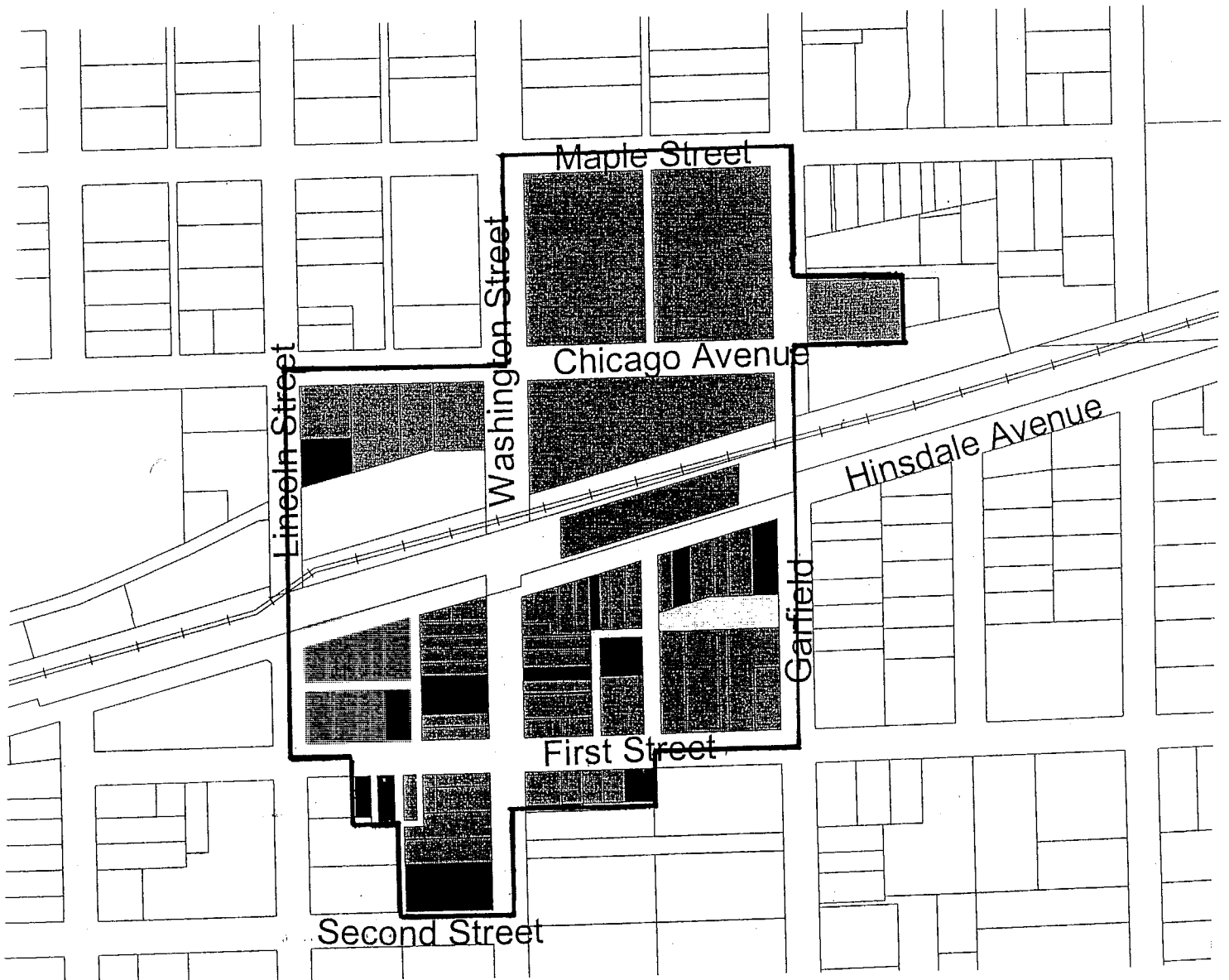
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not 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:

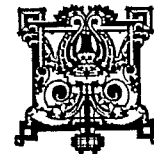
1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character 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 9

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

| | | | | | | | | | | |
|-------|---|------------|----|---------------------------|------------------------------|---------|----|---------------------------|--------------------------------|--|
| 34-36 | S | WASHINGTON | ST | Two Part Commercial Block | Colonial Revival | 1891 | C | Fox Building | | |
| 39 | S | WASHINGTON | ST | Two Part Commercial Block | Queen Anne | 1897 | C | | | |
| 40 | S | WASHINGTON | ST | Two Part Commercial Block | | 1894 | C | William Evernden Building | | |
| 41 | S | WASHINGTON | ST | One Part Commercial Block | Commercial style | 1932 | C | | | |
| 42 | S | WASHINGTON | ST | Two Part Commercial Block | | 1894 | C | John Bohlander Building | | |
| 43 | S | WASHINGTON | ST | Two Part Commercial Block | Commercial Style | 1901 | C | | | |
| 44 | S | WASHINGTON | ST | Two Part Commercial Block | Colonial Revival | 1909 | C | Olson's Dry Goods | | |
| 45 | S | WASHINGTON | ST | Two Part Commercial Block | | 1993 | NC | | | |
| 46 | S | WASHINGTON | ST | Two Part Commercial Block | | 1912 | C | | | |
| 47 | S | WASHINGTON | ST | Two Part Commercial Block | Italianate; Colonial Revival | 1881 | C | | | |
| 48 | S | WASHINGTON | ST | One Part Commercial Block | | 1914/19 | NC | | | |
| 49-51 | S | WASHINGTON | ST | Two Part Commercial Block | Colonial Revival | 1889 | C | Oswald Building | Zook, R. Harold (1928 remodel) | |
| 50 | S | WASHINGTON | ST | Two Part Commercial Block | | 1988 | NC | | | |
| 52 | S | WASHINGTON | ST | Two Part Commercial Block | | 1898 | C | Karlson's Building | | |
| 53 | S | WASHINGTON | ST | Two Part Commercial Block | Classical Revival | 1927 | C | | | |
| 54 | S | WASHINGTON | ST | Two Part Commercial Block | Queen Anne | 1892 | C | | | |

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|------------|
| STREET # | 34-36 |
| DIRECTION | S |
| STREET | WASHINGTON |
| ABB | ST |
| 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 | excellent | HISTORIC FUNCTION | Commerce/Trade |
| INTEGRITY | minor alterations | REASON for SIGNIFICANCE | |
| STOREFRONT INTEGRITY | major alterations | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|------------------------------|---|-----------------|---------------------------|
| ARCHITECTURAL CLASSIFICATION | Two Part Commercial Block | PLAN | rectangular |
| DETAILS | Colonial Revival | NO OF STORIES | 2 |
| BEGINYEAR | 1891 | ROOF TYPE | Flat |
| OTHER YEAR | c. 1925 | ROOF MATERIAL | Not visible |
| DATESOURCE | HHS | FOUNDATION | Limestone |
| WALL MATERIAL (current) | Brick | PORCH | |
| WALL MATERIAL 2 (current) | | WINDOW MATERIAL | wood |
| WALL MATERIAL (original) | Brick | WINDOW MATERIAL | vinyl |
| WALL MATERIAL 2 (original) | | WINDOW TYPE | double hung/display/fixed |
| | | WINDOW CONFIG | multilight; snap-ins |
| SIGNIFICANT FEATURES | Canted corner; wood frieze with rectangular panels, dentil trim and brackets; brick lintels; wood horizontal band/frieze dividing first and second floors; brick dogtooth frieze with stretcher courses above and below | | |
| ALTERATIONS | 2nd floor windows have been downsized with replacement vinyl windows (snap-in muntins); wood shutters added; wrought iron balconets; 1980 alteration permit (\$5,000); downsized corner tower | | |

**STOREFRONT
FEATURES**

Limestone (Lemont) foundation

**STOREFRONT
ALTERATIONS**

Entire east storefront has been reconfigured with replacement materials (c. 1925 and c. 1950); basketweave brickwork and Colonial Revival detailing around storefront and doors; bricked in openings on north façade; enlarged opening on north façade

HISTORIC INFORMATION**HISTORIC
NAME**

Fox Building

**COMMON
NAME**Roudebush Realtors/Jane &
Marie Florists**COST****ARCHITECT****ARCHITECT2****BUILDER****ARCHITECT
SOURCE****HISTORIC
INFO**

First built for Charles and Heman Fox (source: Ziegweid). Former tenants have included a dry goods/mercantile store, Clubbs Market (1940s); Art Karlson's Clothing Store until current tenants.

LANDSCAPE

Corner lot in commercial district (SW corner Hinsdale and Washington); railroad tracks to north; no setbacks; sidewalks and diagonal parking at front; building faces north and east

PHOTO INFORMATION**ROLL1**

5

FRAMES1

29

ROLL2**FRAMES2****ROLL3****FRAMES3****DIGITAL
PHOTO ID**d:\washington03
4s.jpg**SURVEY INFORMATION****PREPARER**

Jennifer Kenny

**PREPARER
ORGANIZATION**Historic Certification
Consultants**SURVEYDATE**

7/1/03

SURVEYAREA

DOWNTOWN



34 - 36 SOUTH WASHINGTON STREET
Roudebush Realtors / Jane & Maria's Florist

The first building on this site was erected in 1875 for Charles and Heman Fox who had purchased the land in the same year from David Roth.

The Fox brothers operated an old-fashioned general store with groceries in the first building. The current building, which was built in 1891, remained in the Fox family until 1922 when Robert M. Clubb, Sr. bought it and operated a grocery and meat market there for many years.

In 1968 the Clubbs sold the building to Marshall and Lydia Roudebush and it remains in their son's name, Richard Roudebush, who carries on the real estate business his father began.

The Hinsdale Building and Loan Association, officially chartered in 1888, had its offices on the first floor of this building in the corner on Washington Street and Hinsdale Avenue.

The Fox brothers operated their store in this building until 1889 when the business, but not the building, was sold to Ditzler and Linsley who, after a fire in this building in 1909, moved to a building on east First Street.

Robert M. Clubb, Sr. learned the grocery business as an employee of Ditzler and Linsley. He became a partner of Mr. Linsley when Mr. Ditzler retired and, together, they continued the business under the name and style of Linsley and Clubb in a new building erected in 1910 on First Street.

In 1938 the Moore Shoe Repair Shop with Harry Moore doing business here as well as living above the shop, appears in the Hinsdale Directory. At that time R. M. Clubb & Co., grocery and meats, is on the first floor.

Fairly-recent architectural modifications include a "swan's neck" broken pediment at the 34 South Washington Street entry, and a decorative cast iron window railing. The roof cornice is original. Prior to "modernization," the building had a circular cantilevered corner turret with a "candle snuffer" roof.



34 - 36 South Washington Street
circa 1897



When the building on the southwest corner of Washington Street and Hinsdale Avenue burned in 1891, this structure, still standing today, replaced it. It housed the grocery of Ditzler & Linsley, successor to the long-standing Fox Brothers general store. This c. 1895 photograph reveals the building's original styling as well as the grocery and corner office of the Hinsdale Building & Loan.



The home and business of Henry Buchholz was located on the southwest corner of Grant Street and Hinsdale Avenue, where a funeral home now stands. Behind his home was the barn that housed his carpenter shop, shown here. Between 1884 and 1921, Buchholz ran a contracting business responsible for the construction of an estimated 200 Hinsdale homes and businesses.

ONCE UPON A TIME



Back in the day — From Sandy Williams’ book, “Images of America — Hinsdale,” this photo shows the west side of Washington Street taken about 1895. “From right to left, the 1891 corner building remains, although remodeled; the two adjacent Joliet limestone storefronts both built in 1894, also stand today. Barely visible at the south end of the block is the familiar round oriel bay window of the corner building.” Do you have a Hinsdale photo that is at least 25 years old? We’d love to share it with our readers. Stop by our office at 7 W. First St. or email it to jslonoff@thehinsdalean.com.

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*** EXPERT ALTERATIONS ***

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Happy Birthday!
Aria Greenwald
turns 12 today

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The Hinsdalean

One town. One paper.

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Delivery

The Hinsdalean is available by mail to those living outside of Hinsdale for \$79 for six months or \$149 for one year. Email version is \$25 per year. To subscribe or if you have questions about delivery, call Tina Wisniowicz.

Corrections

The Hinsdalean staff strives to provide an error-free newspaper each week. If a mistake is published, however, we are happy to correct it. Call or email Pamela Lannom to report errors requiring correction or clarification.

Letters to the editor

Our letters policy is published on Page 11.

Obituaries

Obituaries are published free each week in The Hinsdalean. Information may be mailed, faxed or emailed to news@thehinsdalean.com. Obituaries may be edited for style and space.

Photo reprint policy

Photographs that appear in The Hinsdalean may be purchased on our Web site at thehinsdalean.com. Occasionally additional photographs that have not been published in the paper may be published on the site; these also will be available for purchase.

Advertising policy

We reserve the right to edit and/or refuse all advertising submitted to The Hinsdalean.

Member of: Hinsdale Chamber of Commerce, Illinois Press Association, National Newspaper Association, Northern Illinois Newspaper Association



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: MIKE KLEIN, AIROOM
Address: 6825 N. LINCOLN AVENUE
City/Zip: LINCOLNWOOD, IL 60712
Phone/Fax: (847) 213-5221 / (847) 763-1101
E-Mail: mklein@airoom.com

Owner

Name: Richard Roudebush
Address: 4 W. HINSADLE AVENUE
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 323-1234 /
E-Mail:

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

Name: PRESTON FAWCETT
Title: AIROOM ARCHITECTS, CORP.
Address: 6825 N. LINCOLN AVENUE
City/Zip: LINCOLNWOOD, IL 60712
Phone/Fax: (847) 213-5221 /
E-Mail: pfawcett@airoom.com

Name: N/A
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) NONE KNOWN
- 2) NONE KNOWN
- 3) NONE KNOWN

II. SITE INFORMATION

Address of subject property: 36 S. WASHINGTON STREET

Property identification number (P.I.N. or tax number): 09 - 12 - 121 - 012

Brief description of proposed project: Facade remodel for B-2 space: the copper canopy will be removed and the front entry will be expanded to bring entrance doors into same plane as existing building facade.

Existing windows are to be expanded vertically, and a pair of doors installed in place of a single entry door.

General description or characteristics of the site: This commercial property is located at the north-west corner of Hinsdale Ave. and Washington St. The project seeks to simply update the Washington St. entrance to the property by removing the open, covered entry and bringing that facade to the property line.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: NO CHANGES PROPOSED

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 S. WASHINGTON STREET

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

| | Minimum Code Requirements | Proposed/Existing Development |
|------------------------------------|---------------------------|-------------------------------|
| Minimum Lot Area (s.f.) | 2,500.00 | NO CHANGE - 4,039.00 SF |
| Minimum Lot Depth | 125.00 | NO CHANGE - 128.00 FT |
| Minimum Lot Width | 20.00 | NO CHANGE - 31.45 FT |
| Building Height | 30.00 | NO CHANGE - 28 FT |
| Number of Stories | 2 | NO CHANGE - 2 STORIES |
| Front Yard Setback | 0.00 | 8.45' - NO CHANGE |
| Corner Side Yard Setback | 0.00 | NO CHANGE - 0.00 FT |
| Interior Side Yard Setback | 0.00 | NO CHANGE - 0.00 FT |
| Rear Yard Setback | 20.00 | NO CHANGE - 0.00 FT |
| Maximum Floor Area Ratio (F.A.R.)* | 10,097.50 SF/2.5 | 7,250.60 SF/1.79 |
| Maximum Total Building Coverage* | 3,231.20 SF/80% | 3,625.30 SF/89.76% |
| Maximum Total Lot Coverage* | 4,039.00 SF/100% | 4,039.00 SF/100% |
| Parking Requirements | NO CHANGE | NO CHANGE |
| Parking front yard setback | NO CHANGE | NO CHANGE |
| Parking corner side yard setback | NO CHANGE | NO CHANGE |
| Parking interior side yard setback | NO CHANGE | NO CHANGE |
| Parking rear yard setback | NO CHANGE | NO CHANGE |
| Loading Requirements | NO CHANGE | NO CHANGE |
| Accessory Structure Information | N/A | N/A |

EXISTING NON-CONFIRMING
CONDITION - NO CHANGE

* 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: _____

The 'infill addition' of the entryway will NOT increase the already non-confirming Total Building Coverage condition.

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 8th day of JUNE, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

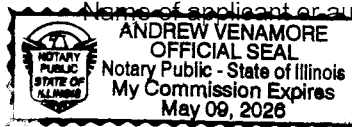
MIKE KLEIN, AIROOM

Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 8th day of
JUNE, 2022



Notary Public



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 36 S. WASHINGTON STREET

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

*****PLEASE NOTE*** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Since this project simply intends to 'infill' an exiting cover open entry, there will be no impact on the open space between buildings.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The work intends to maintain the masonry facade of the building, while making glass opening slightly larger: this is in keep with other downtown buildings.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

Since there is not a significant alteration in the overall design of the building, there will be no impact on the downtown neighborhood character.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Since this project is merely enclosing a currently covered front entry and will not impact parking, landscaping, traffic patterns or servicing of the property, the overall site development will not be altered.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

This first floor entry infill project will not change the height of the building

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

Since the existing entry is only being enclosed and there are no significant changes otherwise, the buildings proportions will not change.

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

Buildings along the west side of South Washington Avenue exhibit generously sized glass facades; this project seeks to replicate those existing conditions.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

The project seeks to remove the copper canopy and replace it with windows that will open up the space and match the adjacent buildings.

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Since this project is only enclosing an existing front entry there will be no changes to existing open space between buildings.

10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

There are a variety of entry elements on South Washington Avenue and this proposed enclosure is not out of character along this public way.

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The masonry facade will be maintained and the continued (and expanded) use of glass is compatible with the existing facade's materials and those of adjacent buildings.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

No changes to the roof form are proposed.

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

This is not applicable.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

Since this is just an infill project, the scale of the building is not changing.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

The proposed infill of the existing entry feature and the expanded use of glass in place of the existing canopy will maintain the existing general design features that exist in this downtown location.

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

While the intent is to modernize this existing space by providing more direct light into the open storefront design, the existing masonry facade beyond the expanded windows will be maintained in order to preserve the existing building's general character.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

There will be no alteration to the overall site plan since the building currently maintains a zero lot line setback outside the current covered entry.

2. The proposed site plan interferes with easements and rights-of-way.

The infill front entry will not interfere with any ROW/easements.

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

Since this is an existing building with a slight entry modification, there will not be any general changes to the site plans and therefore no impact to the physical nature of the site.

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

None of the changes proposed will impact surrounding property.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

With the only change to this building being to enclose an existing 6'x6' front entry, there will be no pedestrian or traffic impacts from this change.

6. The screening of the site does not provide adequate shielding from or for nearby uses.

This existing commercial space's 'screening' will not be altered by this proposed change.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

Maintaining the downtown commercial use of this space will not impact the nature of any of the adjacent existing uses.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

This is not applicable.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

11. The proposed site plan does not provide for required public uses designated on the Official Map.

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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: AIROOM LLC, & A.C.A.

Owner's name (if different): RICHARD ROUDEBUSH

Property address: 36 S. WASHINGTON STREET

Property legal description: [attach to this form]

Present zoning classification: B-2, Central Business District

Square footage of property: NO CHANGE

Lot area per dwelling: N/A

Lot dimensions: N/A x N/A

Current use of property: 1st FLOOR RETAIL W/ 2nd FLOOR OFFICE

Proposed use: ☐ Single-family detached dwelling
☒ Other: BUSINESS USE TO BE MAINTAINED

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

Brief description of request and proposal:

REQUEST FOR SIGN APPROVAL AND FACADE REMODEL

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front: N/A
interior side(s) N/A /

N/A
N/A /

| | Provided: | Required by Code: | |
|--|-----------------|-------------------|--|
| corner side | <u>N/A</u> | <u>N/A</u> | |
| rear | <u>N/A</u> | <u>N/A</u> | |
| Setbacks (businesses and offices): | | | |
| front: | <u>8.45</u> | <u>0.00</u> | |
| interior side(s) | <u>0.00 /</u> | <u>0.00 /</u> | |
| corner side | <u>0.00</u> | <u>0.00</u> | |
| rear | <u>0.00</u> | <u>20.00</u> | |
| others: | <u>N/A</u> | <u>N/A</u> | |
| Ogden Ave. Center: | <u>N/A</u> | <u>N/A</u> | |
| York Rd. Center: | <u>N/A</u> | <u>N/A</u> | |
| Forest Preserve: | <u>N/A</u> | <u>N/A</u> | |
| Building heights: | | | |
| principal building(s): | <u>28.00</u> | <u>30.00</u> | |
| accessory building(s): | <u>N/A</u> | <u>N/A</u> | |
| Maximum Elevations: | | | |
| principal building(s): | <u>N/A</u> | <u>N/A</u> | |
| accessory building(s): | <u>N/A</u> | <u>N/A</u> | |
| Dwelling unit size(s): | <u>N/A</u> | <u>N/A</u> | |
| Total building coverage: | <u>3,625.30</u> | <u>3,231.20</u> | THIS EXISTING NON-CONFORMING CONDITION IS NOT CHANGING. |
| Total lot coverage: | <u>4.039.00</u> | <u>4,039.00</u> | |
| Floor area ratio: | <u>7,250.60</u> | <u>10,097.50</u> | |
| Accessory building(s): | <u>N/A</u> | | |
| Spacing between buildings: [depict on attached plans] | | | |
| principal building(s): | <u>N/A</u> | <u></u> | <u></u> |
| accessory building(s): | <u>N/A</u> | <u></u> | <u></u> |
| Number of off-street parking spaces required: <u></u> | | | |
| Number of loading spaces required: <u></u> | | | |

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

ANDREW VENAMORE, MACH 1, INC
Applicant's printed name

Dated: 7/1, 2022.

RICHARD F. ROUDEBUSH
4 West Hinsdale Avenue – 2nd Floor – West Suite
Hinsdale, IL 60521

May 17, 2022

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

RE: Statement of Ownership
34 S. Washington Street
Parcel No. 09-121-012-0000
Hinsdale, IL 60521

Dear Ms. Salmon:

The undersigned, Richard F. Roudebush, affirms that I am the Owner of the subject property commonly known as 34 S. Washington Street, Hinsdale, IL 60521 as Sole Beneficiary of Chicago Title Land Trust Company Trust No. 7367, the Land Trust in which this building is held.

