



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, September 7, 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 – August 3, 2022

#### 4. SIGN PERMIT REVIEW

- a) Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign

#### 5. 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-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District
- c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District

#### 6. PUBLIC COMMENT

#### 7. NEW BUSINESS

#### 8. OLD BUSINESS

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

#### 9. ADJOURNMENT

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

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



**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, August 3, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Commissioner Prisby in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, August 3, 2022 at 6:30 p.m., roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Shannon Weinberger, Alexis Braden, and Jim Prisby

**ABSENT:** Commissioners Frank Gonzalez and William Haarlow, Chairman John Bohnen

**ALSO PRESENT:** Bethany Salmon, Village Planner

Commissioner Prisby asked for a motion to appoint him as the Chairman Pro Tem for tonight's meeting. A motion was made by Commissioner Weinberger, seconded by Commissioner Braden to appoint Commissioner Jim Prisby Pro Tem Chairman for the August 3, 2022 Historic Preservation meeting. The motion carried by a roll call vote of 4-0 as follows:

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

**Approval of Minutes – July 6, 2022**

Pro Tem Chairman Prisby asked for comments on the draft of the July 6, 2022 Historic Preservation Commission meeting minutes.

Commissioner Weinberger made note of two (2) errors. The first error, on page three (3) of the draft minutes, the vote included Commissioner Weinberger mistakenly as a "Nay" vote and should be changed to "Abstain" for 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 second error included the vote of Commissioner Weinberger mistakenly recorded as a "Nay" and should be changed to "Aye" for the motion 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.

A motion was made by Commissioner Barclay, seconded by Commissioner Weinberger, to approve the July 6, 2022 draft minutes as amended. The motion carried by a voice vote of 4-0.

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

**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**

Mike Klein, representing Airoom, was present to address the Commission and provided an overview of the project. Mr. Klein shared historic photographs of the building and of the current building. He stated the application included a proposal to install a white aluminum framed glass storefront system restoring the window height to approximately what it was in the historic photograph. The glass installed would be insulated and raise the level of glass in the storefront to a more proportional level. The door will be brought forward instead of set in. The copper canopy would be removed.

The proposed sign size on Washington Street falls within the allowable size, includes the Airoom name and logo in a simple back lit design, and is flush with the building. The smaller letters underneath the main text that read "Design + Build Studio" were confirmed to be routed out illuminated letters.

Pro Tem Chairman Prisby asked if the proposed sign was a cabinet sign. Mr. Klein stated the sign is not internally illuminated.

Mr. Klein stated the window on Hinsdale Avenue would not be replaced and a smaller version of the Washington Street sign would be installed above the existing window.

Commissioner Barclay asked if the windows would have lettering on them. Mr. Klein stated that the windows would not contain lettering.

Pro Tem Chairman Prisby asked staff to clarify the ordinance as it relates to signage on the window. Ms. Salmon responded the code includes permanent window signage as part of the total allowable signage but stated that window signage was not submitted as part of this application.

Pro Tem Chairman Prisby asked about the basket-weave brick work on the building. Ms. Salmon stated she believed this feature was not part of the original building.

Pro Tem Chairman Prisby asked if the street had been raised to help relate architecturally the proportional height of the proposed window. Discussion followed and it was decided the street was likely raised and the floor lowered as a result.

Pro Tem Chairman Prisby stated the building was already a complex case for signage with two (2) sides in addition to the proposed architectural changes to a historical building. He noted concerns about the band covering the steel beam behind the "Airoom" signs and stated it appears to read more as the metal panel and part of the sign instead of an architectural element. Pro Tem Chairman Prisby stated this area should be more of an architectural element and perhaps the applicant consider adding a crown molding cap, rails, columns or entry that projects further out from the building to give the appearance of a covered entry and better fit the building style.

Mr. Klein stated that the slope of the building is a challenge and asked Pro Tem Chairman Prisby to clarify what he would like to see. Pro Tem Chairman Prisby suggested adding a flat box extending twelve (12) to eighteen (18) inches from the building with some molding and other architectural features, perhaps with some down lights. Pro Tem Chairman Prisby stated that adding an architectural piece like this would create depth and shadow lines.

Further discussion took place about the proposed design looking like an international style on a Colonial Revival building and the need to add architectural characteristics. Mr. Klein stated he felt the proposed design of "less is more" was simple and did not compete with the other features already existing on the building. Discussion followed about how the architectural box proposed could be constructed and attached to the building and possible designs to incorporate the wrought iron sconces to minimize the modern feel of the proposed design. It was confirmed the wrought iron pieces on the second floor were to remain.

Commissioner Weinberger stated that removing the recessed door entry and making the area above the windows flat gives a very urban appearance on a very important historic location within the Village. Mr. Klein stated that the use of the interior space is very limited without pushing the door outward. Mr. Klein also stated that he would be willing to make some of the changes discussed to building an architectural box but felt removing the recessed door was necessary.

Discussion continued about design possibilities for the architectural box. Ms. Salmon stated that posts could not be constructed in the right-of-way and the box would need to be cantilevered over the door opening. Pro Tem Chairman Prisby asked staff to clarify the allowable height of a cantilevered box. Ms. Salmon stated that the ordinance states it would need to be at least eight (8) feet above grade and project out about a maximum of three (3) feet.

Discussion continued about the specific design of a potential architectural box to include corbels and pediments, trim on the bottom, and an architectural cap on the top that would be a balance between an architectural interest piece that would contribute to the Colonial Revival building style and being too ornate.

Mr. Klein stated that he would like to continue moving the project forward in relation to the glass windows as the architectural box and sign design are finalized and approved. Ms. Salmon stated that unfortunately those aspects of the project could not be separated out, the project must move forward together to the Village Board.

It was stated the role of the Historic Preservation Commission is advisory and revised plans of the architectural box based on the suggestions from the HPC would need to be submitted the following day on August 4, 2022 to be included in the next the Plan Commission meeting for approval. Mr. Klein stated he felt revised plans could be submitted by the end of next business day in an attempt to keep the project moving forward. Ms. Salmon stated that in the past, cases have been referred forward to the Plan Commission with revisions based on the recommendations of the HPC and shared with the Chairman, in this case Pro Tem Chairman Prisby to ensure agreement.

Ms. Salmon stated it was up to the discretion of the Historic Preservation Commission to continue this case to the next month's meeting with revised plans or to refer the case to Plan Commission subject to revisions based on the recommendations.

Further discussion took place about the sign illumination. It was stated that the sign would not be internally lit but rather it would contain halo / edge lighting of the letters, similar to what Every Day is a Sundae originally proposed. Michelle Forsys, of Aurora Sign, shared specific details of the illumination and directed the Commission to view the night time elevation provided in the packet.

Commissioner Braden asked how the sconces, recommended by the HPC to remain, would work with the proposed sign.

Commissioner Weinberger asked if the Hinsdale Avenue sign needed to be lit since customers would be entering the business from Washington Street. Mr. Klein stated that he felt the Hinsdale Avenue sign should be lit and felt the proposed signs were far more subtle than existing, face lit signs in the area. Commissioner Braden stated it is part of the Commission's job to "right" some past decisions that were unknowingly made and acknowledged that it is difficult not to make comparisons to decisions made in the past for existing businesses in the area. Mr. Klein stated that the small size of the sign does require some lighting to be legible.

Pro Tem Chairman Prisby explained the interior box of this sign proposed is being lit rather than each individual letter mounted as has been approved by this Commission in the past. Ms. Forsys stated that LED halo lit illumination of each letter would not be possible due to the small size of the letter font. Mr. Klein stated that the size of the proposed sign was very limited due to the oversized signs of the neighboring businesses approved on the building.

Commissioner Braden asked for clarification on the approval of the neighboring signs. Ms. Salmon stated the sign face change was approved in 2015 and recent requests for variations allowing more signage were not approved. Ms. Salmon also stated that building owners can assign allowable sign space in unequal amounts to tenants.

Pro Tem Chairman Prisby asked about a possible variation in light of the hardship of allowable sign size. Ms. Salmon stated that the Plan Commission can allow for a slightly larger sign size at an administrative level but noted the Plan Commission has not typically supported variations for increased signage. Ms. Salmon stated that another option would be for the building owner work with the other tenant to remove some of the existing signage.

Mr. Klein stated that he felt the proposed sign is creating the same effect of individual back lit letters that would be created by a halo lit sign design suggested by the Commission but is impossible to do this design because of the small sign size and font. Mr. Klein re-stated the proposed sign is not a face lit sign. It was stated later that the logo would be face lit.

Further discussion took place about design suggestions to eliminate illumination from parts of the sign and the amount of colors used in this and other allowable signs. It was stated that a night-time full streetscape would be helpful to the Commission in the future.

With no further comments on the Washington Street sign, discussion moved to the sign on Hinsdale Avenue. Mr. Klein stated this sign was simply a smaller version of the Washington Street sign that would fit directly above the window. Commissioner Braden asked if the phrase "Since 1958" was on the sign. It was confirmed that phrase would be on the Hinsdale Avenue sign but not on the Washington Street sign. The phrase would not be illuminated.

Discussion took place about the above window location of the Hinsdale Avenue sign and if there were other, more appropriate locations. It was determined the location directly above the window was the most appropriate location for the sign for various reasons, but the Commission is not in favor with the illumination of this sign.

Commissioner Barclay asked if the sconce lighting could be a source of illumination for the Washington Street sign. Pro Tem Chairman Prisby stated he did not believe that gooseneck lighting, which is often preferred by the Commission, would be possible as a source of illumination over a sign mounted to architectural box.

Pro Tem Chairman Prisby asked for comments from the public. No public comments were shared.

Further discussion took place about procedural steps for potential motions. Discussion also took place about the necessity to include the red Airoom logo as part of the sign.

Commissioner Barclay made a motion, seconded by Commissioner Braden, to approve 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 subject to Commissioner Prisby receiving revised architectural plans showing a box pediment with corbel support on the Washington Street side by August 4, 2022 to ensure revisions are in line with tonight's discussion. The motion failed by a roll call vote of 2-2 as follows:

<b>AYES:</b>	Commissioners Barclay, and Braden
<b>NAYS:</b>	Commissioners Weinberger and Pro Tem Chairman Prisby
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Gonzalez and Haarlow and Chairman Bohnen

Discussion followed about the motion lacking language related to sign lighting resulting in the denied motion and about procedures to split the motion to address specific items.

Commissioner Barclay made a motion, seconded by Commissioner Weinberger, to approve Case A-15-2022 – 36 S. Washington Street – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing in the B-2 Central Business District subject to Commissioner Prisby receiving revised architectural plans showing a box pediment with corbel support on the Washington Street side by August 4, 2022 to ensure revisions are in line with tonight's discussion. A roll call vote of 3-1 was made as follows [see note below]:

<b>AYES:</b>	Commissioners Barclay and Braden and Pro Tem Chairman Prisby
<b>NAYS:</b>	Commissioner Weinberger
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Gonzalez and Haarlow and Chairman Bohnen

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to deny Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – 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. The motion failed by a roll call vote of 1-3 as follows:

<b>AYES:</b>	Commissioner Weinberger
<b>NAYS:</b>	Commissioners Barclay, and Braden, and Pro Tem Chairman Prisby
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Gonzalez and Haarlow and Chairman Bohnen

*Please note, following the meeting, staff reviewed Title 2 Chapter 12 of the Village Code that outlines the general powers, duties, and procedures of the Historic Preservation Commission. In accordance with Section 2-12-3(A): "Quorum And Necessary Vote: No business shall be transacted by the commission without a quorum, consisting of four (4) members, being present. The affirmative vote of a majority of the commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or any application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application." The votes of the Historic Preservation Commission noted above are considered votes recommending denial based on this code section.*

**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**

Mike Zalud Jr., from Courtland LLC, was present to address the Commission. Mr. Zalud stated this request is a result of customers parking in the rear of the building being confused by location of Performance Wealth Management due to lack of signage and the sharing of the building with another tenant. Mr. Zalud stated the door trim changes proposed to the rear opening would mirror the opening at the front of the building and the Zazu sign would be removed to make room for the proposed Performance Wealth sign.

Pro Tem Chairman Prisby expressed concern that the design of the proposed wood surround and trim around the rear entrance doors was not proportional and recommended that the design be altered to match the scale of the front design. It was noted that the plinths / bases of the pilasters appeared too wide and did not match the scale of the surround, the top trim (cornice) appeared too narrow in comparison to the header / frieze, and the pilasters were too narrow leaving exposed brick areas between the pilaster and door frame.

Commissioner Weinberger asked why the rear sign was not designed like the front sign and not located above the entry door for Performance Wealth, but instead was located near the Salon Loft portion of the building. Mr. Zalud responded it was related to the amount of allowable sign square footage and the desire to have a rear illuminated sign where a large majority of the customers park for frequent evening appointments. Commissioners noted the location of the sign was confusing, especially with the branding of the Salon Loft employee door.

Pro Tem Chairman Prisby stated this sign was an internally lit sign and suggested it be more similar to the front sign that is illuminated with goose neck lighting. Commissioners also stated this is an area with a large amount of truck traffic and any goose neck lighting would need to be high enough to be clear of truck traffic but low enough to illuminate the sign. Ms. Salmon stated there was no code to address the required height of the gooseneck lights, but there is an existing awning that projects from the building that is assumed to not be problematic for truck traffic.

Commissioner Weinberger stated gooseneck lighting would serve dual functions, sign illumination as well as lighting the entry door.

Hearing no public comments, Commissioner Weinberger made a motion, seconded by Commissioner Braden, to approve 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 for the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District subject to the changes in design discussed. The motion carried by a roll call vote of 4-0 as follows:

<b>AYES:</b>	Commissioners Barclay, Weinberger, Braden and Pro Tem Chairman Prisby
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Gonzalez and Haarlow and Chairman Bohnen

Commissioner Braden made a motion, seconded by Commissioner Weinberger, to deny Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – 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 with the recommendation the wall sign be relocated to the trim area above the double doors and that the sign be illuminated with gooseneck lighting, similar to design utilized on front façade. The motion carried by a roll call vote of 4-0 as follows:

<b>AYES:</b>	Commissioners Barclay, Weinberger, Braden and Pro Tem Chairman Prisby
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Gonzalez and Haarlow and Chairman Bohnen

### **Public Comment**

No public comments were shared.

### **New Business**

Ms. Salmon shared information from a recent conversation with Anthony Rubano from the State Historic Preservation Office about the property tax assessment freeze program. It was stated Mr. Rubano is willing to conduct a free training session via zoom/web ex to share valuable information tailored to the Community to dispel some myths about the program. The training session can be recorded and available on the Village website for the future use. Ms. Salmon stated that there have been approximately 19 approved applications since the program's inception and a small number of applicants are eligible due to the difficulty meeting the regulations for fair cash value. Ms. Salmon suggested to the Commissioners that the Village take advantage of this opportunity to make homeowners aware of the program and educate them on the application process and requirements.

### **Old Business**

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

Ms. Salmon reported that the public hearing will be held at next week's Plan Commission meeting. The public notification was published and as of tonight, Ms. Salmon has not received any inquiries related to it. Ms. Salmon reported that if no further changes are required, it could go to the Board in September. Ms. Salmon will keep the Commission aware of the time-line.

#### **b) Village of Hinsdale 150<sup>th</sup> Anniversary Celebration**

Ms. Salmon reported a survey was put out to help prioritize and plan a budget for either the roof railing, the plaza in front of Memorial Hall, or the gazebo in Burlington Park. The survey results showed the priority was to update the patio in front of Memorial Hall. Ms. Salmon stated that many details are still being worked on and any further updates will be shared at a later date.

#### **c) Robbins Park Historic Gateway Signs**

Ms. Salmon shared an updated map showing the four (4) primary locations and three (3) secondary locations that were discussed previously. Ms. Salmon reported there were no changes to the sign location on Blaine and the majority of the Commission preferred the west corner. It was also reported there were no changes to sign location numbers two, three or four.

The fifth location at Garfield and First Street was still in the process of being discussed, with the possibility of re-locating the no trucks sign. The sixth location was also in the process of discussion with a possible location near the driveway on the south side of First Street.

Discussion took place about the need for a sign at location number six since it is inside the defined area and all of the street signs will eventually have toppers.

Ms. Salmon shared photos of existing street topper, downtown historic district, and way finding signs. A narrowed group of potential sign examples the Commission discussed were shared.

The group decided to wait for more Commissioners to be present further this topic.

### **Adjournment**

Commissioner Weinberger made a motion to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of August 3, 2022. Commissioner Braden seconded the motion.

The meeting was adjourned at 8:39 PM after a unanimous voice vote of 4-0.

ATTEST: \_\_\_\_\_  
Jennifer Spires, Community Development Office





## MEMORANDUM

**DATE:** September 2, 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

**RE:** Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign

**FOR:** September 7, 2022 Historic Preservation Commission Meeting

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### Summary

The Village of Hinsdale received a sign permit application from Visual Comfort & Co. requesting approval to install one (1) new wall sign for the tenant space located at 28 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

### Background

The existing tenant space is occupied by Circa Lighting. On September 8, 2021, the Plan Commission approved Case A-21-2021, a Sign Permit for Circa Lighting to allow for the installation of one (1) wall sign and permanent window signage. Circa Lighting is changing its name to Visual Comfort & Co. in 2023. As a result, the company is requesting to install a new wall sign reflecting its new branding.

The approved wall sign consisted of black face-lit illuminated channel letters mounted to a wireway painted to match the color of the brick. The wall sign measured 21.75" tall and 152.36" wide, with an overall sign face area of 23.01 square feet. Additionally, permanent window signage was approved proposed on the glass entrance doors, which collectively had a sign face area of 1.55 square feet. With the wall signage included, a total sign face surface area of 24.56 square feet was approved.

### Request and Analysis

The applicant is requesting to install one (1) new wall sign that measures 12.25" tall and 152.375" wide, with an overall sign face area of 12.96 square feet. The sign consists of dark gray face-lit illuminated channel letters mounted to a raceway, which will be installed in the decorative brick banded area above the entrance doors. The raceway will be painted to match the color of the brick façade behind the sign.

The applicant has confirmed that a separate application will be submitted in the future for permanent window signage.

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. The proposed wall sign meets the Village's code requirements.



## MEMORANDUM

Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets. A rendering has been provided to show what the sign will look like illuminated at night.

### **Process**

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do 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.

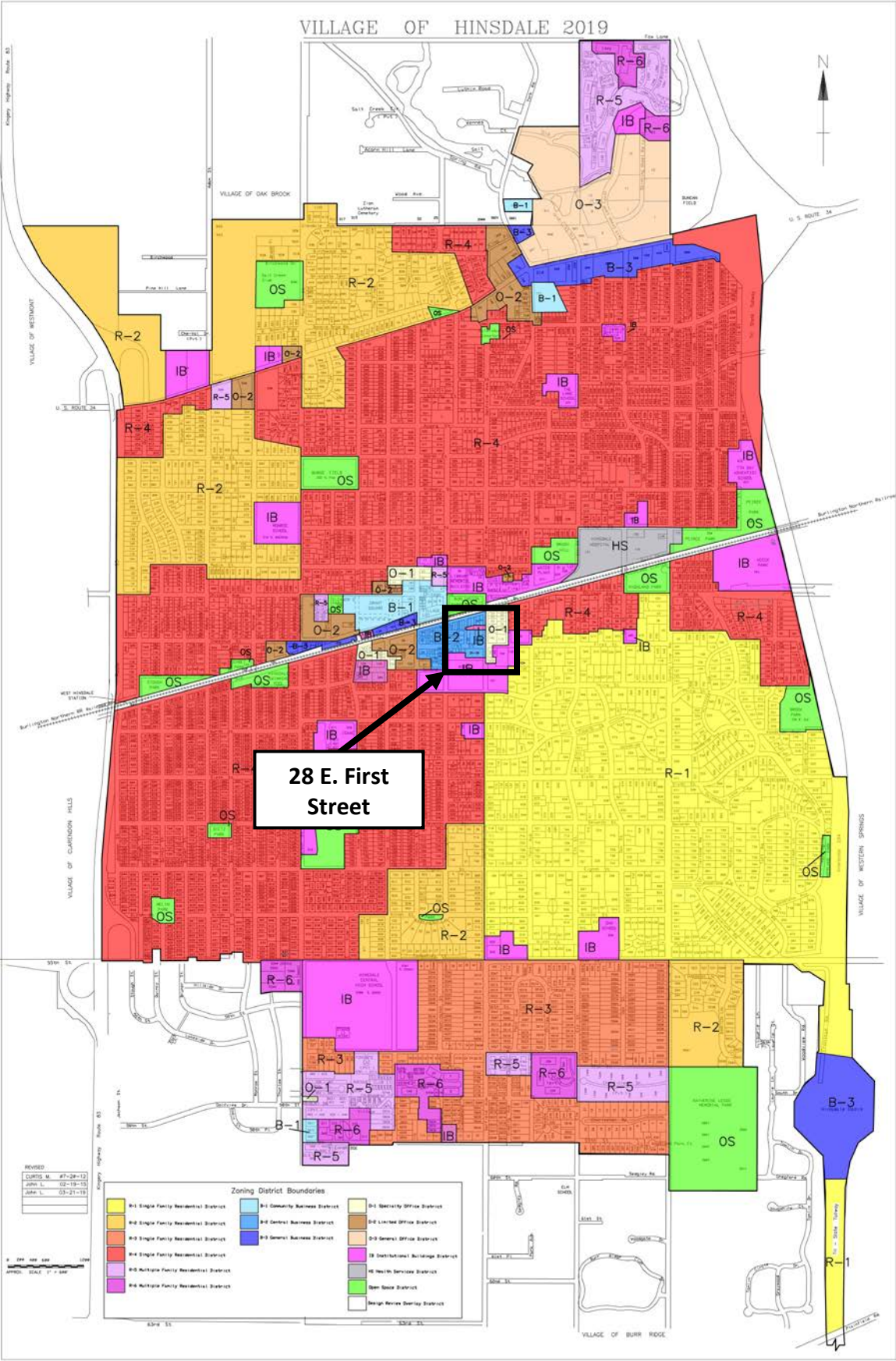
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

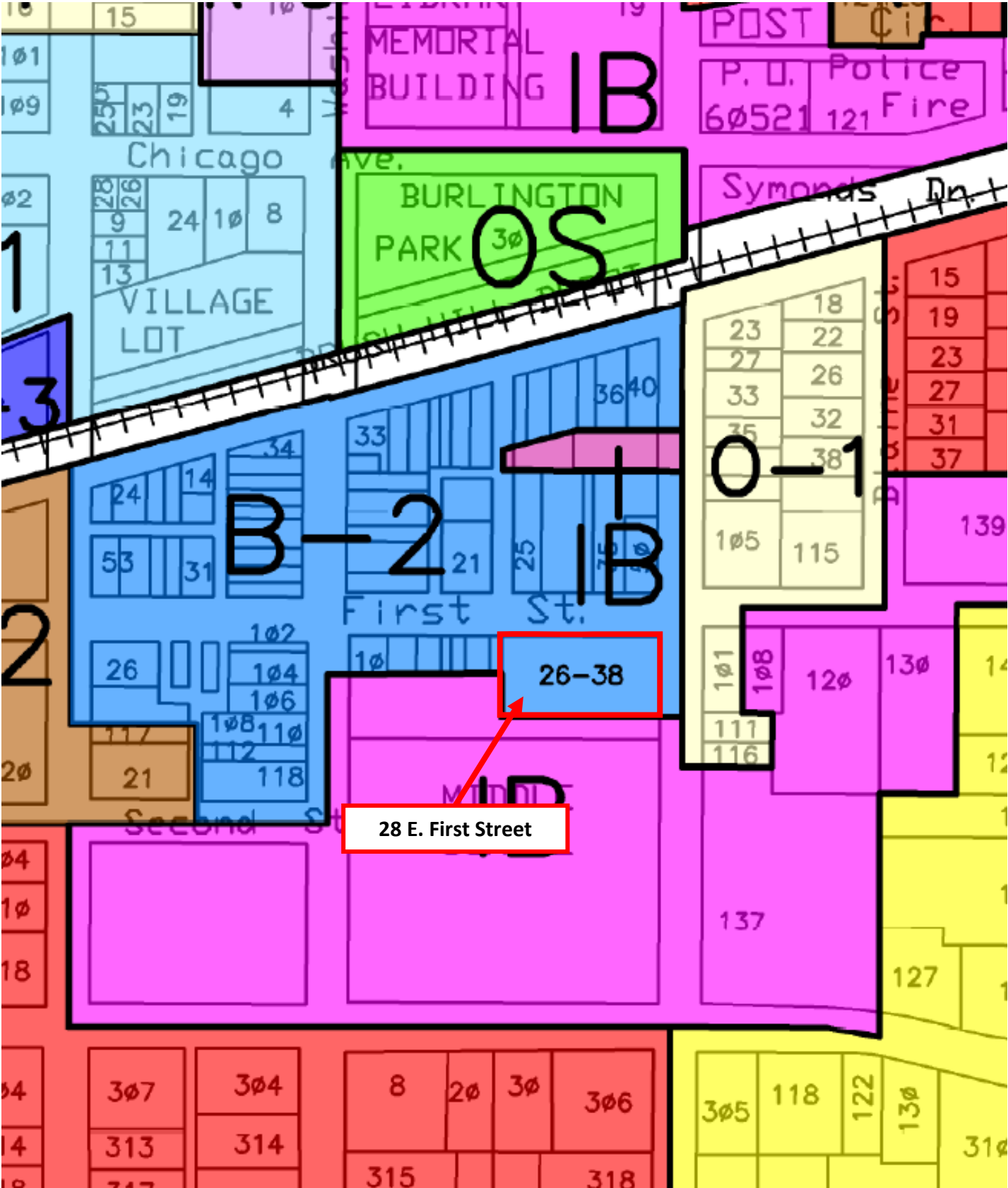
### **Attachments**

1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location

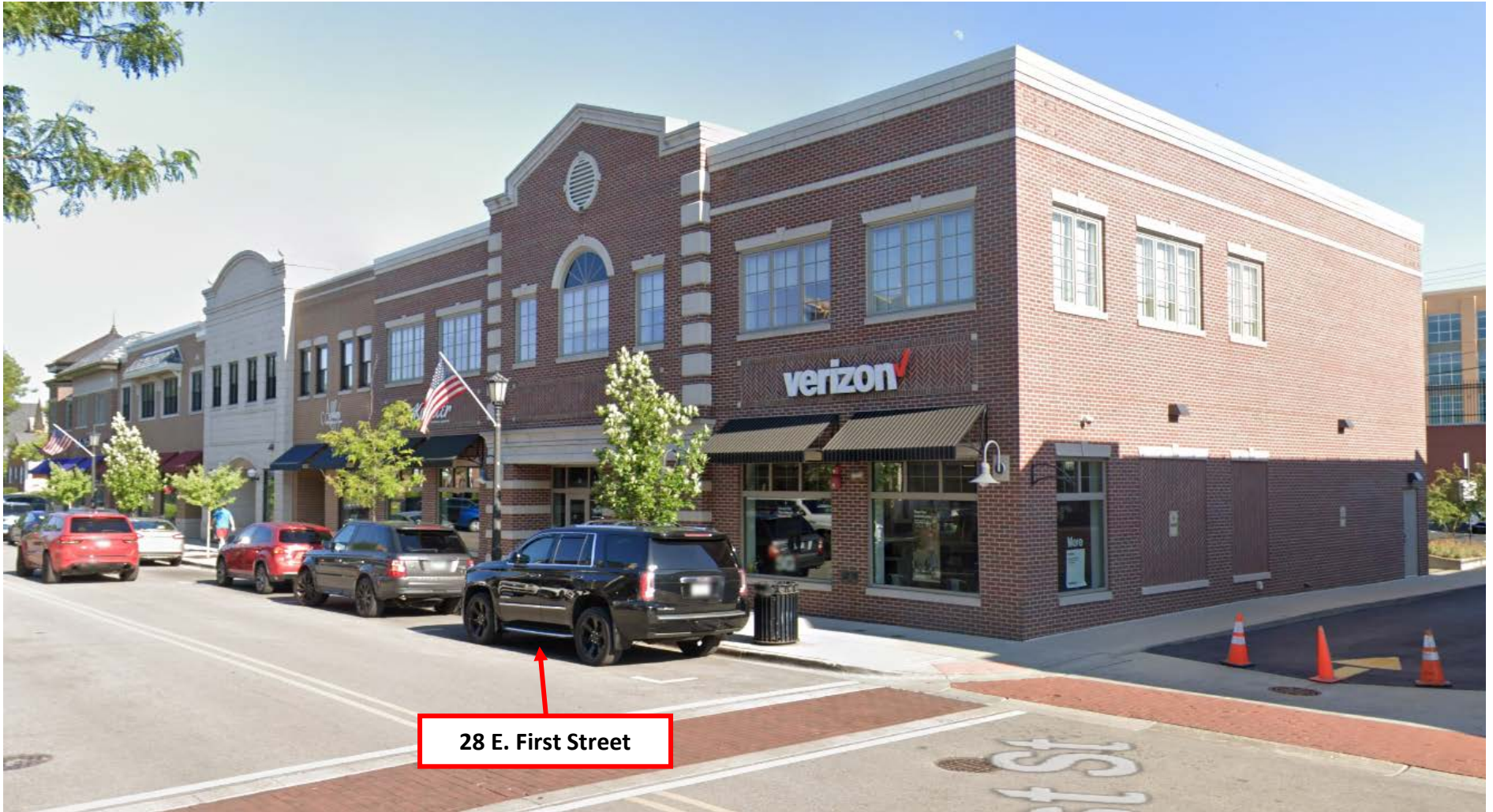




## Birds Eye View – 28 E. First Street



## Street View – 28 E. First Street





## Street View – 28 E. First Street







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Visual Comfort & Co.  
Address: 513 W. Jones Street  
City/Zip: Savannah, GA 31411  
Phone/Fax: (<sup>912</sup>) 358 / 7572  
E-Mail: jflood@circalighting.com  
Contact Name: Jeri Flood

**Contractor**

Name: Triangle Sign Services  
Address: 11 Azar Court  
City/Zip: Baltimore, MD 21227  
Phone/Fax: (<sup>443</sup>) 833 / 9501  
E-Mail: kathleen.reardon@trianglesign.com  
Contact Name: Kathleen Reardon

**ADDRESS OF SIGN LOCATION:** 28 E. First Street Hinsdale, Ill 60521

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 12.96 ( 12.8' x 1.0' )

Overall Height from Grade: approx 14.1 Ft.

Proposed Colors (Maximum of Three Colors):

① Grey (Daytime)

② White (Night)

③ Raceway is same color as bldg facade

**Site Information:**

Lot/Street Frontage: 17,280 sq ft

Building/Tenant Frontage: 4,096 sq ft

Existing Sign Information:

Business Name: Circa Lighting

Size of Sign: 24.56 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.

Jeri Flood  
Signature of Applicant

08/09/2022  
Date

Corey Geringer  
Corey Geringer (Aug 10, 2022 10:43 CDT)  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A. TRIMLESS FACE-LIT CHANNEL LETTERS ON RACEWAY	ONE (1)	3
<p>CODE:</p> <p>Two (2) awning valance, canopy valance, wall, or permanent window signs per user. Awning valance, canopy valance, marquee, and wall signs: Twenty feet (20') or no higher than the bottom of any second floor window, whichever is less. Awning valance, canopy valance, wall, and window signs: For the entire building, not to 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, or 3) twenty five (25) square feet for each business in a one-story building where each business does not have its own individual entrance onto, and has direct exposure, in the form of a window looking into the business from a street or train platform, on a street or train station platform, and, in any such case, minus any square footage devoted to a ground or pylon sign unless such ground or pylon sign is limited to a joint identification sign.</p> <p>-Per the code: Ground signs, but not in the B-2 district. Per Bethany: "There is no room for a monument sign on this site. Not a possibility."</p>		

PROJECT:

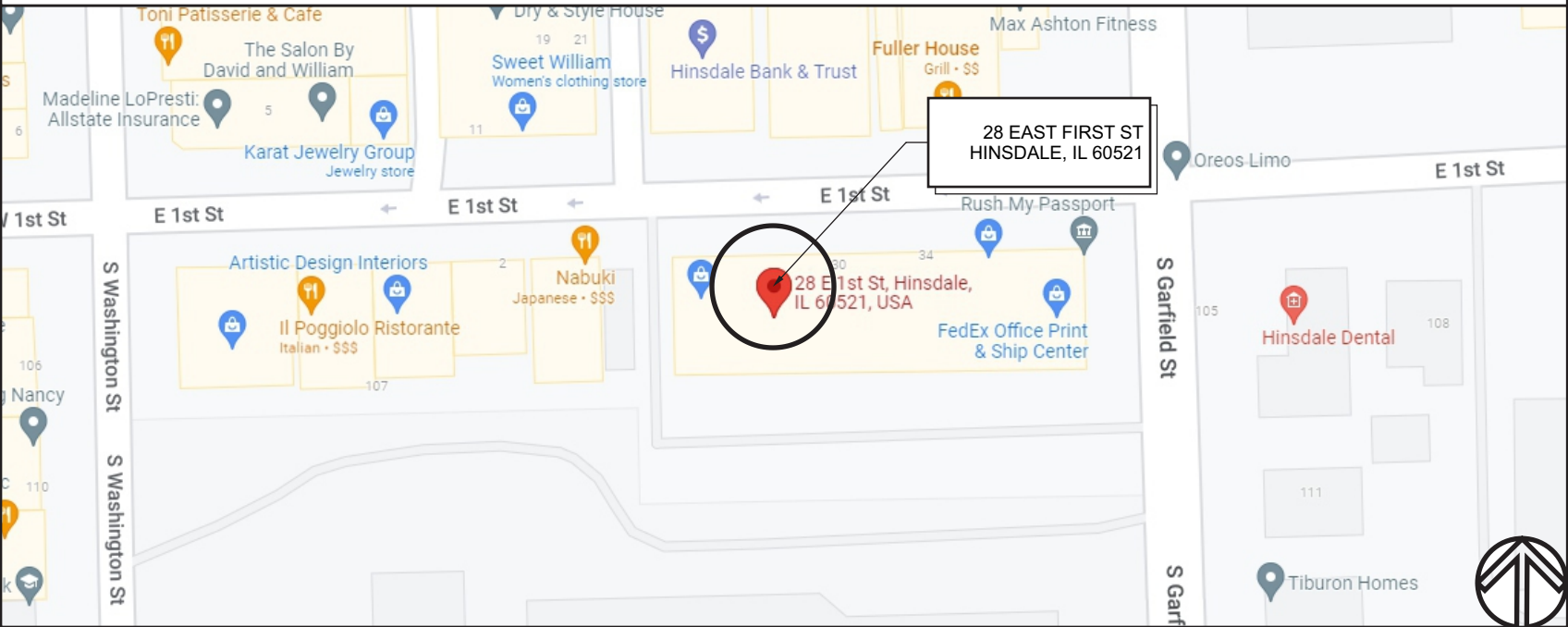
VISUAL COMFORT & Co.

28 EAST FIRST ST  
HINSDALE, IL 60521

REVISIONS

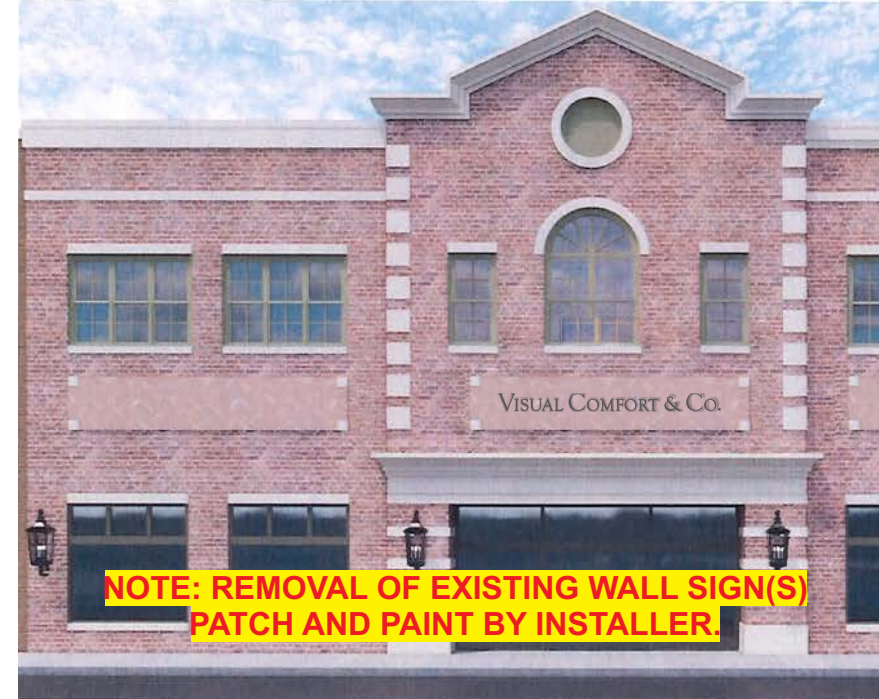
#	DATE	DB	NOTES
1	07/29/2022	CC	We need to include a day/night image showing the illumination affects.
2	08/09/2022		

VICINITY MAP

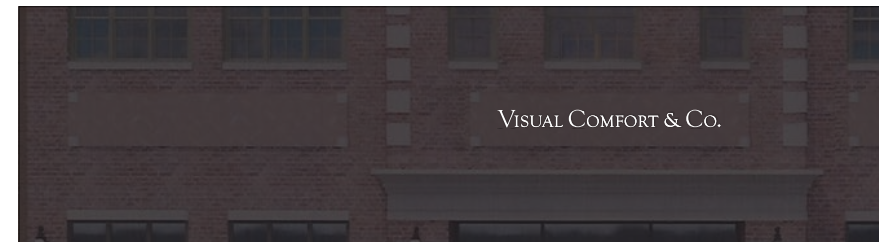




EXISTING



PROPOSED



NIGHT ILLUMINATION

TRIMLESS FACE-LIT CHANNEL LETTERS ON RACEWAY



SCALE: 3/4"=1'-0"

12.250 x 152.375 = 12.962SF  
6.712 Foot Candles

QTY.: ONE (1)



LEFT S. VIEW

FRONT VIEW

RIGHT S. VIEW

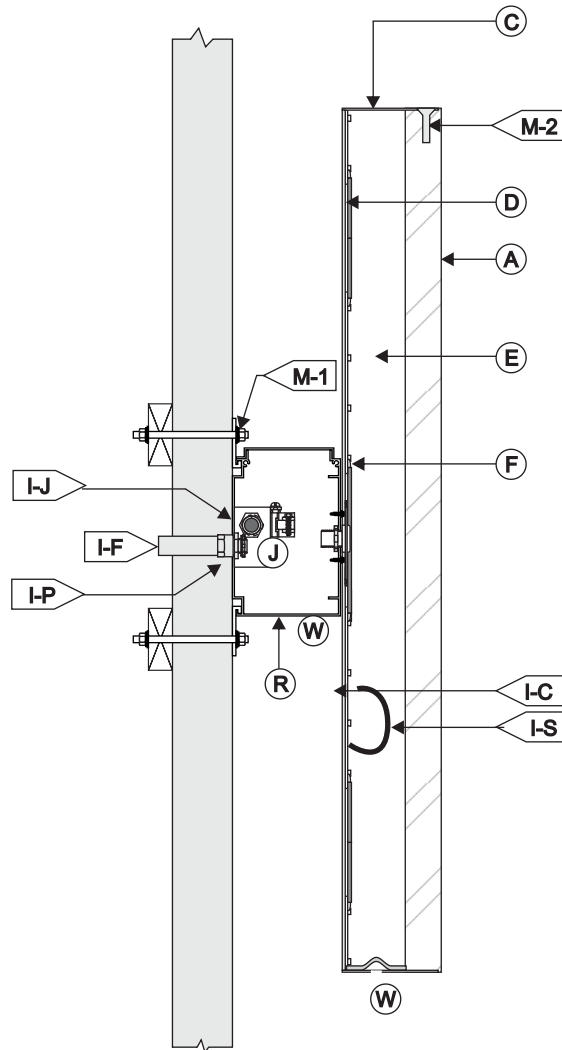


NIGHT ILLUMINATION



A/B


A/B



**SCALE: N.T.S.**

[illegible]

**NOTE: TIME CLOCK IS REQUIRED - DONE BY OTHERS.**

<p><b>120V</b></p> <p><b>INSTALLATION NOTES:</b></p> <ol style="list-style-type: none"> <li>1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.</li> <li>2. INSTALLER IS TO V.I.F. &amp; PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.</li> <li>3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.</li> <li>4. INSTALLATION TO MEET CURRENT N.E.C., U.L. &amp; LOCAL CODES.</li> </ol>	<p><b>ELECTRICAL NOTES:</b></p> <ol style="list-style-type: none"> <li>1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.</li> <li>2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.</li> <li>3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.</li> <li>4. INSTALL IN ACCORDANCE W/ N.E.C. ARTICLE 600 &amp; /OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING &amp; BONDING OF SIGN.</li> </ol>	<p><b>FABRICATOR NOTES:</b></p> <ol style="list-style-type: none"> <li>1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.</li> <li>2. MANUFACTURER &amp; U.L. LABELS TO BE APPLIED &amp; VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.</li> </ol> <div data-bbox="2335 1365 2564 1370">  <p><b>ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED</b></p> </div>
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## MEMORANDUM

**DATE:** September 2, 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) wall signs located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

**FOR:** September 7, 2022 Historic Preservation Commission Meeting

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### **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) wall signs for Airoom 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 occupy the first floor tenant space at 36 S. Washington Street, which 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 at 4 W. Hinsdale Avenue, accessible from a door on the corner side of the building, will be used by Airoom Architects LLC as an office for architecture, engineering, and design services. 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.



## MEMORANDUM

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**

Based on the discussion at the Historic Preservation Commission (HPC) meeting on August 3, 2022 and the Plan Commission meeting on August 10, 2022, the applicant has submitted revised plans for review. Please refer to the "Meeting History" section below for a summary of the discussions at both meetings. The revised plans for the building proposed the following changes:

Storefront Modifications – 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. A new storefront system will be installed that includes white aluminum framing and a 2' 6" tall white canopy overhang with an aluminum cap and supporting corbels. The brick above the existing storefront and canopy will be removed to allow for taller storefront windows. Additionally, the new storefront system will align with the plane of the surrounding exterior brick façade, effectively infilling the existing inset entrance alcove. The overall height from grade to the top of the white aluminum band is approximately 16' 6.75".

Wall Signage – Two (2) halo-lit channel letter wall signs are proposed on the building, one for each of the two businesses for Airoom. The applicant has provided renderings to show how both of the signs will look during the day and illuminated at night.

One (1) wall sign is proposed on the projecting overhang above the new storefront at 36 S. Washington Street for Airoom LLC. The sign measures 1' 11-1/8" tall and 7' 6-3/4" wide, with an overall sign face area of 14.57 square feet. The wall sign consists of black halo-lit letters as well as a red and blue logo on a white background that will be both halo-lit and internally front lit.

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' 10" tall and 5' 8" wide, with an overall sign face area of 10.38 square feet. The wall sign consists of a white aluminum backer panel with black halo-lit letters as well as a red and blue logo on a white background that will be both halo-lit and internally front lit. Due to the smaller size, the secondary text line "Architects – Builders – Remodelers" will be non-illuminated pin mounted lettering.

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

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 signage described above is 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.

Combined, both wall signs measure 24.95 square feet in size. On the entire building, the six (6) wall signs will collectively measure 131.01 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) – 14.57 square feet
- Airoom Office (Hinsdale Avenue) – 10.38 square feet

With the two wall signs for Airoom, the combined size of all wall signs on the building slightly exceed the allowable 125 square feet allowed for the entire building. Per Section 11-607(F), the Plan Commission has the authority to modify certain sign regulations, including to increase by not more than five percent (5%) the maximum area of signage otherwise allowed. This would allow for an additional 6.25 square feet of sign face area on the building, for a total of 131.25 square feet for all awning valance, canopy valance, wall, and permanent window signs on the building.

The applicant has requested a 5% increase to the maximum sign area for the building to accommodate a halo-lit design, which requires slightly larger letters to locate LED lights behind to create the back-lit appearance, and to provide additional sign area that is currently being used by other building tenants. If this option is approved by the Plan Commission, the applicant is required meet the standards listed in 11-607(F)(3). The responses are attached for review.

### **MEETING HISTORY**

Historic Preservation Commission Meeting – August 3, 2022 – Mike Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Members of the development team for Airoom, Michelle Forsys with Aurora Sign Company, the sign contractor for the project, and Chris Schramko, the building manager, were also present at the meeting. No public comment was provided at the meeting.

At the meeting, the applicant presented plans that consisted of a storefront system with a flush white aluminum sign band above the proposed storefront system on Washington Street. A wall sign with push-thru letters, measuring 8.35 square feet in size, was proposed on Washington Street within the storefront aluminum band area. A wall sign with push-thru letters, measuring 9.92 square feet in size, was also proposed on Hinsdale Avenue. Combined, both signs measured 18.25 square feet in size and the total sign area for all tenants on the building would collectively measure 124.3 square feet.

## MEMORANDUM

There was a discussion on the changes to the building over time, if the street elevation / grade was raised in the past, the original storefront design, the patterned brick on the building that is not original, and the proposed plans to raise the height of the storefront windows. It was stated that this was a complex sign permit application due to the existing large signs for Coldwell Banker, which staff confirmed date back to at least the 1960s based on a review of permits on record.

Commissioners expressed concern over the storefront design and noted the modern appearance was not consistent with the historic downtown and the colonial revival style of the building. Different designs were discussed. It was noted that the white band above the storefront appeared as an extended sign backer panel rather than an architectural feature. It was recommended that the applicant explore a revised design where the band area becomes small canopy / pediment / covered entry area that projects outward from the building and includes decorative molding, trim, and corbels that reflect the style of the building.

Mr. Klein discussed the design with the Commission and stated the storefront was intended to be simple due to the number of tenants and architectural details on the building. It was also discussed if the applicant could explore keeping the existing sconces and locating a sign in the center of the sconces. One Commissioner noted concerns over the removal of the alcove and pushing the storefront out toward the street, which the applicant noted was a critical feature for the interior design of the store.

The applicant confirmed that no permanent window signage is proposed on both the front and side elevations. Mr. Klein confirmed that the large window on Hinsdale Avenue would not be replaced. The existing black wrought iron features on the front and side elevations would also remain.

The Commission expressed concern over the design of the signs, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown, particularly facing the railroad. Halo-lit or non-illuminated signs have are preferred in the downtown. Ms. Fors confirmed the white background will be opaque. Only the side profile of the routed out push-thru lettering and the Airoom logo will be illuminated. A Commissioner asked if signage needed to be lit at night, where Mr. Klein noted he would like them to be illuminated. There was also a discussion on using halo-lit individual lettering. Ms. Fors stated that the font lettering is too small to have back-lit LEDs, which require about a minimum 1.5" thickness. The color of the signs were discussed, but it was noted that the plans show the "swoosh" across the "A" logo as black on one sign and blue on another sign.

The Commission expressed support that the sign on Hinsdale Avenue aligned with the window below. The applicant confirmed that the "Since 1958" text would not be illuminated. There was a brief discussion on the location of the sign and that the adjacent door serves the second floor offices for Airoom.

A motion was made to recommend approval of 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) wall signs, subject to the condition that the applicant send Commissioner Prisby revised plans to review by August 4 showing architectural details on Washington Street that includes a box pediment and corbels in accordance with the discussion at the HPC meeting. By a vote of 2 ayes and 2 nays (3 absent), the motion failed. The Commission discussed that the sign was not addressed in the motion and would like the two approvals to be separated.





## MEMORANDUM

A motion was made to recommend approval of Case A-15-2022 for the Exterior Appearance Review and Site Plan Review for 36 S. Washington Street, by a vote of 3 ayes and 1 nay (3 absent), subject to the condition that the applicant include corbels and molding to be reviewed by Commissioner Prisby on August 4, 2022.

A motion was made to recommend denial of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Sign Permit Review to allow for the installation of two (2) wall signs. By a vote of 1 ayes and 3 nays (3 absent), the motion failed.

Please note, following the meeting, staff reviewed Title 2 Chapter 12 of the Village Code that outlines the general powers, duties, and procedures of the Historic Preservation Commission. In accordance with Section 2-12-3(A): *“Quorum And Necessary Vote: No business shall be transacted by the commission without a quorum, consisting of four (4) members, being present. The affirmative vote of a majority of the commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or any application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application.”* The votes of the Historic Preservation Commission noted above are considered votes recommending denial based on this code section.

Plan Commission Meeting – August 10, 2022 – Jack Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Michelle Forsy with Aurora Sign Company, the sign contractor for the project, was also present at the meeting. No public comment was provided at the meeting.

The applicant submitted revised plans for the Plan Commission to review addressing several of the comments provided by the Historic Preservation Commission. The revised plans included a canopy overhang with decorative details above the storefront on Washington Street to add an architectural feature consist with the building and historic character of the downtown.

In addition to the original signage design with push-thru letters, an alternative sign plan was provided that utilized halo-lit lettering. Due to the limited time between the Historic Preservation Commission meeting and the Plan Commission meeting, a final plan set with detailed elevations and renderings were not able to be prepared for the Plan Commission packet.

Ms. Forsy stated the signs on Washington Street and Hinsdale Avenue had to be enlarged to provide a thicker font to accommodate the LED lights to achieve the halo-lit appearance. There was a discussion on the Plan Commission’s authority to increase the sign face area by 5%, which would be needed to allow for the proposed halo-lit design option.

Several Commissioners stated they preferred the halo-lit signs over the push-thru signs and that the additional tag lines on the Hinsdale Avenue side created a busy appearance. The applicant noted that they were okay with removing the “Since 1958” text. It was noted by several Commissioners that less illumination was preferred, particularly on facades facing the railroad. The applicant stated no window signage is proposed and it was recommended that the applicant could look at permanent window signage on Hinsdale Avenue to provide signs oriented toward pedestrians.

## MEMORANDUM

There was a discussion on the design of the proposed storefront, which will entail the removal of the existing entrance alcove from pushing the wall out toward the street as well as the raising of the windows.

Commissioners recommended that the revised designs be sent back to the HPC for review due to the discussion at the HPC meeting and the recommended motion, the substantial changes to the plans that occurred between meetings, and the plans revisions needed to show the final halo-lit sign options.

By a vote of 6 ayes and 0 nays (3 absent), the Plan Commission recommend to refer Case A-15-2022 back to the Historic Preservation Commission for consideration prior to the review by the Plan Commission.

### **REVIEW PROCESS**

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

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

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

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

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

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
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.



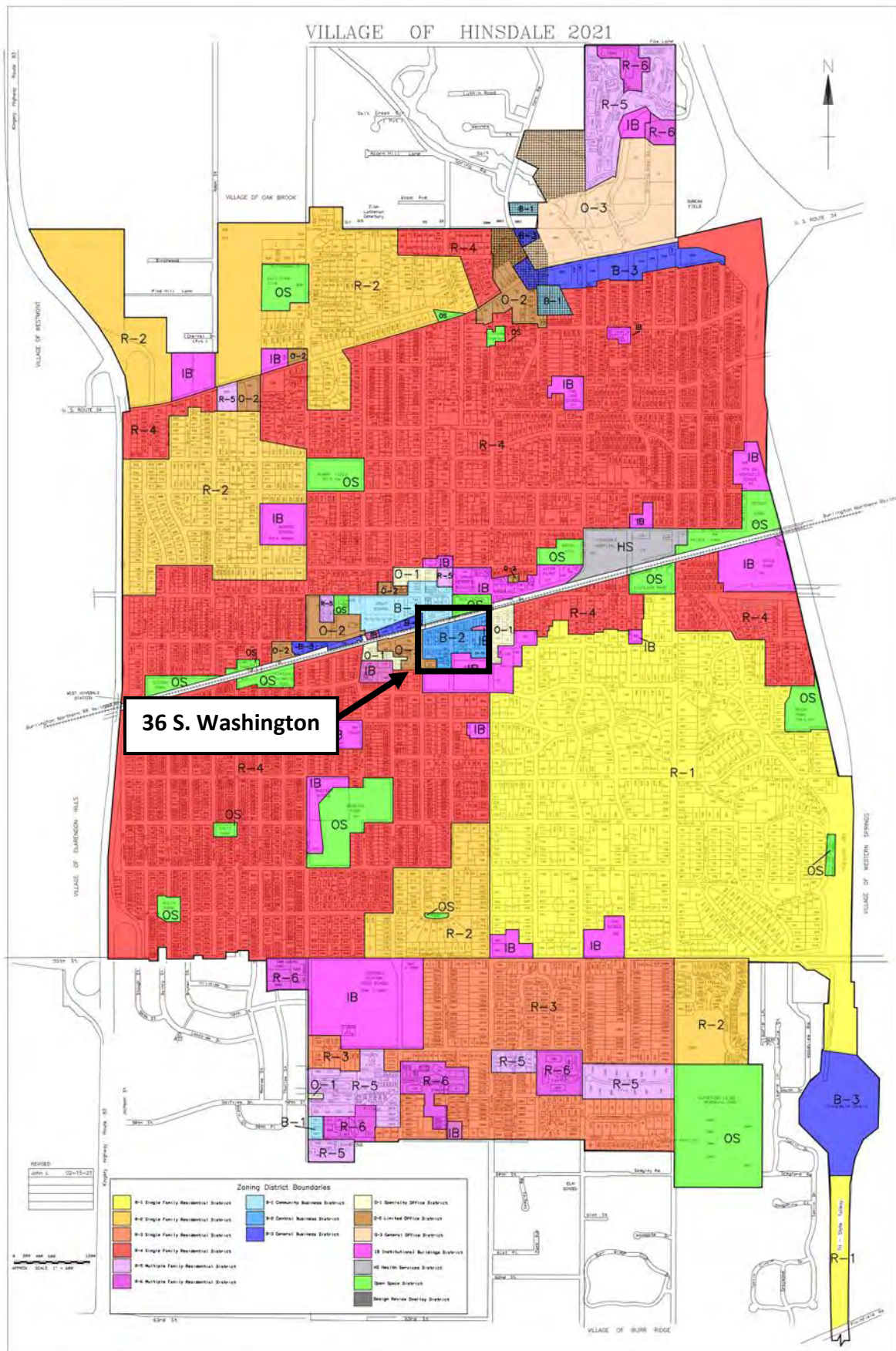
## MEMORANDUM

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.

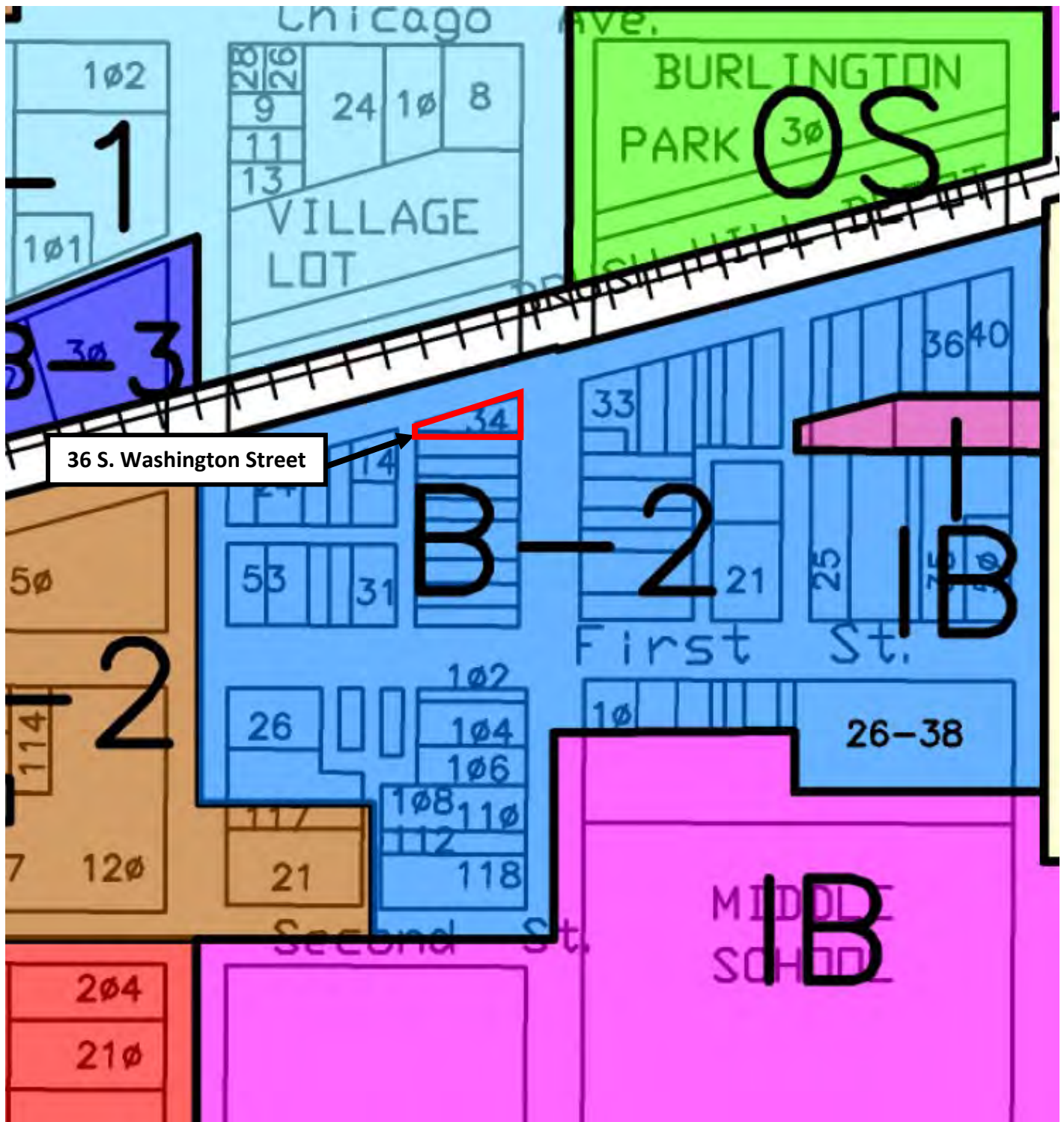
### **ATTACHMENTS**

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. 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 / Site Plan Review, Sign Permit Review Applications and Exhibits
9. Original Plans Presented at the HPC Meeting on August 3, 2022

## Village of Hinsdale Zoning Map and Project Location

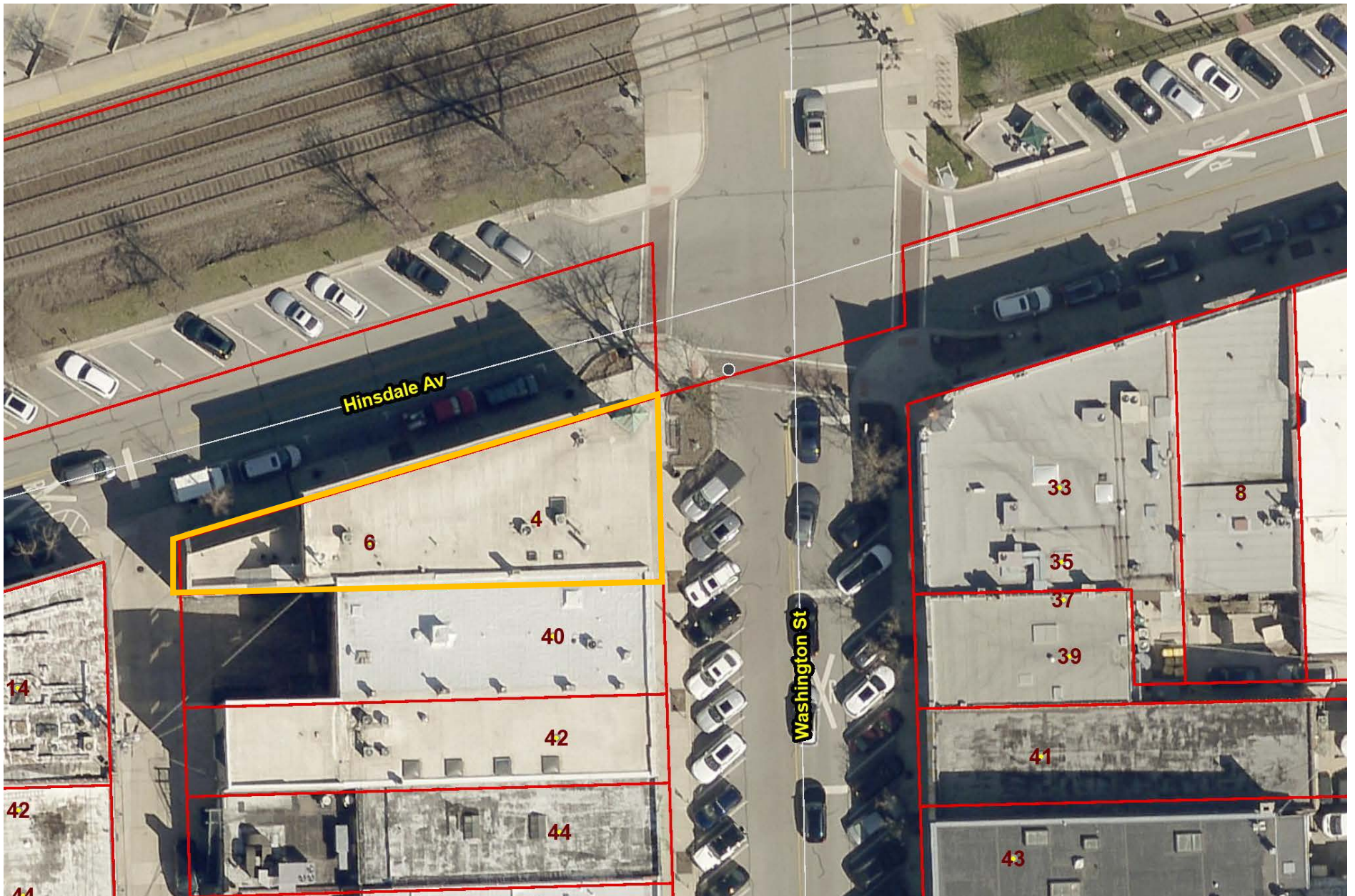








## Aerial View – 36 S. Washington Street





## Birds Eye View – 36 S. Washington Street



## Birds Eye View – 36 S. Washington Street





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

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

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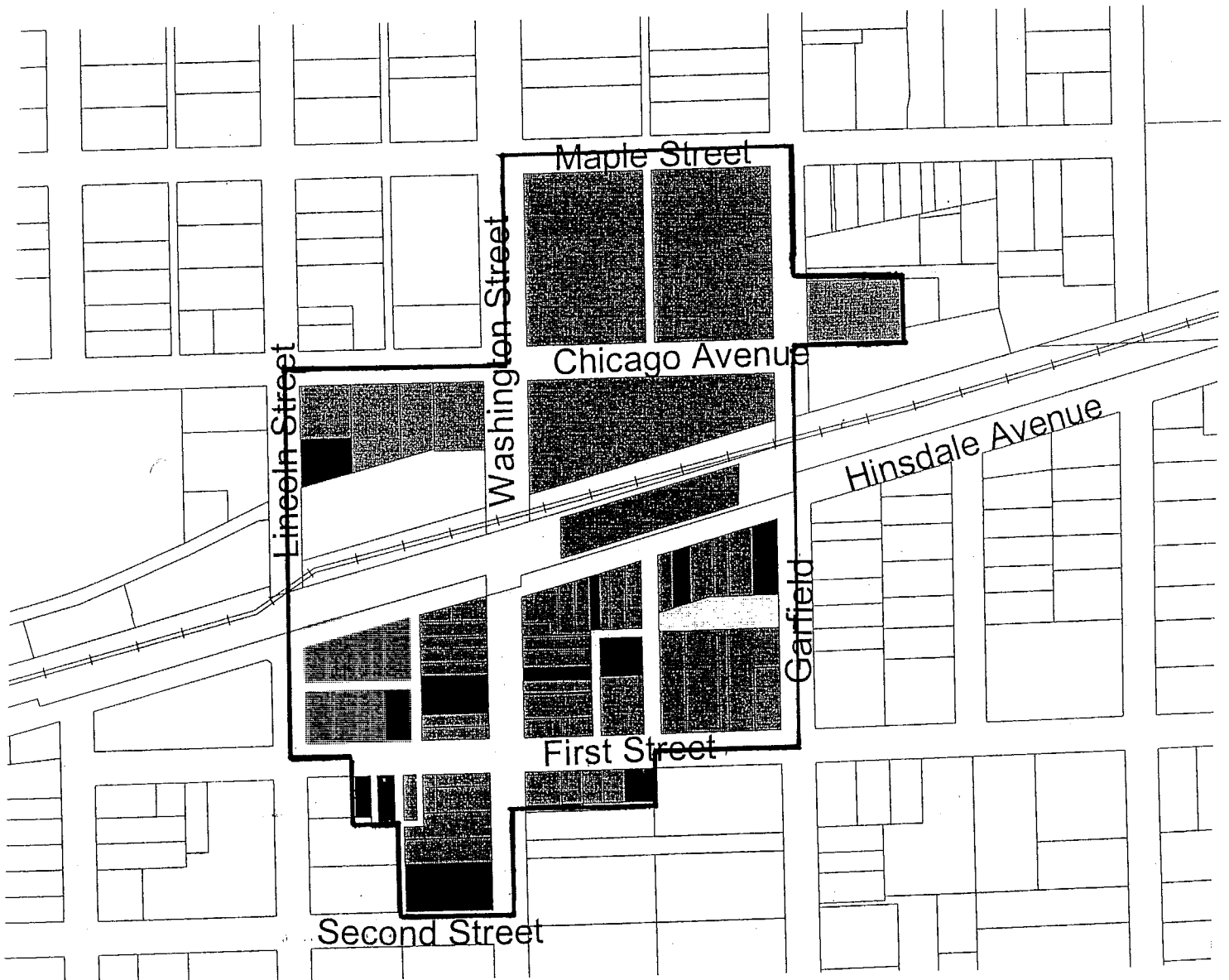


Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue

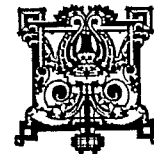
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# MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



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/fixe
		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

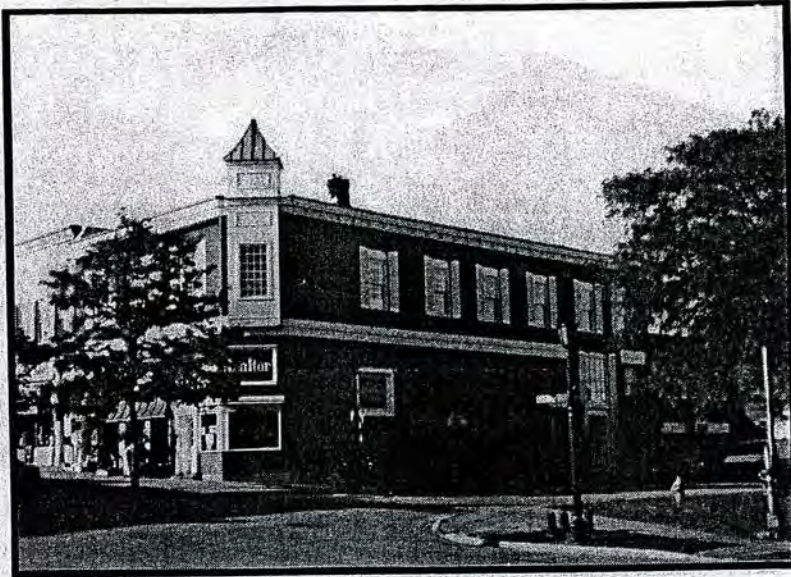
### PHOTO INFORMATION

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](mailto: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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**The Hinsdalean**

**7 West First Street**  
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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](mailto: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](http://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.

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

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**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 8<sup>th</sup> 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

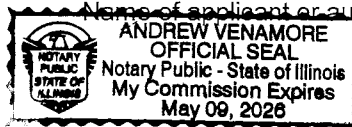
MIKE KLEIN, AIROOM

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 8<sup>th</sup> 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>
<b>Setbacks (businesses and offices):</b>		
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>
<b>Building heights:</b>		
principal building(s):	<u>28.00</u>	<u>30.00</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
<b>Maximum Elevations:</b>		
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>
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>	
<b>Spacing between buildings:</b> [depict on attached plans]		
principal building(s):	<u>N/A</u>	<u>                    </u>
accessory building(s):	<u>N/A</u>	<u>                    </u>
Number of off-street parking spaces required: <u>                    </u>		
Number of loading spaces required: <u>                    </u>		

THIS EXISTING NON-CONFORMING  
CONDITION IS NOT CHANGING.