The undersigned also affirms that I approve the planned modifications (interior and exterior) to the 36 S. Washington portion of the subject building as presented to the Village Plan Commission by Applicant, Airoom, subject to Village of Hinsdale approval.

Respectfully,

DocuSigned by:

871B3A0D9C3144C...
Richard F. Roudebush

EAST ELEVATION (Washington St)

36 S. Washington Hinsdale, IL

E1

E2

E3



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



15501 South 70th Court
Orland Park, IL 60462

708.479-4949
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EAST ELEVATION



Sign Dimensions: 24"x 72"
 Sign Square Footage: 12

Sign Space: 55" x 75.5"

Frame Outer Dimensions: 63.5"x 83"



| | | | | | |
|----------|----------------------|--------|-------------------------|----------------------|----------------|
| COMPANY: | Schramro Real Estate | EMAIL: | cjschramko@schramko.com | CONTACT: | Chris Schramro |
| ADDRESS: | | PHONE: | | AUTHORIZED SIGNATURE | X / / |

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EAST ELEVATION

E2

Sign Dimensions: 31"x 115"

Sign Square Footage: 24.75

Frame Outer Dimensions: 39"x 122"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS: 1234 Street

PHONE: (708) 555-5555

AUTHORIZED
SIGNATURE

X

/ /



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EAST ELEVATION



Sign Dimensions: 44.5"x 194.375"

Sign Square Footage: 60.06



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION (Hinsdale Ave)

36 S. Washington Hinsdale, IL

N1

N2

N3



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION



Sign Dimensions: 45.625"x 63.5"

Sign Square Footage: 20.11

Frame Outer Dimensions: 78"x 96"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION



Sign Dimensions: 18.75"x 91.25"

Sign Square Footage: 11.88

Frame Outer Dimensions: 24"x 96"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION



Sign Dimensions: 30.25"x 66.125"

Sign Square Footage: 13.89

COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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

Applicant

Name: MIKE KLEIN, AIROOM
Address: 6825 N. LINCOLN AVENUE
City/Zip: LINCOLNWOOD, IL 60712
Phone/Fax: (847) 213-5221 / (847) 763-1101
E-Mail: mklein@airoom.com
Contact Name: MIKE KLEIN, AIROOM

Contractor

Name: Aurora Sign Company
Address: 30W196 Calumet Avenue West
City/Zip: Warrenville, IL 60555
Phone/Fax: (630) 898-5900 / (630) 898-6091
E-Mail: lhelberg@aurorasign.com
Contact Name: Lynn Helberg

ADDRESS OF SIGN LOCATION: 36 S. WASHINGTON STREET

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 8.35 (5.00 x 1.67)

Overall Height from Grade: 14.46 Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② BLACK
- ③ RED

Site Information:

Lot/Street Frontage: 48.50

Building/Tenant Frontage: 18.92'

Existing Sign Information:

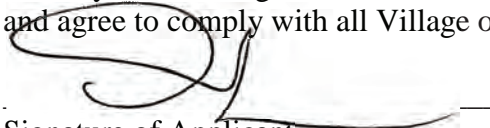
Business Name: BLUE IRIS

Size of Sign: 24.75 Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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


Signature of Applicant

06/29/2022

Date


Signature of Building Owner

06/29/2022

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



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

Applicant

Name: MIKE KLEIN, AIROOM
Address: 6825 N. LINCOLN AVENUE
City/Zip: LINCOLNWOOD, IL 60712
Phone/Fax: (847) 213-5221 / (847) 763-1101
E-Mail: mklein@airoom.com
Contact Name: MIKE KLEIN, AIROOM

Contractor

Name: Aurora Sign Company
Address: 30W196 Calumet Avenue West
City/Zip: Warrenville, IL 60555
Phone/Fax: (630) 898-5900 / (630) 898-6091
E-Mail: lhelberg@aurorasign.com
Contact Name: Lynn Helberg

ADDRESS OF SIGN LOCATION: 4 WEST HINSDALE AVENUE

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 9.92 (5.67 x 1.75)

Overall Height from Grade: 13.30 Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② BLACK
- ③ RED

Site Information:

Lot/Street Frontage: 132.46

Building/Tenant Frontage: 9.00

Existing Sign Information:

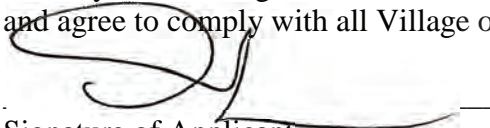
Business Name: BLUE IRIS

Size of Sign: 11.88' Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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


Signature of Applicant

06/29/2022

Date


Signature of Building Owner

06/29/2022

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

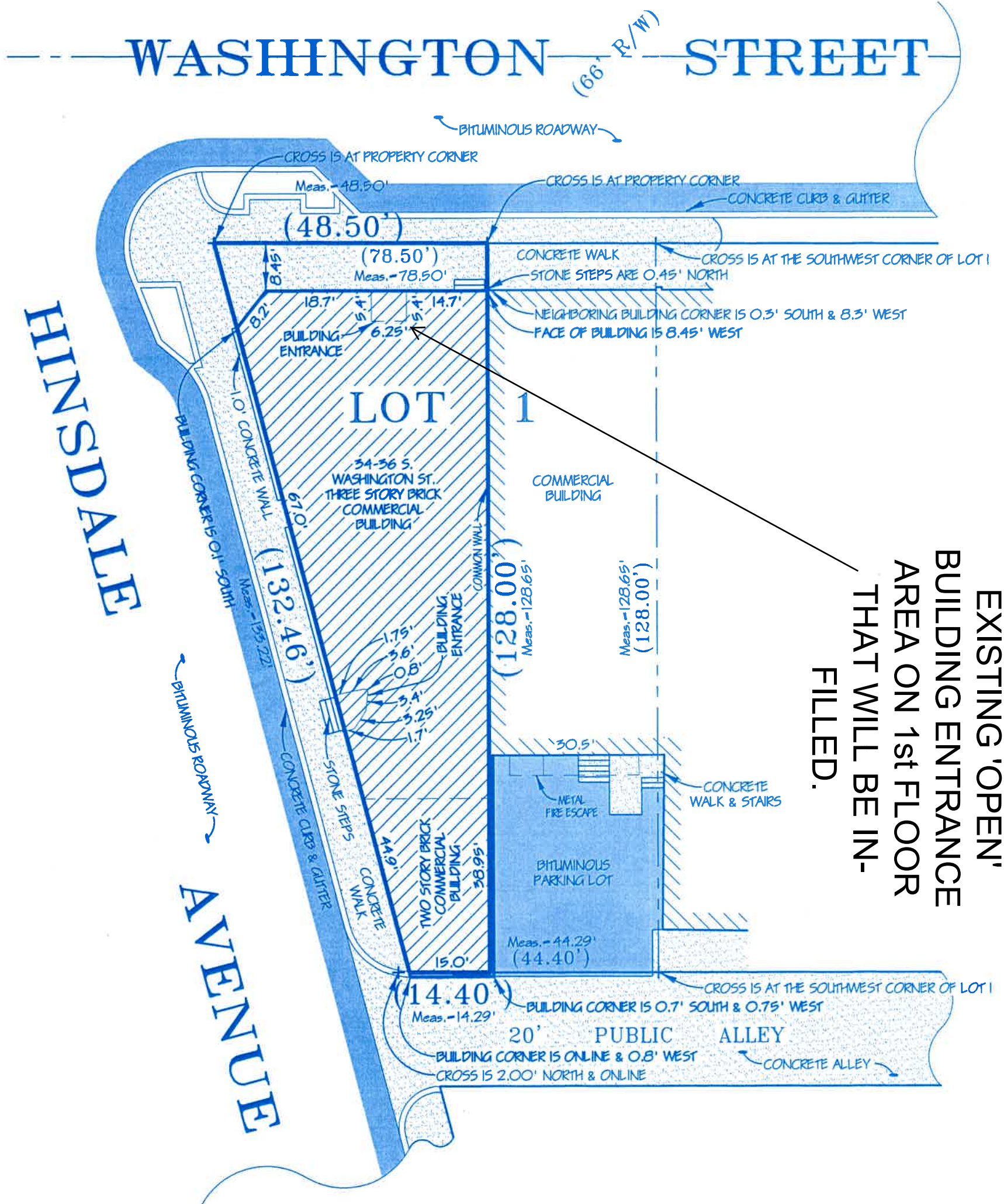
SURVEY LEGEND
● Monumentation Found
○ Monumentation Set (IRLS 35-2551)
(50') Record Dimension
—X— Fence Line

PLAT OF SURVEY

LOT 1 (EXCEPT THE SOUTH 30 FEET THEREOF) OF GEORGE'S RESUBDIVISION OF BLOCK 3 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF GEORGE'S RESUBDIVISION RECORDED ON NOVEMBER 28, 1871 AS DOCUMENT 14624, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 4,039 SQ.FT.

ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 74°57'12"



EXISTING 'OPEN' BUILDING ENTRANCE AREA ON 1st FLOOR THAT WILL BE INFILLED.

CARRADUS



NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 20th DAY OF June A.D. 2022
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2022.

CARRADUS LAND SURVEY, INC.

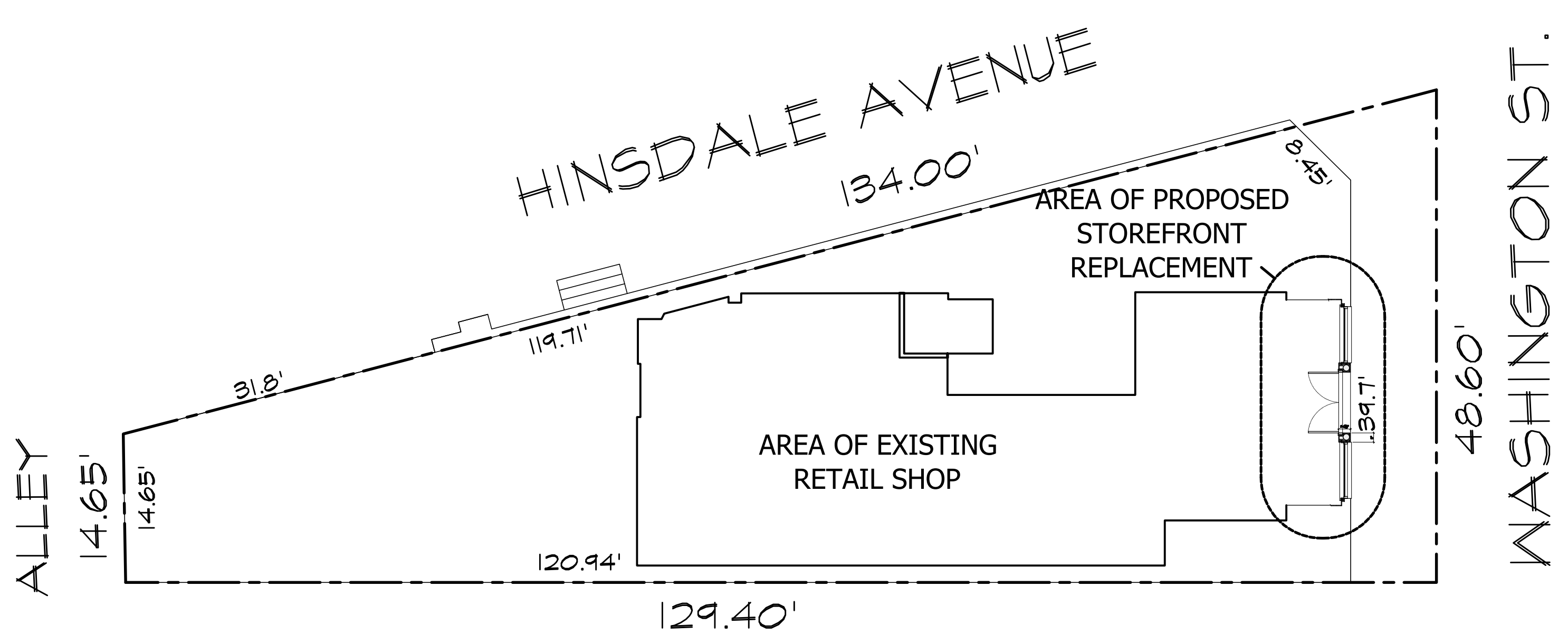
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

PREPARED FOR: **SCHRAMKO REAL ESTATE**
DRAWN BY: CMG DATE OF FIELD WORK: 06/20/22 SCALE: 1" = 20' FLD.BK. - PAGE: 431-15 PROJECT NO.: 37194

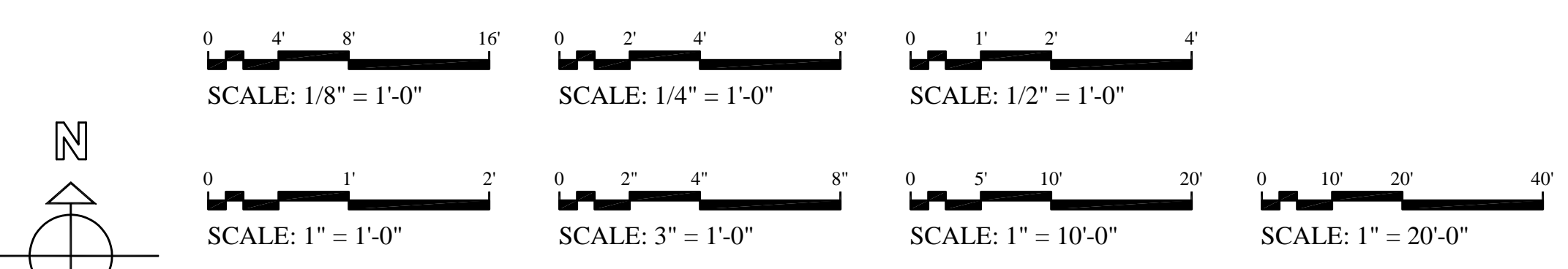
REPLACEMENT OF EXISTING STOREFRONT for an Existing Retail Space for Airoom LLC.

FIRE ALARM NOTE:
THE EXISTING FIRE ALARM SYSTEM COVERS THE ENTIRE BUILDING AND SEVERAL OCCUPANCIES AND MUST REMAIN IN SERVICE DURING CONSTRUCTION.

A SEPERATE FIRE ALARM SYSTEM PERMIT IS TO BE SUBMITTED FOR APPROVAL SHOWING RELOCATION PLANS



1 SITE PLAN
1" = 10'-0"



SCOPE OF WORK:
STOREFRONT REPLACEMENT

ENERGY COMPLIANT STATEMENT:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR Hinsdale, IL

FULLY COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS EFFECTIVE AUGUST 2017.

SIGNED: _____ DATE: 6/21/2022
ARCHITECT LICENSE NO.: 001-012126

CERTIFICATION STATEMENT:
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE BUILDING CODES AND ORDINANCES OF Hinsdale, IL.

LICENSE NO: 001-012126
ARCHITECT NAME: PRESTON CLAY FAWCETT
EXPIRATION DATE: 11-30-2022

BUILDING CODE INFORMATION

| ZONING: | YEAR | CODE DESCRIPTION |
|-------------------|------|---|
| BUILDING CODE: | 2006 | (IBC) INTERNATIONAL BUILDING CODE WITH AMENDMENTS |
| MECHANICAL CODE: | 2006 | (IMC) INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS |
| LIFE SAFETY CODE: | 2003 | (NFPA 101) LIFE SAFETY CODE WITH AMENDMENTS |
| FUEL GAS CODE: | 2006 | (IFGC) INTERNATIONAL FUEL GAS CODE |
| ELECTRICAL CODE: | 2005 | (NEC) NATIONAL ELECTRIC CODE WITH AMENDMENTS |
| PLUMBING CODE: | 2006 | (IPC) INTERNATIONAL PLUMBING CODE WITH AMENDMENTS |
| FIRE CODE: | 2006 | (IFC) INTERNATIONAL FIRE CODE WITH AMENDMENTS |

ZONING INFORMATION

EXISTING B-2 CENTRAL BUSINESS DISTRICT
INTERIORS WORK ONLY - NO CHANGE IN FOOTPRINT

SCAVENGER/DUMP NOTE:

A DUMPSTER TO BE ON SITE THROUGH THE CONSTRUCTION PHASE OF THIS PROJECT.

DUMPSTER WILL BE LOCATED PER VILLAGE CODE

AIROOM TO REMOVE PROJECT CONSTRUCTION DEBRIS FROM JOB SITE EACH WORK DAY

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM:

AIROOM ARCHITECTS CORP.
6825 N. LINCOLN AVE., LINCOLNWOOD, IL
LICENSE #: 184.005479

ABBREVIATIONS

| | | | |
|-----------------|--------------------------------|----------|----------------------------------|
| A.C.A.P. ALLOW. | AS CLOSE AS POSSIBLE ALLOWANCE | HDWD | HARDWOOD |
| A.F.F. | ABOVE FINISHED FLOOR | H.O. | HOME OWNER |
| B.M. | BEAM | H.V.A.C. | HEATING, VENT & AIR CONDITIONING |
| B.J. | BOTTOM (OF) | HORZ. | HORIZONTAL |
| BRDG. | BRIDGING | INSUL. | INSULATION |
| B.O. | BY OTHERS | LAV. | LAVATORY |
| CAB. | CABINET | LOC. | LOCATION |
| C.I. | CAST IRON | MAX. | MAXIMUM |
| C.J. | CEILING JOINT | MIN. | MINIMUM |
| CLG. | CEILING | MTL. | METAL |
| C.L. | CENTER LINE | N.T.C. | NOT IN CONTRACT |
| C.T. | CERAMIC TILE | O.C. | ON CENTER |
| C.O. | CLEAN OUT | OPG. | OPENING |
| C.W. | COLD WATER | +/- | PLUS OR MINUS |
| COL. | COLONIAL | REQ. | REQUIRED |
| CONC. | CONCRETE | R.R. | ROOF RAFTER |
| C.M.U. | CONC MASONRY UNIT | R.O. | ROUGH OPENING |
| C.F.M. | CUBIC FEET PER MINUTE | STD. | STANDARD |
| DM. | DIMENSION | S.F. | SQUARE FEET |
| DN. | DOWN | S.P. | SUMP PIT/PUMP |
| D.S. | DOWN SPOUT | THR. | THRESHOLD |
| DWG. | DRAWING | T/ | TOP OF |
| ELEC. | ELECTRICAL | TYP. | UNLESS NOTED OTHERWISE |
| ELEV. | ELEVATION | V.C.T. | VINYL COMP. TILE |
| EQ. | EQUAL | V.I.F. | VERTICAL |
| E.P. | EJECTOR PIT/PUMP | V.T.R. | VERIFY IN FIELD |
| EX. | EXISTING | WSCT. | WENT THRU ROOF |
| F./ FIN. FIXT. | FACE OF FINISH FIXTURE | W.H. | WAINSCOT |
| FDN. | FLOOR JOIST | W/ | WATER HEATER |
| F.P. | FOUNDATION | W/O | WITH |
| GALV. CYP. | GALVANIZED | WD. | WITHOUT |
| BD. H.B. | GYP SUM BOARD | W.S. | WOOD |
| | HOSE BIB | | WATER SERVICE |

SHEET LEGEND

| SHEET # | CAD | DESCRIPTION |
|---------|--------|--|
| 1 | G1.0 | PROJECT INFORMATION, SITE PLAN & ZONING INFO |
| 2 | A1.0 | DEMO 1ST FLOOR PLAN |
| 3 | A1.1 | PROPOSED FIRST FLOOR PLAN |
| 4 | A1.2 | PROPOSED PLAN AND SECTION DETAILS |
| 5 | A1.3 | DEMO AND PROPOSED EAST ELEVATION |
| 6 | A1.4 | DEMO AND PROPOSED NORTH ELEVATION |
| 7 | A4.0 | ACCESSIBILITY CODES AND FIGURES |
| 8 | MEP1.0 | MEP LEGENDS, CODES DEMO AND PROPOSED PLANS |

SYMBOL LEGEND

| | | |
|-------------------------|-------------------------|------------------------|
| EXTERIOR WALL TO REMAIN | NEW FDN WALL | NEW BRICK |
| WALL TO BE REMOVED | FINISH TO BE REMOVED | NEW ASPHALT ROOF |
| INTERIOR WALL TO REMAIN | STRUCTURE TO BE REMOVED | NEW ARCHITECTURAL ROOF |
| NEW FRAMED WALL | NEW SIDING | NEW CEDAR ROOF |
| EX WINDOW TO REMAIN | EX DOOR TO REMAIN | BATH ROOM NAME |
| WINDOW TO BE REMOVED | DOOR TO BE REMOVED | REFERENCE POINT |
| NEW WINDOW | NEW DOOR | REVISION TAG |
| DEMO/NEW TAG | WINDOW TAG | ALIGN (FLR/WALL) |
| SECTION TAG | DOOR TAG | INTERIOR ELEV TAG |
| DETAIL TAG | SECTION TAG | |

SITE CONSTRUCTION NOTES:

- AIROOM TO PROVIDE TEMP. SANITARY FACILITY FOR WORKERS DURING CONSTRUCTION. MINIMUM 10'-0" FROM NEIGHBORING LOTS.

- AIROOM TO PROVIDE DUMPSTER TO REMOVE DEBRIS UPON COMPLETION OF CONSTRUCTION.