**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 – 2<sup>nd</sup> 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**

# Building owner Approval

Richard F. Roudebush – Roudebush Properties  
4 West Hinsdale Avenue – 2<sup>nd</sup> Floor – West Suite  
Hinsdale, IL 60521

June 6, 2022

Village of Hinsdale  
19 E. Chicago Ave  
Hinsdale, IL 60521

Re: Airoom  
36 S Washington  
Hinsdale, IL

To whom it may concern,

This letter authorizes Aurora Sign Company and/or their subcontractor to obtain the necessary sign permits with the Village of Hinsdale for the above-mentioned business.

The signage as designed meets with our approval.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard F. Roudebush". The signature is fluid and cursive, with the first name "Richard" being the most prominent.

Richard F. Roudebush





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Aurora Sign Company  
Address: 30W 196 Calumet Ave West  
City/Zip: Waukegan IL 60555  
Phone/Fax: ( ) 898-5900 / 898-6091  
E-Mail: L.Helberg@AuroraSign.com  
Contact Name: Lynn Helberg

**Contractor**

Name: Same as  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Contact Name: Lynn Helberg

ADDRESS OF SIGN LOCATION: 36 S. Washington, Hinsdale, IL

ZONING DISTRICT: Please Select One B2

SIGN TYPE: Please Select One Illuminated wall sign

ILLUMINATION Please Select One Internal LED

**Sign Information:**

Overall Size (Square Feet): 14.57 (7'6" x 1'11")

Overall Height from Grade: 18' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② Red
- ③ White

**Site Information:**

Lot/Street Frontage: 80'

Building/Tenant Frontage: 20' 11"

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

Lynn Helberg for Aurora Sign Co 8/17/22  
Signature of Applicant Date

See attached Approval letter 8/17/22  
Signature of Building Owner Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Aurora Sign Company  
Address: 30W196 Calumet Ave West  
City/Zip: Warrenville IL 60555  
Phone/Fax: ( ) 898-5900 <sup>630</sup> 898-6091  
E-Mail: L.Helberg@AuroraSign.com  
Contact Name: Lynn Helberg

**Contractor**

Name: Same as  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Contact Name: Lynn Helberg

ADDRESS OF SIGN LOCATION: 36 S Washington  
ZONING DISTRICT: Please Select One B2  
SIGN TYPE: Please Select One Illuminated wall sign  
ILLUMINATION Please Select One Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 10.38 (5'8" x 1'10")  
Overall Height from Grade: 19'3" Ft.  
Proposed Colors (Maximum of Three Colors):  
① Black  
② Red  
③ White

**Site Information:**

Lot/Street Frontage: 80'  
Building/Tenant Frontage: 87'  
Existing Sign Information:  
Business Name: \_\_\_\_\_  
Size of Sign: \_\_\_\_\_ Square Feet  
Business Name: \_\_\_\_\_  
Size of Sign: \_\_\_\_\_ Square Feet

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

Lynn Helberg for Aurora Sign Co  
Signature of Applicant

8/17/22  
Date

See Attached Approval letter  
Signature of Building Owner

8/17/22  
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: \_\_\_\_\_



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  
ONEUPSIGNS.COM



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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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Orland Park, IL 60462

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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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Orland Park, IL 60462

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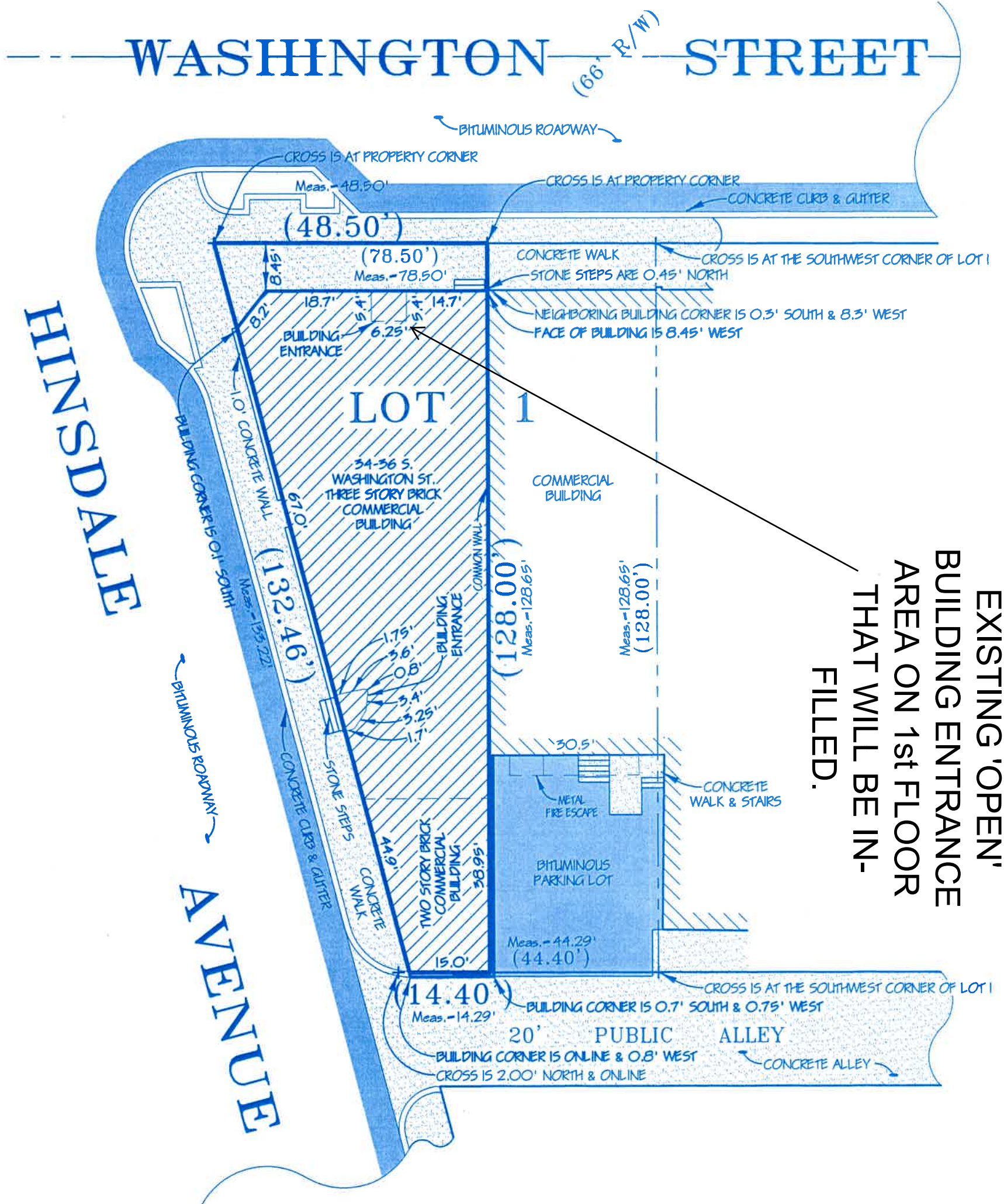
**SURVEY LEGEND**  
● Monumentation Found  
○ Monumentation Set (IRLS 35-2551)  
(50') Record Dimension  
—X— Fence Line

# 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.



## 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.

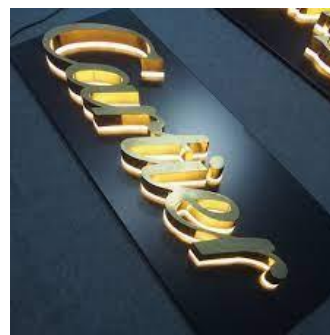
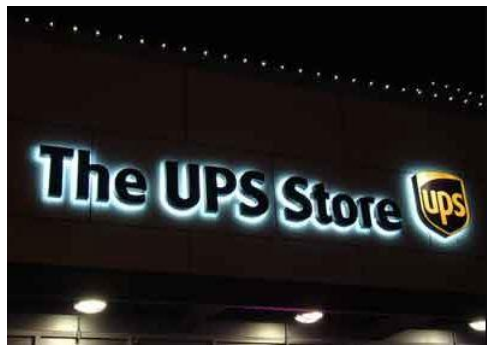
## CARRADUS LAND SURVEY, INC.

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

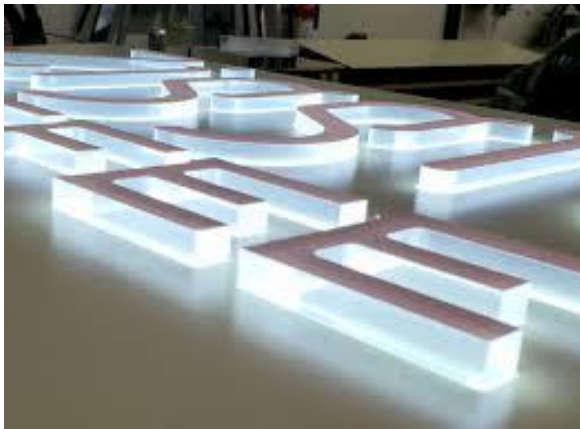
PREPARED FOR: **SCHRAMKO REAL ESTATE**  
DRAWN BY: CMG DATE OF FIELD WORK: 06/20/22 SCALE: 1" = 20' FLD.BK. - PAGE: 431-15 PROJECT NO.: 37194



Examples of “Halo Lit Channel Letter Signage”



Examples of “Routed-and-Pushed Thru, Edge Lit Signage”

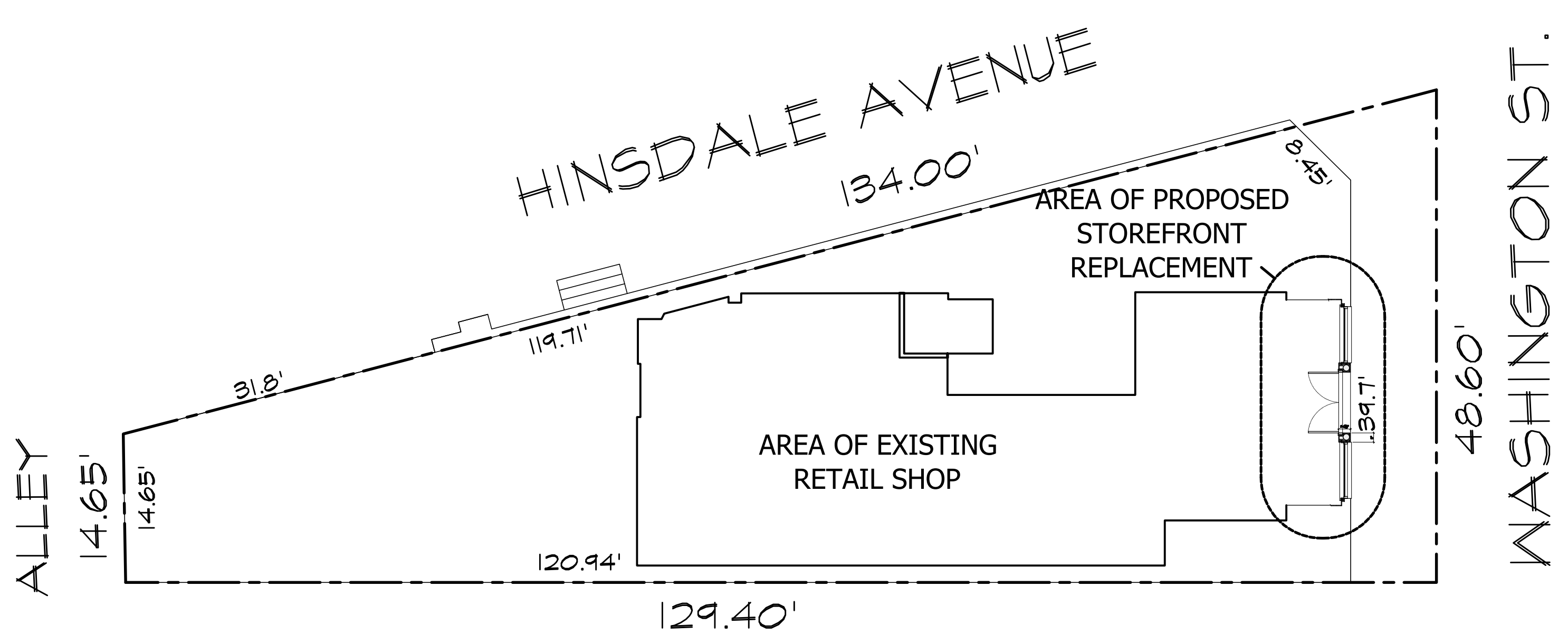




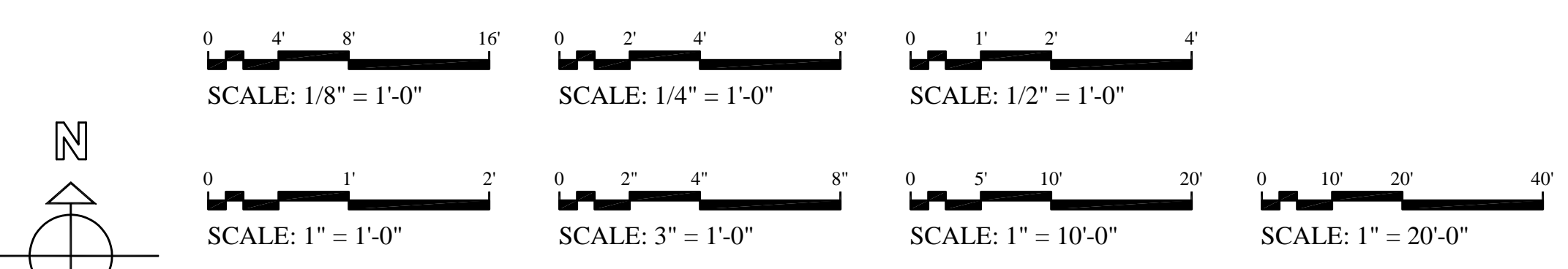
# REPLACEMENT OF EXISTING STOREFRONT for an Existing Retail Space for Airoom LLC.

**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**



**SITE PLAN**  
1  
1" = 10'-0"



<b>SCOPE OF WORK:</b> STOREFRONT REPLACEMENT	<b>SCAVENGER/DUMP NOTE:</b> 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	<b>DEPARTMENT APPROVAL:</b>  <b>AIROOM</b> ARCHITECTS & BUILDERS SINCE 1984 Airoom Architects Corp. 6825 N. Lincoln Avenue Lincolnwood, Illinois 60712 Phone: (847) 763-1100 Fax: (847) 679-0466 Website: www.airoom.com Email: info@airoom.com	
<b>ENERGY COMPLIANT STATEMENT:</b>  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	<b>STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM:</b> AIROOM ARCHITECTS CORP. 6825 N. LINCOLN AVE., LINCOLNWOOD, IL LICENSE #: 184.005479		<b>PROJECT INFORMATION:</b> <b>AIROOM RETAIL SHOWROOM</b>  EXISTING SHOWROOM STOREFRONT REMODEL  36 S. WASHINGTON STREET HINSDALE, ILLINOIS 60521
<b>CERTIFICATION STATEMENT:</b> I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF Hinsdale, IL.  LICENSE NO: 001-012126 ARCHITECT NAME: PRESTON CLAY FAWCETT EXPIRATION DATE: 11-30-2022	<b>ABBREVIATIONS</b> A.C.A.P. ALLOWANCE A.F.F. ABOVE FINISHED FLOOR BM. BEAM B. BRIDGING B.O. BY OTHERS CAB. CABINET C.I. CAST IRON C.J. CEILING JOINT CLG. CEILING C.L. CENTER LINE C.T. CERAMIC TILE C.O. CLEAN OUT C.W. COLD WATER COL. COLONIAL CONC. CONCRETE C.M.U. CONC MASONRY UNIT C.F.M. CUBIC FEET PER MINUTE DIM. DIMENSION DN. DOWN D.S. DOWN SPOUT DWG. DRAWING ELEC. ELECTRICAL ELEV. ELEVATION EQ. EQUAL E.P. EJECTOR PIT/PUMP EX. EXISTING F./FIN. FIN. FACE OF FINISH F.J. FIXTURE FDN. FLOOR JOIST F.P. FOUNDATION GALV. GYP. GALVANIZED BD. H.B. GYPSUM BOARD HOSE BIB AS CLOSE AS POSSIBLE H.O. HOME OWNER H.V. HEATING, VENT & AIR COND. CONDITIONING HORIZ. HORIZONTAL INSUL. INSULATION LAV. LAVATORY LOC. LOCATION MAX. MAXIMUM MIN. MINIMUM MTL. METAL N.T.C. NOT IN CONTRACT ON CENTER OPG. OPENING PLUS OR MINUS REQ. REQUIRED R.R. ROOF RAFTER R.O. ROUGH OPENING STD. STANDARD S.F. SQUARE FEET S.P. SUMP PIT/PUMP THR. THRESHOLD T/ TOP OF TYP. U.N.O.TYPICAL UNLESS NOTED V.C.T. OTHERWISE VERT. VINYL COMP. TILE V.I.F. VERTICAL V.T.R. VERIFY IN FIELD WSC. VENT THRU ROOF W.H. WAINSCOT W/ WATER HEATER W/O WITH WD. WITHOUT WOOD WATER SERVICE		<b>PROJECT COORDINATOR:</b> KRISTEN IVERSON <b>PROJECT ARCHITECT:</b> Preston Clay Fawcett <b>PROJECT COORDINATOR (PLOT):</b> <b>PROJECT NO:</b>
<b>BUILDING CODE INFORMATION</b> 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	<b>ZONING INFORMATION</b> EXISTING B-2 CENTRAL BUSINESS DISTRICT INTERIORS WORK ONLY - NO CHANGE IN FOOTPRINT		<b>SHEET LEGEND</b> 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
<b>SYMBOL LEGEND</b> EXTERIOR WALL TO REMAIN WALL TO BE REMOVED INTERIOR WALL TO REMAIN NEW FRAMED WALL EX WINDOW TO REMAIN WINDOW TO BE REMOVED NEW WINDOW NEW FDN WALL FINISH TO BE REMOVED STRUCTURE TO BE REMOVED NEW SIDING EX DOOR TO REMAIN DOOR TO BE REMOVED NEW DOOR NEW BRICK NEW ASPHALT ROOF NEW ARCHITECTURAL ROOF NEW CEDAR ROOF BATH ROOM NAME REFERENCE POINT REVISION TAG ALIGN (FLR/WALL) INTERIOR ELEV TAG DEMO/NEW TAG SECTION TAG DETAIL TAG WINDOW TAG DOOR TAG SECTION TAG	<b>SITE CONSTRUCTION NOTES:</b> - 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.	<b>APPROVALS:</b>  <b>PROJECT INFO</b> <b>SITE PLAN</b> <b>BUILDING CODE</b> G1.0 8	





- **PROTECTION (IF REQUIRED):**
- PROVIDE SPACE PROTECTION WITH:
  - 2x4 WALL W/SHL SEALER @ TOP & BTM
  - 1/2" PLYWOOD @ EXTERIOR SIDE OF WALL
  - (2) HASP HINGES & LATCH (FOR DOOR)
  - BATT INSULATION @ BREAKTHROUGHS
  - PROVIDE FLOOR PROTECTION AS REQ.

**EPA PROTECTION (IF REQUIRED):**

- INCLUDE DISPOSAL OF MATERIALS & CLEAN-UP PER EPA LEAD SAFETY RULES.
- PROTECT EX. SURFACES & CONTAIN DEMO AREAS W/ TEMPORARY COVERINGS PER EPA LEAD SAFETY RULES.

**FRAMING NOTE:**  
MINIMUM GRADE STRUCTURAL LUMBER  
CALCULATED SHALL BE: DOMESTIC HEM-FIR #2,  
FB=850, E=1,300,000, FV=75.  
AAC MAY MAKE MINOR VARIATIONS OR  
SUBSTITUTE MATERIALS OF EQUAL OR BETTER  
QUALITY W/O CONSENT OF BUYER.

ALL FASTENERS USED ABOVE GRADE TO ATTACH LUMBER TO LUMBER AND LUMBER TO THE PIERS SHALL BE HOT DIPPED GALVANIZED OR EQ.

ALL LUMBER FRAMING SHALL BE NAILED .  
WHERE BEAM OR GIRDER CONSTRUCTION IS  
USED TO SUPPORT FLOOR FRAMING,  
POSITIVE CONNECTIONS (METAL  
FASTENERS) SHALL BE PROVIDED TO  
ENSURE AGAINST UPLIFT AND LATERAL  
DISPLACEMENT.

END OF EACH JOIST, BEAM OR GIRDER  
SHALL BEAR NO LESS THAN 1/2" ON WOOD  
OR METAL HANGER.

ALL HEADERS TO BE SET @ 6'-10 1/2" ABV.  
SUBFLOOR (UNLESS NOTED OTHERWISE)  
ALL HEADERS ARE PER TABLE ABOVE  
(UNLESS OTHERWISE NOTED ON PLANS)

PROVIDE NECESSARY BRACING & SHORING  
WHEN REMOVING ALL BEARING WALLS.

ALL WOOD IN CONTACT WITH CONCRETE AND UNDER EXTERIOR DOOR SILLS SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

**POINT LOADS NOTE:**  
ALL POINT LOADS FROM COLUMNS AND OTHER BEARING STRUCTURES ARE TO BE CARRIED DOWN TO SOLID BEARING THAT IS DIRECTLY IN CONTACT WITH A FOUNDATION. ALL LOADS ARE TO BE SUPPORTED ON WALLS, COLUMNS AND BEAMS WHICH DIRECTLY TRANSFER THEIR IMPLIED LOADS TO A FOUNDATION OR FOOTING.

PROTECT EXISTING SURFACES AND CONTAIN  
DEMOLITION AREA WITH TEMPORARY  
COVERINGS AND BARRIERS AS REQUIRED PER  
EPA LEAD SAFETY RULES.

DIMENSIONS NOTE:  
V.I.F ALL DIMENSIONS PRIOR TO START OF  
WORK AND NOTIFY ARCHITECT IMMEDIATELY  
OF ANY DISCREPANCIES. TYP.



**AIRROOM**   
ARCHITECTS & BUILDERS  
— SINCE 1958 —  
Airroom Architects Corp.  
6825 N. Lincoln Avenue  
Lincolnwood, Illinois 60712  
Phone: (847) 763-1100 Fax: (847) 679-0446  
Website: [www.airroom.com](http://www.airroom.com)  
Email: [info@airroom.com](mailto:info@airroom.com)

**AIROOM RETAIL  
SHOWROOM**

**EXISTING SHOWROOM  
STOREFRONT REMODEL**

**36 S. WASHINGTON STREET  
HINSDALE, ILLINOIS  
60521**

CONTACT COORDINATOR : KRISTEN IVERSON

PROJECT MANAGER: \_\_\_\_\_

PROJECT ARCHITECT: Preston Clay Fawcett

### PROJECT DEVELOPMENT MANAGER (PDM)

PROJECT NO : \_\_\_\_\_

**220029**

ISSUES & REVISIONS:	
ISSUE DATES	DESCRIPTION
	PRE-DRAW
	PRE-PCC
2/21/2022	PERMIT SUBMITTAL
	- PERMIT REVISION 1
	PCC
	READY
	OKFC

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APPROVALS: \_\_\_\_\_

RECEIVED ARCH

PRESTON  
CLAY

FAWCETT  
601-012126

STATE OF ILLINOIS

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PLACE APPROPRIATE STAMP HERE.

SECRET

PROPOSED

FIRST FLOOR

## PLAN

<p>OFF &amp; FILE INFO:</p>	
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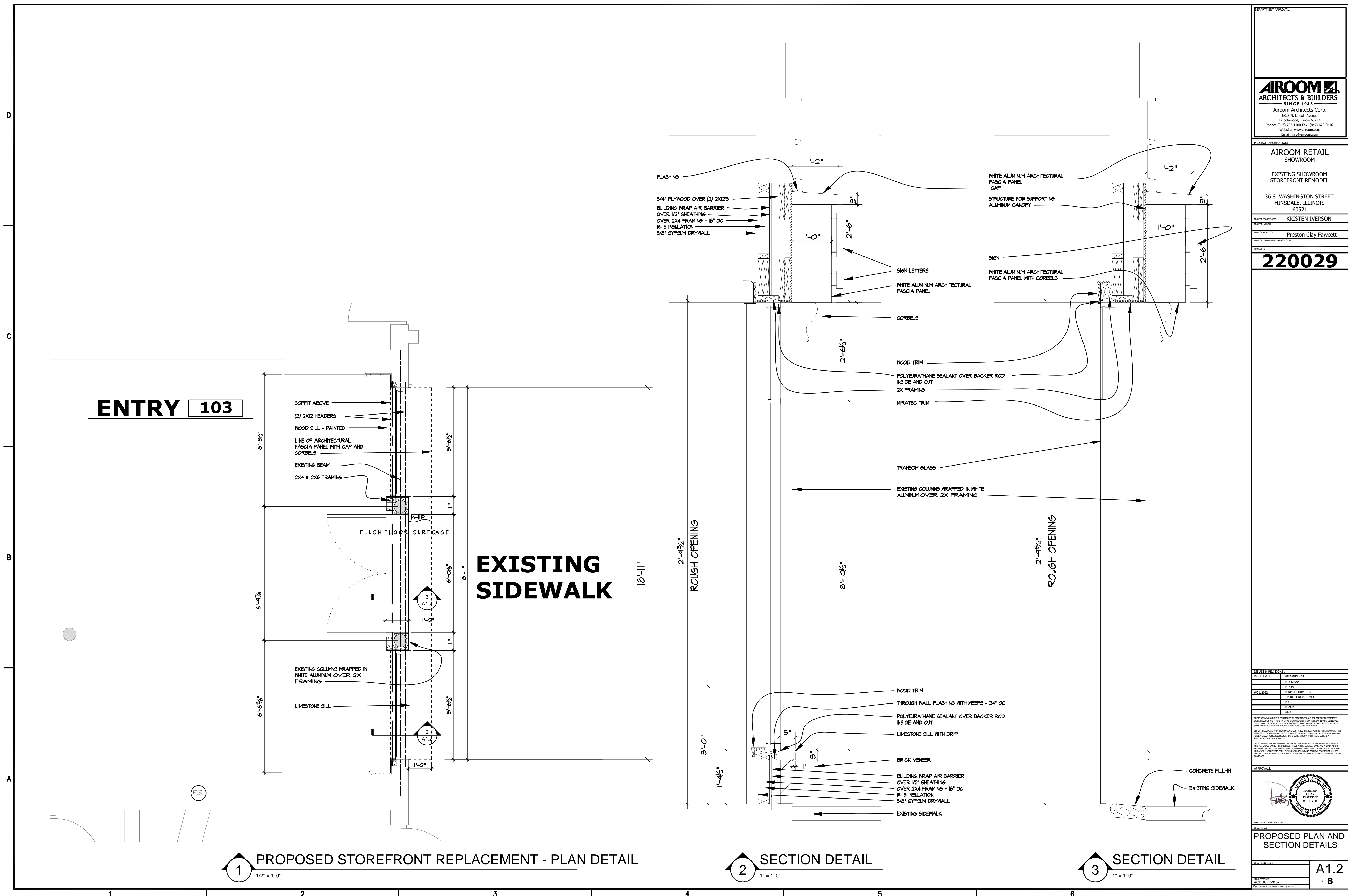
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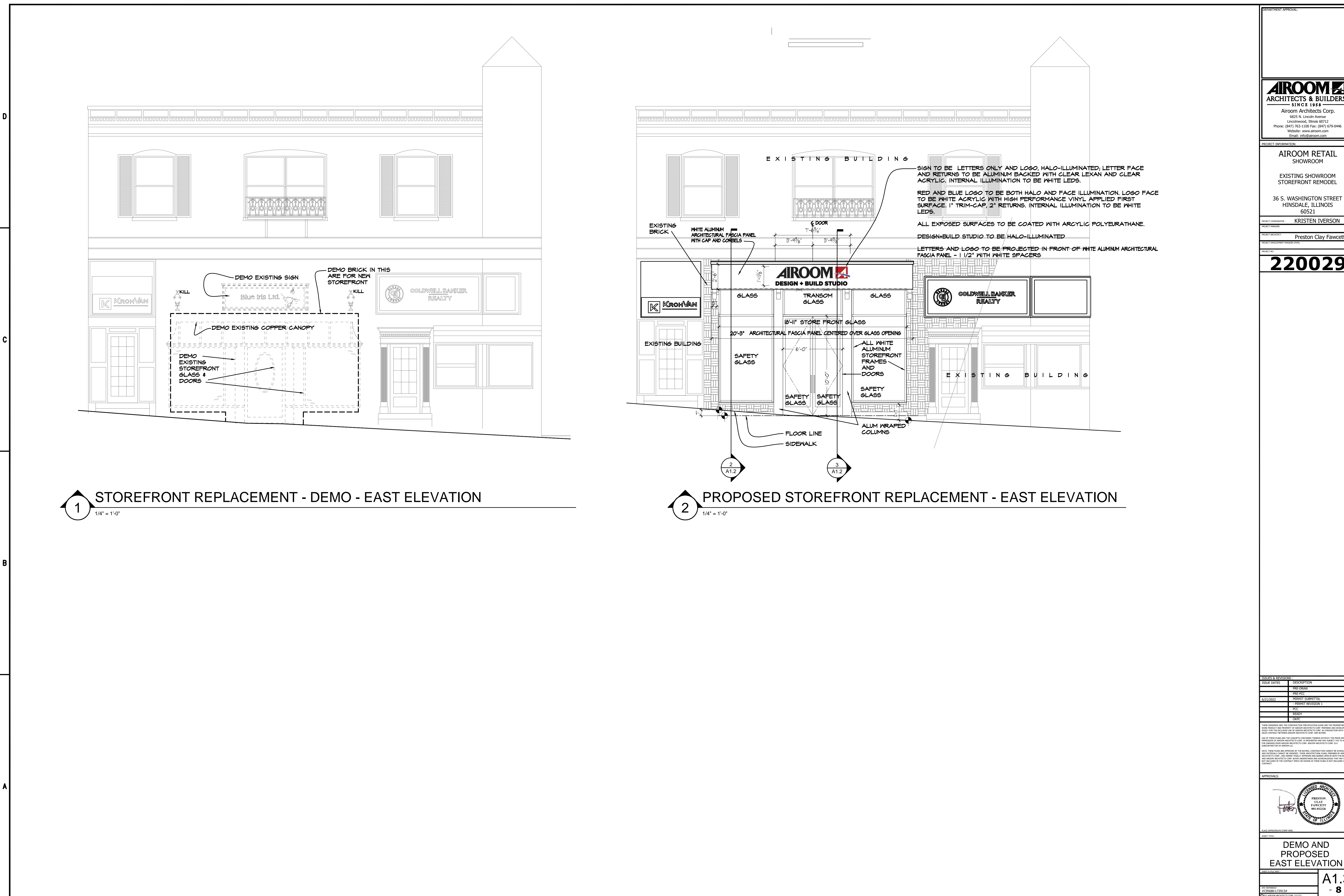
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502 AARON ARCHITECTS (C) 2017. (A) 1/222







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 MANAGER:

Preston Clay Fawcett

PROJECT COORDINATOR/OWNER (P.O.):

PROJECT NO.:

220029

ISSUES & REVISIONS:

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

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DATE: THESE PLANS ARE APPROVED BY THE ARCHITECT. CONSTRUCTION SHALL BE SCHEDULED. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT.

APPROVALS:

ALSO APPROVED BY OWNER:

DATE:

DEMO AND  
PROPOSED  
EAST ELEVATION

SCALE & TITLE:

A1.3

BY: PRESTON CLAY FAWCETT

#005680-L729134

© 2022 AIROOM ARCHITECTS CORP. (11/22)

OF 8





2 PROPOSED - NORTH ELEVATION  
1/4" = 1'-0"



1 DEMO - NORTH ELEVATION  
1/4" = 1'-0"

DEPARTMENT APPROVAL:

**AIROOM**  
ARCHITECTS & BUILDERS  
SINCE 1988  
Airoom Architects Corp.  
6825 N. Lincoln Avenue  
Lincolnwood, Illinois 60712  
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PROJECT INFORMATION:  
**AIROOM RETAIL SHOWROOM**  
EXISTING SHOWROOM STOREFRONT REMODEL  
36 S. WASHINGTON STREET  
HINSDALE, ILLINOIS 60521

PROJECT COORDINATOR: KRISTEN IVERSON  
PROJECT MANAGER: Preston Clay Fawcett  
PROJECT DEVELOPMENT MANAGER (PDM):

PROJECT NO: **220029**

ISSUES & REVISIONS:	
ISSUE DATES	DESCRIPTION
PRE-DCW	PRE-DCW
PRE-DCW	PRE-DCW
6/21/2022	PERMIT SUBMITTAL
	PERMIT REVISION 1
PC	PC
READY	READY
OK/C	OK/C

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APPROVALS:

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(847) 763-1100

ALSO APPROVED (DATE):  
DATE: 11/1/2022

**DEMO AND PROPOSED NORTH ELEVATION**

ISSUED TO: 11/1/2022

1/1/2022  
#CPS680-L75913F

AIROOM ARCHITECTS CORP. (LTD.)

**A1.4**  
OF 8



## 703 SIGNS

703.1 GENERAL. SIGNS SHALL COMPLY WITH 703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

703.2 RAISED CHARACTERS. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4.

703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.

703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.

703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.2.5 CHARACTER HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

EXCEPTION: WHERE SEPARATE RAISED AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, RAISED CHARACTER HEIGHT SHALL BE PERMITTED TO BE 1/2 INCH (13 MM) MINIMUM.

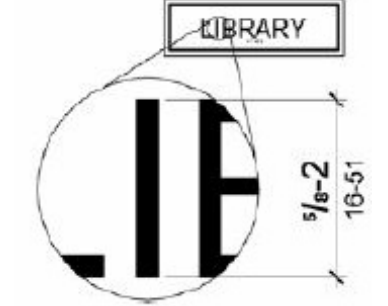


FIGURE 703.2.5 HEIGHT OF RAISED CHARACTERS

703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.2.7 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES, WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS. SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM, WHERE CHARACTERS HAVE OTHER CROSS SECTIONS. SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM.

703.2.8 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

703.3 BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4.

703.3.1 DIMENSIONS AND CAPITALIZATION. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS.

TABLE 703.3.1 BRAILLE DIMENSIONS MEASUREMENT RANGE

	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.034 (1.5 MM) TO 0.063 (1.6 MM)
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.090 (2.3 MM) TO 0.100 (2.5 MM)
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.241 (6.1 MM) TO 0.300 (7.6 MM)
DOT HEIGHT	0.025 (0.6 MM) TO 0.037 (0.9 MM)
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.315 (10 MM) TO 0.400 (10.2 MM)

NOTES:  
1. MEASURED CENTER TO CENTER.