DEPARTMENT APPROVAL:

AIROOM
ARCHITECTS & BUILDERS
SINCE 1984
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airoom.com
Email: info@airoom.com

PROJECT INFORMATION:

AIROOM RETAIL SHOWROOM

EXISTING SHOWROOM STOREFRONT REMODEL

36 S. WASHINGTON STREET
HINSDALE, ILLINOIS 60521

PROJECT COORDINATOR: KRISTEN IVERSON
PROJECT ARCHITECT: Preston Clay Fawcett
PROJECT COORDINATOR (PHONE):
PROJECT NO:

220029

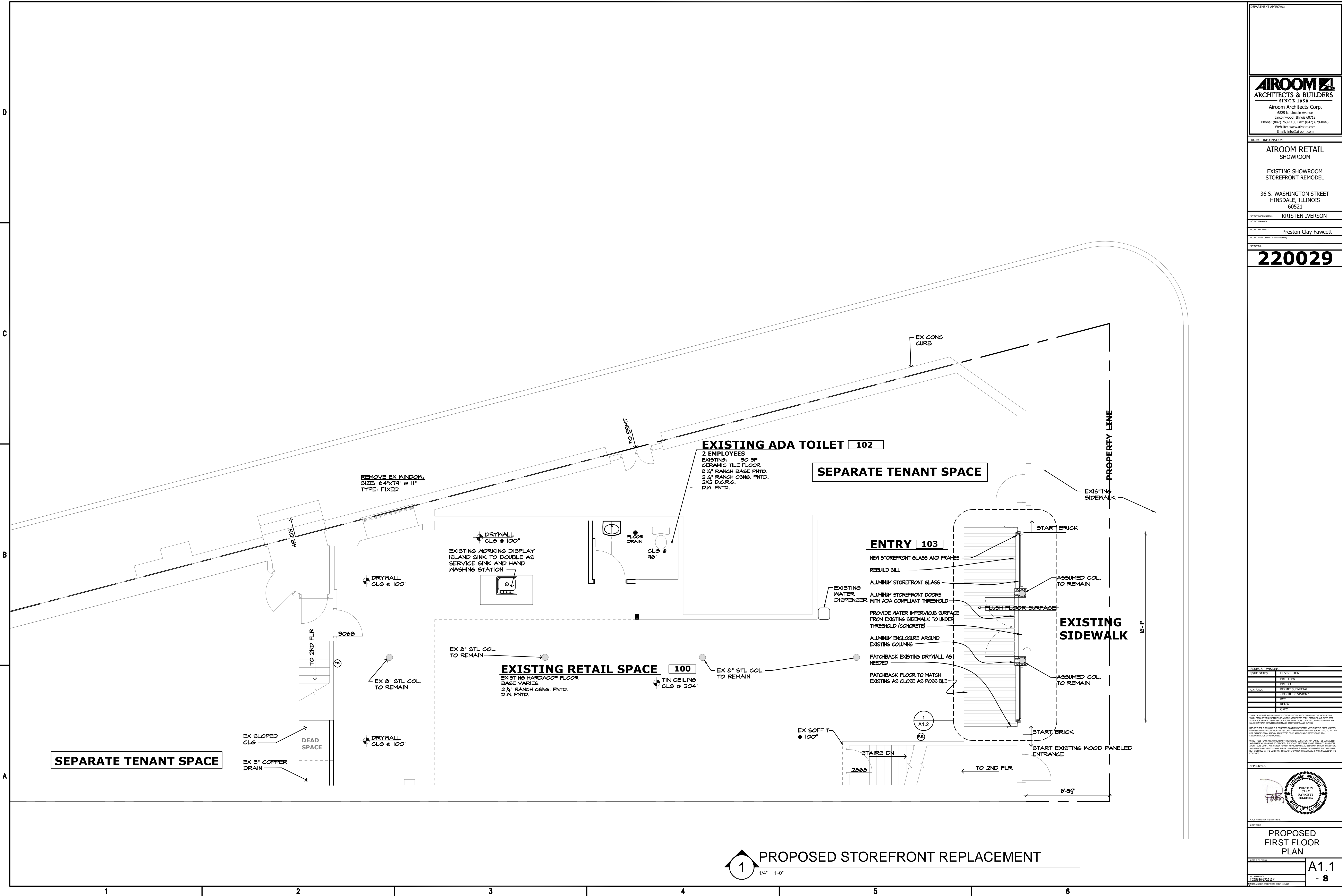
ISSUES & REVISIONS:

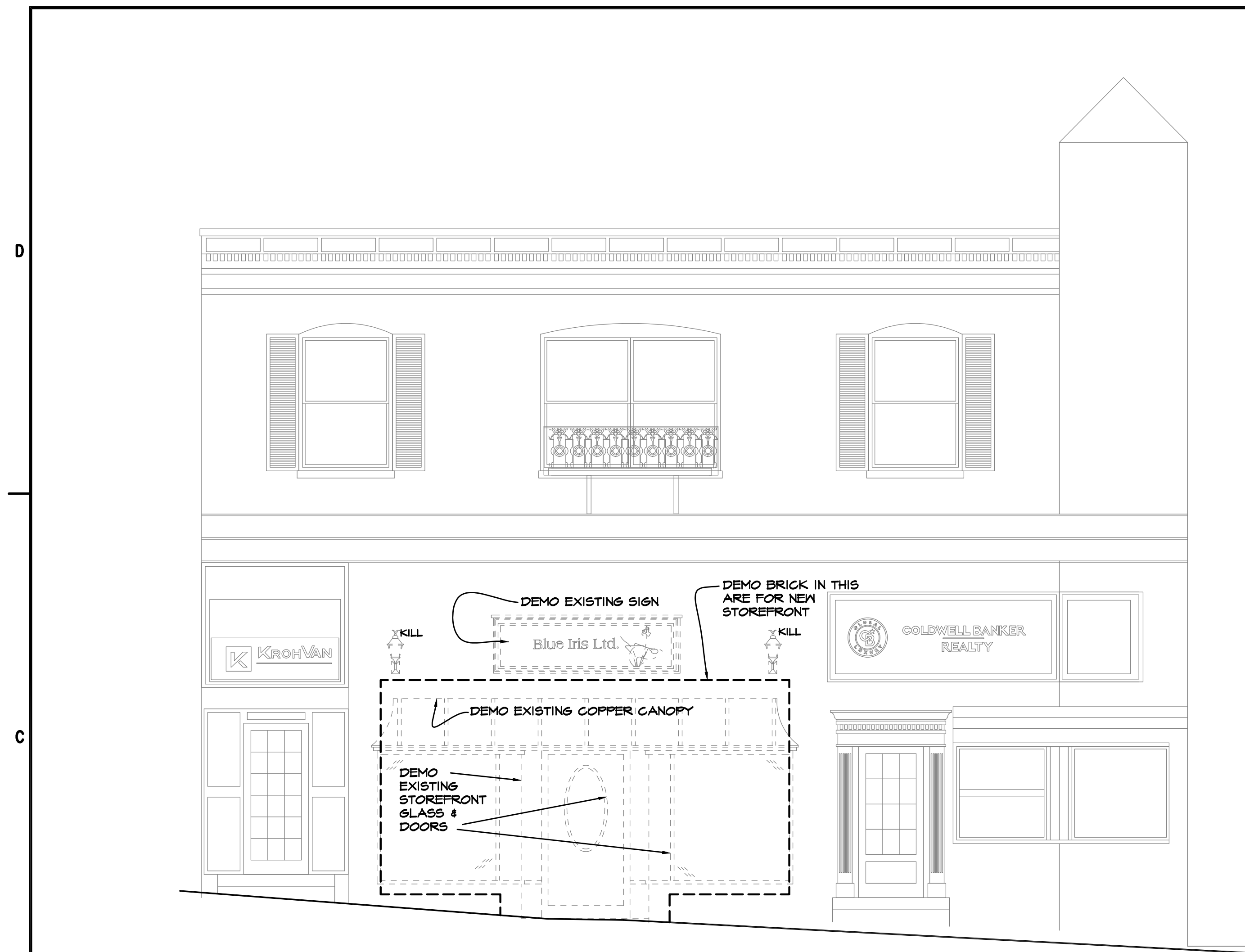
| ISSUE DATES | DESCRIPTION |
|-------------|-------------------|
| | PRE-DRAW |
| | PRE-PRO |
| 6/21/2022 | PERMIT SUBMITTAL |
| | PERMIT REVISION 1 |
| | PC |
| | READY |
| | OK |

APPROVALS:

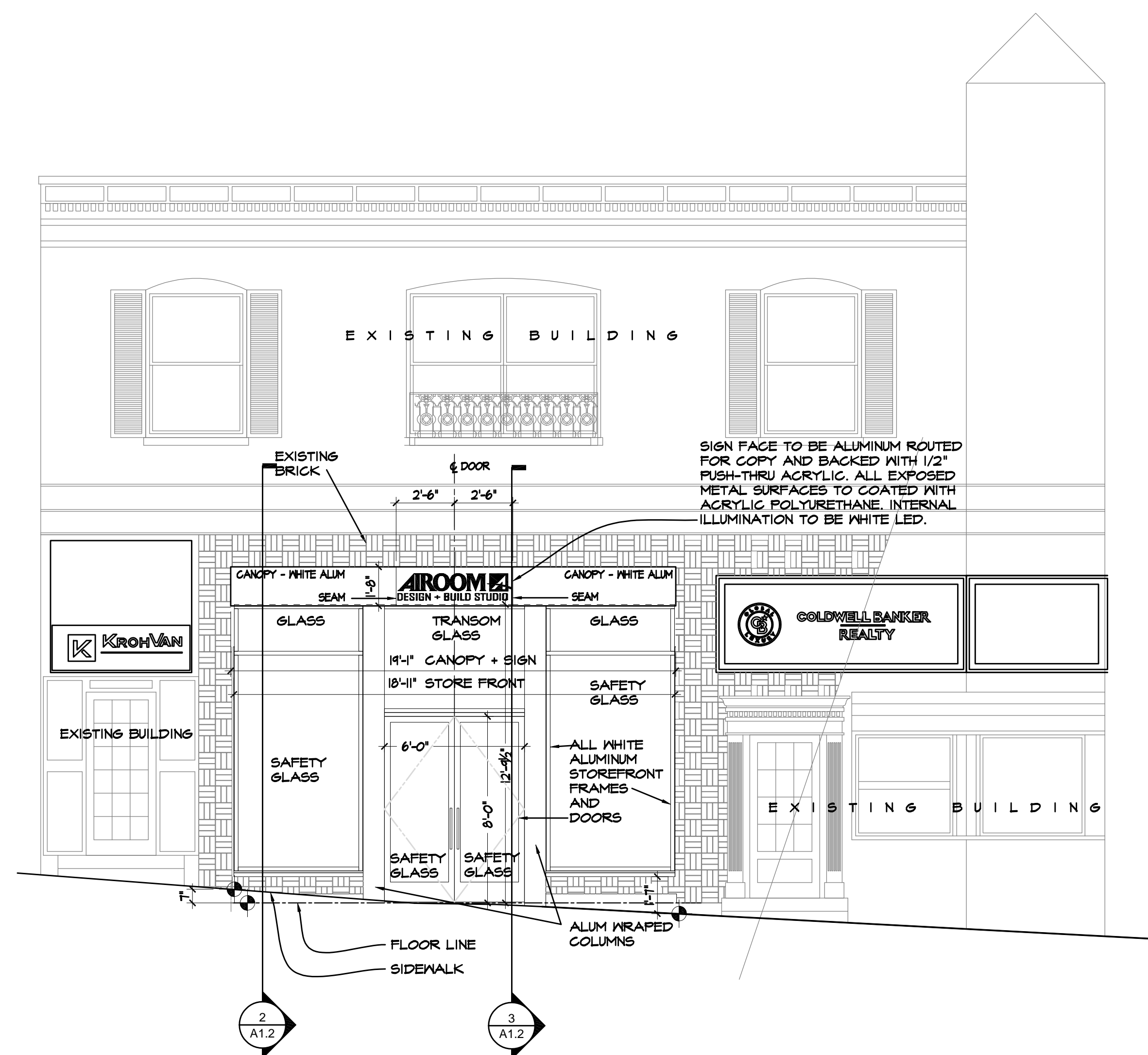
PRESTON CLAY FAWCETT
6/21/2022

PROJECT INFO
SITE PLAN
BUILDING CODE
G1.0
OF 8

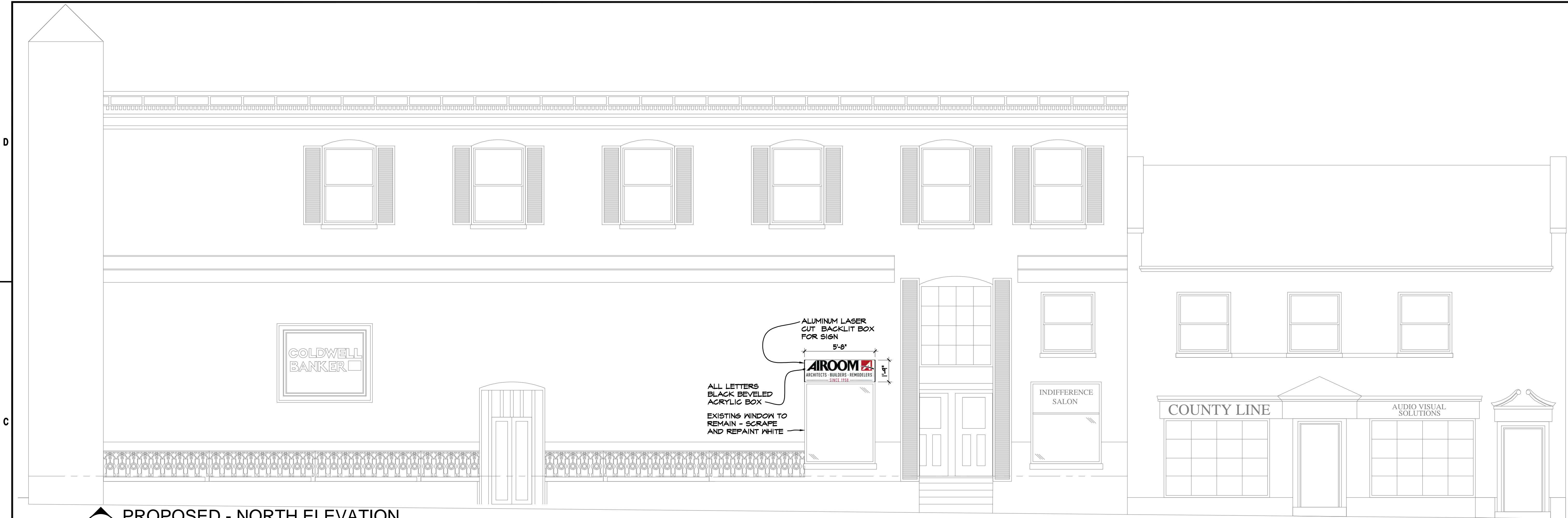




1 STOREFRONT REPLACEMENT - DEMO - EAST ELEVATION
1/4" = 1'-0"



PROPOSED STOREFRONT REPLACEMENT - EAST ELEVATION



DEPARTMENT APPROVAL:

AIROOM
ARCHITECTS & BUILDERS
SINCE 1954
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airoom.com
Email: info@airoom.com

PROJECT INFORMATION:

**AIROOM RETAIL
SHOWROOM**

EXISTING SHOWROOM
STOREFRONT REMODEL

36 S. WASHINGTON STREET
HINSDALE, ILLINOIS
60521

PROJECT COORDINATOR: **KRISTEN IVERSON**

PROJECT ARCHITECT: **Preston Clay Fawcett**

PROJECT DEVELOPMENT MANAGER (PDM):

PROJECT NO: **220029**

| ISSUES & REVISIONS: | |
|---------------------|-------------------|
| ISSUE DATES | DESCRIPTION |
| PRE-PC | PRE-DRAW |
| 6/21/2022 | PERMIT SUBMITTAL |
| PC | PERMIT REVISION 1 |
| READY | READY |
| OKFC | OKFC |

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APPROVALS:

**PRESTON CLAY
FAWCETT**
ARCHITECT

ALSO APPROVED (DATE):

DATE: 11/11/2022

**DEMO AND
PROPOSED
NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

PROJECT NO: **220029**

AIROOM ARCHITECTS CORP. (LTD)

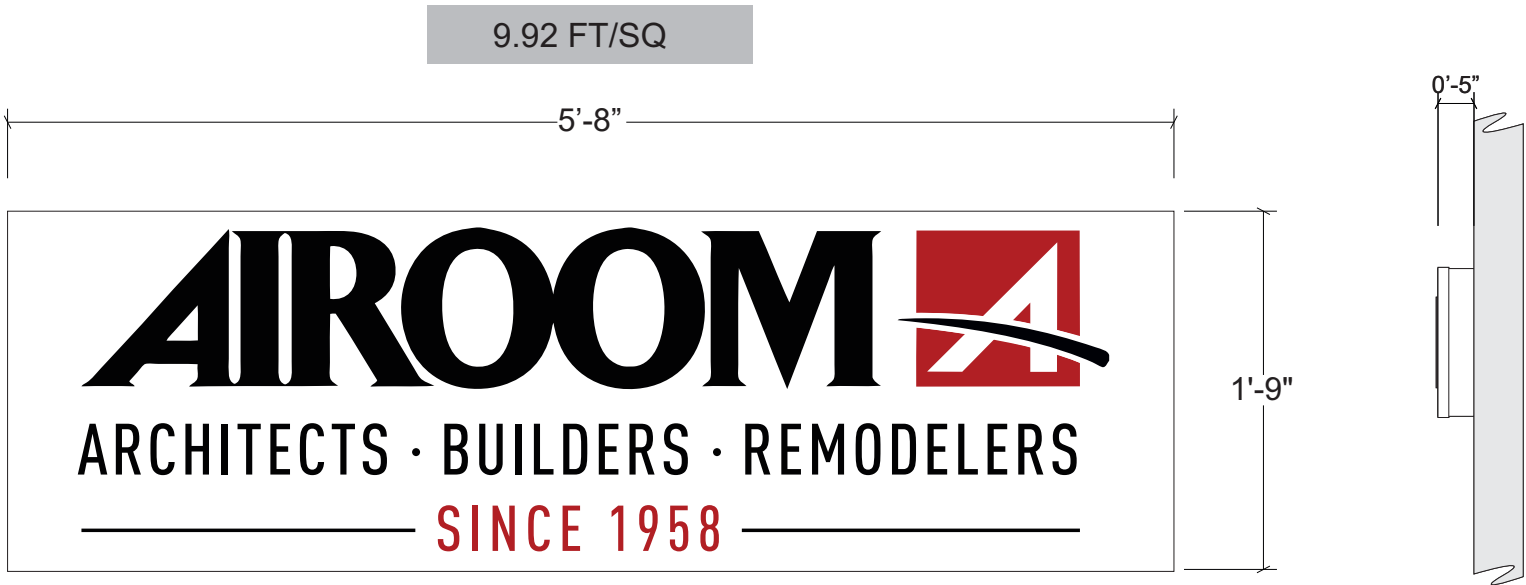
A1.4
OF **8**

STREET ELEVATION RENDERINGS

Washington Street Elevation

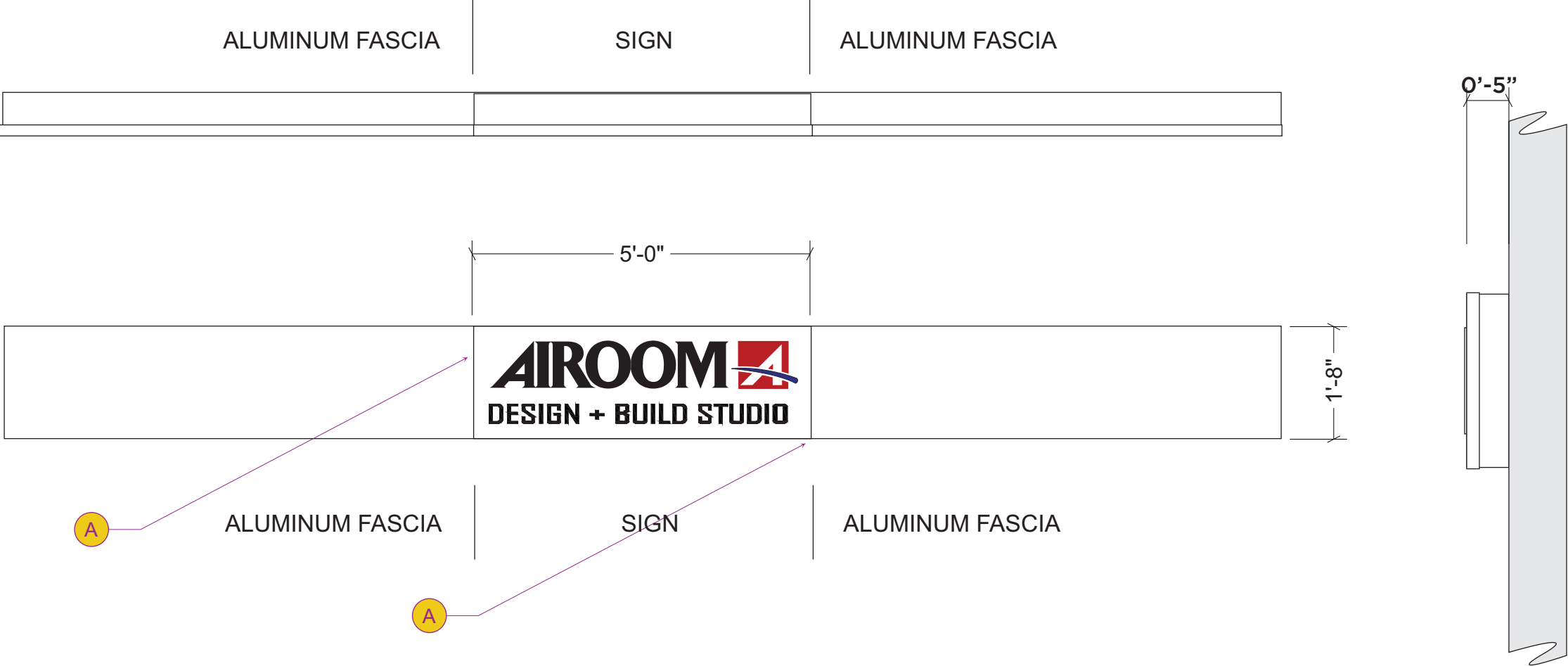


Hinsdale Avenue Elevation



Front Elevation

8.35 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

A Seam

SCALE 1/2"=1'

Drawn By: JC

TBD

TBD

TBD

TBD

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications

Electrical Specifications

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Front Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.
Center sign over windows as shown.
Connect to electrical service
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1' Drawn By: JC



NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

**AURORA
SIGN CO.**
OFFICE: 630-898-5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Airoom

Location Name:
Hinsdale

Address:
36 S. Washington

City/State:
Hinsdale, IL 60521

| | | |
|--------------|-----------|------------------------|
| Drwg: 220691 | Sheet: 1A | Design Date: 5/18/2022 |
| Rev A: | | Rev D: |
| Rev B: | | Rev E: |
| Rev C: | | Rev F: |

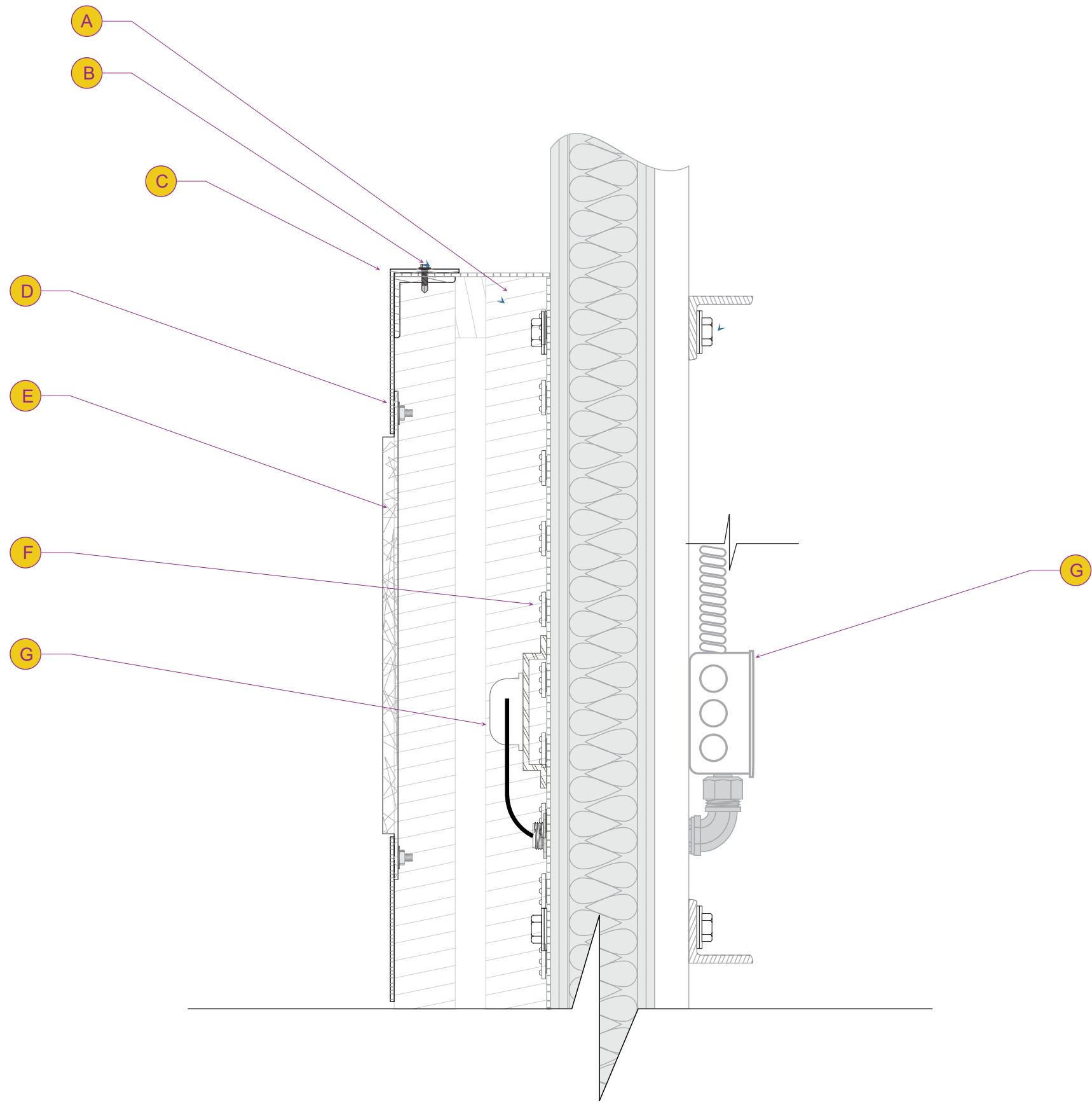
LANDLORD APPROVAL SIGNATURE

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

Computer generated colors are not a true match to any
PMS, vinyl or paint. Rendering shown is for concept only.
Actual scale and placement shown are approximate.



**Illuminated Wall sign with
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

| | |
|--|------------------|
| | Drawn By: |
|--|------------------|

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

| | |
|---|---|
| Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C. | Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications |
|---|---|

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

| | | | | | | |
|--|-----------------------------------|--|---------------------|------------------|-------------------------------|------------------------------------|
| AURORA SIGN CO. <small>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</small> | Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | Sheet: 1B | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |

Side Elevation

9.92 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

| | | |
|----------------------------|--|----|
| Drawn By: | | JC |
| <div><div></div></div> TBD | | |
| <div><div></div></div> TBD | | |
| <div><div></div></div> TBD | | |
| <div><div></div></div> TBD | | |

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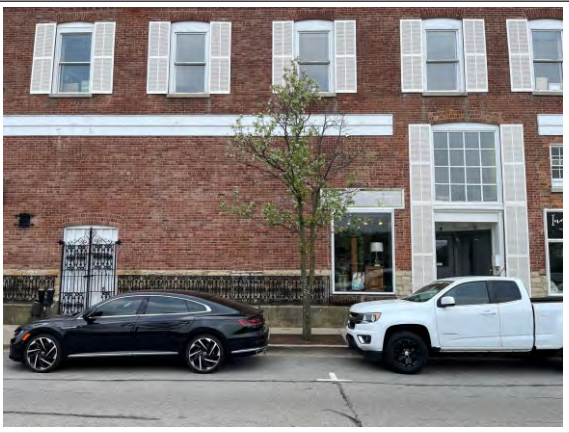
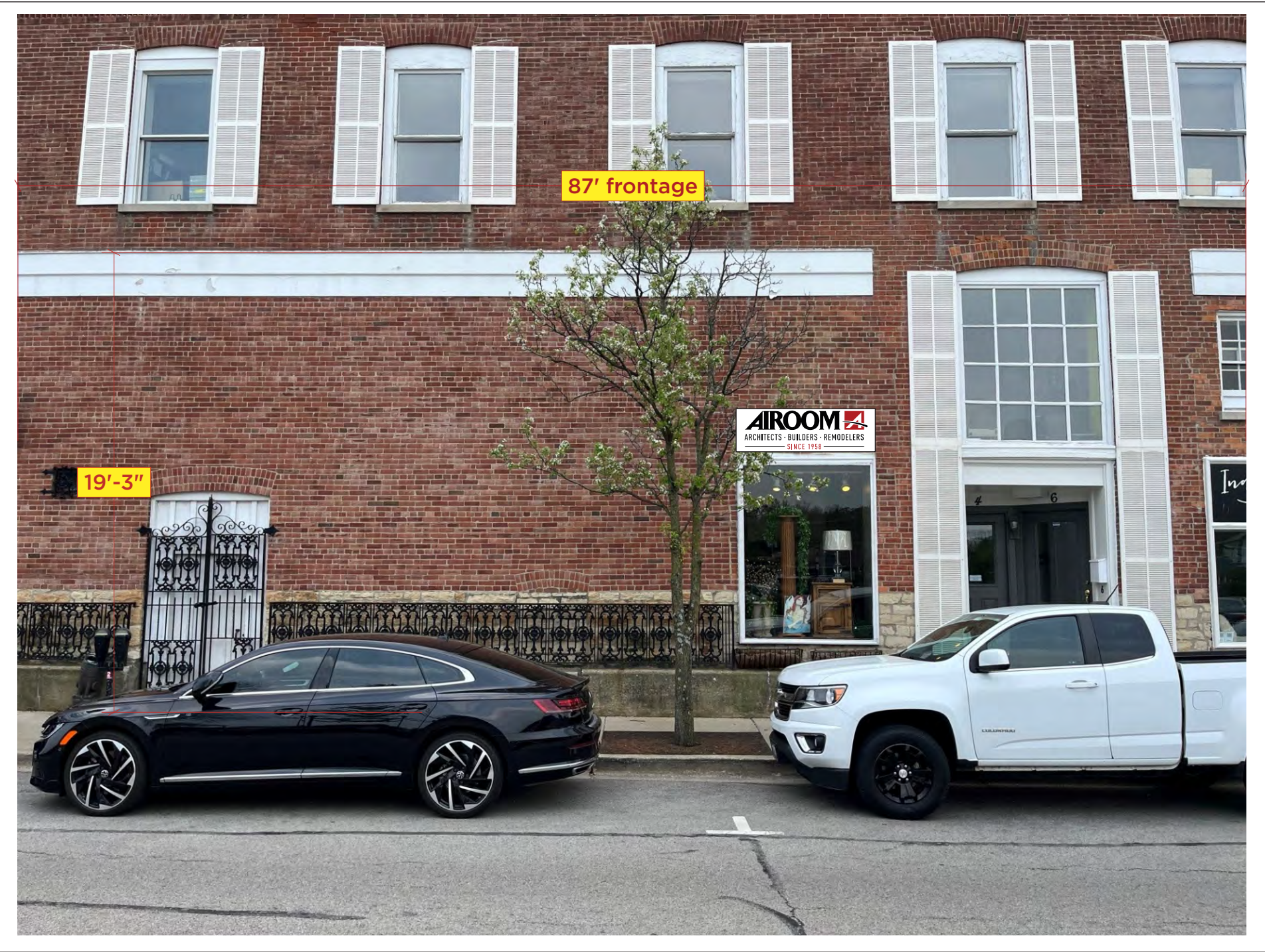
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

| | |
|--|--|
| Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C. | Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications |
|--|--|

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| | | | | | | |
|---|----------------|--------------------|--------------|----------|------------------------|-----------------------------|
| <div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div> | Prepared For: | Address: | Drwg: 220691 | Sheet: 2 | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Airoom | 36 S. Washington | Rev A: | | Rev D: | |
| | Location Name: | City/State: | Rev B: | | Rev E: | |
| | Hinsdale | Hinsdale, IL 60521 | Rev C: | | Rev F: | |

Side Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.
Center sign over windows as shown.
Connect to electrical service
to be provided by others prior to install.

SPECIAL NOTES:

| | |
|----------------|--------------|
| SCALE 3/16”=1’ | Drawn By: JC |
|----------------|--------------|

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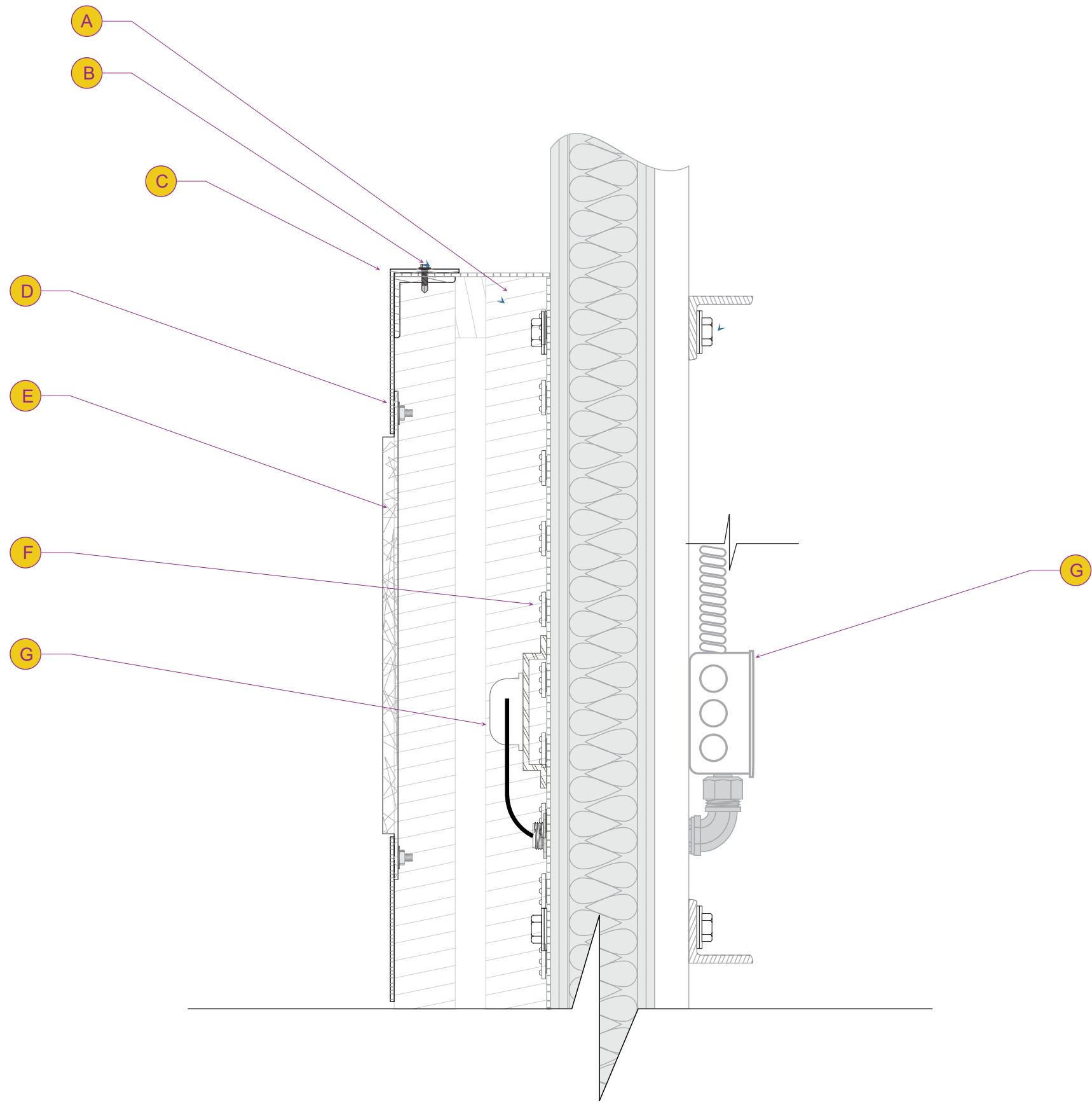
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

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| | | | | | | |
|---|----------------------------|-----------------------------------|--------------|-----------|------------------------|-----------------------------|
| <div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div> | Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | Sheet: 2A | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |



**Illuminated Wall sign with
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

| | |
|--|------------------|
| | Drawn By: |
|--|------------------|

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

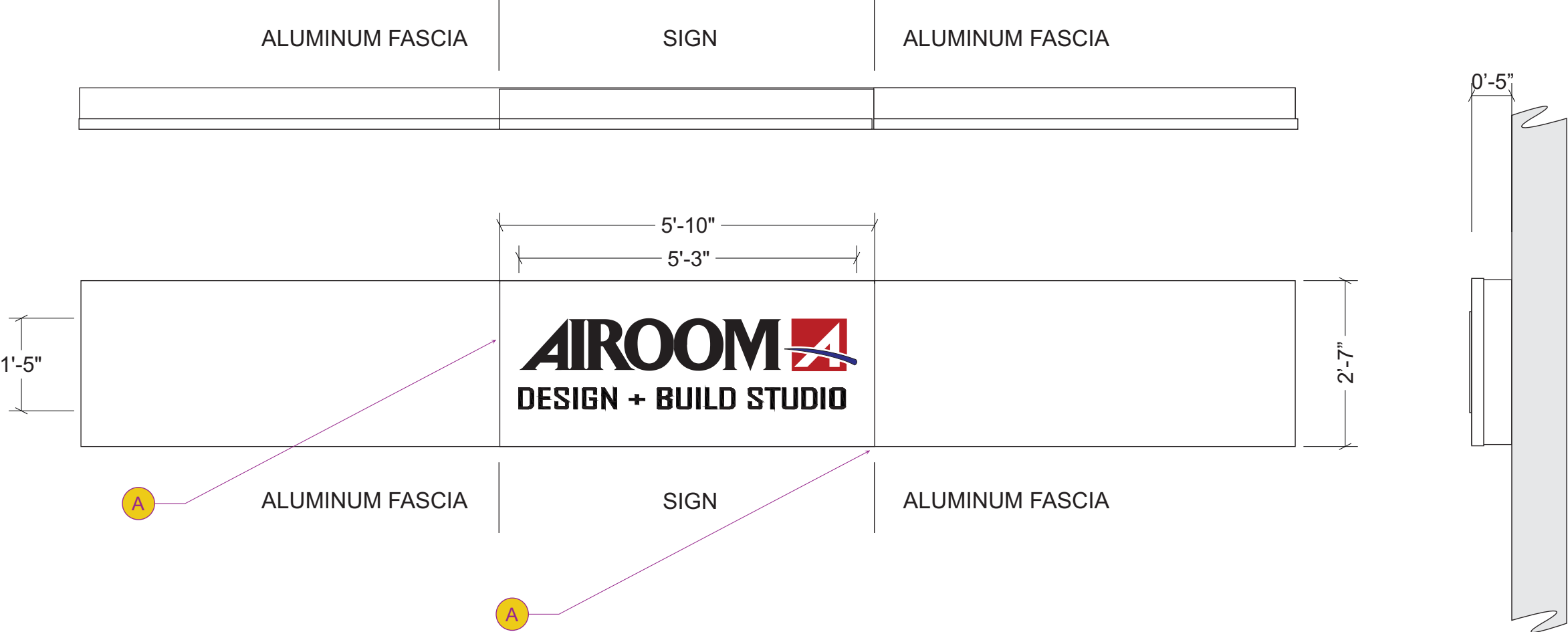
| | |
|---|---|
| Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C. | Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications |
|---|---|

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| | | | | | | |
|--|-----------------------------------|--|---------------------|------------------|-------------------------------|------------------------------------|
| AURORA SIGN CO. <small>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</small> | Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | Sheet: 2B | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |

Front Elevation

7.40 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

A "Uniform seams" to have opaque block at seam to mitigate light leak.

SCALE 1/2"=1' Drawn By: JC

- TBD
- TBD
- TBD
- TBD

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

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|--|--|
| Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C. | Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications |
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|----------------------------|-----------------------------------|--------------|----------|------------------------|-----------------------------|
| Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | Sheet: 1 | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | Rev D: | | |
| | | Rev B: | Rev E: | | |
| | | Rev C: | Rev F: | | |

Front Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.
Center sign over windows as shown.
Connect to electrical service
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1' Drawn By: JC



Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

LANDLORD APPROVAL SIGNATURE

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AURORA
SIGN CO.

OFFICE: 630-898-5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Airoom

Location Name:
Hinsdale

Address:
36 S. Washington

City/State:
Hinsdale, IL 60521

Drwg: 220691 Sheet: 1A Design Date: 5/18/2022

Rev A:
Rev B:
Rev C:

Rev D:
Rev E:
Rev F:

Front Elevation
Night time rendering



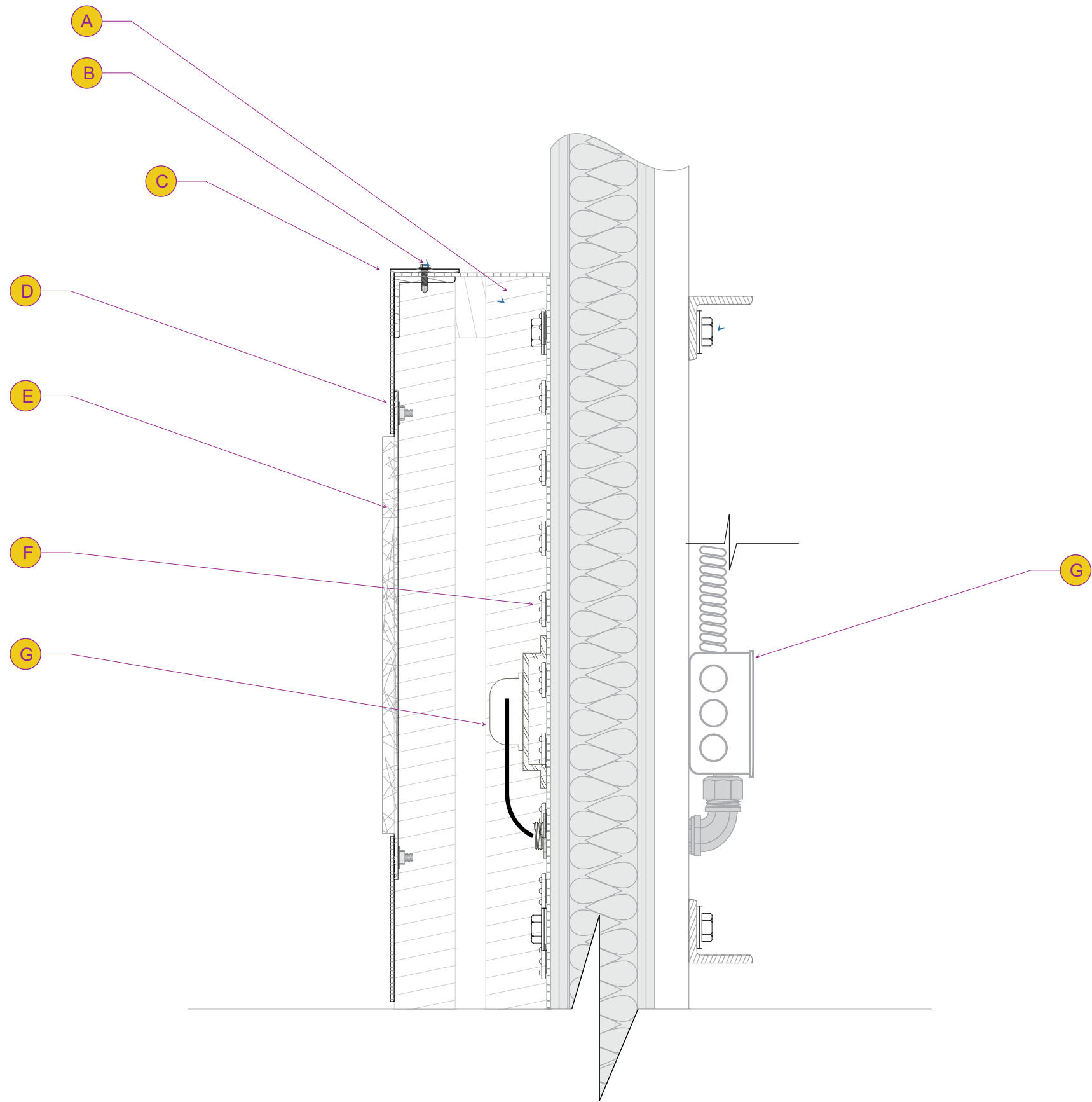
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| SCALE 3/16”=1’ | Drawn By: JC |
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| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |



**Illuminated Wall sign with
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

| | |
|--|------------------|
| | Drawn By: |
|--|------------------|

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

| | |
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|---|---|

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| AURORA SIGN CO. <small>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</small> | Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | Sheet: 1B | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |

Side Elevation

8.78 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

| | | |
|------------------------|-----|----|
| Drawn By: | | JC |
| <div><div></div></div> | TBD | |
| <div><div></div></div> | TBD | |
| <div><div></div></div> | TBD | |
| <div><div></div></div> | TBD | |

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| <div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div> | Prepared For: | Address: | Drwg: 220691 | Sheet: 2 | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Airoom | 36 S. Washington | Rev A: | | Rev D: | |
| | Location Name: | City/State: | Rev B: | | Rev E: | |
| | Hinsdale | Hinsdale, IL 60521 | Rev C: | | Rev F: | |

Side Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.
Center sign over windows as shown.
Connect to electrical service
to be provided by others prior to install.