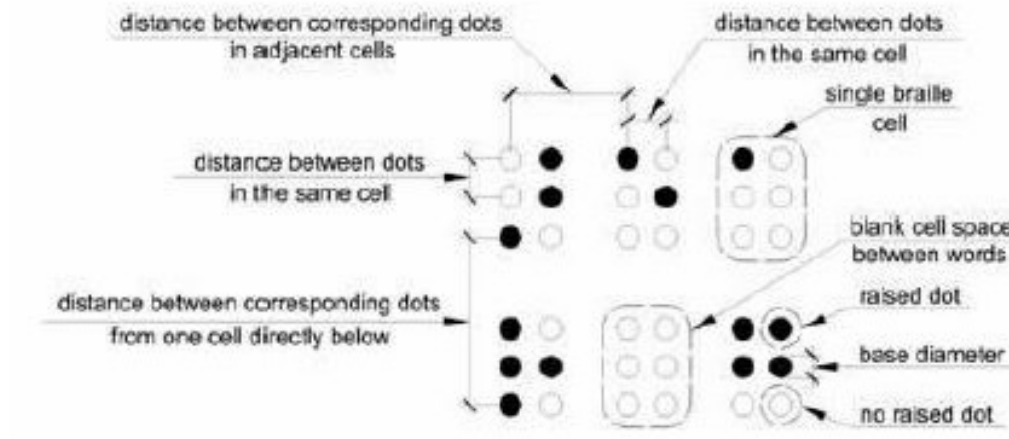


FIGURE 703.3.1 BRAILLE MEASUREMENT

703.3.2 POSITION. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

EXCEPTION: BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16 INCH (4.8 MM) MINIMUM AND SHALL BE LOCATED EITHER DIRECTLY BELOW OR ADJACENT TO THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

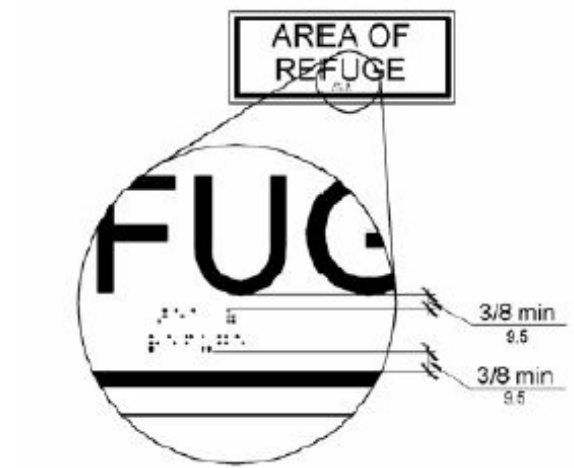


FIGURE 703.3.2 POSITION OF BRAILLE

703.4 INSTALLATION HEIGHT AND LOCATION. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 703.4.

703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

EXCEPTION: TACTILE CHARACTERS FOR ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.4.1.

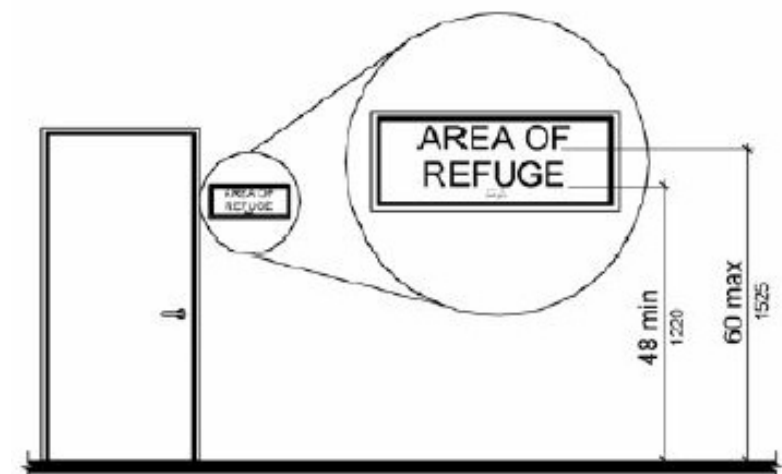


FIGURE 703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE LATCH SIDE OF THE DOOR. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS. SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (455 MM) MINIMUM BY 18 INCHES (455 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

EXCEPTION: SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

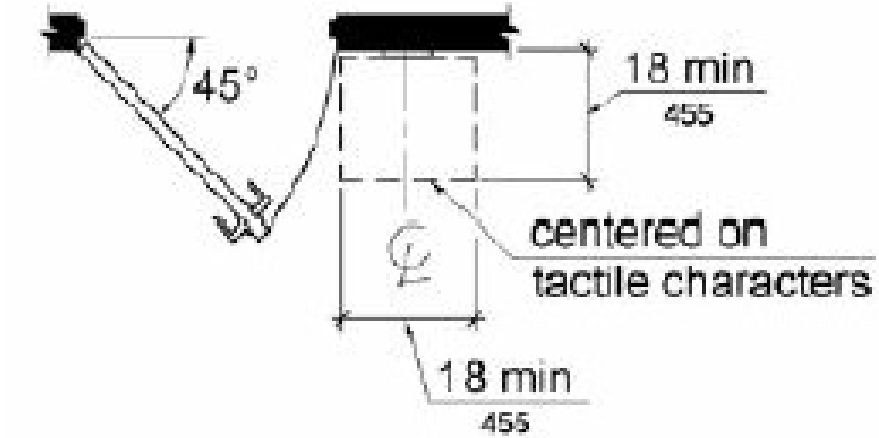


FIGURE 703.4.2 LOCATION OF TACTILE SIGNS AT DOORS

703.5 VISUAL CHARACTERS. VISUAL CHARACTERS SHALL COMPLY WITH 703.5.

EXCEPTION: WHERE VISUAL CHARACTERS COMPLY WITH 703.2 AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 703.3, THEY SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.2 THROUGH 703.5.4.

703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I".

TABLE 703.5.5 VISUAL CHARACTER HEIGHT BASELINE OF CHARACTER HORIZONTAL VIEWING DISTANCE MINIMUM CHARACTER HEIGHT 40 INCHES (1015 MM) TO LESS THAN OR EQUAL TO 10 INCHES (254 MM) LESS THAN 12 INCHES (305 MM) 5/8 INCH (16 MM) 12 INCHES (305 MM) AND GREATER 5/8 INCH (16 MM), PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 12 INCHES (305 MM) GREATER THAN 10 INCHES (254 MM) TO LESS THAN OR EQUAL TO 120 INCHES (3050 MM) LESS THAN 180 INCHES (4570 MM) 2 INCHES (51 MM) 180 INCHES (4570 MM) AND GREATER 2 INCHES (51 MM), PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 180 INCHES (4570 MM) LESS THAN 21 FEET (6400 MM) 3 INCHES (75 MM)

703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.6.

703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

703.6 PICTOGRAMS. PICTOGRAMS SHALL COMPLY WITH 703.6.

703.6.1 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

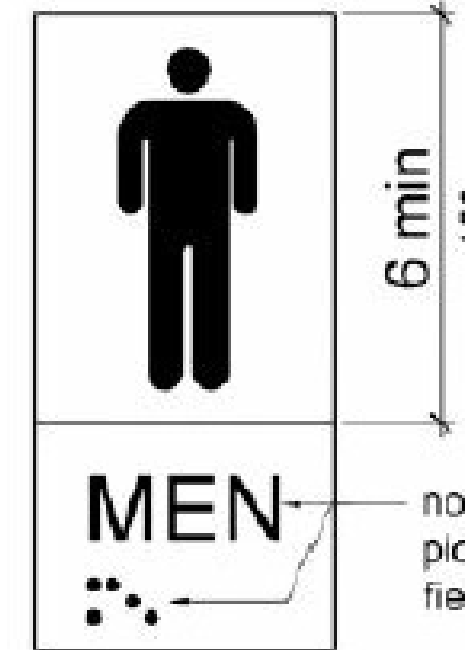


FIGURE 703.6.1 PICTOGRAM FIELD

703.6.2 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

703.6.3 TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 703.2, 703.3 AND 703.4.

703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 703.7.

703.7.1 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

703.7.2 SYMBOLS.

703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 703.7.2.1.



FIGURE 703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY

703.7.2.2 INTERNATIONAL SYMBOL OF TTY. THE INTERNATIONAL SYMBOL OF TTY SHALL COMPLY WITH FIGURE 703.7.2.2.

Section 600, Illustration B, Figures 27

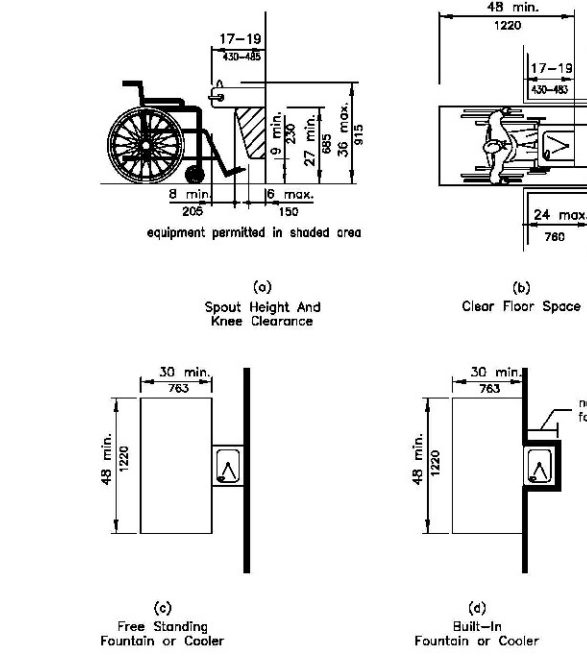


Fig. 27 Drinking Fountains and Water Coolers

140

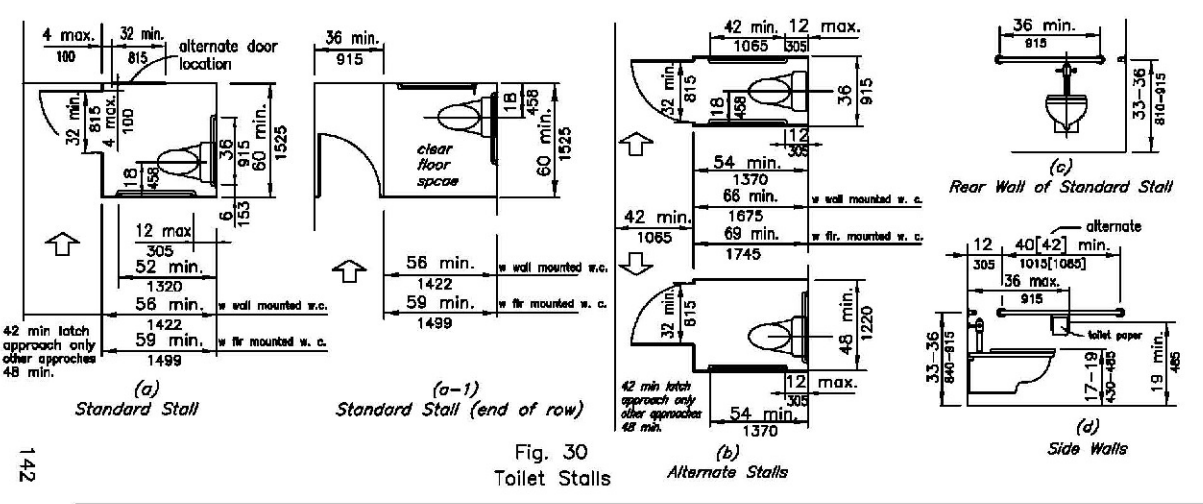


Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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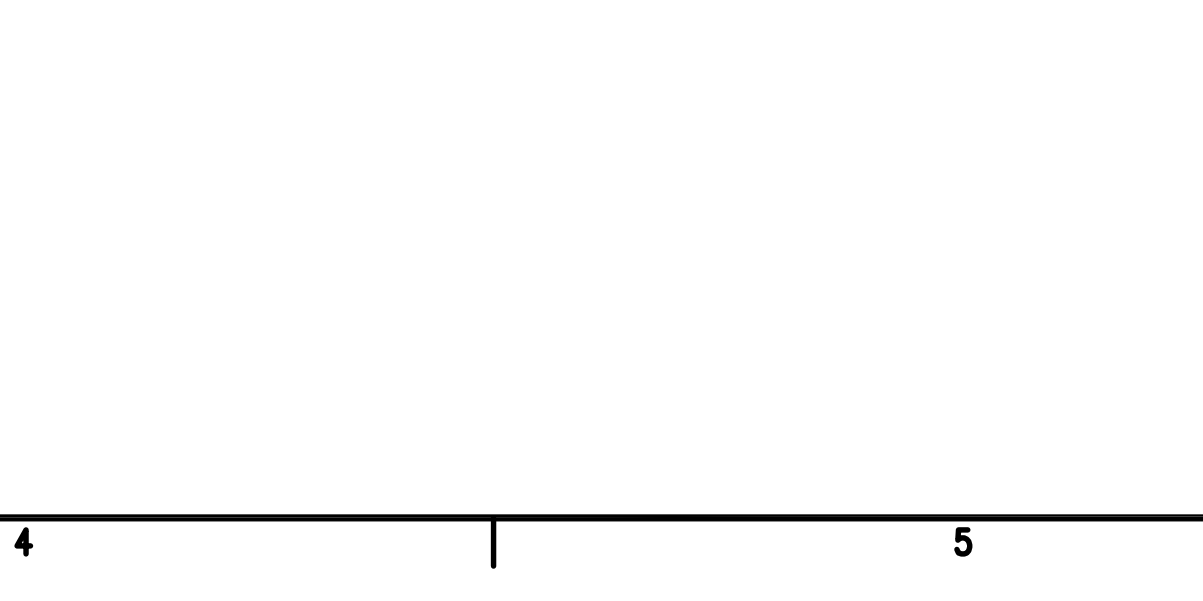


Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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Fig. 29 Grab Bars at Water Closets

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<u>DEMO ELECTRICAL</u>	
KILL	KILL EXISTING ELECTRICAL DEVICE OR OPENING

<u>DEMO HVAC</u>	
KILL	KILL EXISTING HVAC DEVICE OR REGISTER

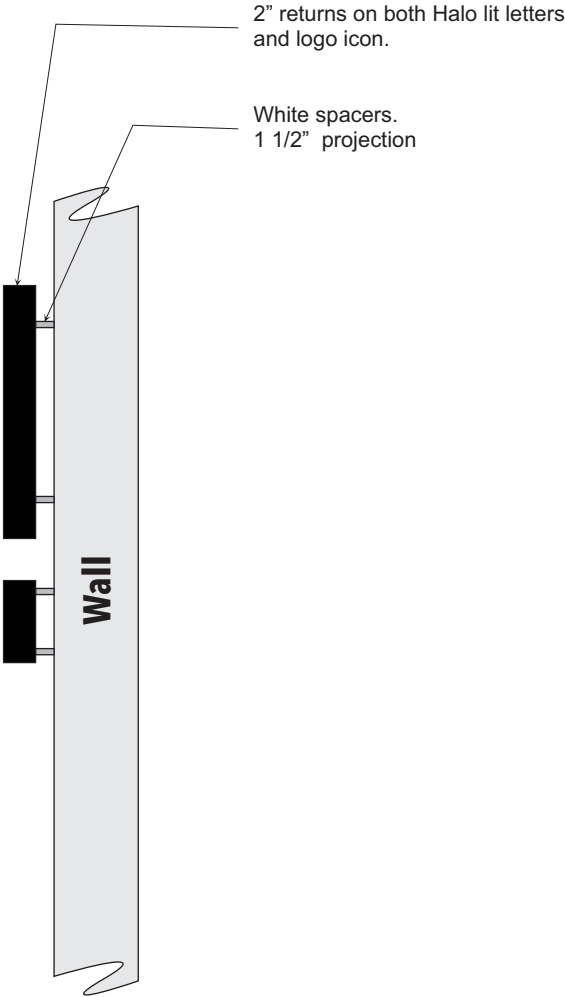


- ELECTRIC CONSERVATION (2015 INTERNATIONAL ENERGY CONSERVATION CODE)**  
 1. INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT BE MORE THAN 5 WATTS PER HOUR PER SQUARE FOOT.  
 2. WHERE NEW LIGHTING CONTROLS ARE INSTALLED, THE LIGHTING SYSTEMS SHALL BE CONTROLLED BY AN OCCUPANT SENSOR CONTROL IN EACH SEPARATE SPACE WITH NEW LIGHTING SWITCH INSTALLATIONS. (SECTION C405.2.1)
- MECHANICAL (2009 INTERNATIONAL MECHANICAL CODE AS AMENDED)**  
 1. THE AIR FLOW MEASUREMENT FOR EXHAUST FLOW SHALL BE IN ACCORDANCE WITH THE MINIMUM VENTILATION AND EXHAUST AIRFLOW RATES INDICATED IN TABLE 403.3.  
 2. INDICATE THE MECHANICAL PLANS THAT A COPY OF THE REQUIRED FINAL TEST AND BALANCE REPORT, PERFORMED BY AN AABC OR NEBB CERTIFIED TEST FIRM, SHALL BE SUBMITTED TO THE CITY OF FORT WORTH FOR REVIEW PRIOR TO THE FINAL INSPECTION. (SECTION 106.3.1)
- ELECTRICAL (2011 NATIONAL ELECTRIC CODE AS AMENDED)**  
 1. REFER TO ENERGY CODEMENT XZ.

[illegible]

Front Elevation

14.57 FT/SQ







Illuminated wall sign

Fabricate and install sign of aluminum, lexan and acrylic. "Airoom" to be halo illuminated; Letter face and returns to be aluminum backed with clear lexan. Internal illumination to be white leds. Red and blue logo icon to be both halo and face illumination. Logo face to be white acrylic with high performance vinyl applied first surface. 1" trim-cap, 2" returns. Internal illumination to be white leds. All exposed metal surfaces to be coated with acrylic polyurethane.

"Design + Build Studio" to be halo-illuminated

the stroke width minimum needed to accommodate LED mods for halo lit letters.

SCALE 1"=1'	Drawn By: JC
-------------	--------------

-  Airoom Red = 3M ScotchCal #3630-73 Dark Red (match to PMS 7621)
-  Airoom Blue = 3M ScotchCal #3630-137 European Blue (closest match to PMS 295)
-  1" black trim-cap
-  Airoom, Design Build Studio painted black. Logo Icon to have black returns

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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	<div>Location Name: Hinsdale</div>	<div>City/State: Hinsdale, IL 60521</div>	<div>Rev A: 8/4/2022</div>		<div>Rev D: 8/10/2022</div>	
			<div>Rev B:</div>		<div>Rev E:</div>	
			<div>Rev C:</div>		<div>Rev F:</div>	



Front Elevation

14.57 FT/SQ



	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

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Prepared For:	Airoom
Location Name:	Hinsdale

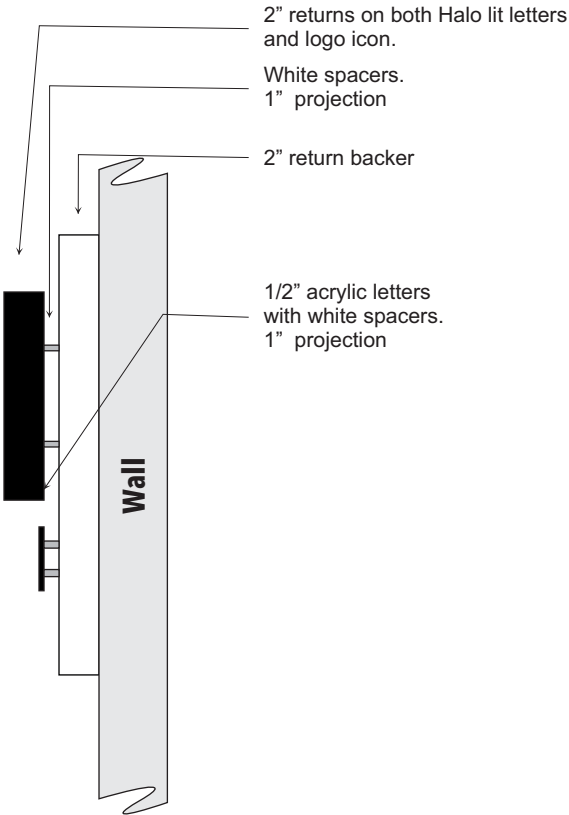
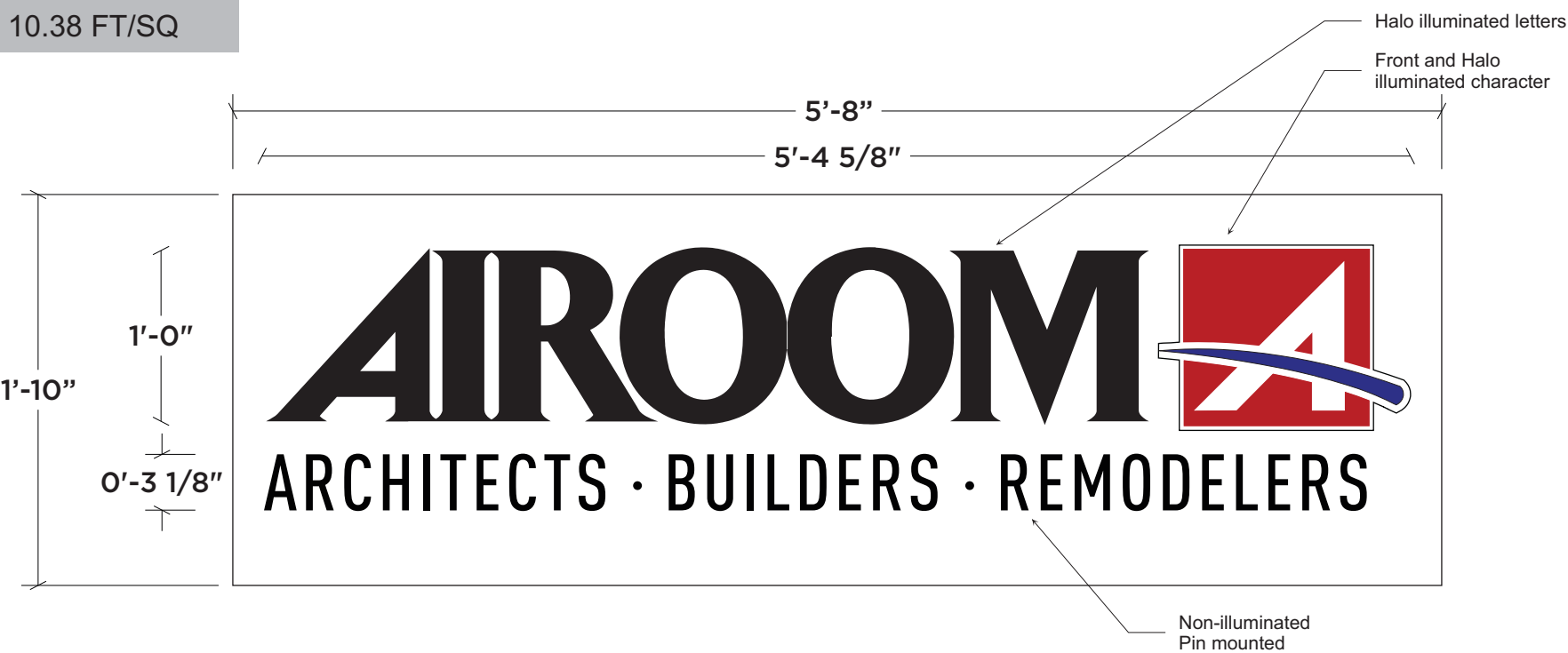
Address:	36 S. Washington
City/State:	Hinsdale, IL 60521

Drwg:	220691	Sheet:	1A	Design Date:	5/18/2022
Rev A:	8/4/2022	Rev D:	8/10/2022		
Rev B:		Rev E:			
Rev C:		Rev F:			

LANDLORD APPROVAL SIGNATURE

Side Elevation

10.38 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum, lexan and acrylic. "Airoom" to be halo illuminated; Letter face and returns to be aluminum backed with clear lexan. Internal illumination to be white leds. Red and blue logo icon to be both halo and face illumination. Logo face to be white acrylic with high performance vinyl applied first surface. 1" trim-cap, 2" returns. Internal illumination to be white leds. All exposed metal surfaces to be coated with acrylic polyurethane.

"Architects Builders ..." to be non -illuminated acrylic pin-mount characters. All copy to be mounted on a 2" backer

the stroke width minimum needed to accommodate LED mods for halo lit letters  
Stroke in I is 4.3".

SCALE 1 1/4"=1'	Drawn By: JC
-----------------	--------------

- Airoom Red = 3M ScotchCal #3630-73 Dark Red (match to PMS 7621)
- Airoom Blue = 3M ScotchCal #3630-137 European Blue (closest match to PMS 295)
- 1" black trim-cap
- Airoom, Design Build Studio painted black. Logo Icon to have black returns
- White Backer

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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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	<b>Location Name:</b> Hinsdale	<b>City/State:</b> Hinsdale, IL 60521	Rev A: 8/4/2022		Rev D:	
			Rev B: 8/10/2022		Rev E:	
			Rev C: 8/15/2022		Rev F:	





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**Prepared For:**  
Airoom  
**Location Name:**  
Hinsdale

**Address:**  
36 S. Washington  
**City/State:**  
Hinsdale, IL 60521

<b>Drwg:</b> 220691	<b>Sheet:</b> 2C	<b>Design Date:</b> 5/18/2022
Rev A:	8/4/2022	Rev D:
Rev B:	8/10/2022	Rev E:
Rev C:	8/15/2022	Rev F:

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

<b>Engineering Specifications</b> All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	<b>Electrical Specifications</b> All Signs Fabricated as per 2017 N.E.C. Specifications
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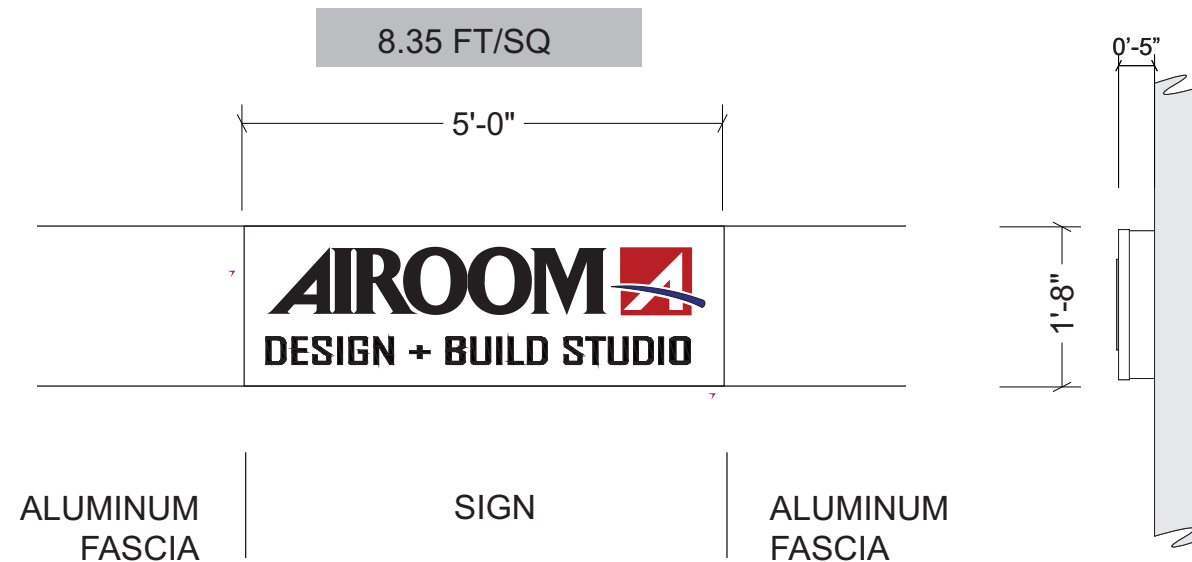
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Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

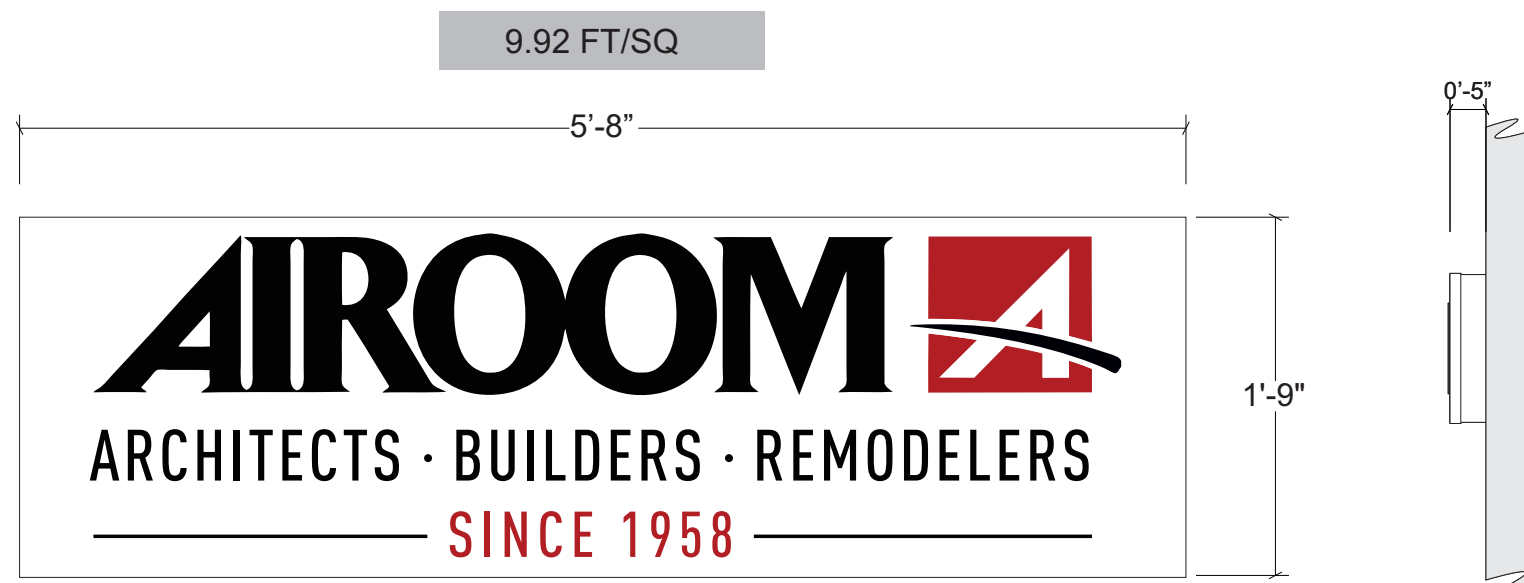


# STREET ELEVATION RENDERINGS

## Washington Street Elevation

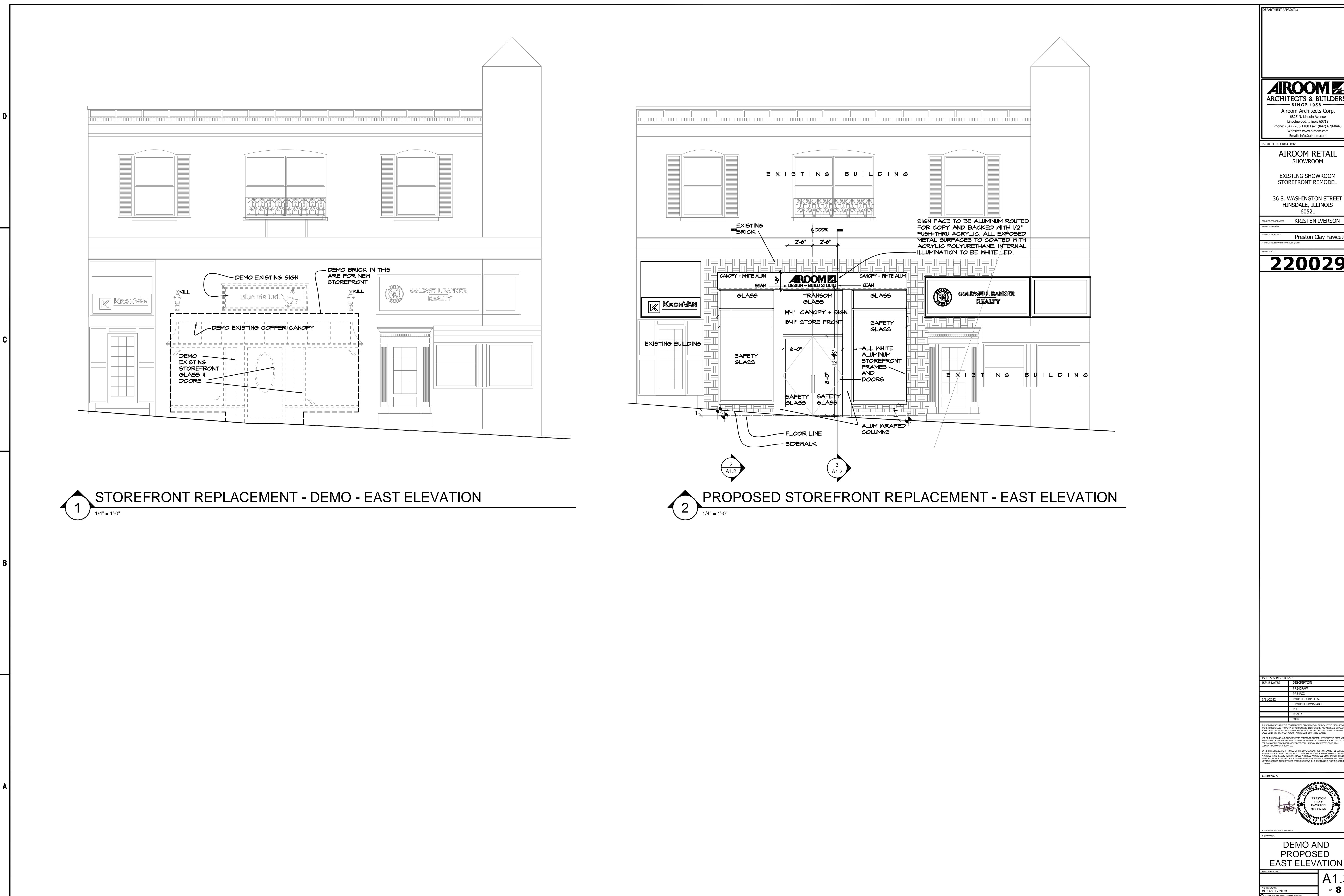


## Hinsdale Avenue Elevation



Original Plans Presented  
at the HPC Meeting  
August 3, 2022





DEPARTMENT APPROVAL:

**AIRROOM**  
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:

**AIRROOM RETAIL**  
SHOWROOM

EXISTING SHOWROOM  
STOREFRONT REMODEL

36 S. WASHINGTON STREET  
HINSDALE, ILLINOIS  
60521

PROJECT COORDINATOR:

KRISTEN IVERSON

PROJECT MANAGER:

Preston Clay Fawcett

PROJECT COORDINATOR PHONE:

PROJECT NO.:

**220029**

ISSUES & REVISIONS:

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

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DATE: THESE PLANS ARE APPROVED BY THE ARCHITECT. CONSTRUCTION SHALL BE SCHEDULED. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN. THESE PLANS ARE THE PROPERTY OF AIRROOM ARCHITECTS & BUILDERS. NO PART OF THIS DRAWING OR THE CONTENTS HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AIRROOM ARCHITECTS & BUILDERS. THIS DRAWING IS THE PROPERTY OF AIRROOM ARCHITECTS & BUILDERS. NO PART OF THIS DRAWING OR THE CONTENTS HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AIRROOM ARCHITECTS & BUILDERS.