SPECIAL NOTES:

| | |
|----------------|--------------|
| SCALE 3/16”=1’ | Drawn By: JC |
|----------------|--------------|

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
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|---|----------------------------|-----------------------------------|--------------|-----------|------------------------|-----------------------------|
| <div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div> | Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | Sheet: 2A | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |

Side Elevation
Night time rendering



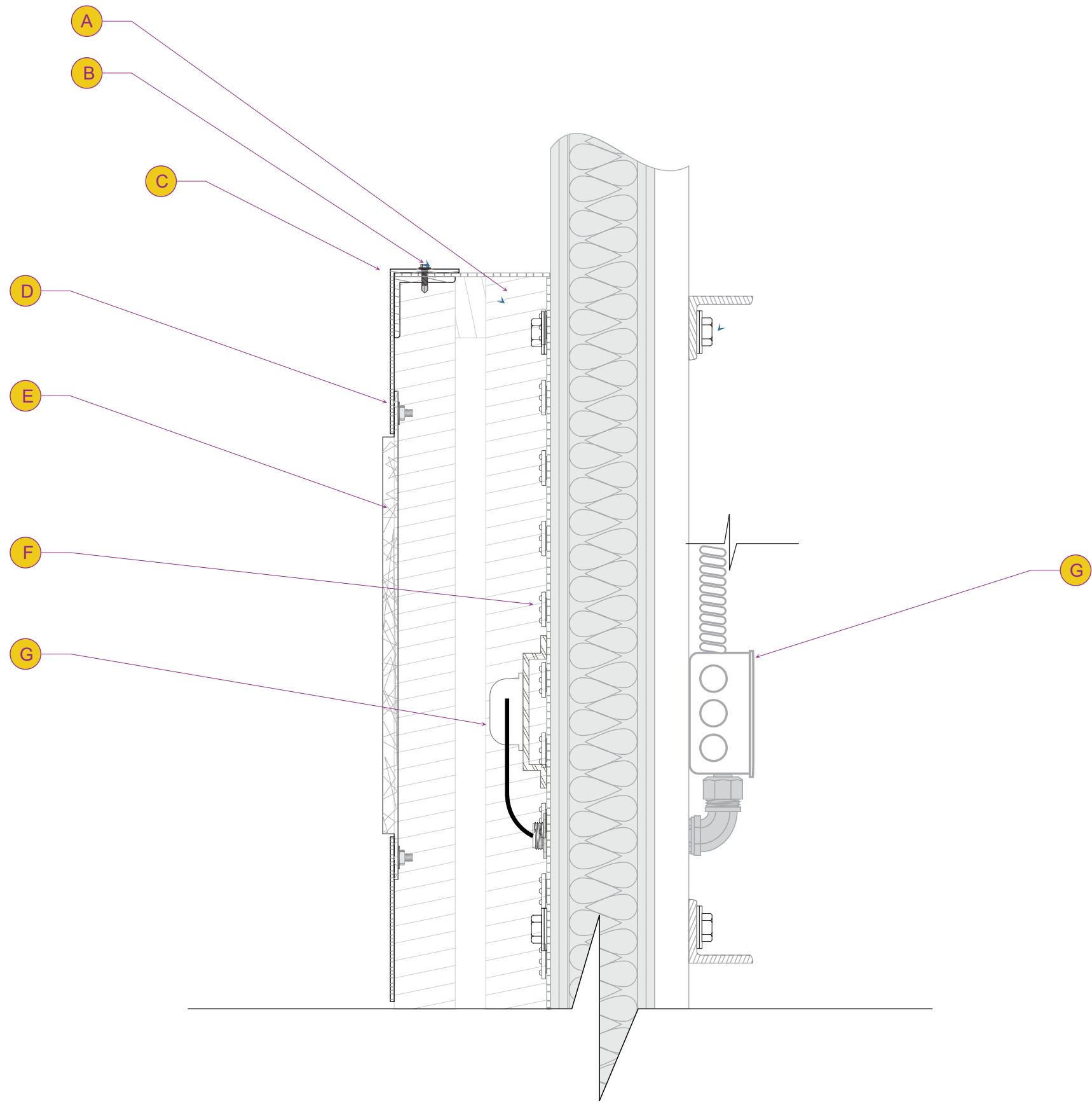
| | |
|----------------|--------------|
| SCALE 3/16”=1’ | Drawn By: JC |
|----------------|--------------|

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| <div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div> | Prepared For: Airoom | Address: 36 S. Washington | Drwg: 220691 | SheetNight 2 | Design Date: 5/18/2022 | LANDLORD APPROVAL SIGNATURE |
| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |



**Illuminated Wall sign with
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

| | |
|--|------------------|
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|--|------------------|

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| | Location Name: Hinsdale | City/State: Hinsdale, IL 60521 | Rev A: | | Rev D: | |
| | | | Rev B: | | Rev E: | |
| | | | Rev C: | | Rev F: | |



MEMORANDUM

DATE: July 29, 2022

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-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade Sign Permit Review to allow for the installation of one (1) new wall sign for the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

FOR: August 3, 2022 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 / Performance Wealth Management 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 and Site Plan Review to allow for changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the rear elevation 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 of the building is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth Management, 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.

On January 4, 2022, by Ordinance No. O2022-02, the Village Board approved an Exterior Appearance and Site Plan Review to allow for changes to both the front and rear façade of the building for Performance Wealth Management. A Sign Permit Review was also approved to allow for the installation of one (1) new wall sign on the front of the building. On the front façade facing Hinsdale Avenue, exterior changes included the installation of new trim around the entrance to the second floor tenant space and three black gooseneck lights above the new door header to illuminate the signage area. On the rear façade, one of the two black awnings was proposed to be recovered with a dark navy blue fabric to match Performance Wealth Management's branding colors. The awning fabric was not changed due to the proposed request to install new trim around the doorway, described below.

REQUEST AND ANALYSIS

The applicant is proposing the following changes to the rear façade of the building:

- Installation of Trim on the Rear Door for the Second Floor Tenant Space – One of the two awnings on the rear façade will be removed and new trim will be installed around the existing entrance doors to the second floor tenant space for Performance Wealth Management. The design is intended to match the entrance trim recently installed earlier this year on the front facade for Performance Wealth Management. The trim will be constructed of wood and painted white. The overall height from grade to the top of the header will be approximately ten (10) feet, which is shown to align with the height of the adjacent awning.
- Wall Sign – The existing Salon Lofts sign on the rear elevation will be removed and one (1) new internally-illuminated wall sign for Performance Wealth Management will be installed in the same location. The proposed wall sign measures 2' tall and 7' wide, with an overall sign face area of 14 square feet. The wall sign consists of a white aluminum backer panel with blue push-thru acrylic letters and a gold logo.

For reference, the existing sign for Salon Lofts measures 1'6" tall and 9' wide, with a sign face area of 13.5 square feet. The proposed sign will be slightly larger in size.

The applicant provided a rendering to show how the sign will look illuminated at night. The white aluminum background will be opaque, with only the sign copy (letters and logos) transmitting light through, as required by Section 9-106(E) of the Zoning Code.

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.



MEMORANDUM

As proposed, the signage complies with the Village's requirements, subject to the condition that existing permanent window signage for both Salon Lofts and Performance Wealth Management be removed. Collectively, the three (3) wall signs will measure 49.42 square feet in size, which includes the following signs:

- Front Façade – Salon Lofts: 27 square feet
- Front Façade - Performance Wealth Wall Sign: 8.42 square feet
- Rear Façade – Performance Wealth Management: 14 square feet

It should be noted that Salon Lofts was previously afforded more signage area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate entrance. 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. 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.

As part of this approval, Salon Lofts and Performance Wealth Management must remove their existing permanent window signage. As noted above, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. Permanent window and doors signs are considered collectively as one sign. With the installation of a second wall sign, Performance Wealth would have three (3) signs – permanent window signs, a front wall sign, and a rear wall sign – exceeding the two (2) allowed per user. Salon Lofts must remove their permanent window signage on the storefront windows facing Hinsdale Avenue, as the sign face area would appear to the allowable 50 square feet for the building, with 49.42 square feet without counting any permanent window signage.

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.



MEMORANDUM

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.

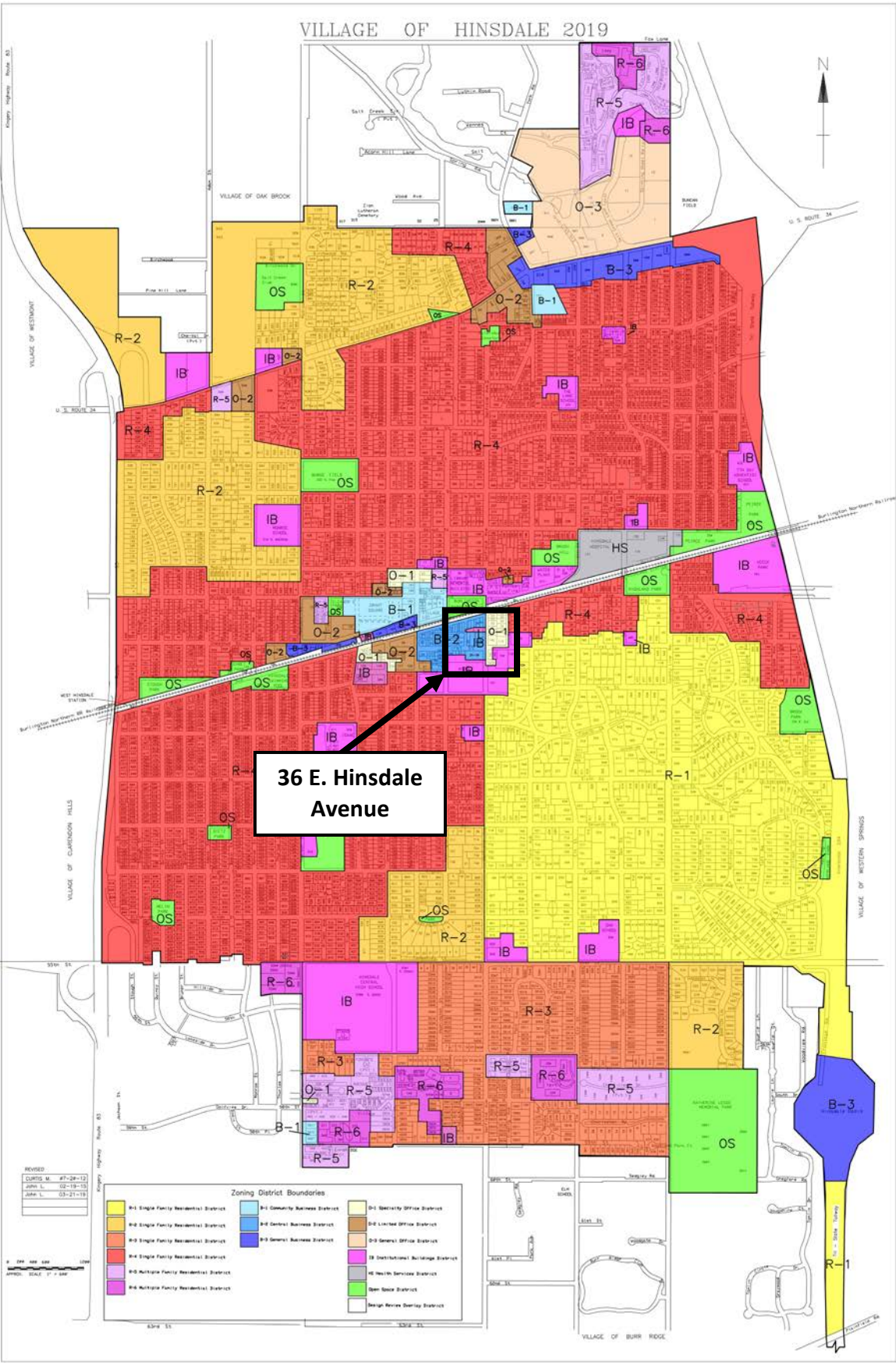
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.
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.

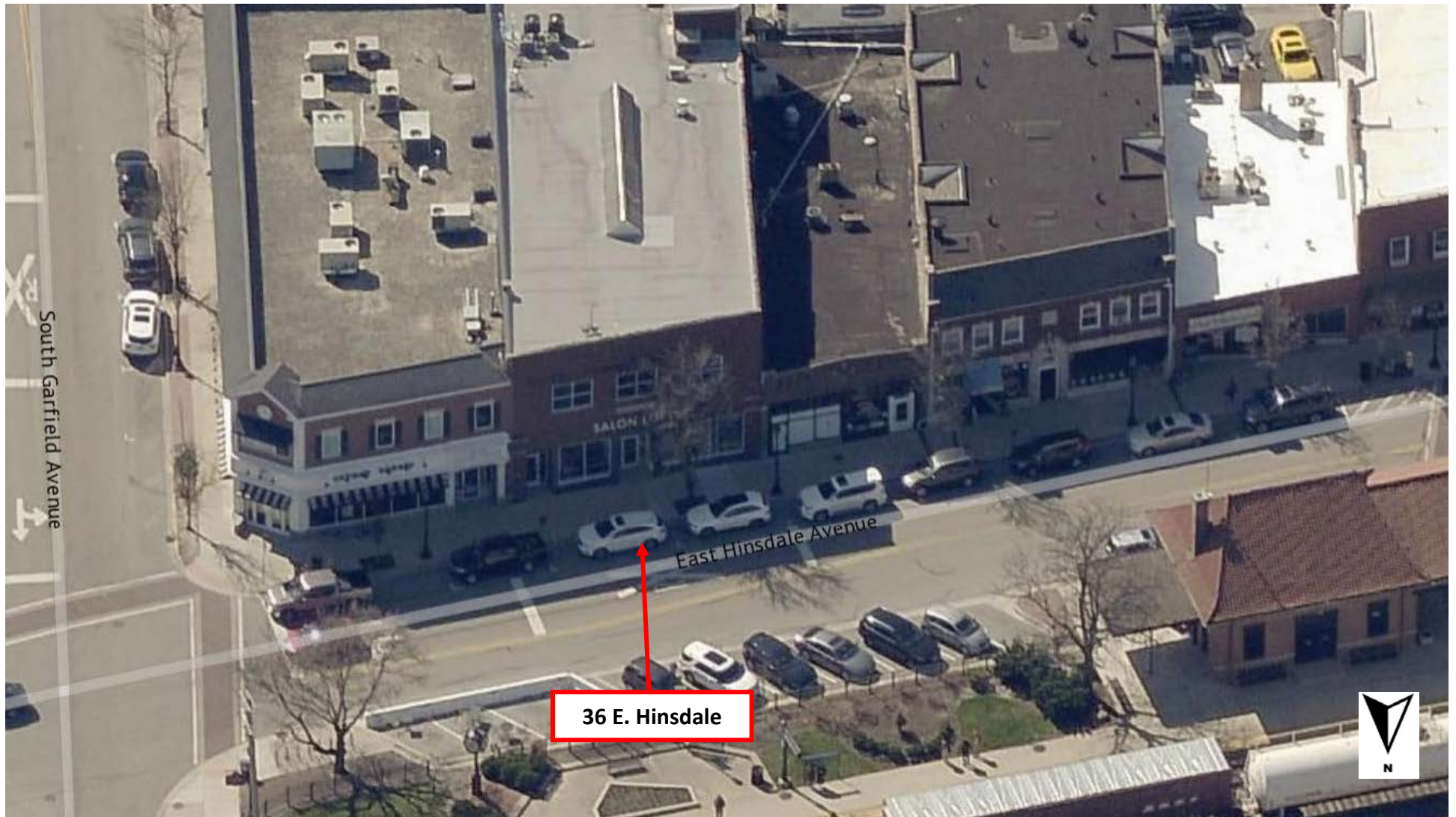
ATTACHMENTS

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
9. Ordinance No. O2022-02 – Exterior Appearance and Site Plan Review for Performance Wealth Management

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 36 E. Hinsdale Avenue



Birds Eye View – 36 E. Hinsdale Avenue



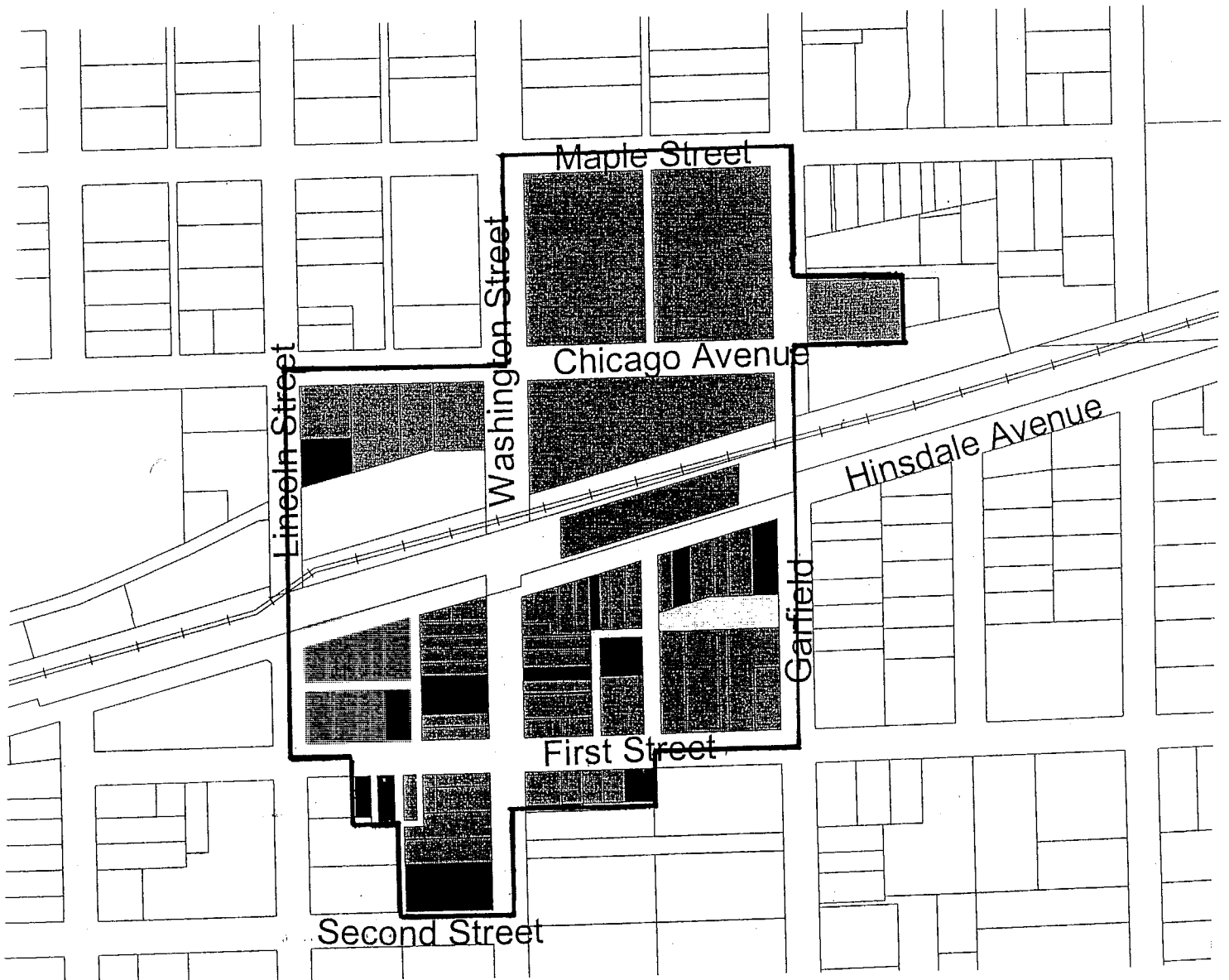
Street View – 36 E. Hinsdale Avenue



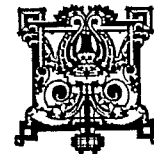
Street View – 36 E. Hinsdale Avenue



MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

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.