APPROVALS:

ALL APPROVED BY AIR ROOM

DATE: 11/11/22

DEMO AND  
PROPOSED  
EAST ELEVATION

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

PROJECT NO.:

220029

PROJECT NO.:

220029

PROJECT NO.:

220029

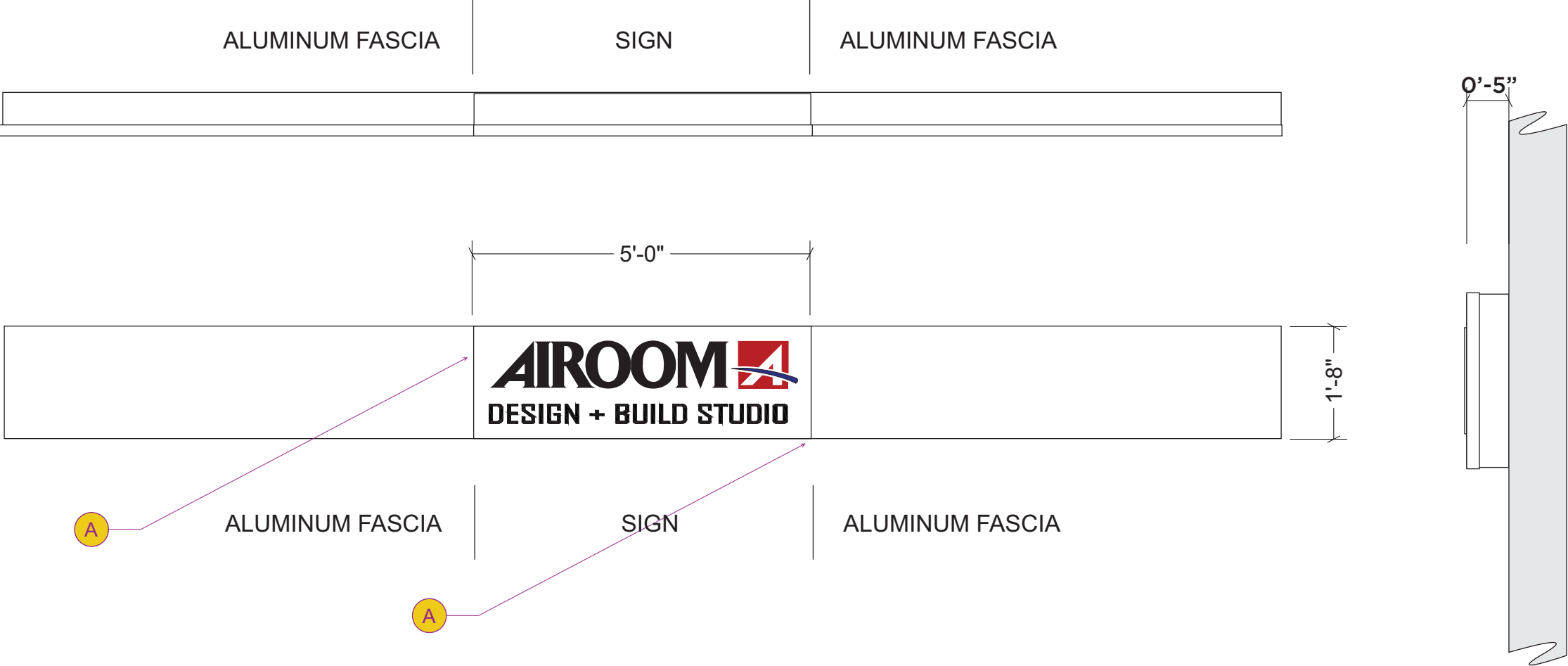
**A1.3**  
OF 8





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

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

Engineering Specifications

Electrical Specifications

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Front Elevation



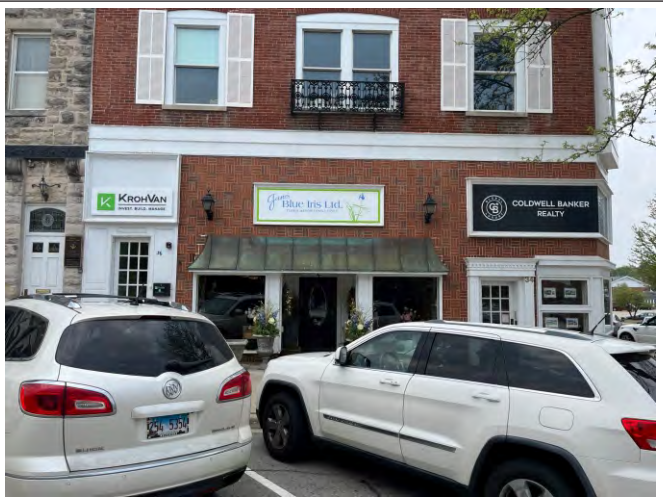
INSTALL INSTRUCTIONS:

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



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

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Prepared For:  
Airoom

Location Name:  
Hinsdale

Address:  
36 S. Washington

City/State:  
Hinsdale, IL 60521

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

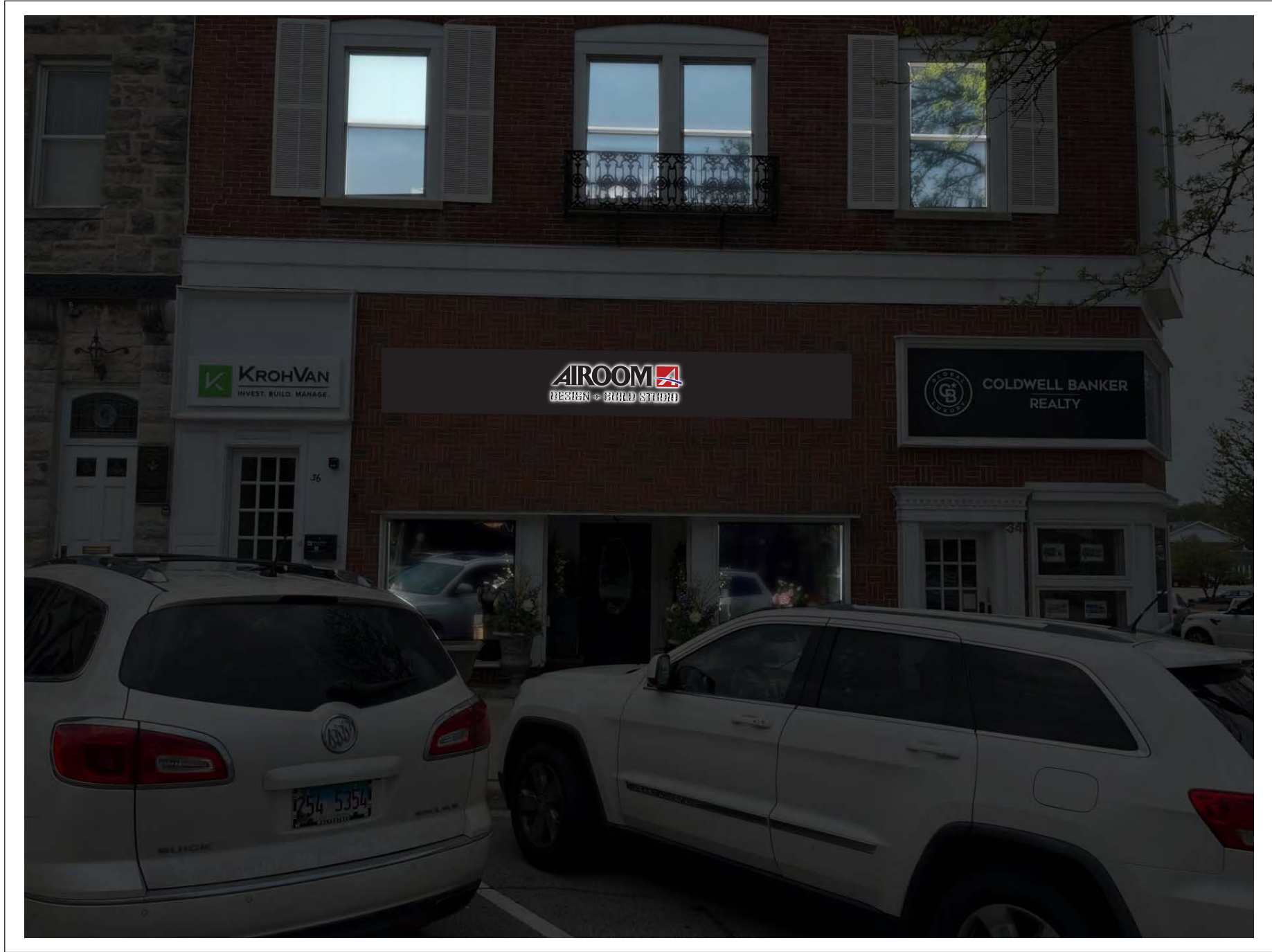
Rev A:  
Rev B:  
Rev C:

Rev D:  
Rev E:  
Rev F:

LANDLORD APPROVAL SIGNATURE



Front Elevation  
Night time rendering



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:	

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>TBD</div> <div><div></div>TBD</div> <div><div></div>TBD</div> <div><div></div>TBD</div>		

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

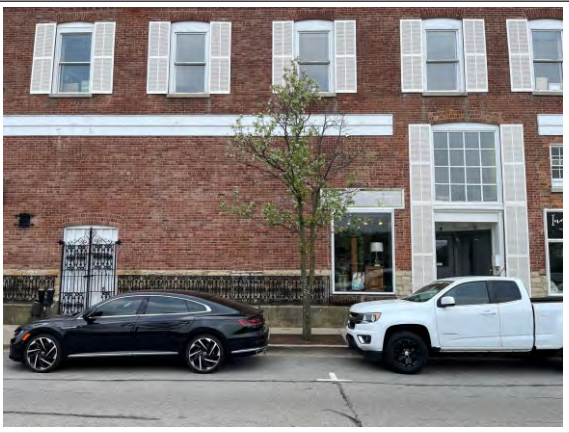
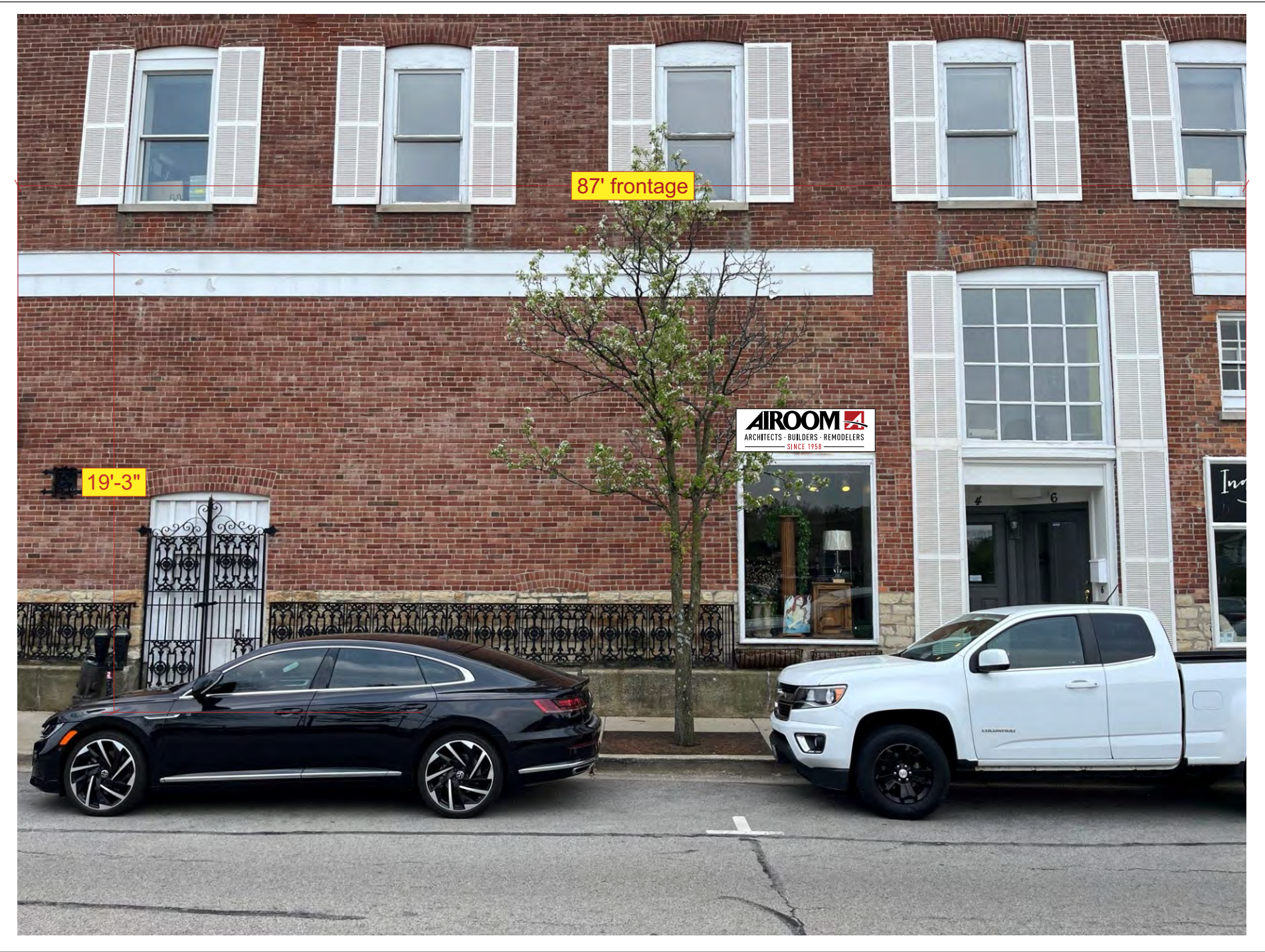
<b>Engineering Specifications</b> All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	<b>Electrical Specifications</b> All Signs Fabricated as per 2017 N.E.C. Specifications
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	Airoom	36 S. Washington	Rev A:		Rev D:	
	Location Name:	City/State:	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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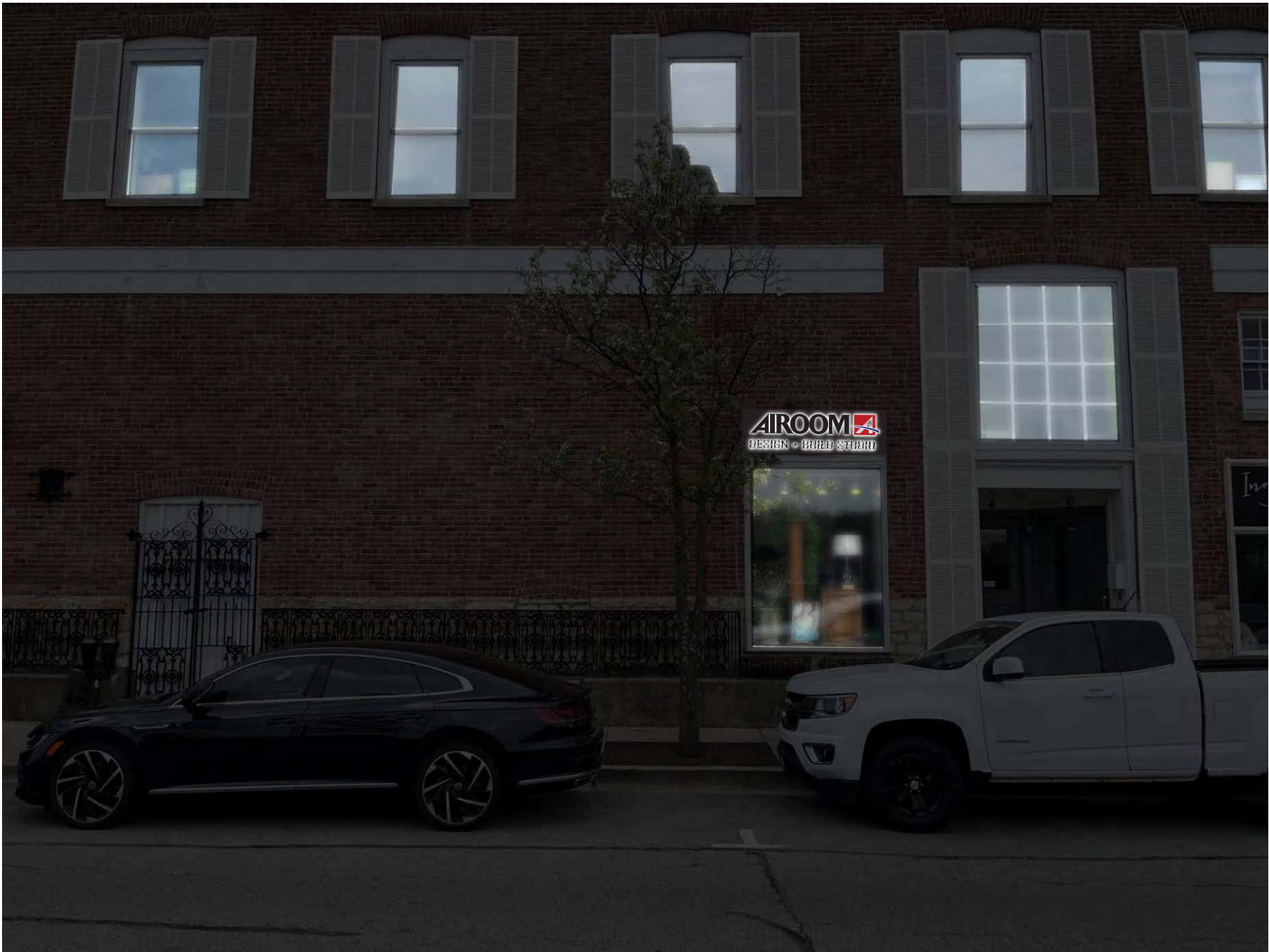
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Side Elevation  
Night time rendering



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

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





## MEMORANDUM

**DATE:** September 2, 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-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District

**FOR:** September 7, 2022 Historic Preservation Commission Meeting

---

### **GENERAL APPLICATION INFORMATION**

Applicant: Michael Segretto

Subject Property: 18 E. Hinsdale Avenue (PIN: 09-12-128-007)

Existing Zoning & Land Use: B-2 Central Business District – Beauty Salon

Surrounding Zoning & Land Use:

North: B-2 Central Business District – (across Hinsdale Avenue Street) Restaurant / Train Station

South: B-2 Central Business District – Restaurant

East: B-2 Central Business District – (across Village Place) Commercial Retail / Apartments

West: B-2 Central Business District – Beauty Salon / Dry Cleaners

### **APPLICATION SUMMARY**

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for the replacement of ten (10) second floor windows on the existing two-story building located at 18 E. Hinsdale Avenue. Both buildings at 18 E. Hinsdale Avenue and 16 E. Hinsdale Avenue are currently occupied by Zazu Salon & Day Spa, a beauty 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 the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in the Prairie School style and was constructed in 1907. The original storefront has been altered over time and all windows appear to have been replaced. The Hinsdale Historical Society provided staff with an exterior photo of the storefront circa 1924 and an interior photo showing the original storefront design estimated to be taken in the 1920s.

### **REQUEST AND ANALYSIS**

The applicant is proposing to replace all of the second floor windows on the front (north), side (east), and rear (south) elevations with black aluminum windows. All windows are non-historic windows and were previously replaced. No changes are proposed to the first floor windows or the facade.



## MEMORANDUM

All windows to be installed will be black aluminum windows to be consistent with the black windows previously installed on the first floor storefront on the front façade facing Hinsdale Avenue and the side elevation facing Village Place.

On the front façade, three second floor windows will be replaced. The center window will be replaced with a 71.5" wide and 91" tall window with four divided panes, as shown in Exhibit A. The two top panes are fixed windows and will not open. The two bottom panes will have an awning window design. The two windows on each side of the central window will be replaced with a 35.75" wide and 91" tall window with two divided areas, is shown in Exhibit B. On the side and rear facades, the same replacement window shown in shown in Exhibit B with a top fixed pane and a bottom awning window will be installed on a total of seven windows.

The applicant has informed staff that the windows on the front façade were already order as they were not aware that an approval of an Exterior Appearance and Site Plan Review was required to replace the windows.

### **REVIEW PROCESS**

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.

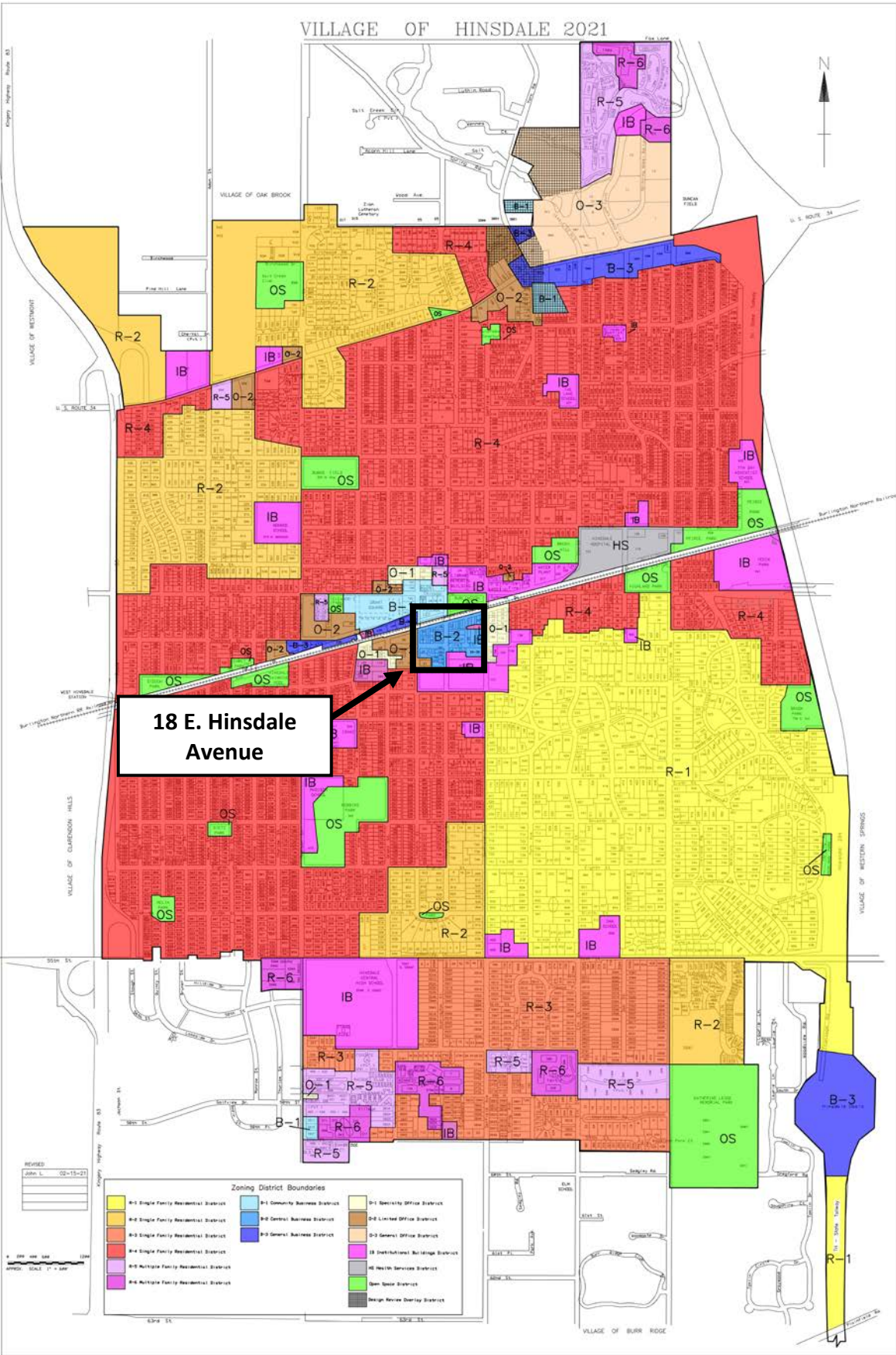
The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, and signage is not required for this project.

### **ATTACHMENTS**

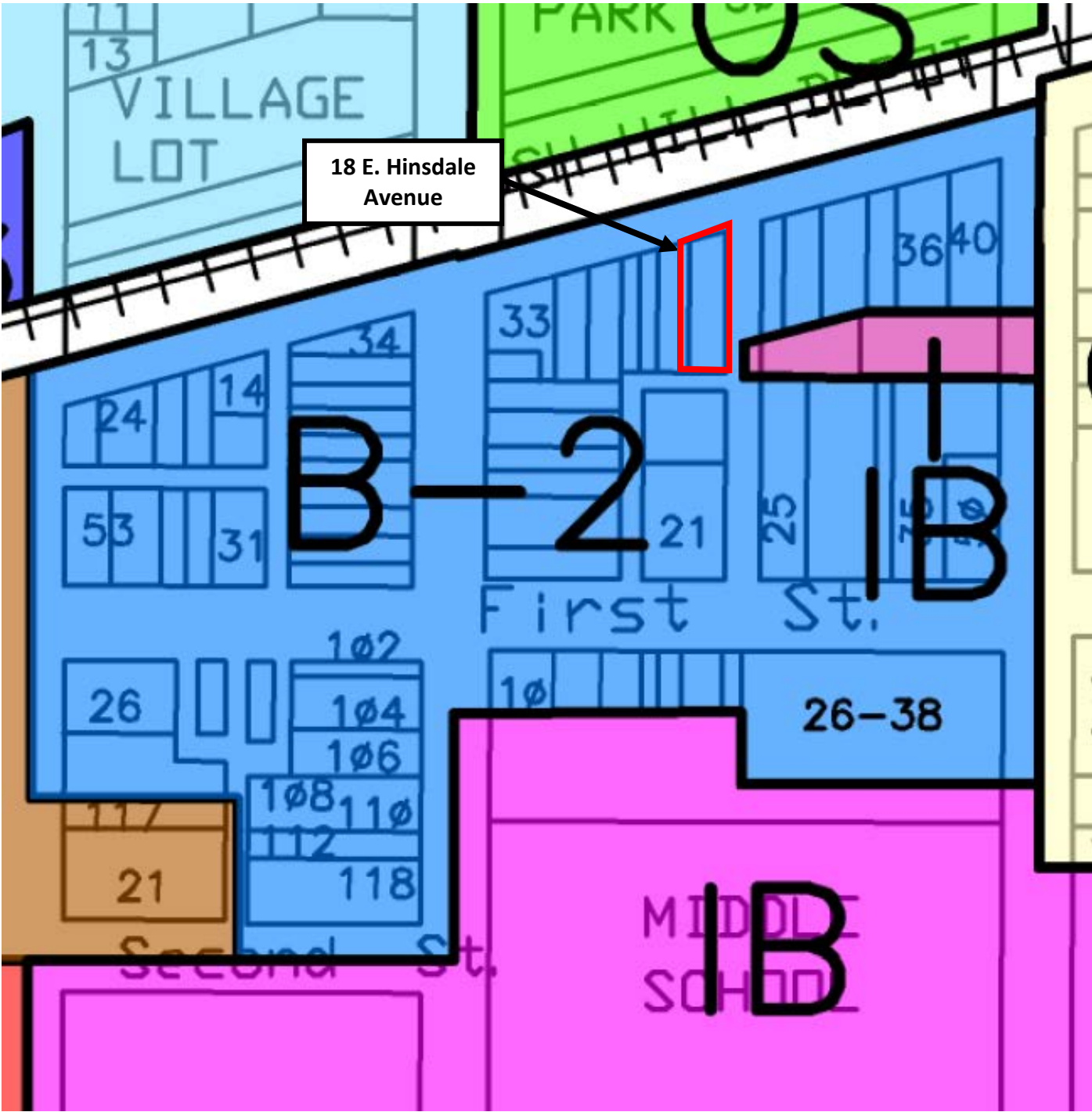
1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
6. Downtown Historic District Map
7. National Register of Historic Places Nomination Sheet (2006)
8. Architectural Resources in the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



Village of Hinsdale Zoning Map and Project Location

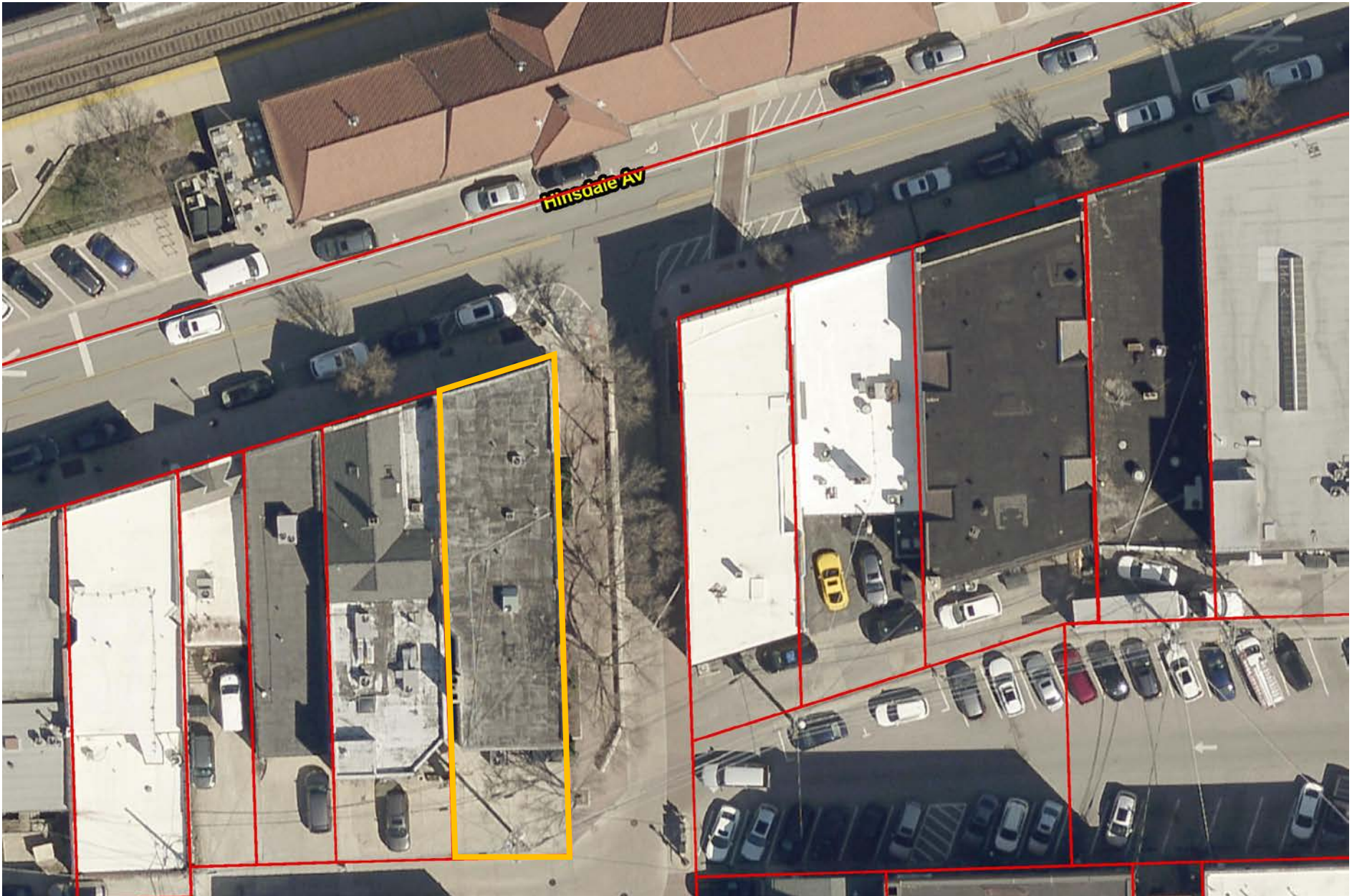


Village of Hinsdale Zoning Map and Project Location





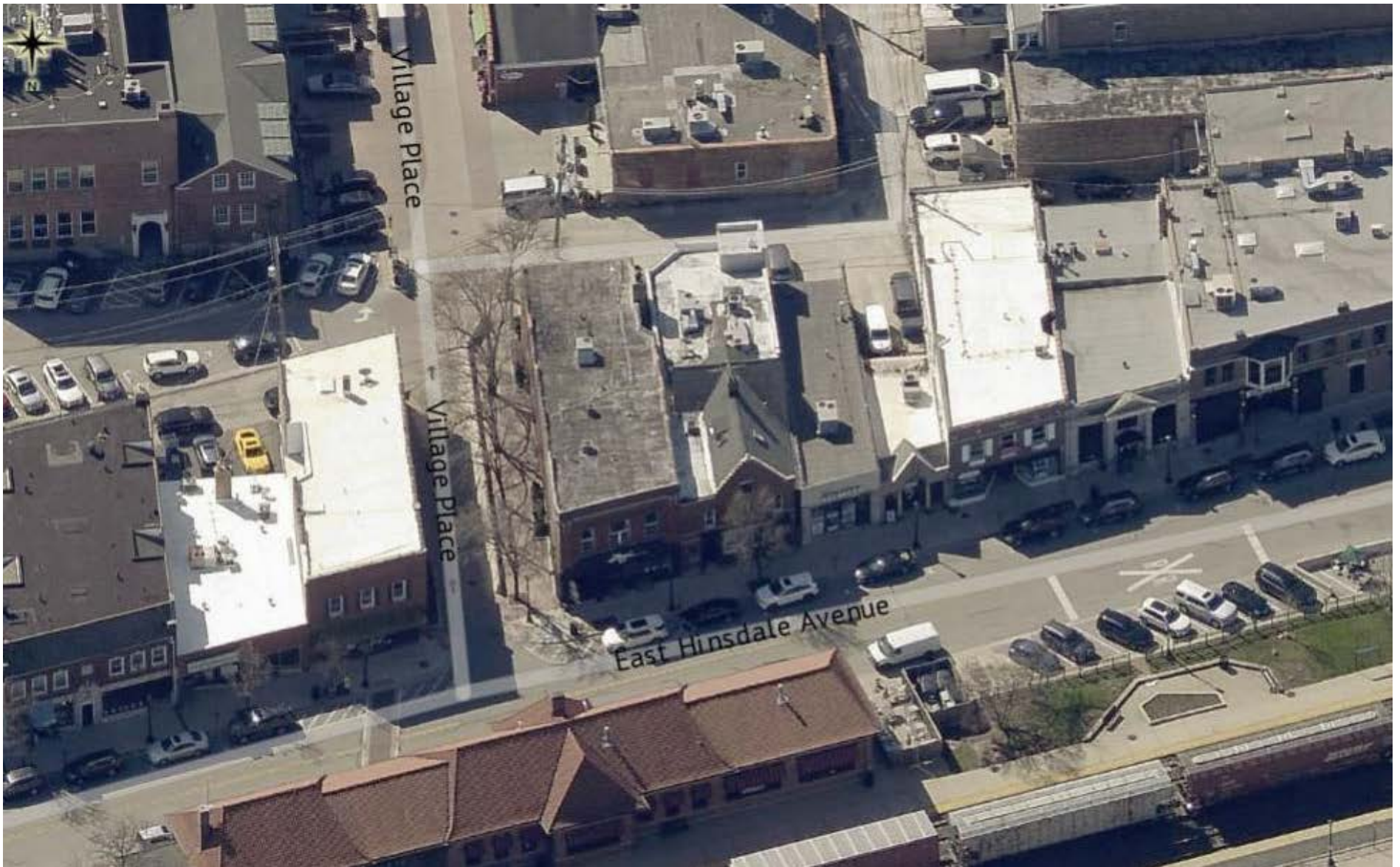
## Aerial View – 18 E. Hinsdale Avenue





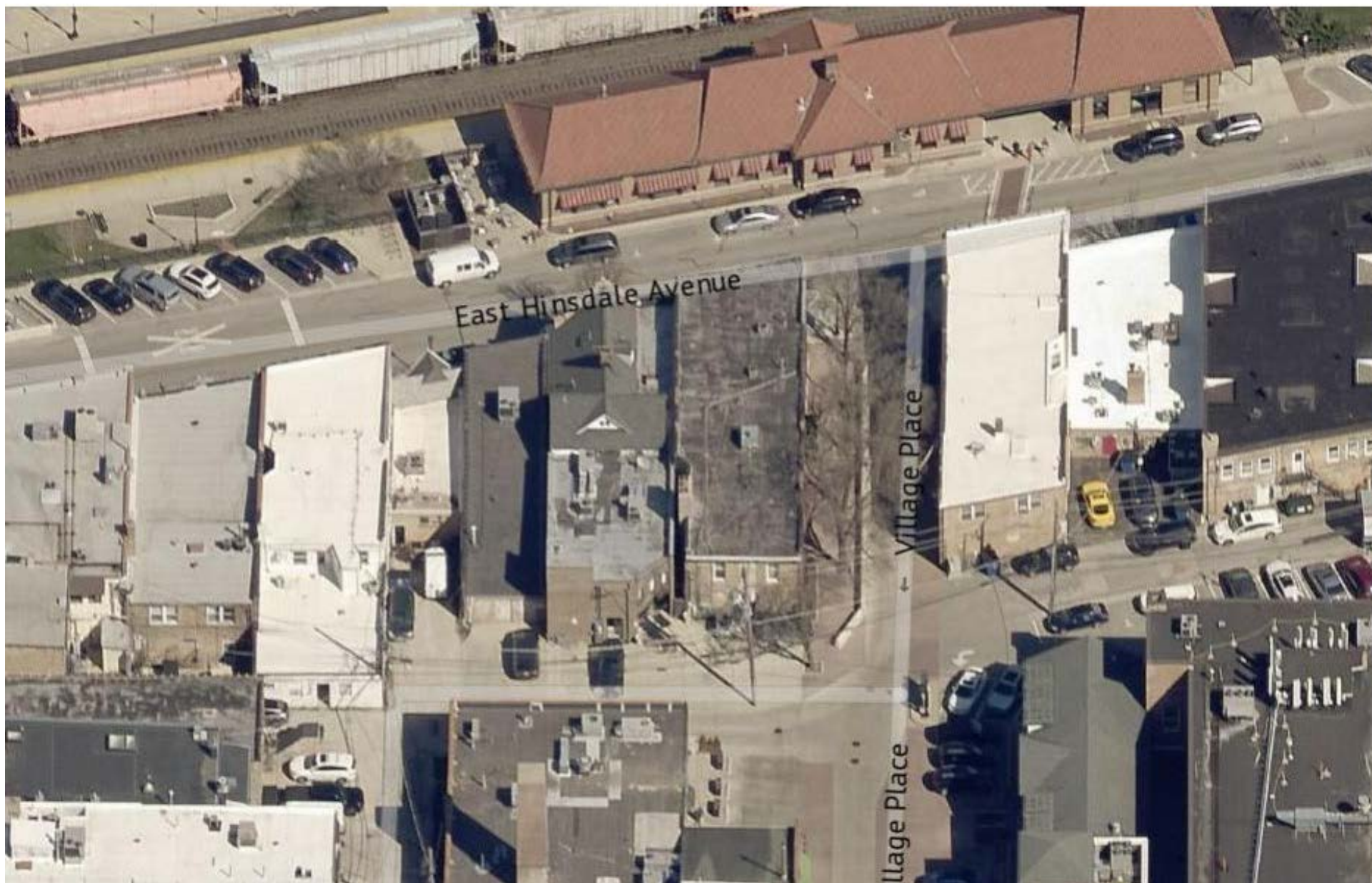
## Birds Eye View – 18 E. Hinsdale Avenue

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## Birds Eye View – 18 E. Hinsdale Avenue





## Street View – 18 E. Hinsdale Avenue

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## Street View – 18 E. Hinsdale Avenue

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## Street View – 18 E. Hinsdale Avenue

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**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.

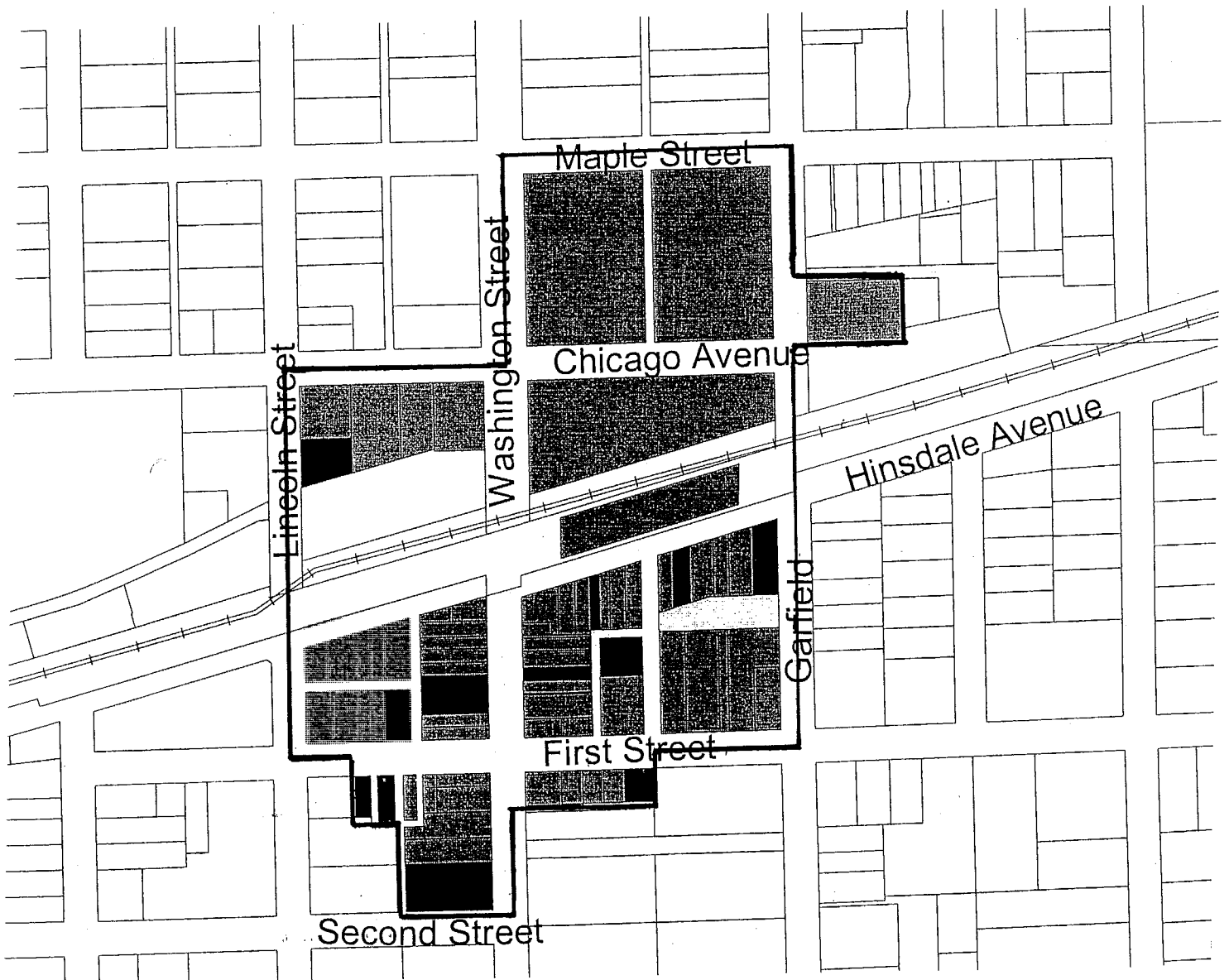
B. Design Standards:

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.

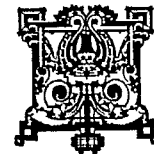
C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.



# 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 7

Downtown Hinsdale Historic District  
Hinsdale, DuPage County, IL

7	W	FIRST	ST	Two Part Commercial Block		1922	C	Reineke, Henry Building		
8	W	FIRST	ST	Two Part Commercial Block	Gable Front	1888	C	Papenhausen Building		
13-15	W	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1895	C	Buchholz Block		
14	W	FIRST	ST	Two Part Commercial Block	Classical Revival	1941	C	John Reineke Building/The Squire Shop	Zook, R. Harold	William Soltwisch & Sons
17	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	C			
18	W	FIRST	ST	Two Part Commercial Block	Gable Front	1894	NC	Hinsdale Laundry Building		
19	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	C			
22	W	FIRST	ST	One Part Commercial Block	Colonial Revival	1972	NC	Riccardo's Tailor Shop	Nemoede, Albert	Dressler, Phil & Assoc.
50	S	GARFIELD	ST	Gas Station	Colonial Revival	1929	C	Brewer Brothers Filling Station	Zook, R. Harold	
8	E	HINSDALE	AV	Temple Front	Classical Revival	1910	C	Hinsdale Trust and Savings Bank	Rawson, Lorin A.	Mercury Builders- (1953)
10	E	HINSDALE	AV	Two Part Commercial Block		1920	C	Dieke Building		
12	E	HINSDALE	AV	Temple Front		1909	NC	Western United Gas and Electric Company		
14	E	HINSDALE	AV	One Part Commercial Block	Art Deco	c. 1940	C	LaGrange Gas Company		
16	E	HINSDALE	AV	Two Part Commercial Block	Gable Front	1890	C			
18	E	HINSDALE	AV	Two Part Commercial Block	Prairie School	1907	C	Neidig, Edward F. Building		
21-25	E	HINSDALE	AV	Railroad Station	Renaissance Revival	1898-99	C	Brush Hill Train Station	Krausch, Walter Theodore	Grace & Hyde Company



# Village of HINSDALE - COMMERCIAL

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	18
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	If not for the intrusive storefront alteration that creeps into the 2nd floor level, this Prairie School building would be one of Hinsdale's most distinctive 20th century commercial buildings.
STOREFRONT INTEGRITY	major alterations		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	Prairie School	NO OF STORIES	2
BEGINYEAR	1907	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	HHS	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	aluminum
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung; display
		WINDOW CONFIG	1/1
SIGNIFICANT FEATURES	Three bay façade; stone cornice with corner brackets, ledges, and square panels; 2nd floor windows (north) are surrounded by a panel of brick stretcher and rowlock courses; stone sill that runs under all 2nd floor windows		
ALTERATIONS	Storefront has been designed to creep up into 2nd floor level; replacement east side windows and added arched entry; alteration permits in 1946 (\$25,000) & 1950 (\$4,000); 1928 remodeling permit for storefronts and side door (\$500)		

**STOREFRONT  
FEATURES**

A portion of the cast iron storefront cornice still is visible

**STOREFRONT  
ALTERATIONS**

Entire storefront has been reconfigured with non-historic materials (1990s)

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

Zazu Salon and Day Spa

**COST****ARCHITECT****ARCHITECT2****BUILDER****ARCHITECT  
SOURCE****HISTORIC  
INFO**

Many drug store have occupied on the first floor of this building, including the Rexall Drug Store for many years. The second floor acted as a meeting hall during the 1910s (source: Ziegweid).

**LANDSCAPE**

Midblock on commercial street; next to alley; sidewalks and brick pavers at front; party walls and no setbacks; across from train station and railroad tracks

**PHOTO INFORMATION****ROLL1**

5

**FRAMES1**

12

**ROLL2****FRAMES2****ROLL3****FRAMES3****DIGITAL  
PHOTO ID**

d:\hinsdale018e.jpg

**SURVEY INFORMATION****PREPARER**

Jennifer Kenny

**PREPARER****ORGANIZATION**

Historic Certification  
Consultants

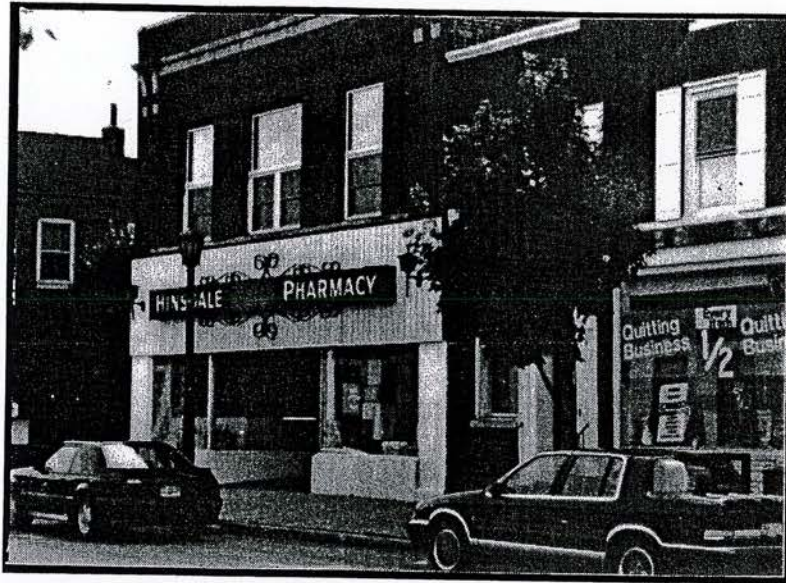
**SURVEYDATE**

6/25/03

**SURVEYAREA**

DOWNTOWN





### 18 EAST HINSDALE AVENUE The Hinsdale Pharmacy

This building was built in 1907 and was improved two years later.

In 1904 John S. Belden bought the underlying land from Henry A. Gardner and sold the property to Frank O. Butler, Paul Butler's father, in 1907.

Frank Butler sold the land and building in 1909 to the Hinsdale Auxiliary Association, the owner of the building until 1927 when Robert E. Oswald bought it. Mr. Oswald was the proprietor of the Blue Lantern Tea Room on South Washington Street. This is just another case of local merchants buying buildings other than those in which they operated.

Subsequent owners of the building were Carl Person; Signa Cederholm and her husband; Goldie Cohen and Tony Blazak; Arthur H. Boettcher and John Dienner; Mr. and Mrs. Peter Martell; and the current owners.

Diverse drug stores have occupied the first floor for many years, including Martell's Pharmacy in 1938.

\* In 1913 Neidig's Lodge Hall, Neidig's Billiard Hall and Barber Shop, Neidig's News Stand and Neidig's Telephone Pay Station were all in this building. Later, the building was home to Archie Boynton's barber shop in the front and, discreetly in the rear, Boynton's pool hall, where the venerable Rem Noble beat Mike Symonds in a pool game.

Bracketed corbel tables and a decorative stone belt course on the attic level of the facade are architectural features of this brick building.

\* The Lodge Hall was on the second floor. It was used for meetings and dances.

BIG SNOW

HINSDALE AV. ~~18 E. STREET~~

18 E. Hinsdale - 1924





McNeal & Boynton



First Floor - Circa 1920s



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

Address of proposed request: 18 E. Hinsdale Avenue, Hinsdale, IL 60521

**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.

No change.

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

Proposed windows are an improvement over existing windows. They are more durable and provide greater thermal efficiency to the building to reduce energy consumption.

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

The proposed window replacement is an improvement consistent with the newest renovated buildings in town (i.e. Burdi). The intent is to create a more consistent storefront with the first floor windows on our building. The proposed windows will not change the existing window opening sizes.



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 change.

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

No change.

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.

No 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.

No change. The proposed replacement windows will fit into existing window openings.

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.

No change. The proposed replacement windows will fit into existing window openings.

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.

No change.

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.

No Change.

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.

Replacing the windows with a darker frame is making the second floor windows more consistent with the first floor windows at our property.

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

Not Applicable

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.

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.

Not Applicable

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.

Not Applicable

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.

The windows were previously ordered without knowledge of a required permit. We discovered this when examining quality of the masonry and noting a permit to repair in order to replace the windows. We ask the Plan Commission and Board of Trustees to consider our expense to date with the purchase of the windows when considering our request to approve the change. ■

#### **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.  
No change.
2. The proposed site plan interferes with easements and rights-of-way.  
No change.
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.  
No change.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.  
No change.
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 change.
6. The screening of the site does not provide adequate shielding from or for nearby uses.  
No change.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.  
No change.
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.  
No change.
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 change.

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 change.

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

No change.

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

No change.



**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:** Michael Segretto & SALVATORE SEGRETTO

**Owner's name (if different):** Salvatore Segretto of Bryn Hafod Properties, LLC

**Property address:** 18 E. Hinsdale Avenue, Hinsdale, IL 60521

**Property legal description:** [attach to this form]

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

**Square footage of property:** 2875.59

**Lot area per dwelling:** NA

**Lot dimensions:** 32.31 x 132.1

**Current use of property:** Existing Beauty Salon

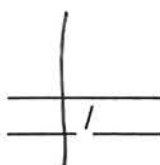
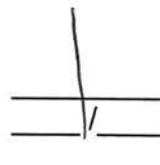
**Proposed use:**  
☐ Single-family detached dwelling  
☒ Other: No Change Existing Beauty Salon

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

**Brief description of request and proposal:**

Replacing Existing Windows with Newer More Efficient

**Plans & Specifications:** [submit with this form]

	<b>Provided:</b>	<b>Required by Code:</b>
<b>Yards:</b>		
<b>front:</b>		
<b>interior side(s)</b>		

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

Statement of applicant: NO CHANGE NOT APPLICABLE

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

Applicant's printed name

Dated:

July 7<sup>th</sup>, 2022.





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Michael Segretto  
Address: 18 E. Hinsdale Avenue  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: michael@zazu.biz

**Owner**

Name: Bryn Hafod Properties, LLC  
Address: 18 E. Hinsdale Avenue  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: salvatore@zazu.biz

**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) N/A
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 18 E. Hinsdale Avenue, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 128 - 007

Brief description of proposed project: We seek to replace rotting existing non-historic 2nd floor windows with new energy efficient aluminum windows and attempt to make building more cohesive with 1st floor store front.

General description or characteristics of the site: Existing beauty salon.

Existing zoning and land use: B2 Existing Beauty Salon

Surrounding zoning and existing land uses:

North: B2

South: B2

East: B2/IB

West: B2

Proposed zoning and land use: No Change

**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: 18 E. Hinsdale Avenue

The following table is based on the B2 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* Must provide actual square footage number and percentage.

*NO CHANGE*

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: No Change

## 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 22<sup>nd</sup> day of July, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

MICHAEL SEGRETO  
Name of applicant or authorized agent

[Signature]  
Signature of applicant or authorized agent

[Signature]  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 22 day of  
July, 2022.

[Signature]  
Notary Public  
4





# VILLAGE OF HINSDALE

## CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Michael Segretto, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on \_\_\_\_\_.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
per Bethany Salmon

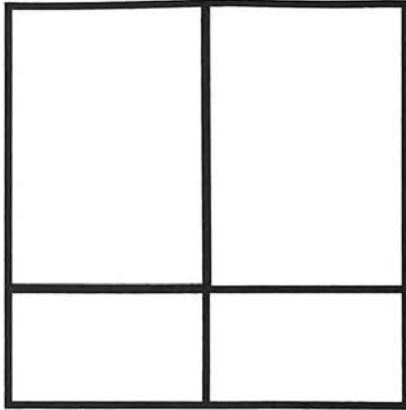
Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
Notary Public

① HEARTING MATERIAL?	① A/C = CONCRETE
② HOW REINFORCE?	② A/C = REINFORCED CONC
③ REINFORCE	③ = REINFORCED CONC
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4 window mull unit  
climateguard  
aluminum  
W 71.5 x H 91 exact  
size  
awning black (bottom)  
W 35.75 x H 21 (qty:2)  
picture black (top)  
W 35.75 x H 70 (qty:2)  
double pain glass with  
low-e and argon

Qty:1 unit

EXHIBIT A



2 window mull unit  
climateguard  
aluminum  
W 35.75 x H 91 exact  
size  
awning black (bottom)  
W 35.75 x H 21  
picture black (top)  
W 35.75 x H 70  
double pain glass with  
low-e and argon

Qty: 1 9

EXHIBIT B



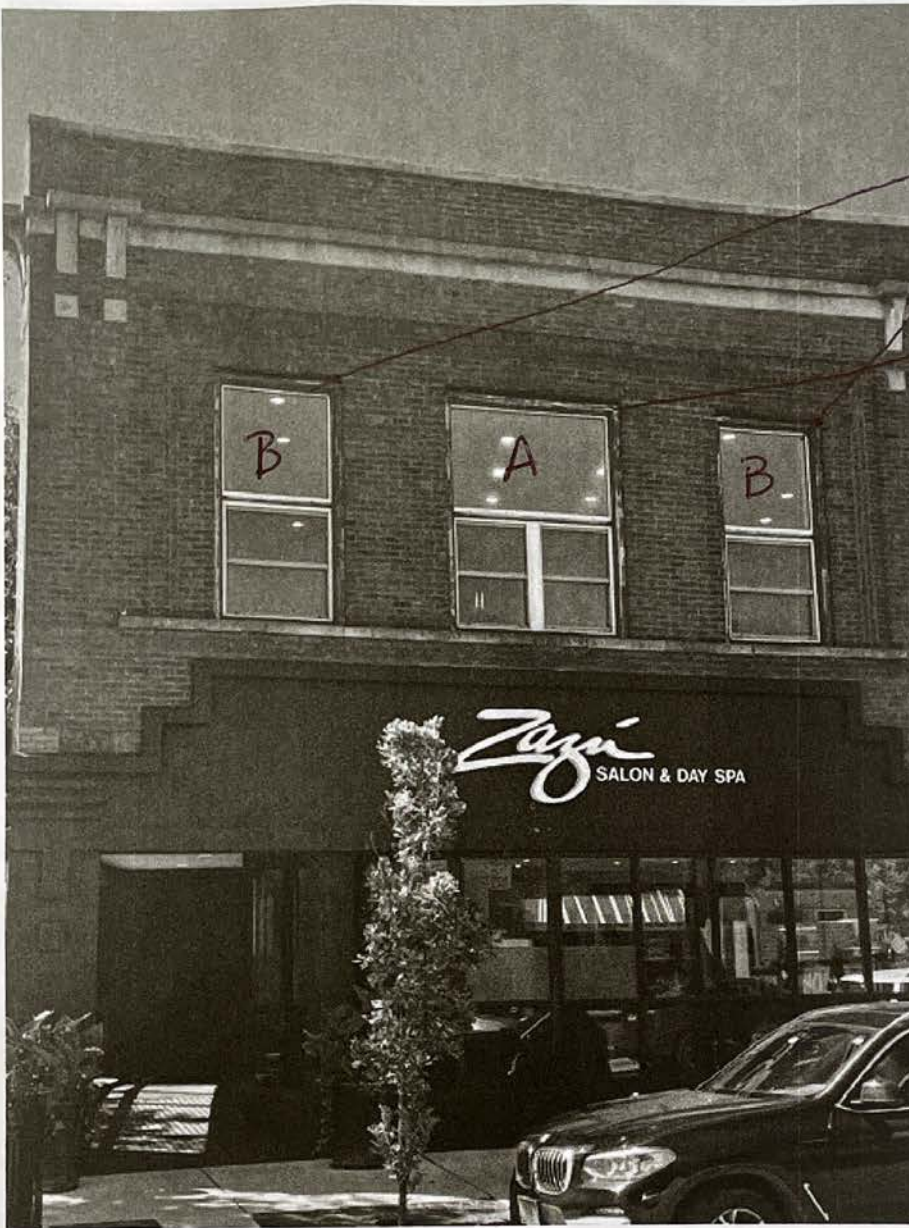


EXHIBIT B

EXHIBIT A





ALL WINDOWS ON EAST ELEVATION + SOUTH ELEVATION  
WILL BE EXHIBIT B

• This window has been selected for

• This window will be

• This window will be

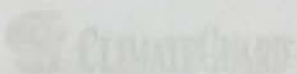
• This window will be

• This window will be

• This window will be

• This window will be

• This window will be



(773) 278-3600

www.climateguard.com



# CLIMATEGUARD<sup>®</sup> PRIMEALUMINUM

## FEATURES & BENEFITS

PrimeAluminium windows are ideal for modern spaces because of their lightweight, narrow, and strong frame. Although less thermally efficient than vinyl, PrimeAluminium windows provide strength and impact resistance while maximizing views with narrower frame lines.



### THERMAL EFFICIENCY

Effective thermal break



### STRUCTURAL DURABILITY

Better impact testing  
Better flexibility



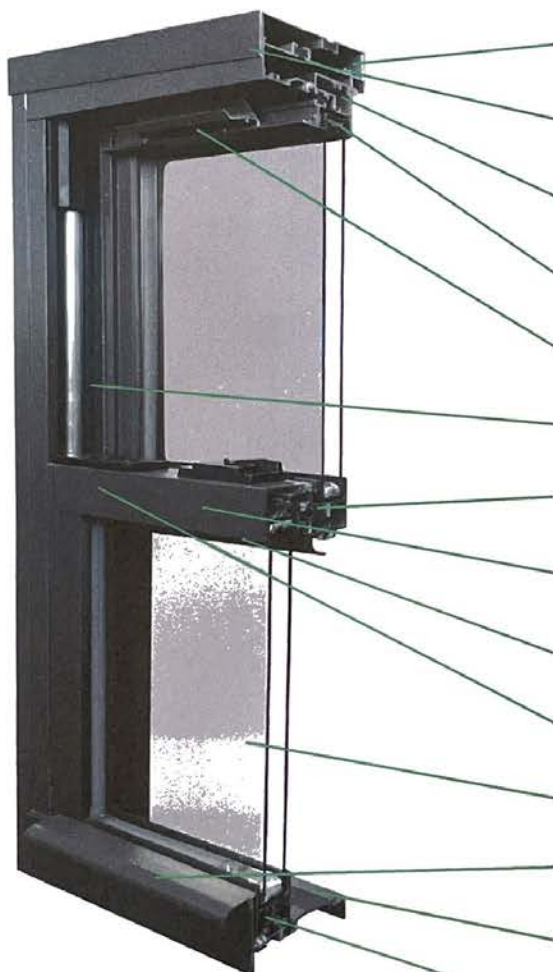
### WEATHER RESISTANCE

Resistant to water & light  
Superior color retention



### DESIGN CUSTOMIZATION

Solid powder coated colors



PrimeAluminium Double Hung Shown



High grade aluminum for strength and durability



Adjustable expander cap



Thermal break on main frame and sashes



3/4" hermetically sealed thermal glass unit



Top Sash Security Lock



Spiral balance system



Interlocking sash meeting rails



Five maintenance-free frame colors available



Tilt-in or removable sashes



Double limit lock for safety and security



Marine glazing with other glass options available



Sloped sill for easy water run-off



Stepped jamb construction



Wool pile with fin seal weather stripping



CLIMATEGUARD<sup>®</sup>

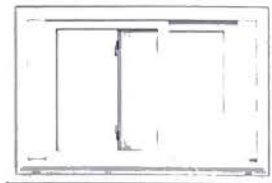
(773) 278-3600

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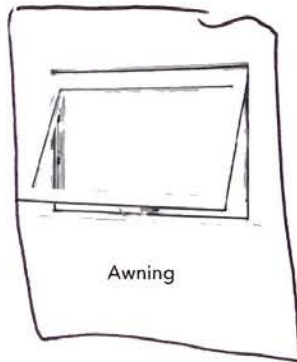
# CLIMATEGUARD<sup>®</sup> **PRIME**ALUMINUM



Double Hung



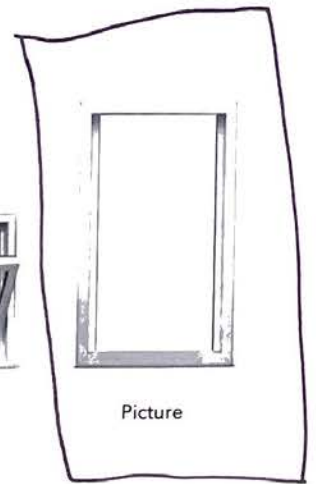
2-Lite Slider  
3-Lite Slider



Awning



Hopper



Picture

## COLOR & FINISH OPTIONS

The PrimeAluminum Window series features five maintenance-free, high-performance stock frame colors.

### STOCK ALUMINUM EXTRUSIONS



White



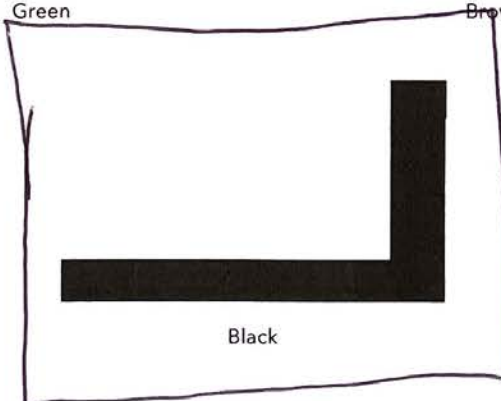
Green



Brown



Bronze



Black



CLIMATEGUARD<sup>®</sup>

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## PRIME ALUMINUM DOUBLE HUNG WINDOW

### PERFORMANCE GLASS PACKAGES



ESSENTIAL WEATHER PROTECTION



SUPERIOR ENERGY EFFICIENCY

	GOOD	BEST
THERMAL PERFORMANCE		
COST	\$	\$
CARDINAL GLASS	 DOUBLE COATED LOE <sup>2</sup> -270, CLEAR	 DOUBLE COATED LOE <sup>2</sup> -270, EPS LOE
GLASS UNIT	 3/4" DOUBLE PANE	 3/4" DOUBLE PANE
GAS FILL	 ARGON	 ARGON
SPACER SYSTEM	 INTERCEPT WARM EDGE	 INTERCEPT WARM EDGE

NEAT GLASS, TEMPERED, FROSTED, LAMINATED GLASS & OTHER OPTIONS AVAILABLE



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## MEMORANDUM

**DATE:** September 2, 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-21-2022 – 35 E. First Street – Fuller House – Exterior Appearance and Site Plan Review to allow for improvements to the existing building and site located at 35 E. First Street in the B-2 Central Business District

**FOR:** September 7, 2022 Historic Preservation Commission Meeting

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### **GENERAL APPLICATION INFORMATION**

Applicant: Patricia Vlahos, Fuller House

Subject Property: 35 E. First Street (PIN: 09-12-129-012)

Existing Zoning & Land Use: B-2 Central Business District – Restaurant with Outdoor Patio, Hardware Store, Martial Arts / Fitness Studio / Office

Surrounding Zoning & Land Use:

North: B-2 Central Business District – Village-Owned Parking Lot

South: B-2 Central Business District – (across First Street) Commercial Retail / Office

East: B-2 Central Business District – (across Garfield Street) Office

West: B-2 Central Business District – Commercial Retail / Vacant

### **APPLICATION SUMMARY**

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade and site located at 35 E. First Street in the B-2 Central Business District. The existing two-story building is situated on an L-shaped lot that fronts both First Street and Garfield Street. The building consists of several tenants, including a restaurant, hardware store, martial arts fitness studio, and offices. The outdoor patio for Fuller House is located on the adjacent lot at 50 S. Garfield, formerly occupied by a restaurant (Dips & Dogs) that is now currently vacant.

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 Significant according to the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in a Renaissance Revival style. It was designed by Walter Ewert and was constructed in 1929.

### **REQUEST AND ANALYSIS**

The applicant is proposing several exterior improvements to the existing front façade of the building facing First Street, which are detailed below:





## MEMORANDUM

- Painting - The applicant is proposing to paint the existing brick on the front facade white (Sherwin Williams Alabaster White). Only the front façade will be painted, the side and rear elevations of the building facing Garfield Street and the alley will not be painted. The stone sills, sign band, and pilasters around the storefront are shown not to be painted.
- Light Fixtures - The five (5) existing gooseneck light fixtures affixed to the second floor will be removed and replaced with new bronze wall sconces. The applicant has included a specification sheet showing the proposed light fixtures for review. There are no proposed changes to the recessed lighting underneath the ceiling of the storefront alcove.
- Wood Cladding on the Existing Stone Band - The existing stone band above the storefront will be covered with reclaimed wood cladding to serve as the background for a future wall sign, to be submitted for review and approval via a sign permit application at a later date.
- Outdoor Seating Area - Three (3) wood planter boxes are proposed along the perimeter of the recessed storefront alcove to provide a barrier for the outdoor patio area. The planters will be aligned with the property line abutting First Street and are not permitted to encroach into the right-of-way. Details on the planter box design were submitted as part of the application packet for review.