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**

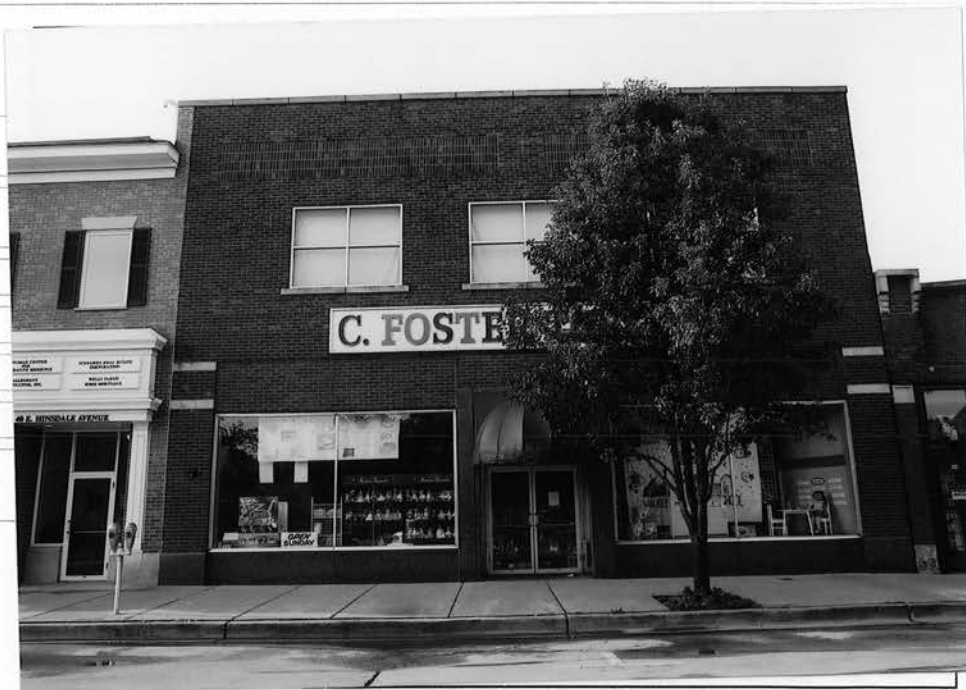
C. Foster Toys

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**

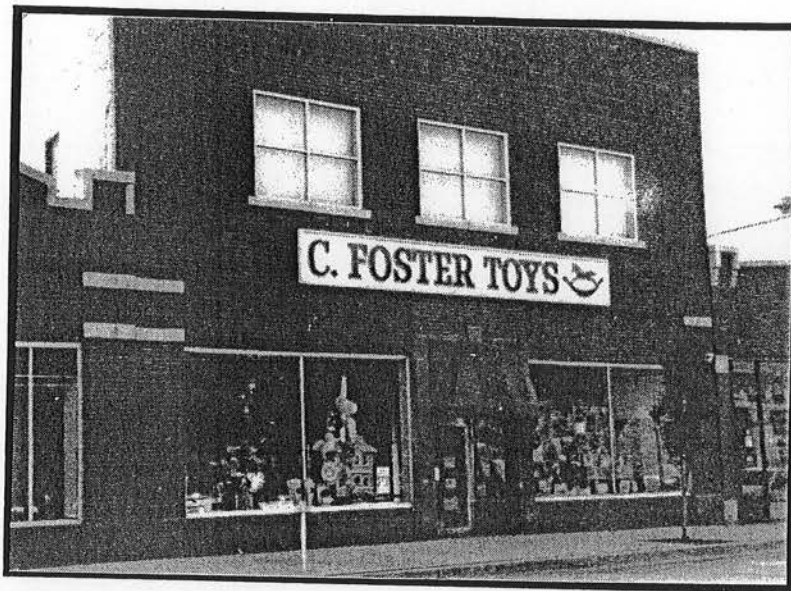
Historic Certification
Consultants

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
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Courtland, LLC
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: (630) 854 / 6300
E-Mail: mikejr@courtlandgc.com

Owner

Name: Performance Wealth Management
Address: 36 E Hinsdale Ave - 2nd Floor
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 686 / 5715
E-Mail: rgough@performancewealthpartners.com

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: _____

Change letter wall sign on backer panel in rear alley

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 11th day of March, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

Mike Zalner
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 11th day of
March, 2022.


Notary Public

CATHERINE DYBAS KESEK
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 9, 2026



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: _____

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

*****PLEASE NOTE*** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
Yes

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

Yes, rear door surround mimic front facade surround. Illuminated sign mimics previously approved Salon Lofts sign.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

Yes, illuminated sign mimics previously approved Salon Lofts sign it replaces. Rear door surround mimics previously approved front door surround

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
No impact
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
Yes, it is visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
N/A - Rear facade, no impact on front elevation.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
Yes, comparable to adjacent properties and previously installed front facade signage.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
N/A - Rear facade
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
Yes it is visually compatible.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
Yes, it is visually compatible.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.
Yes, the predominant materials are consistent with adjacent buildings.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Yes

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

Yes, it matches previously approved Salon Lofts signage and front facade signage.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Yes

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Yes

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
Meets all standards
2. The proposed site plan interferes with easements and rights-of-way.
Proposed site plan does not interfere
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
Proposed plan appropriately fits existing building facade
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
No effect to usage or enjoyment.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
No impact on traffic congestion.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
No impact.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
No, proposed site plan mimics previously approved designs.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
N/A
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.
No impact on drainage and erosion.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

No

11. The proposed site plan does not provide for required public uses designated on the Official Map.

No impact on required public uses.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

No impact on general welfare.

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:
Change letter wall sign on backer panel in rear 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 / 0</u> | <u>0 / 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 |
| accessory building(s): | | |

Maximum Elevations:

| | | |
|------------------------|-------|----|
| principal building(s): | 34.5* | 30 |
| 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

Mike Zalud
Applicant's printed name

Dated: March 11th, 2022.



March 21, 2022

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 and entrance trim 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 Foster

Title: _____

owner



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: () 630-854-6300
E-Mail: mikejr@courtlandgc.com
Contact Name: Mike Zalud Jr.

Contractor

Name: _____
Address: PO Box 9332
City/Zip: Naperville, IL 60567
Phone/Fax: () 630-854-6300
E-Mail: mikejr@courtlandgc.com
Contact Name: Mike Zalud Jr.

ADDRESS OF SIGN LOCATION: 36 E Hinsdale Ave

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One *Change letter on backer panel* or panel

ILLUMINATION Please Select One *LED Halo/Face Lit*

Sign Information: Rear Wall Sign

Overall Size (Square Feet): 14' (7' x 2')

Overall Height from Grade: 11'-6" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② PMS 7555
- ③ PMS 2757

Site Information:

Lot/Street Frontage: 46'-4"

Building/Tenant Frontage: 46'-4"

Existing Sign Information:

Business Name: Salon Lofts

Size of Sign: 14' 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

5/18/22
Date

[Signature]
Signature of Building Owner

5-21-2022
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

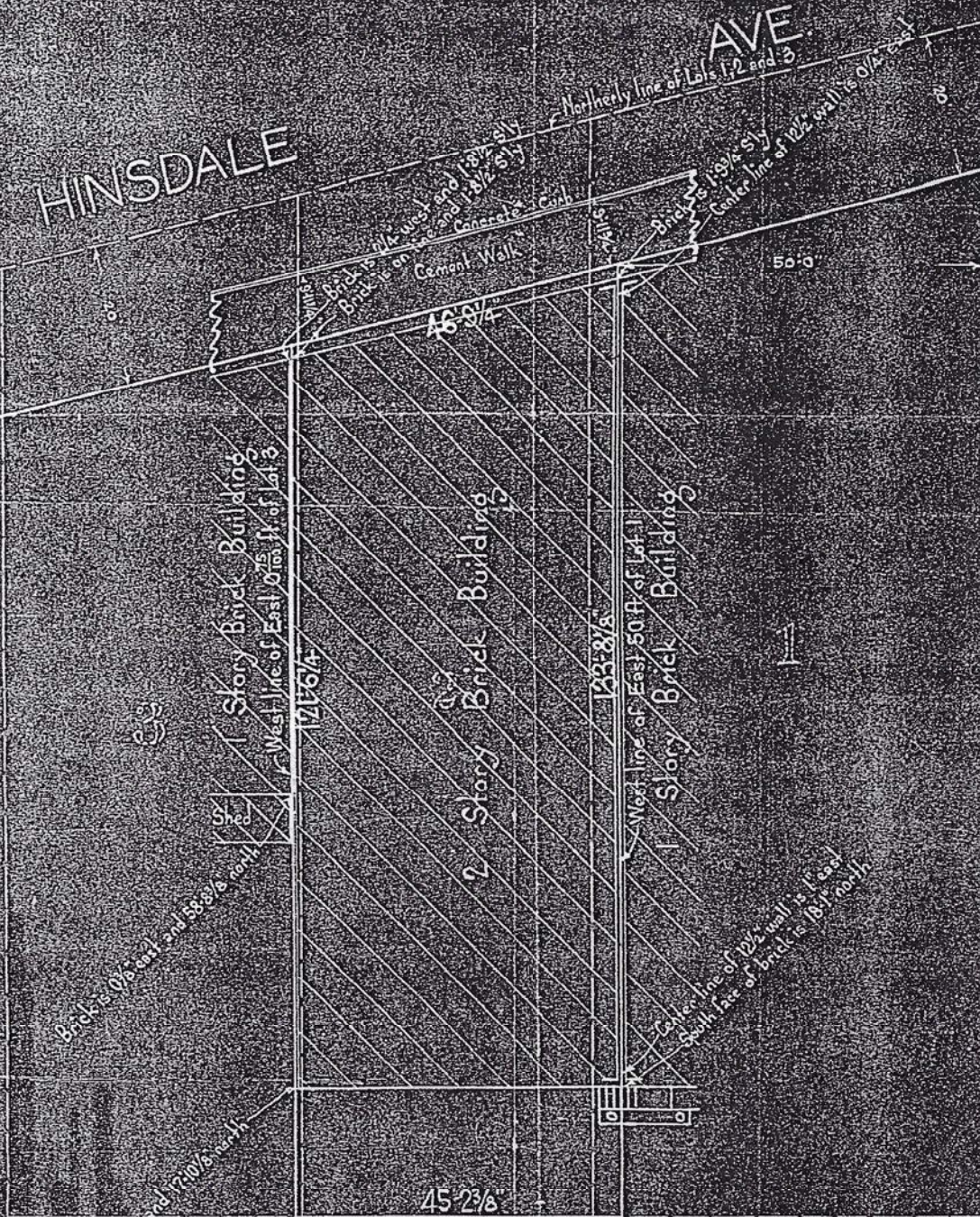
Plan Commission Approval Date: _____ Administrative Approval Date: _____

CHICAGO, BURLINGTON

PLAT OF SUEVY

AVE.

HINSDALE



STATE OF ILLINOIS,) ss.
COUNTY OF COOK,)
CHICAGO GUARANTEE
certifies that a survey has been
of the property described above
drawn is a correct representation

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



**PERFORMANCE
WEALTH**

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

Rear Building Sign



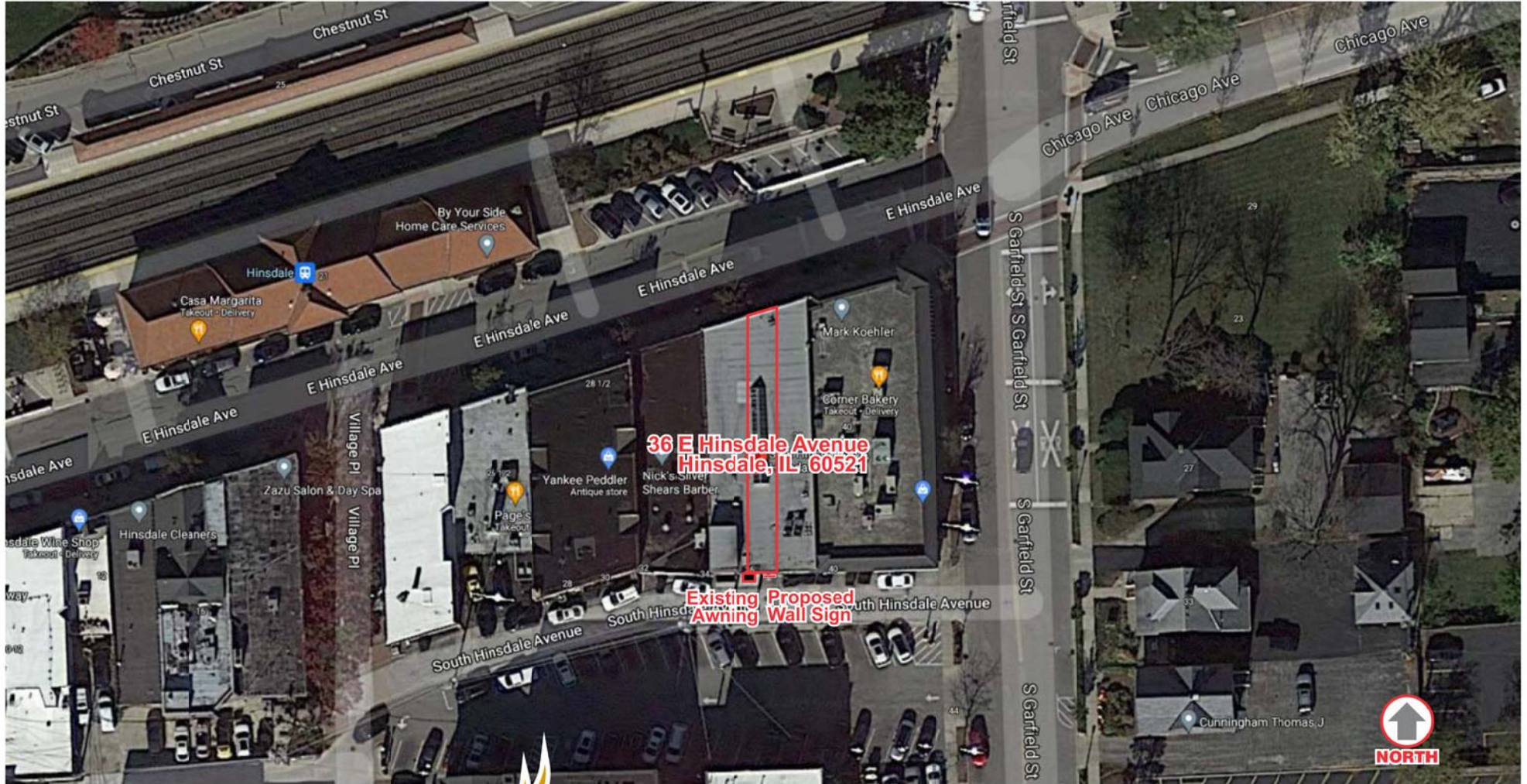
1130 N. Garfield
Lombard, IL 60148

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

job#: 21-8746

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● 05-18-22



Site Plan -



**PERFORMANCE
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Lombard, IL 60148
Ph.# 630.424.6100

36 E Hinsdale Avenue
Hinsdale, IL 60521

Fx.# 630.424.6120

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drawn by
PAMELA F

job#: 21-8746
06-10-21
rev.# 05-18-22

Comments:

SITE PLAN

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page 1 of 4



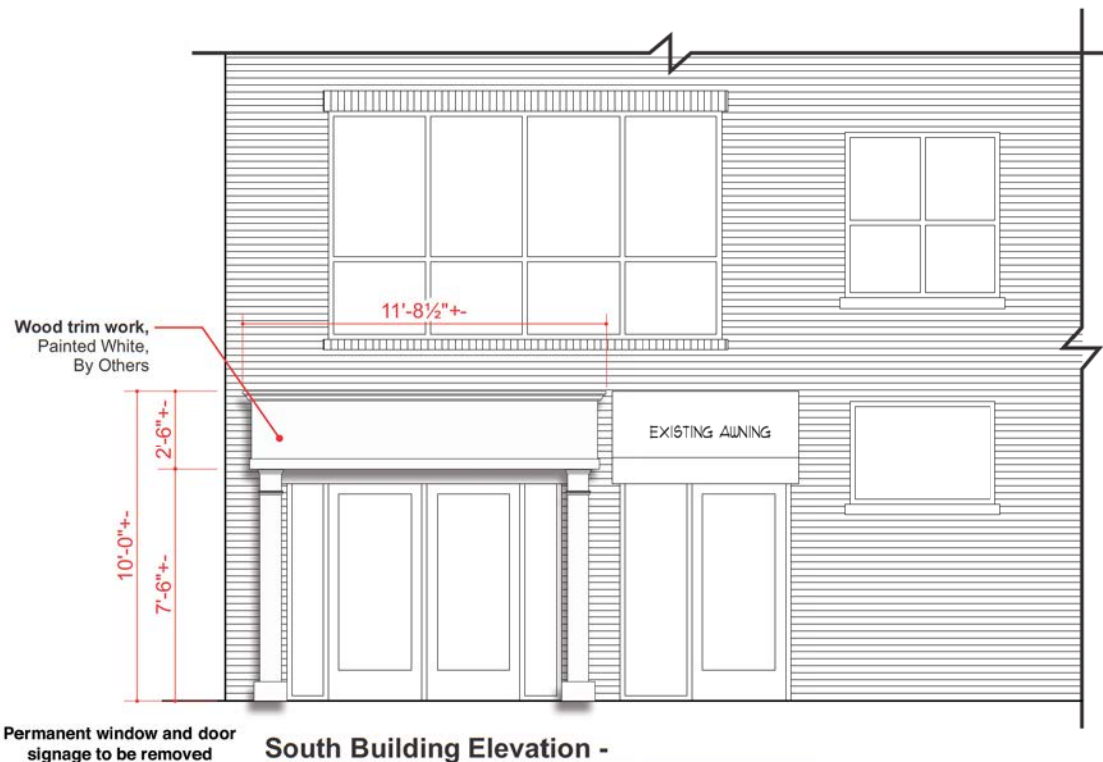
South Building Elevation - Before



South Building Elevation - AFTER

Trim Work Around Doorway -

Trim work around rear building entrance - By Others



South Building Elevation -

Scale 1/4" = 1'-0"



**PERFORMANCE
WEALTH**

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 21-8746
• 06-10-21
• rev.# 05-18-22

Comments:

**OLYMPIK
SIGNS**

account representative / client
ROB WHITEHEAD

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Street Views of Site -



**PERFORMANCE
WEALTH**

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 21-8956
• 12-10-21
• rev.# 05-18-22

Comments:

**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

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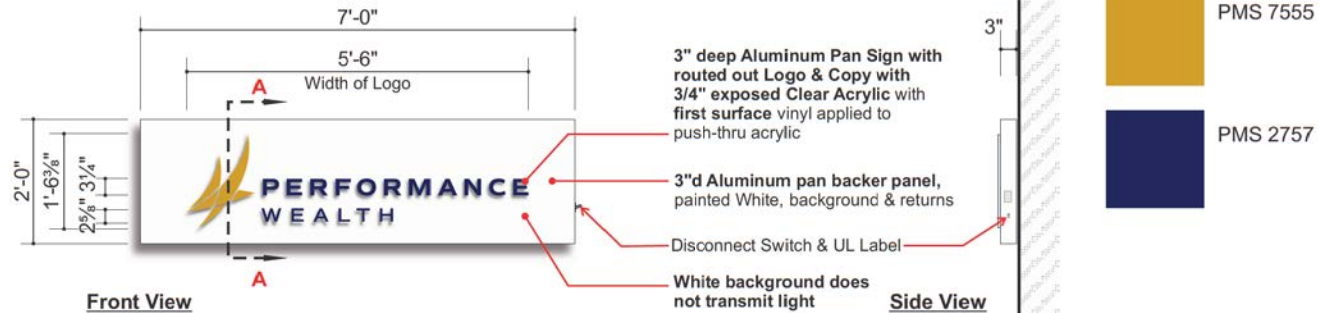
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North Building Elevation - Before



North Building Elevation - AFTER



S/F Illuminated Wall Sign - Routed Out Face with Push-Thru

Scale 1/2" = 1'-0"

Qty: (1) Required

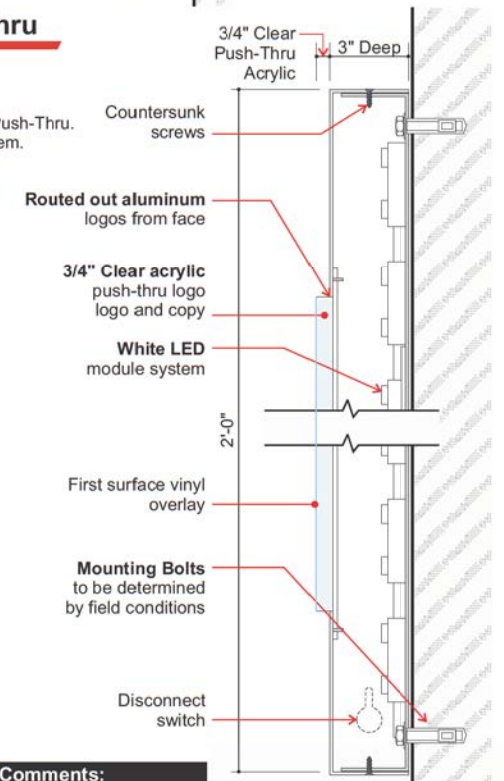
Square Footage: 14.0

3" deep Aluminum pan sign cabinet, routed out logo and copy with 3/4" exposed Clear Acrylic Push-Thru. First surface applied cut vinyl to exposed acrylic. Sign to illuminated with White LED lighting system. Sign to use existing electrical service from existing sign.

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



PROPOSED - NIGHT



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#: 21-8956
12-10-21
rev.# 05-18-22

Comments:

Section A -

Scale 3" = 1'-0"

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VILLAGE OF HINSDALE

ORDINANCE NO. O2022-02

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN REVIEW FOR IMPROVEMENTS TO AN EXISTING BUILDING – 36 E. HINSDALE AVENUE – PERFORMANCE WEALTH MANAGEMENT

WHEREAS, Courtland, LLC., on behalf of Performance Wealth Management (the “Applicant”), has submitted an application (the “Application”) seeking exterior appearance, site plan, and sign permit approval for the installation of one new wall sign and changes to the exterior façade of the existing two-story building located at 36 E. Hinsdale Avenue (the “Subject Property”) in the B-2 Central Business Zoning District. Proposed improvements include exterior changes to the front façade of the building with a new door surround to be installed for the second floor tenant space, lighting to be installed over the new door surround, and a new wall sign to be installed in the new header of the entrance way; exterior changes to the rear façade in the form of reskinning one of two awnings with new fabric over an entrance door at the rear of the building (collectively, the “Proposed Improvements”). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof. The Proposed Improvements are depicted in the Exterior Appearance and Site Plan documents attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Subject Property is currently improved with a two-story commercial building, which is classified as a Contributing Structure in the Downtown Hinsdale National Register Historic District. The Subject Property was previously used as a garage for a Ford Motor Dealership and later used as a toy store, and the Applicant currently occupies the second floor as Performance Wealth Management, an office specializing in financial planning and wealth management. The first floor of the Subject Property is occupied by Salon Lofts, a beauty salon; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code (“Zoning Code”); as amended; and

WHEREAS, the Application was first reviewed by the Historic Preservation Commission at a public meeting on November 3, 2021. The Historic Preservation Commission recommended approval of the Proposed Improvements with certain conditions, on a vote of four (4) in favor, zero (0) opposed and three (3) absent; and

WHEREAS, on November 10, 2021 the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plan on a vote of five (5) ayes, zero (0), nays, and four

development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

- C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- D. Plan Modifications. The two (2) foot tall wood entrance header be lowered in height by two (2) feet and the pilasters on each side of the entrance are reduced in height so that the existing stone trim to the left of the header will be visible (this condition was addressed by the submission of revised plans prior to the approval of this Ordinance).
- E. No Shutters. Shutters are not to be installed on the second floor.

SECTION 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 6: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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 DUPAGE COUNTY, ILLINOIS.

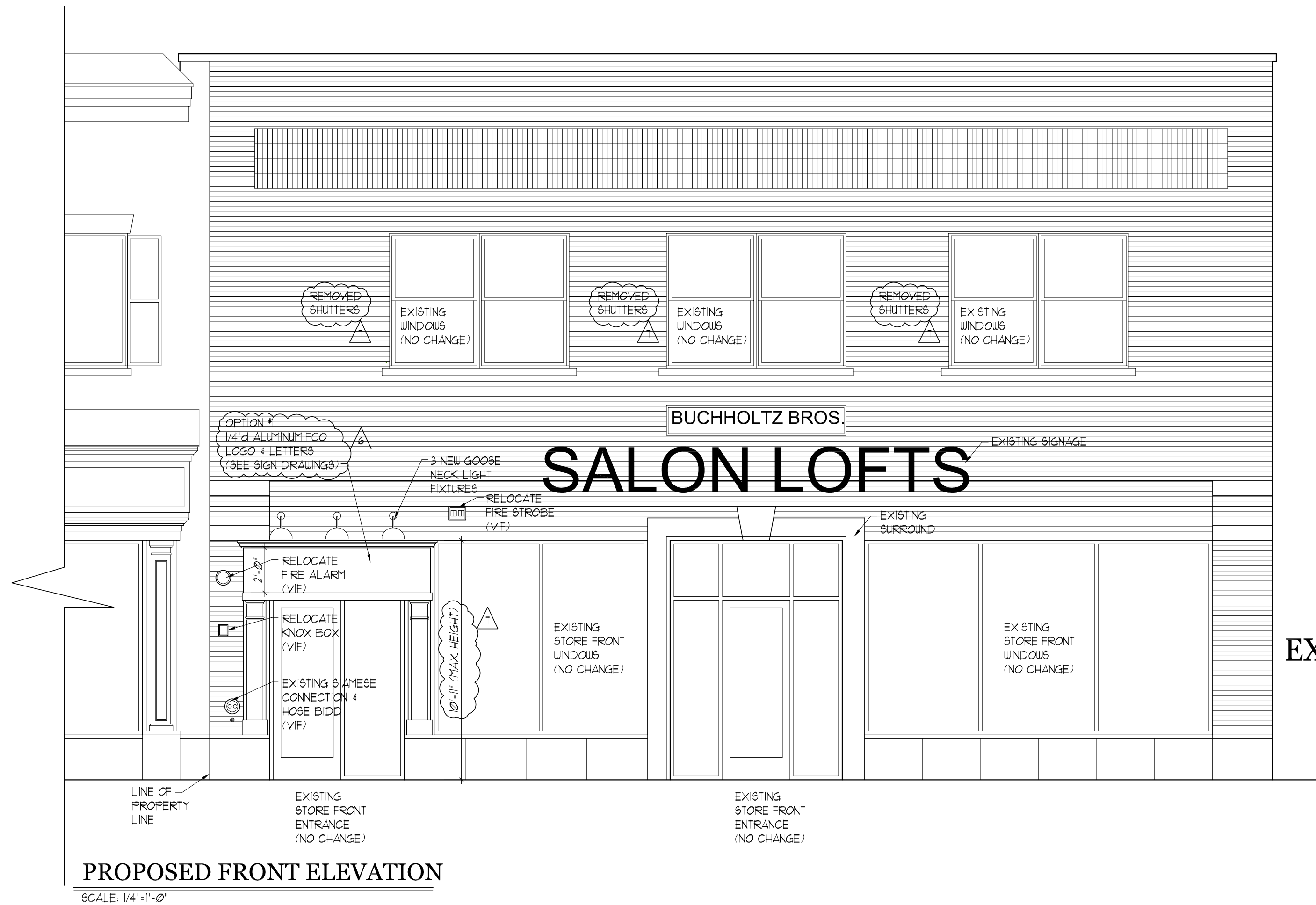
P.I.N.: 09-12-129-005

COMMONLY KNOWN AS: 36 EAST HINSDALE AVENUE, HINSDALE, IL 60521

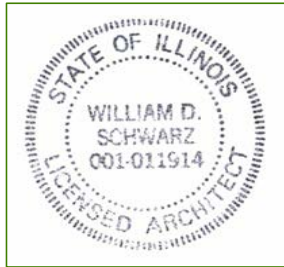
EXHIBIT B

APPROVED EXTERIOR APPEARANCE AND SITE PLANS

(ATTACHED)



EXP. 11-30-2022
11-12-2021



William D. Schwarz

SCHWARZ • LEWIS



SCHWARZ LEWIS
Design Group, Inc.

1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com

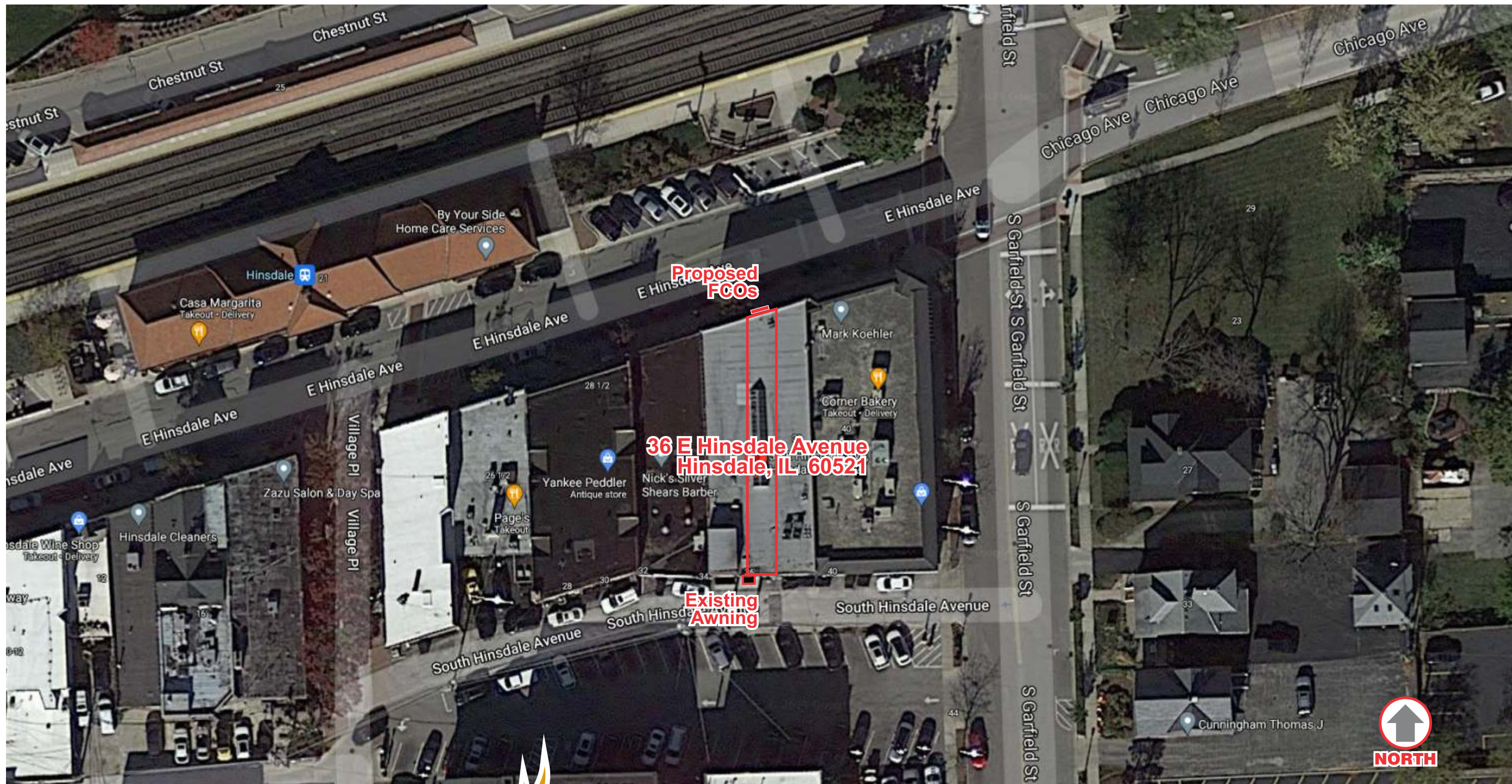
Tenant Build Out
36 East Hinsdale Ave. Second Floor
Hinsdale, IL.

ELEVATIONS

| | |
|--------------------------|---------------------------------------|
| DATE: | 1-14-21 |
| JOB NO.: | 2-10-21 |
| ISSUED FOR PERMIT: | 1-14-21 (demo) 2-10-21 (permit) |
| ISSUED 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 | Client Revision Added Roof Terrace |
| 8-6-21 | Signage |
| 11-12-21 | Plan Commission Revisions |

SHEET NO.

A2.0



Site Plan -



PERFORMANCE
WEALTH

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 21-8746
• 06-10-21
• rev.# 11-17-21

Comments:

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

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SITE PLAN



Street Views of Site -



PERFORMANCE
WEALTH

36 E Hinsdale Avenue
Hinsdale, IL 60521

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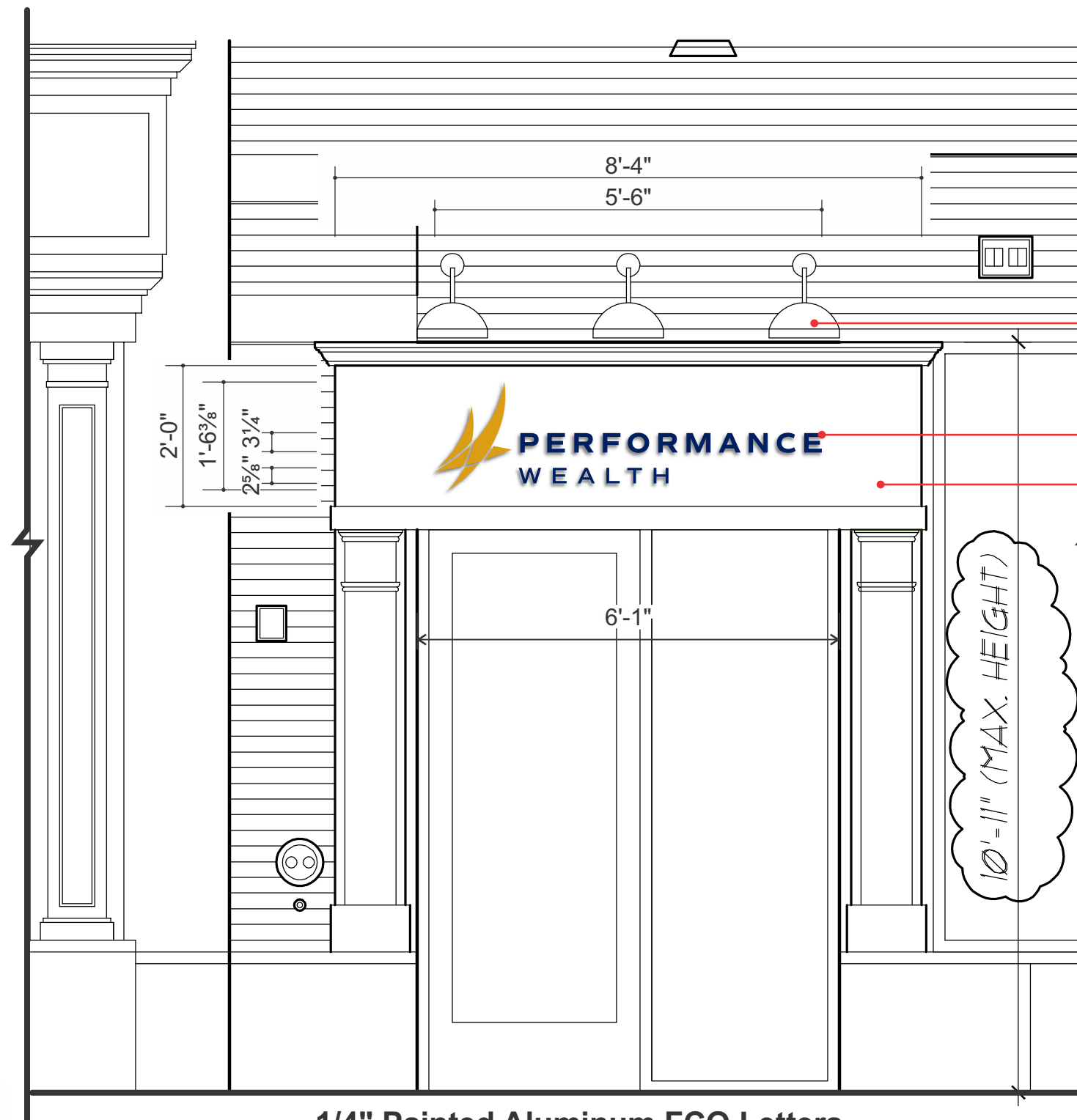
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North Building Elevation - Before



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

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.**



PMS 7555



PMS 2757



**PERFORMANCE
WEALTH**

36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 21-8746
• 06-10-21
• rev.# 11-17-21

Comments:

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SIGNS**

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Lombard, IL 60148

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Fx.# 630.424.6120

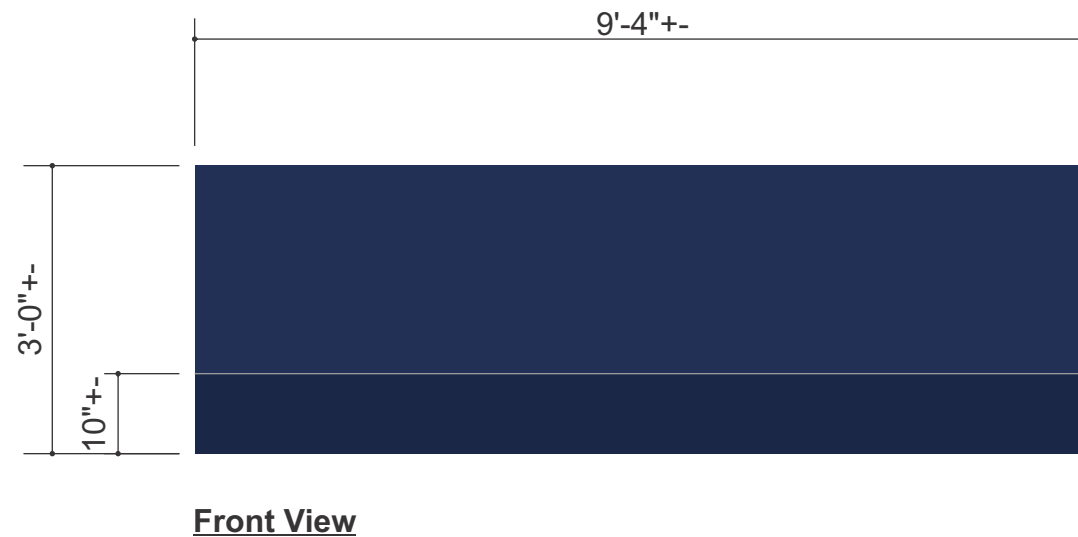
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EXISTING

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.



PROPOSED

South Building Elevation - AFTER



36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 21-8746
• 06-10-21
• rev.# 11-17-21

Comments:

**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

Ph.# 630.424.6100 Fx.# 630.424.6120

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SIGN LAYOUT



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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)

Clear

1

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)

+

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+

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|---|---|
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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/>)

Batting Cage Lighting Kits (<https://www.ledspot.com/ls-commercial-lighting-info/sports-athletic-lighting/baseball-field-lighting/batting-cage-lighting-kits/>)

Landscape Lighting Contractors (<https://www.ledspot.com/ls-commercial-lighting-info/electrical-contractors/landscape-lighting-contractors/>)

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

Ask a Lighting Expert (<https://www.ledspot.com/ls-ask-a-lighting-expert/>)

Quote Request (<https://www.ledspot.com/ls-quote-request/>)

Retrofitting Parking Lot Lighting & Security Lighting Systems Using LED (<https://www.ledspot.com/ls-commercial-lighting-info/retrofitting/retrofitting-parking-lot-lighting-security-lighting-systems-using-led/>)

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[Tennis Court Lights \(/ls-commercial-lighting-info/sports-athletic-lighting/tennis-court-lighting/\)](#)

[Sign Lights \(/ls-commercial-lighting-info/sign-lights/\)](#)

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

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

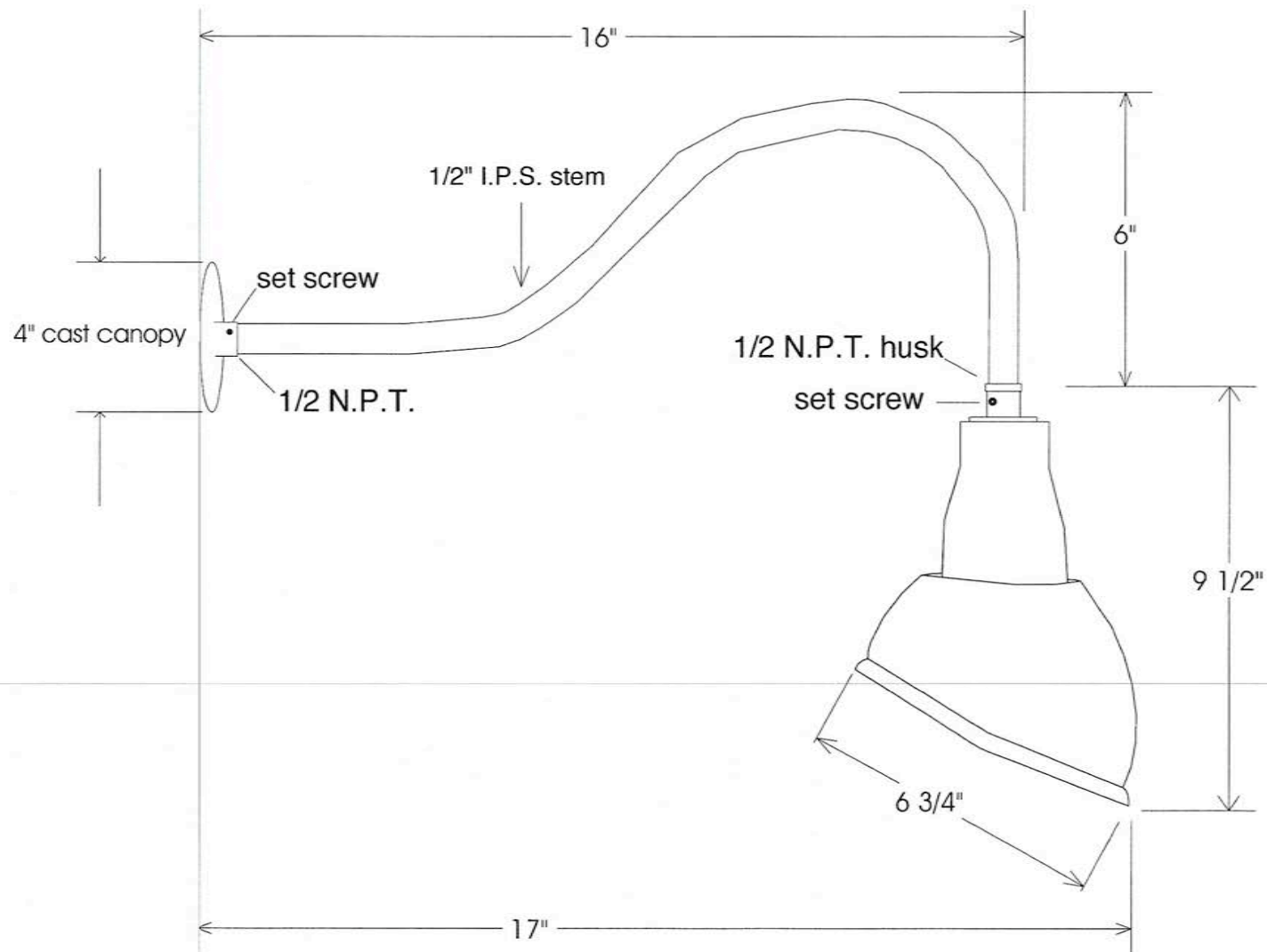
[My Cart \(/cart/\)](#) [My Account \(/my-account/\)](#) [Order Status \(/my-account/orders/\)](#) [Checkout \(/checkout/\)](#) [Returns](#)



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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

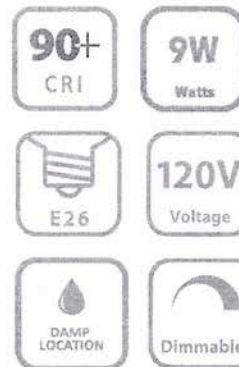
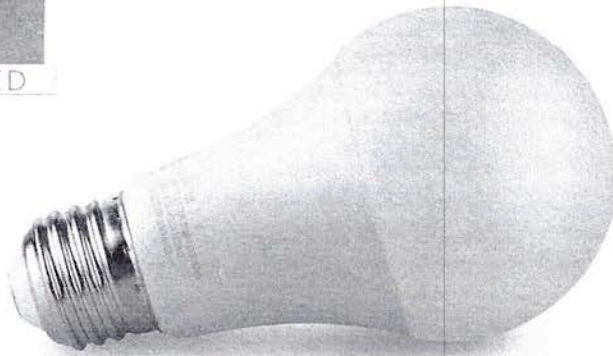
CAD File

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 |

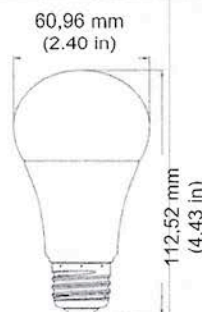


EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: 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

PROPERTY: 36 E. Hinsdale Avenue, Hinsdale, IL (PIN: 09-12-129-005)

APPLICANT: Courtland, LLC

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: November 10, 2021

BOARD OF TRUSTEES 1ST READING: December 14, 2021

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Courtland, LLC requesting 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.

The first floor tenant space in the building 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. The building has been altered over time, including most recently in 2018, when a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront.