The concrete floor of the entry alcove will be painted in a chevron stencil pattern in a gray color (Sherwin Williams Gauntlet Gray). The applicant has confirmed that the black and white pattern included in one of the plan exhibits is to show the proposed pattern, but does not represent the proposed colors. The area shown on the exhibit in black will be painted gray and the white area will be left unpainted. The ceiling of the alcove will also be painted black (Sherwin Williams Tricorn Black).

- Signage - The proposed renderings show a conceptual wall sign and projecting sign on the front of the building facing First Street. The applicant will be required to submit a separate sign permit application for review by the Historic Preservation Commission and Plan Commission at a later date.

### **REVIEW PROCESS**

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.



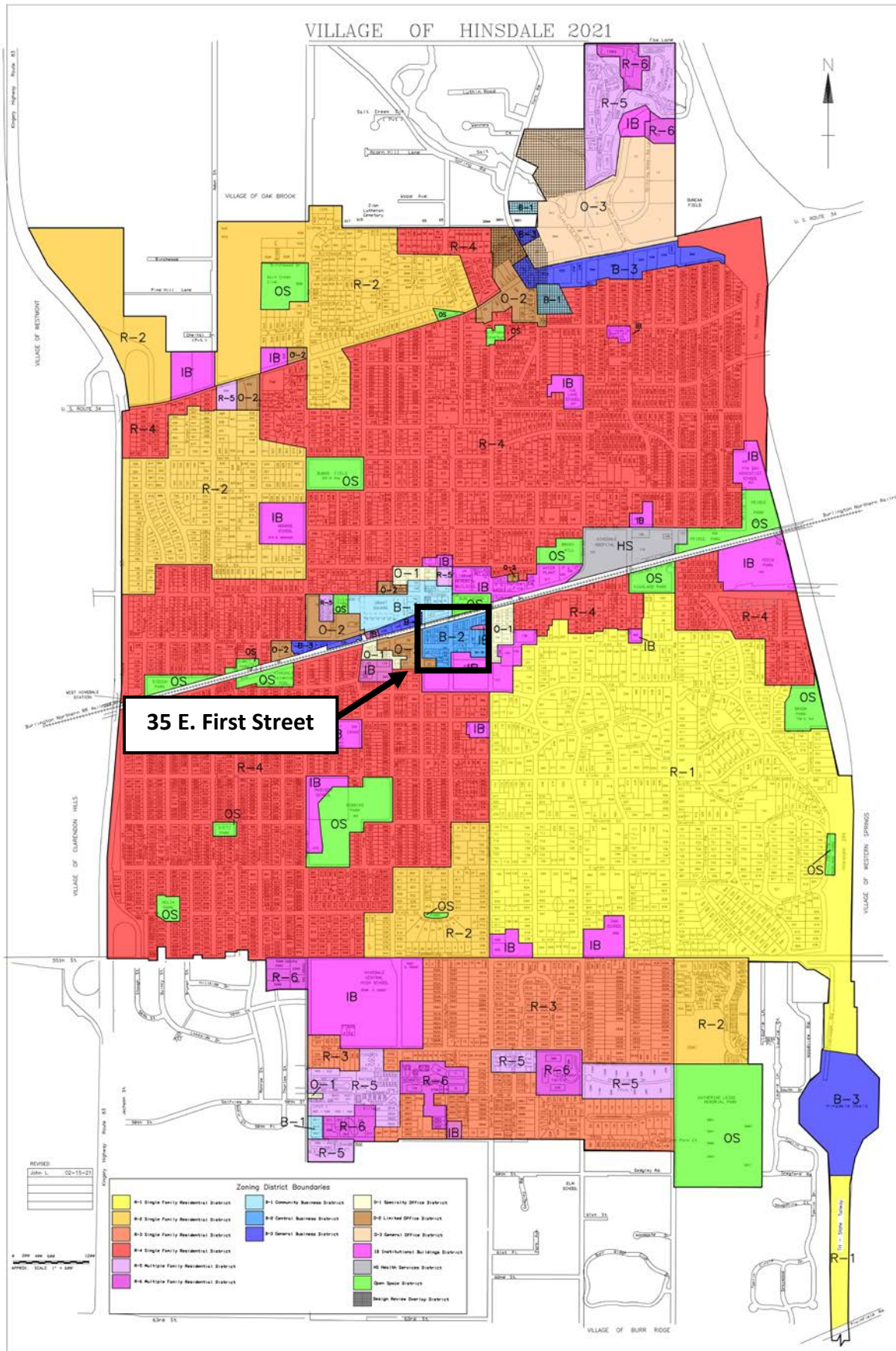
## MEMORANDUM

### **ATTACHMENTS**

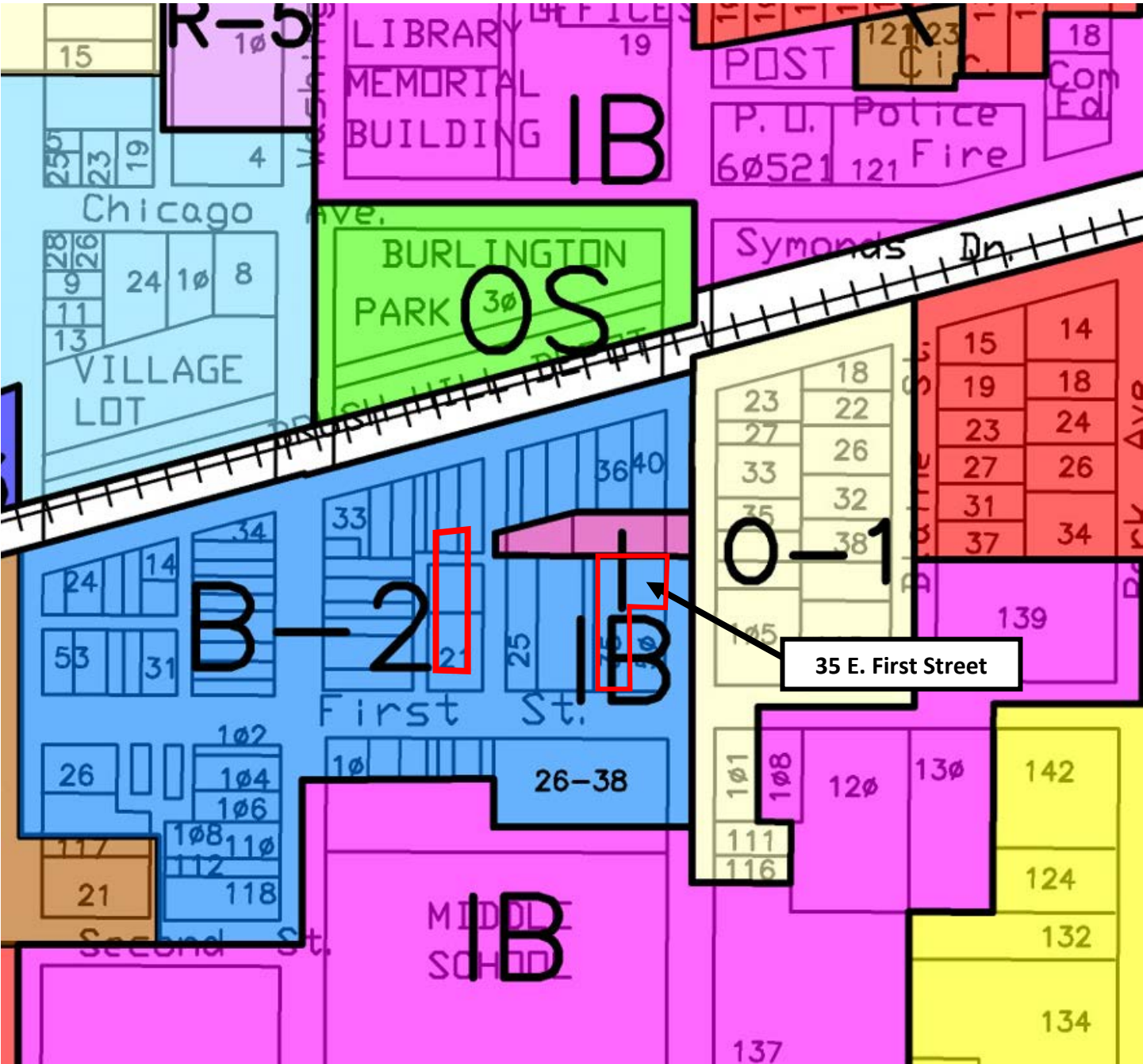
1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
6. Downtown Historic District Map
7. National Register of Historic Places Nomination Sheet (2006)
8. Architectural Resources in the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



## Village of Hinsdale Zoning Map and Project Location

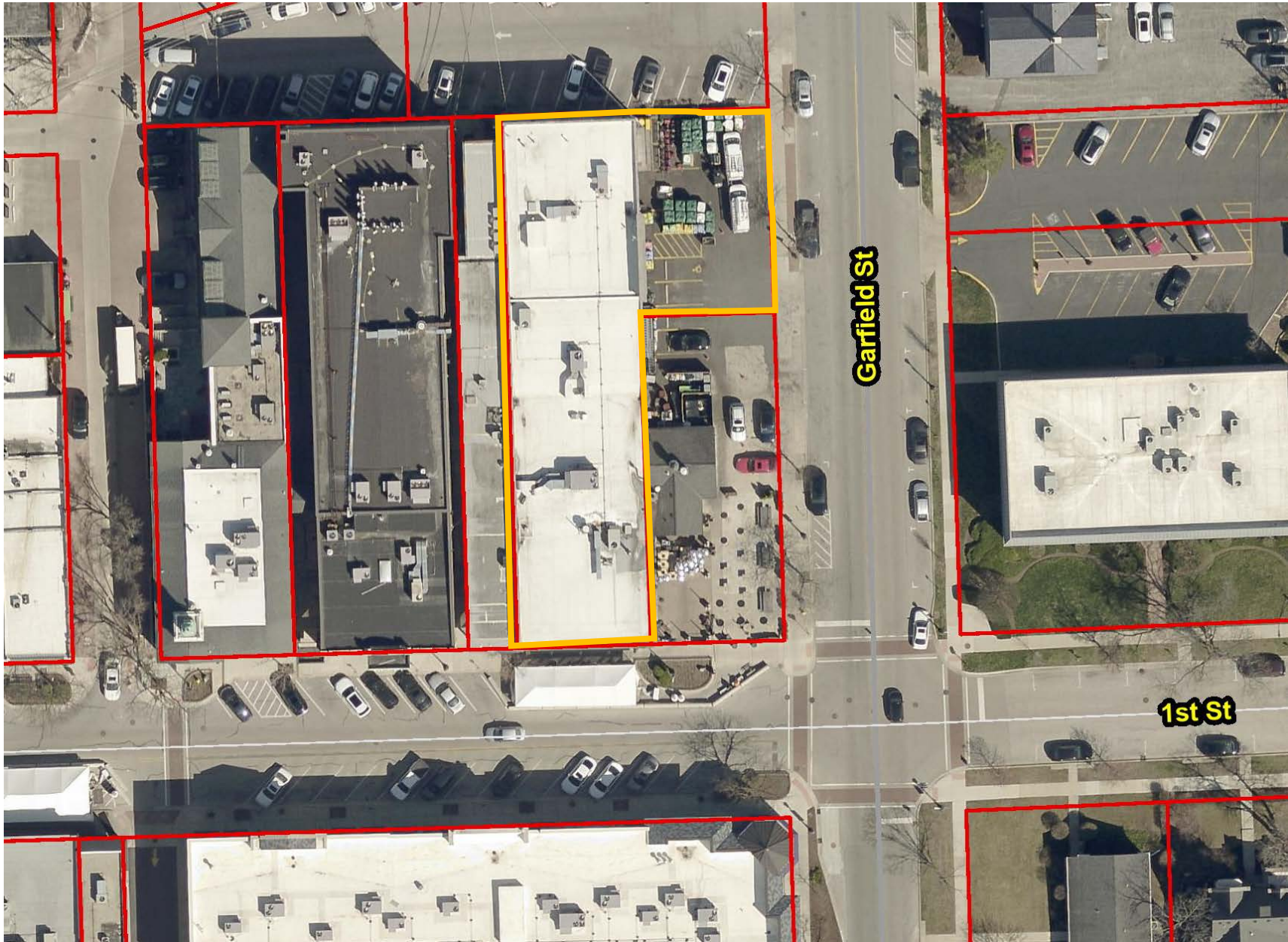


Village of Hinsdale Zoning Map and Project Location



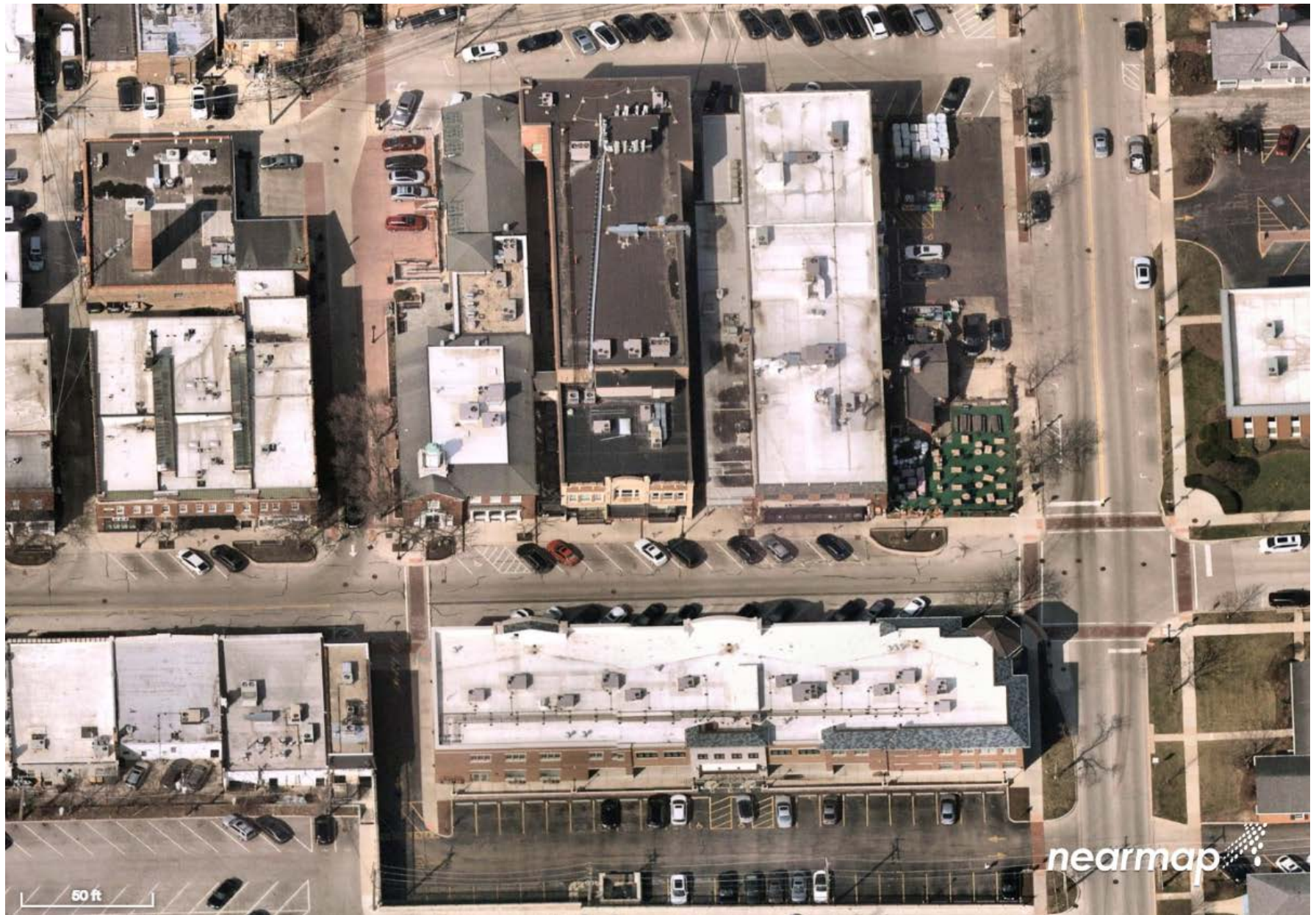


Aerial View – 35 E. First Street





## Birds Eye View – 35 E. First Street





## Street View – 35 E. First Street

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Street View – 35 E. First Street

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## Street View – 35 E. First Street

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**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.

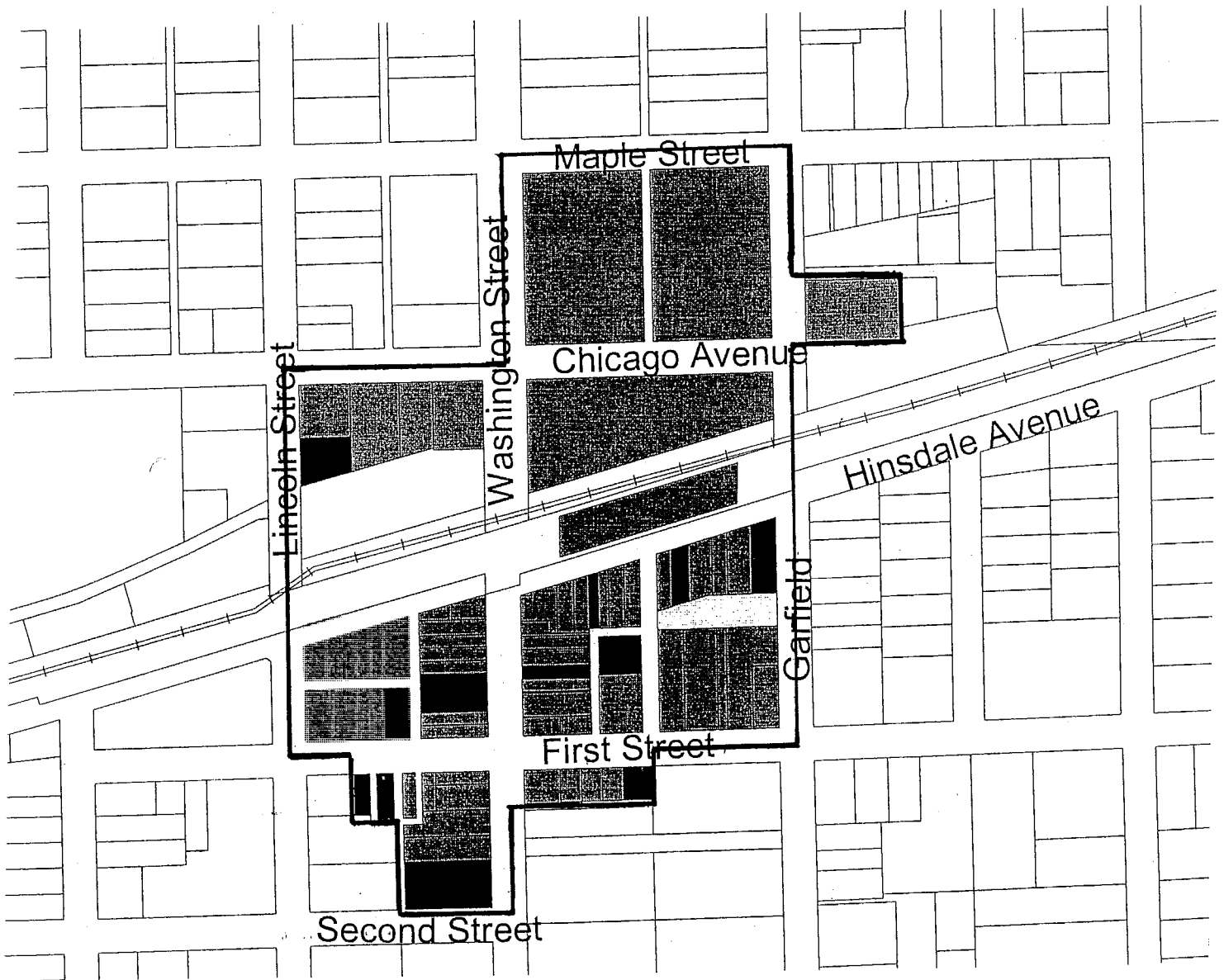


B. Design Standards:

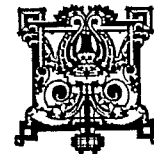
1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character 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 6

Downtown Hinsdale Historic District  
Hinsdale, DuPage County, IL

INVENTORY OF BUILDINGS

NO		STREET		STYLE/TYPE	DETAILS	DATE	RATING	HIST. NAME	ARCHITECT	BUILDER
19	E	CHICAGO	AV	City Hall/Library	Georgian Revival	1927	C	Hinsdale Memorial Building	Clark, Edwin H.	
20	E	CHICAGO	AV	Park		1877	C	Railroad Park		
8	W	CHICAGO	AV	Gas Station	Colonial Revival	c. 1950	C			
10	W	CHICAGO	AV	One Part Commercial Block	Classical Revival	1926	C			
24	W	CHICAGO	AV	Garage		1915	C			
26-28	W	CHICAGO	AV	Two Part Commercial Block	Art Moderne	c. 1940	C			
8	E	FIRST	ST	One Part Commercial Block	Classical Revival	1944	C	Schweidler & Mewherter Building	Zook, R. Harold	Brainer & Loehman
9	E	FIRST	ST	Two Part Commercial Block	Colonial Revival	1904	C			
10-12	E	FIRST	ST	One Part Commercial Block	Commercial style	c. 1912	C			
11-21	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1925	C	Ostrum Building		
14-16	E	FIRST	ST	One Part Commercial Block		c. 1912	C	212-214 First Street Building		
18-20	E	FIRST	ST	One Part Commercial Block		1910	NC	Merrill, John C. F. Building		
22	E	FIRST	ST	Two Part Commercial Block		1978	NC	Hinsdale Chamber of Commerce	West, Phillip Duke	Pierson, Dave
25	E	FIRST	ST	Police Station/Fire Station	Georgian Revival	1935	C	Police and Fire Station	West, Philip Duke	
29	E	FIRST	ST	Theater	Renaissance Revival	1925	C	Hinsdale Theater	Barfield, William Gibson	
33	E	FIRST	ST	Two Part Commercial Block	International Style	1950	C	Philip D. West Office	West, Philip Duke	West, Philip D.
35	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1929	C	Ray J. Soukup Building		Ewert, Walter

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8      Page 29

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**Downtown Hinsdale Historic District  
Hinsdale, DuPage County, IL**

**TWO-PART COMMERCIAL BLOCK**

According to Longstreth, the Two-Part Commercial Block is considered the most common type of commercial building in America. Found principally in small and moderate-sized communities between the 1850s and 1950s, the building is always a two- to four-story building characterized by a horizontal division into two clearly separated zones. These zones reflect differences of use on the interior, with the ground-floor level possessing public places such as a store or lobby, and the upper stories having the more private spaces of the building including offices, living spaces, or a meeting hall. The upper stories often reflect domestic high style architecture in ornamentation.

The Two-Part Commercial Blocks in the district date from as early as c. 1888 through the 1990s. There are some excellent examples across several different high styles, from the second half of the 19<sup>th</sup> through the first three decades of the 20<sup>th</sup> centuries. Those that are significant designs include 35 E. and 19 W. First Street, 28-30 E. Hinsdale Avenue, and 33-35, 39, 43, 47, 49-51, 53, 101, and 102 S. Washington Street.

The Italianate-style Two-Part Commercial Block at 47 S. Washington Street, built in 1881, is believed to be the oldest building in downtown Hinsdale. The wood shingle cladding on the front façade and wood shutters from the 1950s are not original to the building, but some of its Italianate features are still visible. These include the wood cornice with dentil trim, brackets and wood frieze, and the classical window hoods.

A number of distinguished Queen Anne-style Two-Part Commercial Blocks are found within the historic district. The Queen Anne style is characterized by asymmetry and irregularity in form, with a variety of surface materials and textures. The Queen Anne style is usually evidenced in commercial buildings by corner towers and projecting bay windows on the upper floors. The Papenhausen Building at 102 S. Washington Street is an exceptional example of the style. Built in 1888, it sports a corner turret with fishscale shingles, conical roof and finial. There is a metal cornice with brackets, frieze, and triangular pediment. Decorative brickwork with sawtooth and recessed rowlock courses adds surface texture. Although there have been non-historic



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8      Page 30

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**Downtown Hinsdale Historic District  
Hinsdale, DuPage County, IL**

alterations such as the large bay window on the north facade and some replacement display windows, the distinctive historic character of this structure predominates.

Another notable Two-Part Commercial Block with Queen Anne styling is 33-35 S. Washington Street, built in 1900, which housed a drug store for over 100 years. Also on a corner site, it has a corner tower with belcast roof, finial, dentil trim, and wood panels. The wood cornice has a dentiled frieze and stone frieze below. In 2005, the windows were replaced in their original openings and the storefronts were remodeled.

One of Hinsdale's most architecturally significant buildings is the Two-Part Commercial Block in the Classical Revival style, formerly the Hinsdale State Bank, at 101 S. Washington Street. This structure was designed by noted architect William Gibson Barfield and built in 1927. It was identified in the Illinois Historic Structures survey likely for its exceptional terra cotta ornament executed by the American Terra Cotta Company of Chicago. The Classical Revival style came about during a revival of interest in classical models after the Chicago World's Columbian Exposition of 1893, and became fashionable throughout the country into the 1920s. The architects of the time who had received training at the Ecole des Beaux Arts in Paris contributed to the influence of this style. Classical Revival features include the prominent corner entry portico with triangular pediment, the terra cotta ornamented triangular pediment with modillions at the parapet level, the rooftop balustrade, and the corner quoins. The multi-light windows have dog-ear surrounds and keystones. The bank occupied this location until the late 1960s when a new bank building was constructed at 50 S. Lincoln Avenue in 1967, outside of the historic district boundaries. It is now occupied by a Gap clothing store.

Of the buildings within the Hinsdale commercial district built with Renaissance Revival detailing, the Ray J. Soukup Building at 35 E. First Street is a fine example. Built in 1929, it has housed the Soukup Hardware store, now Home and Hardware store, ever since. Its Renaissance Revival features include a ceramic tile roof, polychrome brick, and six-over-one wood double-hung windows. The storefront's historic configuration with recessed and angled display windows, recessed doors, and a three-part storefront configuration with bulkhead, display windows, and transoms were all replaced in 2004.

# Village of HINSDALE - COMMERCIAL

# ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	35
DIRECTION	E
STREET	FIRST
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
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 and addition(s)	REASON for SIGNIFICANCE	Locally significant for its associations with longtime business, Soukup Hardware, in operation in this building for over 74 years.
STOREFRONT INTEGRITY	not altered		
SECONDARY STRUCTURE			

## ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	Renaissance Revival	NO OF STORIES	2
BEGINYEAR	1929	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Ceramic Tile
DATESOURCE	building permit #7182	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/display
		WINDOW CONFIG	6/1
SIGNIFICANT FEATURES	Five bay façade; ceramic tile roof; polychrome brick; rectangular panels below 2nd floor windows with stone corner blocks; wood triangular pediment over 2nd floor entry bay; stone sills; 6/1 wood double hung windows		
ALTERATIONS	Aluminum storm windows; window air conditioners; rear two story concrete block addition (1933? permit for 30x50 cement block storage & 1940 permit two story addition (\$4000); permits also in 1937 and 1938 (\$2,600).		



**STOREFRONT  
FEATURES**

Historic storefront configuration with recessed and angled display windows, recessed doors, three part storefront with bulkhead, display windows and transoms above; brick soldiercourse frieze; historic 2nd floor entry door at east end

**STOREFRONT  
ALTERATIONS****HISTORIC INFORMATION**

HISTORIC NAME	Ray J. Soukup Building
COMMON NAME	Soukup True Value Hardware
COST	\$22,000
ARCHITECT	
ARCHITECT2	
BUILDER	Ewert, Walter
ARCHITECT SOURCE	



**HISTORIC INFO** Owner Ray Soukup constructed this building in 1929 for his Hardware and Department Store. One of Hinsdale's longest running businesses, it was operated by the Soukup family until sold in recent years by Ray Soukup's son, Hank.

**LANDSCAPE** Midblock on commercial street; building faces south; sidewalks and diagonal parking at front; no setback

**PHOTO INFORMATION**

ROLL1	9
FRAMES1	36a
ROLL2	6
FRAMES2	26,30
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\first035e.jpg

**SURVEY INFORMATION**

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	6/25/03
SURVEYAREA	DOWNTOWN

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 35

STREET E FIRST ST

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### ADDITIONAL PHOTOS OR INFORMATION







**35 EAST FIRST STREET**  
**Soukup's Hardware / Village Light House**

On land purchased from Mr. and Mrs. John C. Wood, Ray Soukup had this building erected in 1929. From the beginning it housed the veritable Hinsdale institution, Soukup's Hardware and Department Store, which was run first by Ray and, after his death, by his widow and then by their son, Henry, known to all as Hank.

Only recently did Hank sell the business to another Hinsdalean with the proviso that it retain the name Soukup and the same good service with which Soukups has always been synonymous.

The second floor of the building has housed an antique shop, The Lair, formerly operated by Hank's father-in-law, Mr. Charles Butler. It now houses the Village Light House.

# Village of HINSDALE - COMMERCIAL

# ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	50
DIRECTION	S
STREET	GARFIELD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
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	Transportation - road-related (vehicular)
CONDITION	excellent	HISTORIC FUNCTION	Transportation - road-related (vehicular)
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	Notable historic gas station designed by local architect R. Harold Zook with handsome Colonial Revival detailing. However it is compromised by a non-historic canopy.
STOREFRONT INTEGRITY			
SECONDARY STRUCTURE	gas pump island		

## ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Gas Station	PLAN	L
DETAILS	Colonial Revival	NO OF STORIES	1
BEGINYEAR	1929	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	building permit #1630	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	casement
		WINDOW CONFIG	
SIGNIFICANT FEATURES	Cross gable roof with slate; dentil trim in gables; cornice and frieze with dentil trim; cupola vent with belcast roof; brick quoins; multilight windows; classical door surrounds		
ALTERATIONS	Garage bays have been filled in with multilight windows and rectangular panels below (1972 permit, \$4000); gas pump island shelter structure to east of building (1970s); replacement front door; new tank, \$89,000, 1994 permit		

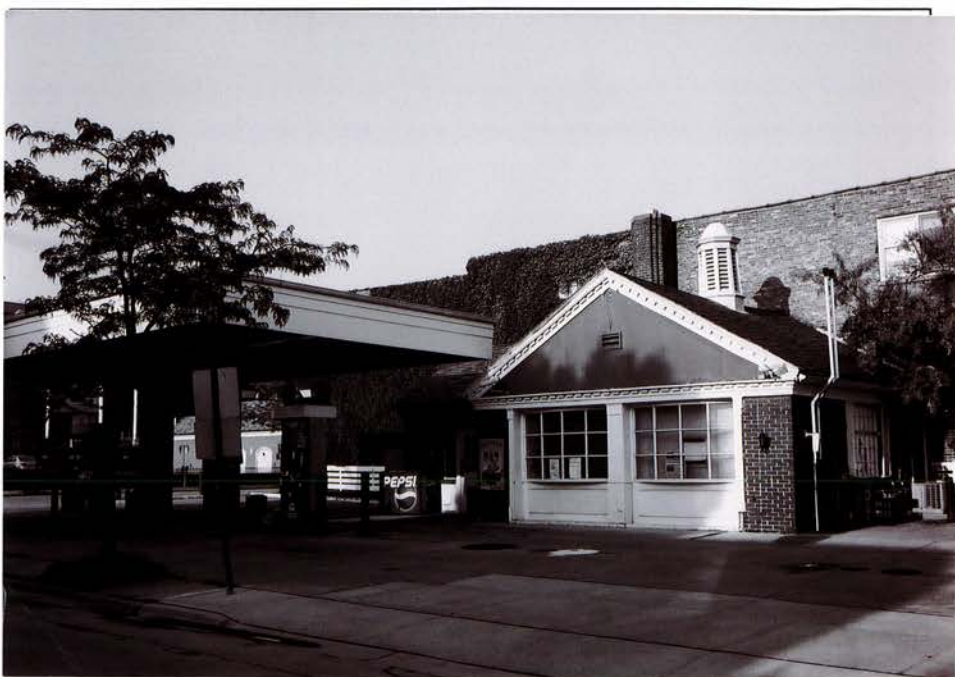


STOREFRONT  
FEATURES

STOREFRONT  
ALTERATIONS

### HISTORIC INFORMATION

HISTORIC NAME	Brewer Brothers Filling Station
COMMON NAME	Village Gas
COST	\$3,500
ARCHITECT	Zook, R. Harold
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC  
INFO This building has continually operated as a gas station since  
its construction (source: Ziegweid).

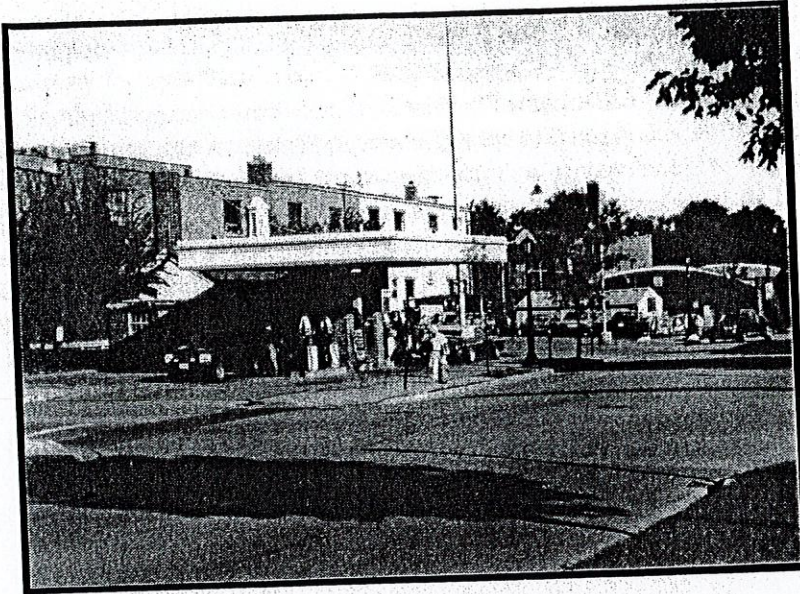
LANDSCAPE Corner lot in commercial district (NW  
corner Garfield and first); building  
faces east; concrete driveway and  
curb cuts

### PHOTO INFORMATION

ROLL1	6
FRAMES1	29
ROLL2	8
FRAMES2	2
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\garfield050s.jp g

### SURVEY INFORMATION

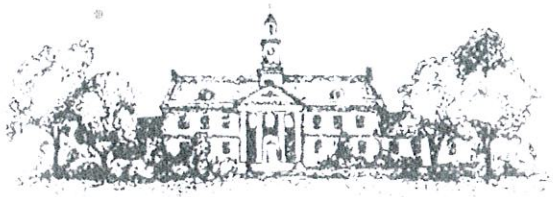
PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	7/2/03
SURVEYAREA	DOWNTOWN



**NORTHWEST CORNER OF GARFIELD AND FIRST STREETS**  
**Village Gasoline Station**

This building, housing a gasoline filling station, was erected for Bob Brewer of Brewer Brothers Filling Station, on land purchased by him in 1930 from Mr. and Mrs. Ray Soukup. The Brewer Brothers were Bob and Fred. It has been used ever since as a gasoline filling station.