The project was reviewed at a public meeting by the Historic Preservation Commission on November 3, 2021. The Commission expressed concern over the shutters and design of the entrance way. The Historic Preservation Commission recommended approval of Case A-25-2021, an Exterior Appearance and Site Plan Review for 36 E. Hinsdale Avenue – Performance Wealth Management, by a vote of 4-0 (3 absent), subject to the following conditions:

1. The second-floor shutters are eliminated.
2. The height of the pediment is reduced to the point where the top of the cap aligns with either the bottom of the limestone to the east or the top of the window to the west.
3. The pilasters are narrowed in width to reflect the new pediment height and so that the pediment will not encroach the adjacent window.

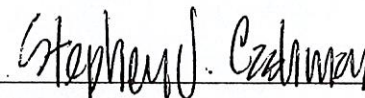
A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Willobee and seconded by Commissioner Crnovich, subject to the condition that the application does not install shutters on the second floor windows and that height of the top header and pilasters is reduced to not overlap with the limestone banding and adjacent window. The vote carried by a roll call vote as follows:

AYES: Commissioners Crnovich, Curry, Krillenberger, Willobee and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Carter, Fiascone, Hurley, and Jablonski

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays recommended to the President and Board of Trustees approval of Case A-25-2021, an 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, subject to the following conditions:

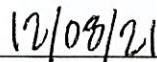
1. The two (2) foot tall wood entrance header be lowered in height by two (2) feet and the pilasters on each side of the entrance are reduced in height so that the existing stone trim to the left of the header will be visible.
2. Shutters are not installed on the second floor.

Signed: _____

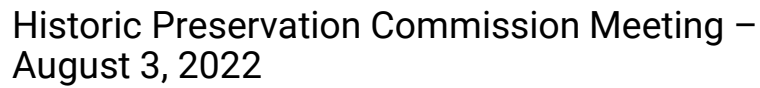


Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____



Historic Preservation Commission Meeting – August 3, 2022



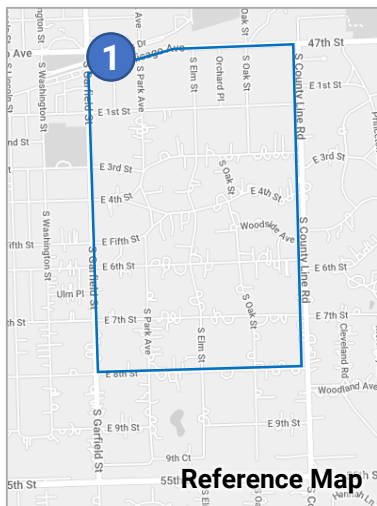
1 2 3 4 PRIMARY GATEWAY LOCATIONS

5 6 7 ADDITIONAL GATEWAY LOCATIONS

CONSIDERATIONS FOR FINAL LOCATIONS

- Conflicts with utilities or existing street signage
- Right-of-way area / size
- Selected sign type and design
- Public Services feedback
- Neighbor feedback
- Plan Commission and Board feedback

1 SOUTHEAST OR SOUTHWEST CORNER OF CHICAGO AVENUE AND BLAINE STREET

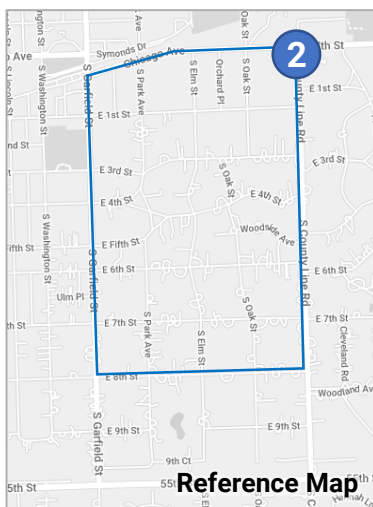


COMMENTS

- Potential location for a freestanding decorative sign
- Determine final preferred corner – Majority of HPC preferred west corner
- Utility conflicts to be determined

2

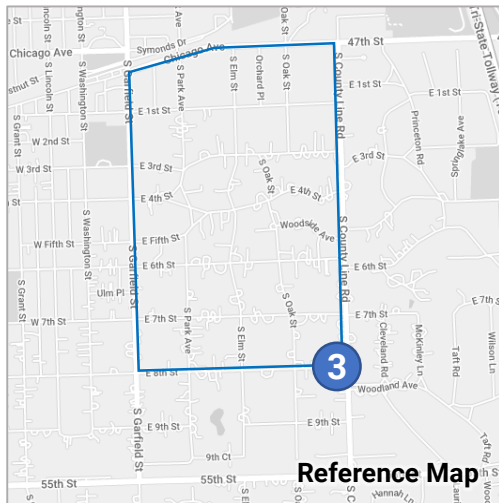
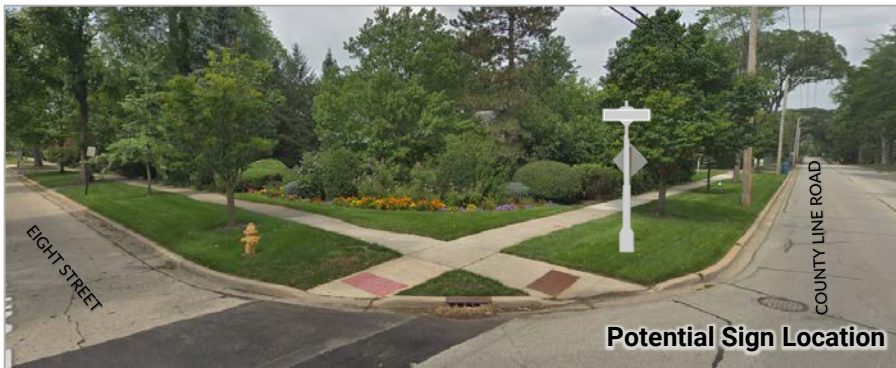
SOUTHWEST CORNER OF COUNTY LINE ROAD AND CHICAGO AVENUE



COMMENTS

- Potential location for a freestanding decorative sign
- Utility locations and conflicts to be determined (known underground utilities in this location)
- Locate off of County Line Road rather than Chicago Avenue due to conflicts with stop sign, utility pole, fire hydrant, large tree

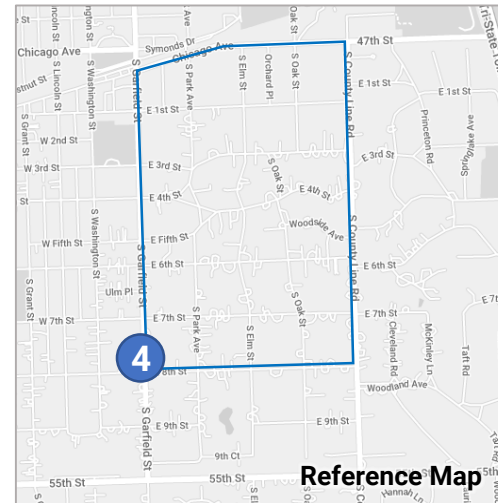
3 NORTHWEST CORNER OF COUNTY LINE ROAD AND EIGHTH STREET



COMMENTS

- Potential location for a freestanding decorative sign
- Limited right-of-way area – potentially relocate the existing bicycle sign on County Line Road and utilize area for a new sign
- Consideration for signs faces oriented toward different directions
- Utility conflicts to be determined – hydrant located on Eighth Street

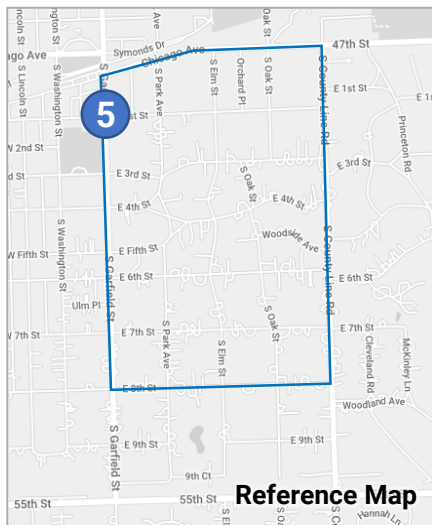
4 NORTHEAST CORNER OF GARFIELD AVENUE AND EIGHTH STREET



COMMENTS

- Potential location for a freestanding decorative sign
- Consideration for signs faces oriented toward different directions
- Limited right-of-way area – Relocate existing street sign to adjacent intersection
- Utility conflicts to be determined

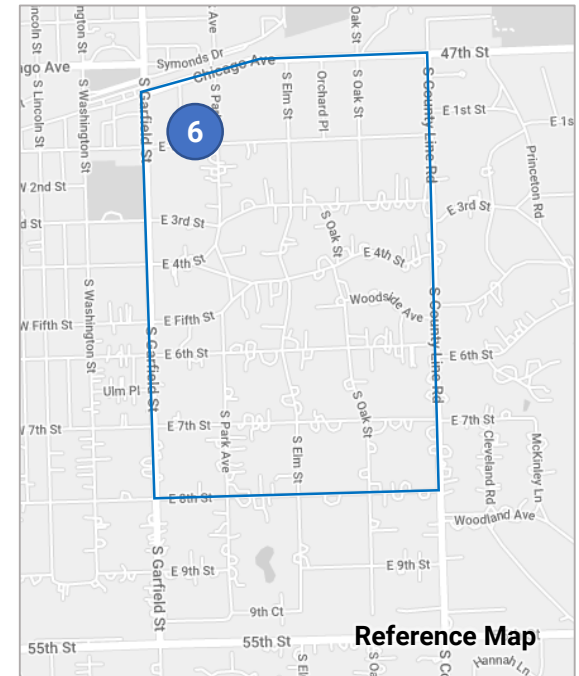
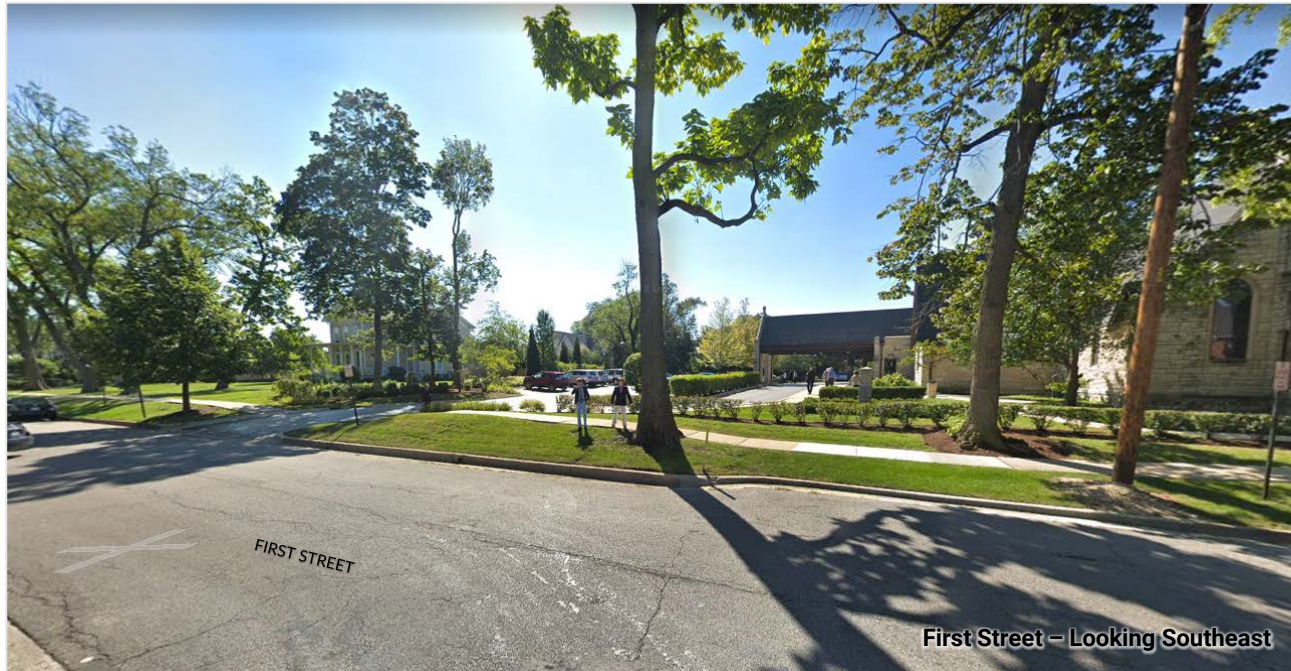
5 CORNERS OF GARFIELD AVENUE AND FIRST STREET



COMMENTS

- Co-location of signage on existing street lights not preferred by HPC
- Determine potential location for a freestanding decorative sign
- Consideration for relocating the existing no truck sign
- Utility conflicts to be determined

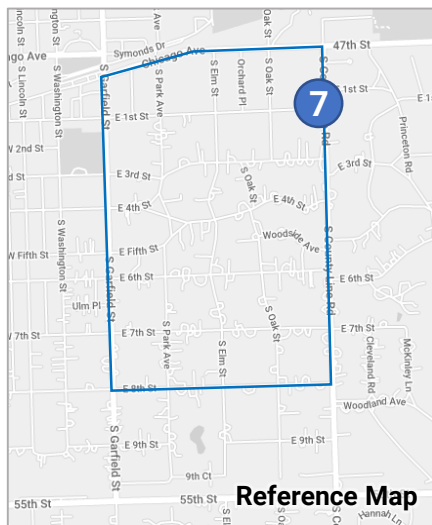
6 FIRST STREET & BLAINE STREET OR PARK AVENUE



COMMENTS

- Potential location for a freestanding decorative sign
- Preferred location near the driveway on the south side of First Street between Grace Lutheran Church & 142 E. First Street (William Whitney House)
- Utility locations and conflicts to be determined

7 NORTHWEST AND SOUTHWEST CORNERS OF COUNTLINE ROAD AND FIRST STREET

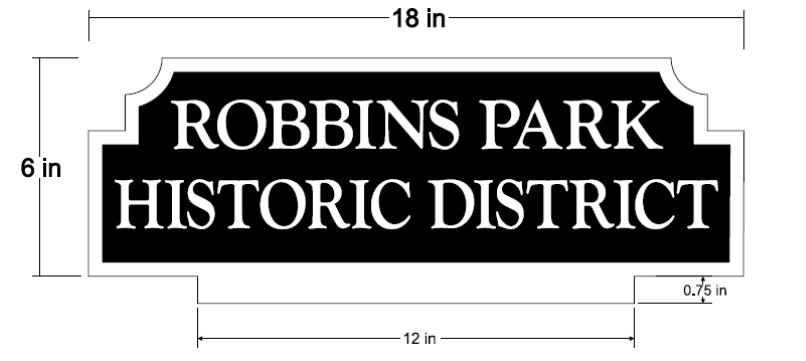


COMMENTS

- Potential location for a freestanding decorative sign
- Utility conflicts to be determined – Hydrant located on the north side of First Street
- Relocation and consolidation of existing church directional signage
- Historic context - Zook House

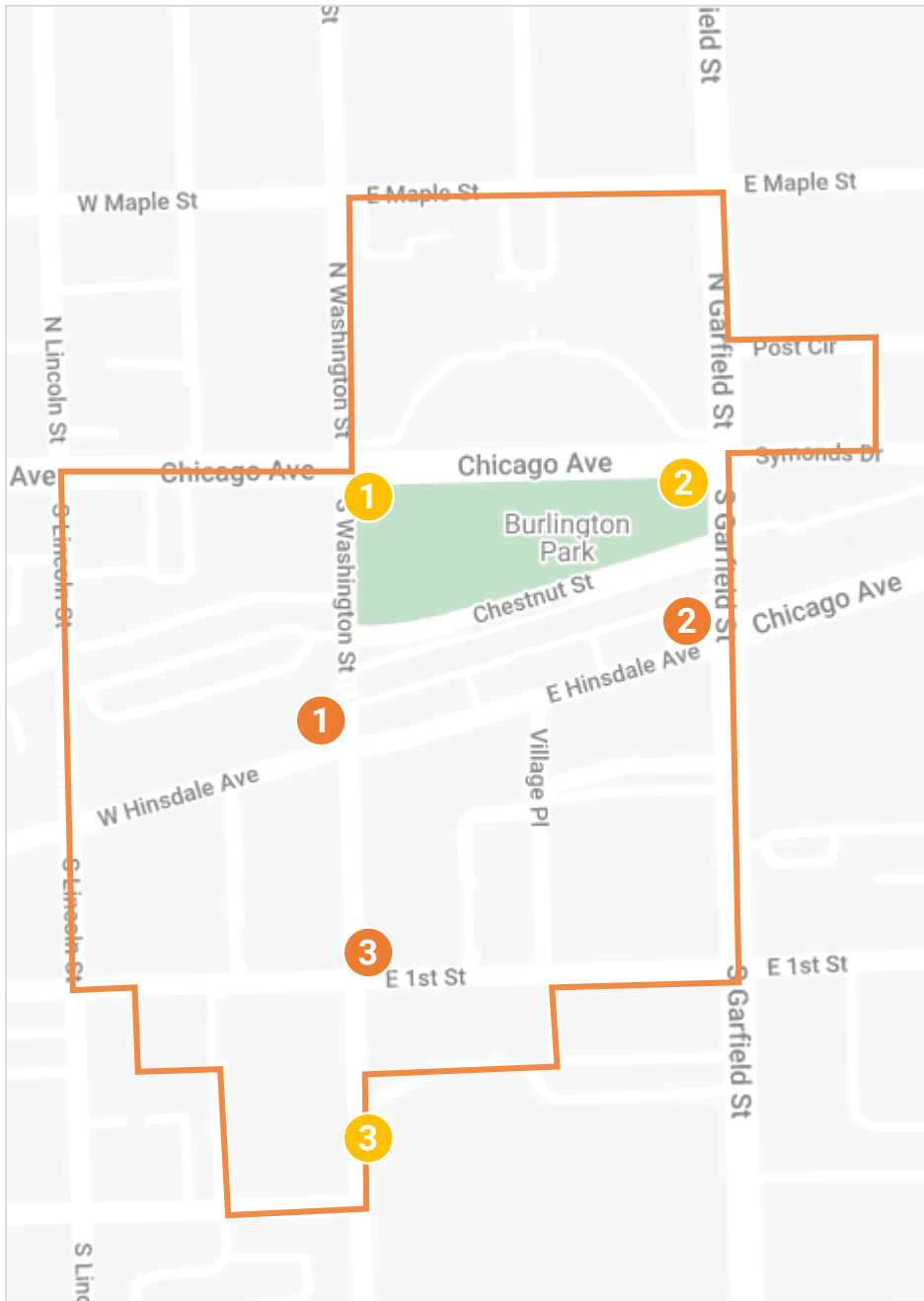
Revised Location Based on Discussion at HPC Meeting 6/1/2022

ROBBINS PARK HISTORIC DISTRICT - EXISTING SIGNAGE



APPROVED STREET SIGN TOPPERS

DOWNTOWN HISTORIC DISTRICT - EXISTING SIGNAGE



1 2 3 INFORMATIONAL SIGNS



1 2 3 HISTORIC DISTRICT SIGNS ON STREET LIGHTS



EXISTING VILLAGE WAYFINDING SIGNAGE



WAYFINDING SIGNS



ENTRY MARKER SIGNS



ODGEN AVENUE GATEWAY SIGN

GATEWAY SIGNAGE TYPES

Single Post Signs

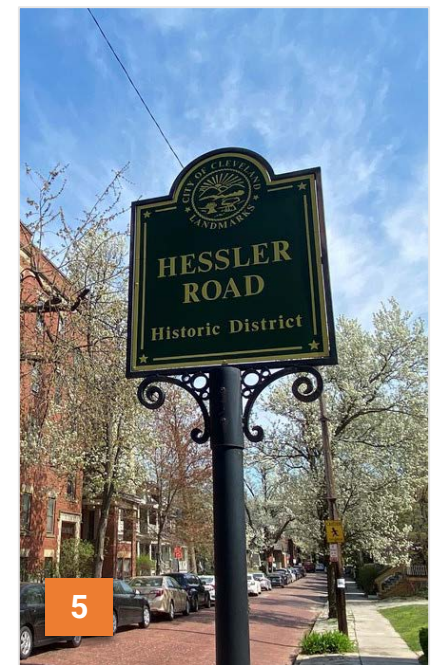
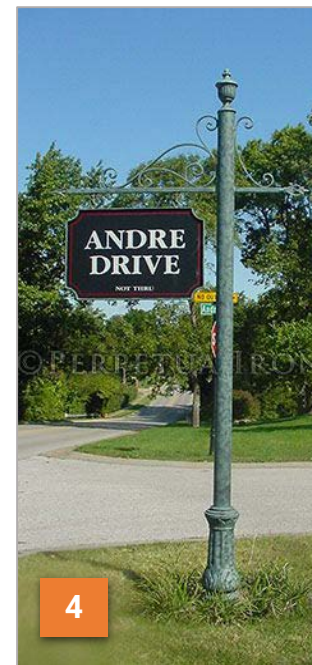
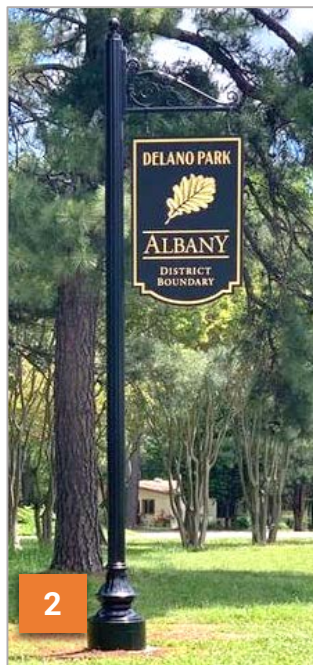


COMMENTS

- Freestanding single-post decorative sign
- Sign design should be simple, classic, and have historic components
- Incorporate a sign with a unique logo that related to the architectural context of the historic (such as colonial revival and Zook styles, not just Victorian)
- Consideration for adjacent single-family homes in terms of design and size – public outreach to neighboring properties in future
- Non-illuminated
- Black metal post seem preferred
- Consideration of a sign design that ties into existing signage in Village and Downtown Historic District in terms of colors or font
- If sign utilizes hanging sign face, sign must be fixed in place and not attached with removable chains or ropes

GATEWAY SIGNAGE TYPES

Single Post Signs



GATEWAY SIGNAGE TYPES

Sign Face Examples