VILLAGE  
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

FULLER HOUSE

**Applicant** owner of business

Name: Patricia Vlahos

Address: 85 E. First Street

City/Zip: Hinsdale IL 60521

Phone/Fax: (630) 670 0948

E-Mail: Patricia@fullerhousebar.com

**Owner** Building

Name: Joel Teglia

Address: 7630 Plaza Courtville

City/Zip: Willowbrook, IL 60527

Phone/Fax: (312) 953 1340

E-Mail: JTeglia@trpinv.com

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

Name: Aida Napoles AGN Design

Title: Designer

Address:

City/Zip:

Phone/Fax: (312) 852 1782

E-Mail: AGNAPOL@designagn.com

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: 35 E First Street

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: Exterior change  
of First Street Side of Building

General description or characteristics of the site: Fuller House Restaurant  
+ Bar

Existing zoning and land use: Restaurant

Surrounding zoning and existing land uses:

North: Hardware store Retail

South: Retail

East: OFFICE

West: Retail

Proposed zoning and land use: \_\_\_\_\_

**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: 35 E. First Street, Hinsdale, IL 6052

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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 August, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Patricia Vlahos  
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 \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Notary Public



# VILLAGE OF HINSDALE

## CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Patricia Vlahos, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on August 11th 2022.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

Notary Public



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E First 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.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.



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.
5. *Height.* The height of the proposed buildings and structures shall be 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.
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.
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.
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.
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.
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.

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

#### 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.
2. The proposed site plan interferes with easements and rights-of-way.
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.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of 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.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and 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.
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.

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.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.





COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E First 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.

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

We are not changing any materials  
just wanting to add more of what is existing

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

The design matches the neighborhood  
feel extremely well, charming, warm,  
comfortable

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.

N/A

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

N/A

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

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.

N/A

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

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.

N/A

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.

N/A

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.

All materials will remain the same



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.

looking to add 3 planters  
to separate public from private  
properties

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.

N/A

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.

Looking for decorative changes  
noting for materials changes










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.

Painting, Extra exterior wood for  
decorative purposes, signage change for  
extra

#### 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.  

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

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.  

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

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

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

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.  




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.

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

12. The proposed site plan otherwise adversely affects the public health, safety, or 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:** Patricia Vlahos

**Owner's name (if different):** Joel Teglia

**Property address:** 35 E First Street Hinsdale, IL 60521

**Property legal description:** [attach to this form]

**Present zoning classification:** IB, Institutional Buildings

**Square footage of property:** 3471 sq ft

**Lot area per dwelling:** \_\_\_\_\_

**Lot dimensions:** 133 x 122

**Current use of property:** Restaurant

**Proposed use:**

<input type="checkbox"/> Single-family detached dwelling
<input type="checkbox"/> Other: _____

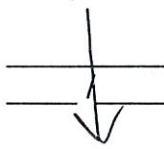
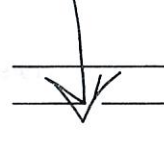
**Approval sought:**

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Variation
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Exterior Appearance
<input type="checkbox"/> Design Review	
<input type="checkbox"/> Other: _____	

**Brief description of request and proposal:**

Exterior changes (minor)

**Plans & Specifications:** [submit with this form]

	<b>Provided:</b>	<b>Required by Code:</b>
<b>Yards:</b>	<u>N/A</u>	<u>N/A</u>
<b>front:</b>		
<b>interior side(s)</b>		



Provided:

Required by Code:

N/A

corner side  
rear

Setbacks (businesses and offices):

front:  
interior side(s)  
corner side  
rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):  
accessory building(s):

Maximum Elevations:

principal building(s):  
accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):  
accessory building(s):

Number of off-street parking spaces required: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_

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

Patricia Vlahos

Applicant's printed name

Dated: 8/4/22, 2022

IRVEYOR  
DRIVE  
80527  
7898  
1897

First St

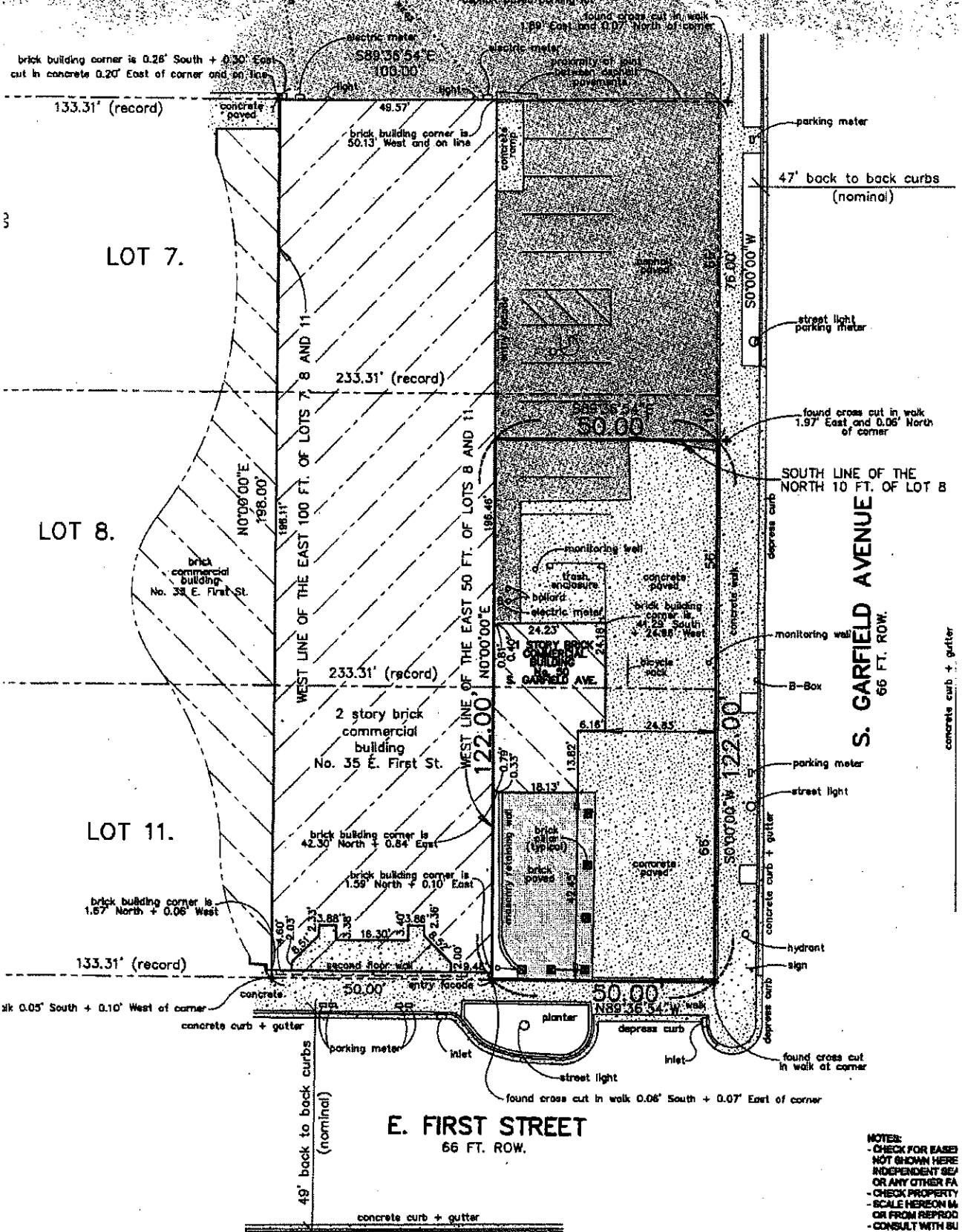
1"=20'

0 10 20 30

LOT 8 IN LAKE'S SUBDIVISION (Doc. 14582)

BEARINGS ARE ON ASSUMED D

12-129-013



S. GARFIELD AVENUE  
66 FT. ROW.

E. FIRST STREET  
66 FT. ROW.

NOTES:  
- CHECK FOR EASES  
NOT SHOWN HERE  
INDEPENDENT SURV  
OR ANY OTHER FA  
- CHECK PROPERTY  
SCALE HEREON N  
OR FROM REPROD  
- CONSULT WITH SU  
CONSTRUCTION P  
- DO NOT ASSUME T  
- SURVEY PLAT NOT  
BEAL IS AFFIXED H



# Plat of Survey

## ALTA/ACSM LAND TITLE SURVEY

THE EAST 50 FEET OF LOT 8 (EXCEPT THE NORTH 10 FEET) AND THE EAST 50 FEET OF LOT 11 IN BLOCK 2 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1885, AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.

### FLOOD ZONE CLASSIFICATION:

BASED ON FEMA'S FLOOD INSURANCE RATE MAP NO. 17043C0903H, DATED DECEMBER 16, 2004, THE PROPERTY IS SITUATED WITHIN A "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.) NOTATION ON SAID MAP STATES THAT FLOOD HAZARD INFORMATION IS SHOWN WITHIN THE VILLAGE OF HINSDALE FOR INFORMATION PURPOSES ONLY. FOR FLOOD INSURANCE PURPOSES, REFER TO THE SEPARATELY PRINTED FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF HINSDALE. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER THE PROPERTY WILL OR WILL NOT FLOOD.

### NOTES:

- CONSULT WITH THE UTILITY COMPANIES FOR LOCATIONS OF BURIED UTILITIES. IF ANY, IF APPLICABLE TO THE USE OF THIS SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO ANY DIGGING OR EXCAVATING.
- CONSULT WITH PROPER AUTHORITIES FOR SEWER AND WATER INFORMATION. IF APPLICABLE TO THE USE OF THIS SURVEY. LOCATIONS OF SEWER AND WATER SERVICES AT THE BUILDING ARE UNKNOWN TO THE SURVEYOR AND ARE NOT SHOWN HEREON.
- GROSS LAND AREA FOR THE PROPERTY DESCRIBED HEREON IS 8100 SQ. FT.
- AREA OF BUILDING AT GROUND LEVEL IS 868 SQ. FT.
- THERE ARE 3 STRIPED PARKING SPACE ON THE GROUND. THERE ARE AN ADDITIONAL ADJOINING 8 STRIPED PARKING SPACES ON THE ADJOINING PROPERTY AT 35 E. FIRST ST. INCLUDING ONE SPACE INDICATED AS HANDICAP.
- SURVEYOR NOTES APPARENT RECIPROCAL USE OF PAVED AREAS WITH THE ADJOINING PROPERTY AT 35 E FIRST ST.
- THERE WERE NO CERTAIN DIVISIONS OR PARTY WALLS DESIGNATED BY THE CLIENT FOR RELATIONSHIP OR LOCATION WITH RESPECT TO ADJOINING PROPERTIES.
- THE SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

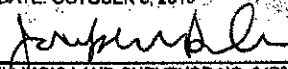
## ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

TO: NTC PROPERTIES, LLC  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b-1), 8, 9, 10, 11(a), 14, 18 AND 20 OF "TABLE A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2013.

DATE: OCTOBER 8, 2013

  
ILLINOIS LAND SURVEYOR NO. 2478  
LIC. EXP. 11-30-2014

ORDERED BY: FULLERS





**EXTERIOR DESIGN INTENT**  
REV V4 7.29.22

X







PROPOSED NON  
LIT METAL BLADE  
SIDE FOR PICK  
UP ORDERS.  
APPROX. 18"  
DIAMETER X  
4" DEPTH. SEE  
NEXT PAGE FOR  
MORE INFO.

VIEW AT PROPOSED EXTERIOR FACADE REFRESH



NEW OUTDOOR  
PLANTER BOXES  
(SEE PLANTER  
BOX SPEC  
PROVIDED )

NEW RECLAIMED  
WOOD  
CLADDING FOR  
SIGNAGE  
BACKDROP.  
SEALED

NEW METAL CHANNEL CUT LOGO  
LETTER  
SIGNAGE MOUNTED ON LIMESTONE.  
BACKLIT ON DIMMER SWITCH.  
SIGNAGE COMPANY TO SUBMIT FOR  
PERMIT SEPARATELY UPON DESIGN  
INTENT APPROVAL & WILL PROVIDE  
DRAWING DETAILS AS NECESSARY.

NEW OUTDOOR EXTERIOR  
WALL SCONCES TO  
REPLACE EXISTING (5)  
GOOSENECK LIGHTS. (SEE  
OUTDOOR WALL SCONCE  
SPEC PROVIDED)

EXTERIOR EXISTING BRICK  
TO BE PAINTED IN  
SHERWIN WILLIAMS  
ALABASTER WHITE.  
SEALED. SATIN FINISH.

**SW 7008**  
**Alabaster**  
Interior / Exterior  
Location Number: 255-C2



**NOTE:** PROPOSED NON LIT METAL BLADE SIDE FOR PICK UP ORDERS. APPROX. 18" DIAMETER X 4" DEPTH. PERMIT DRAWINGS & SIGN DETAILS TO FOLLOW FROM SIGNAGE FABRICATOR UPON DESIGN INTENT APPROVAL. SIGNAGE COMPANY WILL SUBMIT FOR PERMIT SEPARATELY

PICK ME UP

\* SIGN TO BE BLACK FRAME, WHITE LETTERS

NON LIT SIGN SIZE: 18" DIAMETER X 4" THICKNESS. TOTAL EXTRUSION: 22" FROM BUILDING

8'-6" A.F.F

PUBLIC SIDEWALK WAY

VIEW AT EXTERIOR ENTRY



NEW WOOD PLANTER BOXES (SEE SPEC PROVIDED) TO BE ALIGNED WITH IN PROPERTY LINE & WILL NOT EXEND OVER PUBLIC SIDEWALK AS SHOWN )

ALL EXISTING LIGHTING ON UNDER-SIDE OF PROPERTY CEILING TO REMAIN.

SW 7019  
Gauntlet Gray

Interior / Exterior  
Location Number: 244-C6

APPLIED PAINTED & SEALED PATTERN STENCIL ONTO EXISTING CONCRETE AT ENTRYWAY TO DISGUISE TRAFFIC WEAR (SEE PROPOSED CONCRETE STENCIL REPEAT PROVIDED)

UNDERSIDE OF CEILING TO BE PAINTED & SEALED IN SHERWIN WILLIAMS TRICORN BLACK, FLAT FINISH.

SW 6258  
Tricorn Black

Interior / Exterior  
Location Number: 251-C1





Illuminate your home with this stylish modern outdoor wall light from Hinkley, which features a high performance finish is resistant to rust and corrosion

Additional Info:

The Republic collection from Hinkley offers a handsome transitional look for your home. An oil-rubbed bronze finish adds rich detail to this straight-lined outdoor wall light. Clear seedy glass panels add an interesting visual element to this fixture. Best of all, the light has a high performance finish that is resistant to rust and corrosion and comes with a 5-year guarantee. Use it for improved illumination near your home’s entrance, near your driveway, or flanking garage doors.

HINKLEY

[Shop all Hinkley](#)

- 20" high x 7" wide. Extends 6 3/4" from the wall. Side glass panels are 14 3/4" high x 3" wide. Front glass is 14 3/4" high x 4" wide. Weighs 5.5 lbs.
- Backplate is 5" wide x 6 1/2" high. 4 3/4" from mounting point to top of fixture.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Republic outdoor wall light by Hinkley. High performance finish is resistant to rust and corrosion with a 5-year warranty.
- Oil-rubbed bronze finish over composite frame. Clear seeded glass. Wet location rated for outdoor use. Can also be used indoors.

SPECIFICATIONS

PRODUCT ATTRIBUTES

Finish	Bronze
Style	Contemporary
Brand	Hinkley

TECHNICAL SPECIFICATIONS

Height	20.00 inches
Width	7.00 inches
Weight	5.50 pounds
Max Wattage	100 watts

EXTERIOR WALL SCNCE  
SPEC SHEET



Overall	28.35" H x 39.37" W x 15.75" D
Dimensions with Stand	28.35" x 15.75" x 39.37"
Overall Product Weight	43.14 lb.
Rack height from the ground	3.9" and 17.3"

EXTERIOR PLANTER BOX  
SPEC SHEET





APPLIED PAINTED STENCIL  
PATTERN REPEAT



**BUILDING ENTRY  
VESTIBULE APPLIED PAINTED  
STENCIL**

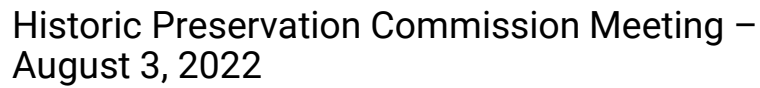
SW 7019  
**Gauntlet Gray**  
Interior / Exterior  
Location Number: 244-C6

APPLIED PAINTED &  
SEALED PATTERN  
STENCIL ONTO EXISTING  
CONCRETE AT  
ENTRYWAY TO DISGUISE  
TRAFFIC WEAR (SEE  
PROPOSED CONCRETE  
STENCIL REPEAT  
PROVIDED)

**THANK  
YOU!**



## Historic Preservation Commission Meeting – August 3, 2022

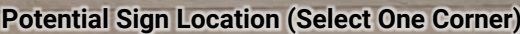


**5 6 7 ADDITIONAL GATEWAY LOCATIONS**

- 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

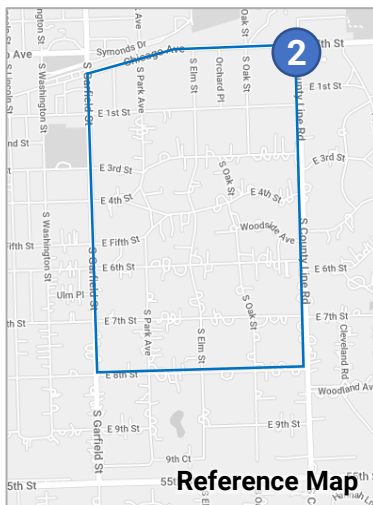


- Potential location for a freestanding decorative sign
- Determine final preferred corner – Majority of HPC preferred west corner
- Utility conflicts to be determined



2

## SOUTHWEST CORNER OF COUNTY LINE ROAD AND CHICAGO AVENUE

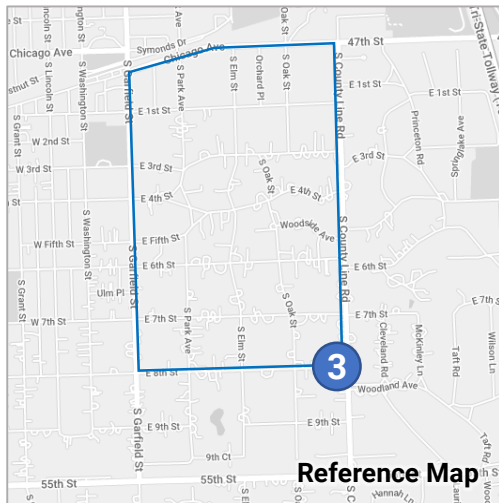
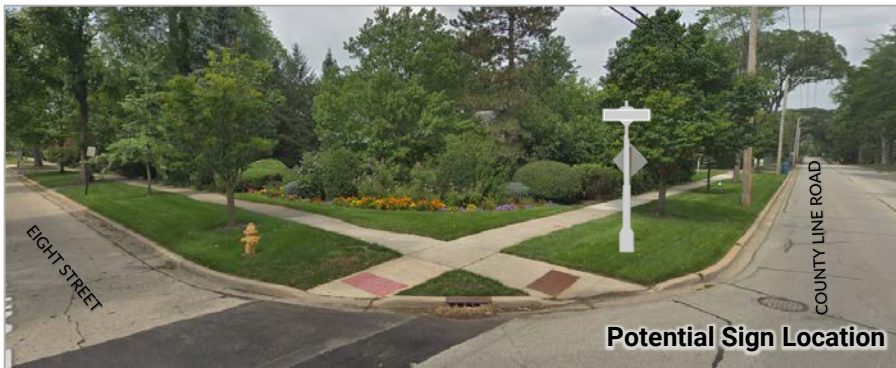


### COMMENTS

- 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



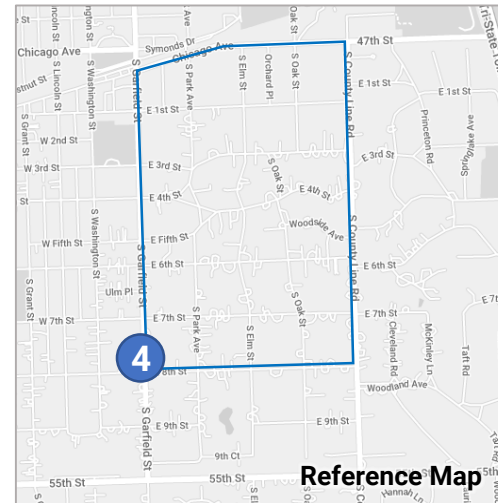
### 3 NORTHWEST CORNER OF COUNTY LINE ROAD AND EIGHTH STREET



#### 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

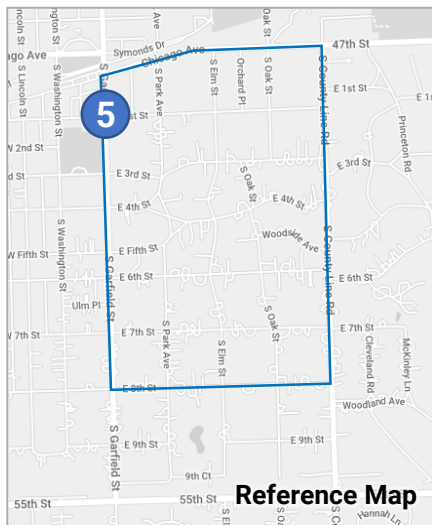
### 4 NORTHEAST CORNER OF GARFIELD AVENUE AND EIGHTH STREET



#### 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

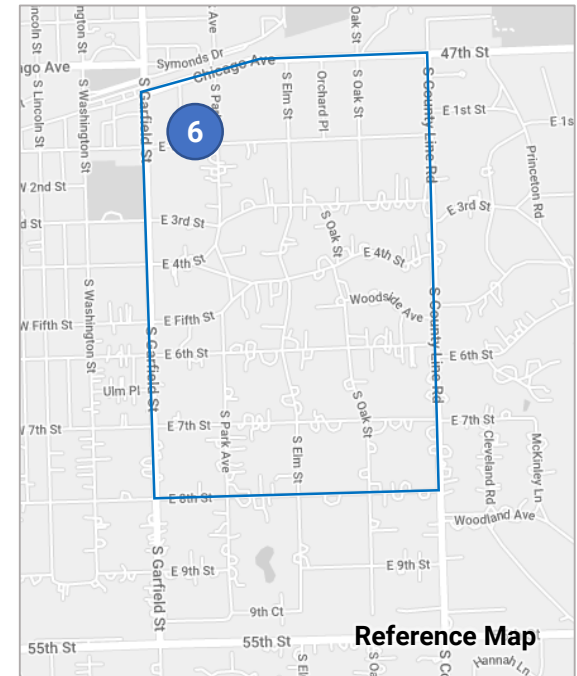
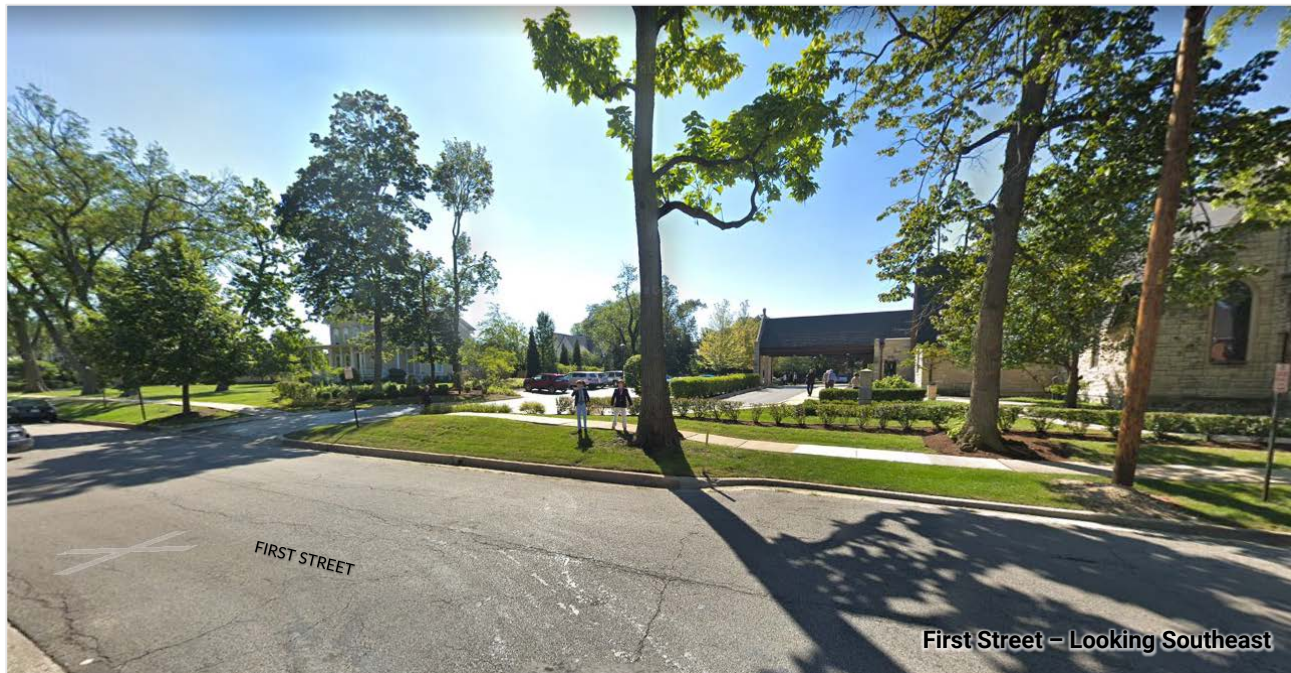


### COMMENTS

- 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

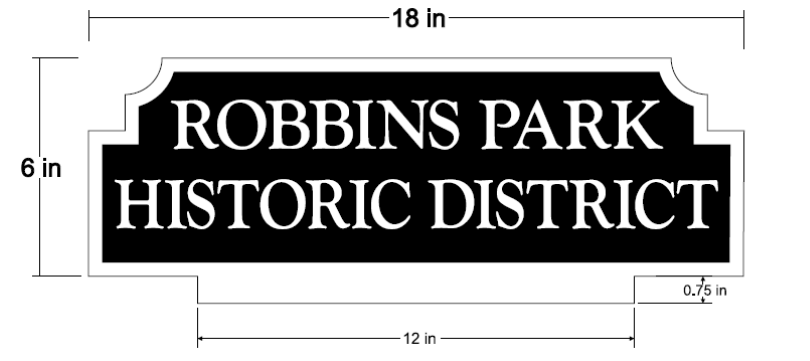






## ROBBINS PARK HISTORIC DISTRICT - EXISTING SIGNAGE

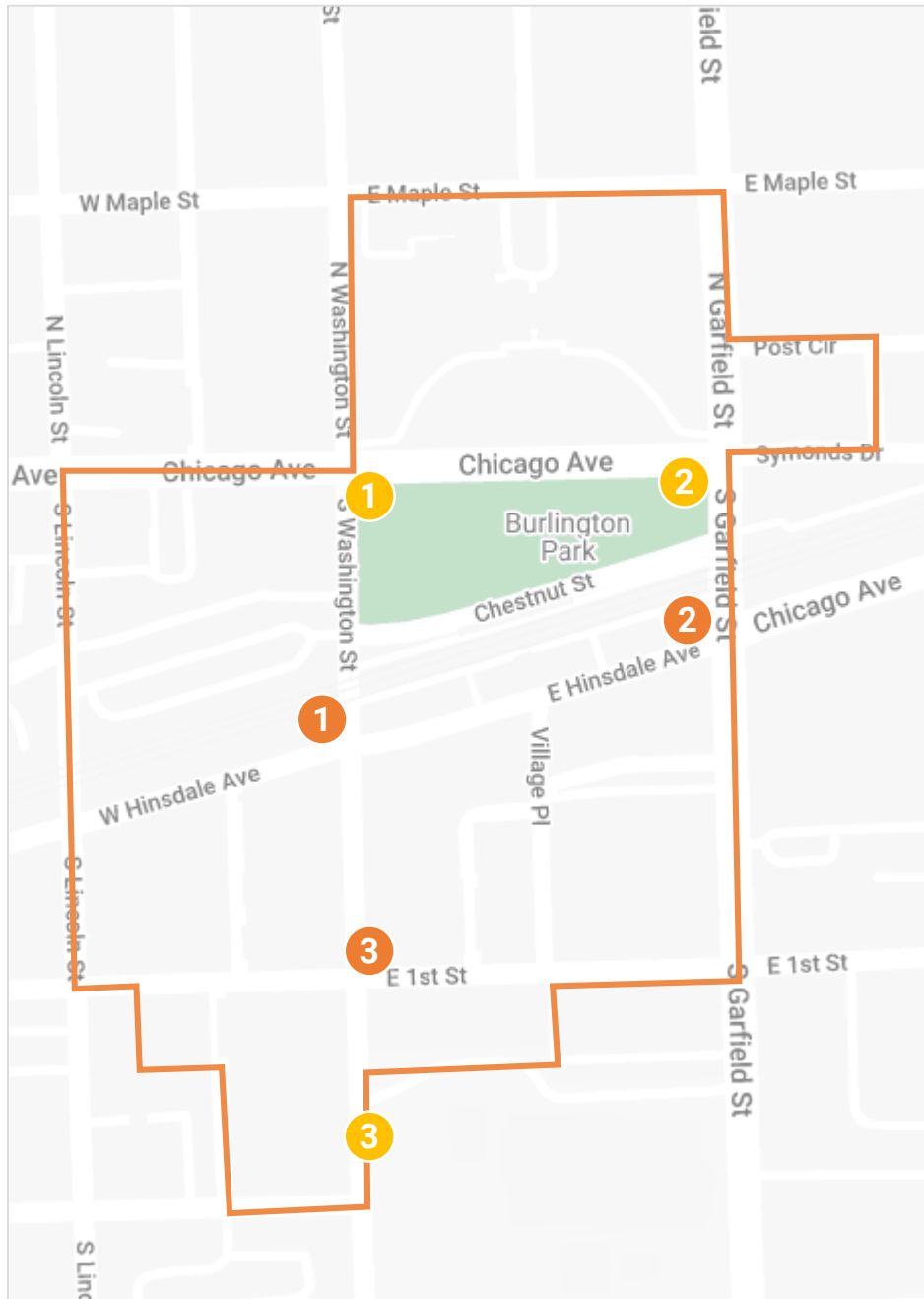
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**APPROVED STREET SIGN TOPPERS**



## DOWNTOWN HISTORIC DISTRICT - EXISTING SIGNAGE



### 1 2 3 INFORMATIONAL SIGNS



### 1 2 3 HISTORIC DISTRICT SIGNS ON STREET LIGHTS





## EXISTING VILLAGE WAYFINDING SIGNAGE

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**WAYFINDING SIGNS**



**ENTRY MARKER SIGNS**



**ODGEN AVENUE GATEWAY SIGN**

## GATEWAY SIGNAGE TYPES

### Single Post Signs

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### COMMENTS

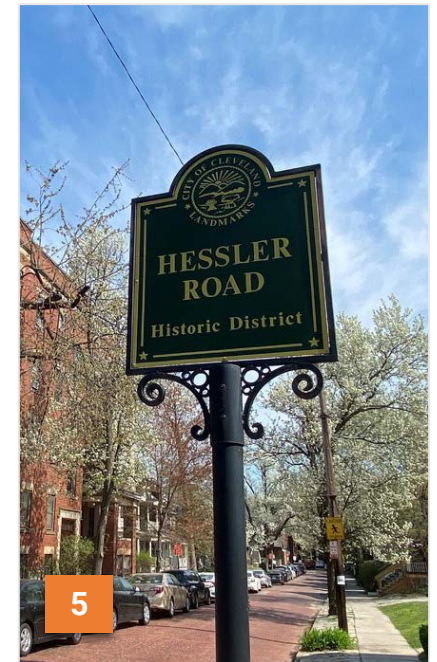
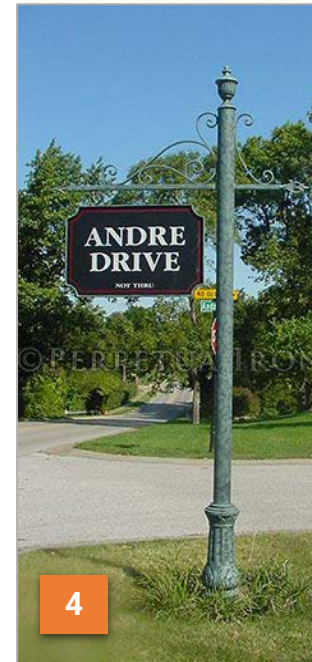
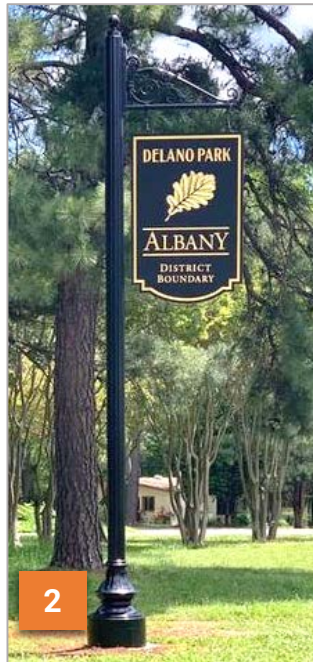
- Freestanding single-post decorative sign
- Sign design should be simple, classic, and have historic components
- Incorporate a sign with a unique logo that related to the architectural context of the historic (such as colonial revival and Zook styles, not just Victorian)
- Consideration for adjacent 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

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## GATEWAY SIGNAGE TYPES

### Sign Face Examples

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