



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, October 5, 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

- a) August 3, 2022
- b) September 7, 2022

#### 4. SIGN PERMIT REVIEW

- a) Case A-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs

#### 5. PUBLIC MEETINGS

- a) Case HPC-06-2022 – 241 E. First Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic 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 – September 21, 2022 Meeting Cancelled
- 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

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, September 7, 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, September 7, 2022 at 6:30 p.m., roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Frank Gonzalez, William Haarlow and Jim Prisby

**ABSENT:** Commissioners Shannon Weinberger, Alexis Braden and Chairman John Bohnen

**ALSO PRESENT:** Bethany Salmon, Village Planner and Andrianna Peterson, Assistant Village Manager

Due to the absence of Chairman Bohnen, Commissioner Prisby asked for a motion to appoint him as the Chairman Pro Tem for tonight's meeting. A motion was made by Commissioner Gonzalez, seconded by Commissioner Barclay to appoint Commissioner Jim Prisby Pro Tem Chairman for the September 7, 2022 Historic Preservation Commission meeting. The motion carried by a roll call vote of 4-0 as follows:

**AYES:** Commissioners Barclay, Gonzalez, Haarlow, and Pro Tem Chairman Prisby

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Weinberger, Braden and Chairman Bohnen

Chairman Pro Tem reminded the Commission that with four (4) members present, a vote of four (4) to zero (0) would be required to recommend approval of any of the projects presented at the meeting.

**Approval of Minutes – August 3, 2022**

Chairman Pro Tem Prisby asked for comments on the draft of the August 3, 2022 Historic Preservation Commission meeting minutes.

Commissioner Gonzalez asked if those not present at last month's meeting should abstain from voting, vote to approve or table the item to next month's meeting. Ms. Salmon stated she consulted with the Village Attorney on this matter and Commissioners not present at last month's meeting can either vote to approve the minutes or table the matter to next month's meeting.

Commissioner Haarlow made a motion, seconded by Commissioner Barclay, to continue the approval of the draft meeting minutes of the August 3, 2022 Historic Preservation Commission meeting to the next meeting. The motion carried with a unanimous voice vote of 4-0.

**Sign Permit Review**

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

Jeri Flood, of Circa Lighting Design Development Team, was present to address the Commission. Ms. Flood stated the sign request stems from a branding change that Circa Lighting is currently undergoing that will include the Hinsdale location. Ms. Flood stated that Circa Lighting and Visual Comfort are part of the same company but have been operating under the two brand names for many years and that the Circa Lighting stores carry an edited collection of Visual Comfort products in the showroom. Ms. Flood stated that in January, the company will unify and operate under one brand name, Visual Comfort and Company and operate under one website.

Ms. Flood stated that the application contains a sign proposal very similar to what is currently at the location. Ms. Flood stated that channel letters would be mounted on a raceway painted the same color as the building façade. The letters will be gray instead of black during the day hours and be illuminated white in color during the night. The sign will be placed in the same location as the current Circa Lighting sign and will occupy about thirteen (13) square feet of the allowable twenty five (25) maximum. Ms. Flood showed an illuminated and non-illuminated example of one letter of the sign.

Commissioner Haarlow stated he was in favor of proposed sign and that it was more subtle than the existing sign.

Commissioner Gonzalez stated he liked the gray letters and asked how bright the new sign would be. Ms. Flood stated that it would be no brighter than current Circa Lighting sign. The sign representative stated the sign will total 120 watts, and re-stated the new sign would not be any brighter than the existing sign. It was also stated the example shown to the Commission tonight was an exact letter to be used in the sign.

Commissioner Barclay did not have any questions.

Chairman Pro Tem Prisby clarified that with the three (3) inch thick letters mounted to the four (4) inch thick raceway, the sign would protrude the building a total of seven (7) inches and would be the farthest out feature of the building.

Chairman Pro Tem Prisby asked for any public comments. Inaudible comments were made away from the microphone.

Commissioner Haarlow confirmed the sign's illumination will be set to a timer.

A motion was made by Commissioner Haarlow, seconded by Commissioner Gonzalez, to approve Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign as submitted. The motion carried by a roll call vote of 4 to 0 as follows:

<b>AYES:</b>	Commissioners Barclay, Gonzalez, and Haarlow and Chairman Pro Tem Prisby
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Weinberger and Braden 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 was present to address the Commission about changes to the proposal based on comments from the Historic Preservation Commission and the Plan Commission. The revised proposal includes some changes in architectural details based on comments from Chairman Pro Tem Prisby. Changes to the sign based on comments from the Commissions include utilizing halo lit letters instead of edge lit and slightly larger letters to accommodate the requested lighting change but still falling under the maximum allowed size. Mr. Klein stated that the Hinsdale Avenue sign will only illuminate the Airoom portion of the sign as discussed in previous meetings.

Chairman Pro Tem Prisby confirmed that the changes suggested by the HPC, including the architectural columns, pediment and corbels were added to the design presented to the Plan Commission. It was also confirmed that the sign changes of utilizing halo lighting was presented to the Plan Commission.

Chairman Pro Tem Prisby stated that concerns about the door opening not being recessed like every other door opening on both sides of the block have been brought to his attention. Mr. Klein stated the door opening was pushed out to allow for some window display space and to eliminate an awkward, tight interior traffic flow currently present.

Commissioner Gonzalez suggested Mr. Klein prepare a way to demonstrate the lack of interior space with a recessed door design to the Plan Commission. The current proposal does not include a visual representation of the problem.

Pro Tem Chairman Prisby asked for comments from the Commission and the public. No public comments were heard.

Commissioner Haarlow stated that the sign was well scaled with the window. Commissioner Haarlow suggested the HPC make a recommendation of adding a recessed door with the motion since the building has operated for years with a recessed door and he did not feel the interior design was problematic.

Mr. Klein responded that the swing space required for a recessed door reduces the amount of walk space and is a challenge with the type of large display space needed for a kitchen showroom.

Chairman Pro Tem Prisby stated that if the door was recessed three (3) feet and swung outward toward the sidewalk, it would not result in any lost interior space.

Mr. Klein stated that the space is unique with a sloping sidewalk. It was stated that ADA compliance may be a challenge for the design team for a three (3) foot recessed door combined with the sloped walk. Further discussion took place about the unique characteristics of the building and the resulting design challenges.

A motion was made by Commissioner Haarlow, seconded by Commissioner Barclay 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 the condition that the applicant provide a recessed storefront entry on the front façade facing Washington Street. The motion carried by a roll call vote of 4 to 0 as follows:

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

**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**

Sam Segretto, the business owner, was present to address the Commission. Mr. Segretto stated the current windows are not original to the building, are inefficient and in poor condition. The application requests the windows be replaced with new, higher quality windows.



Chairman Pro Tem Prisby agreed the windows were not original and in poor shape. It was stated the brick mold was previously painted brown in an attempt to bring uniformity to the building.

Commissioner Gonzalez confirmed the request is to replace the second floor windows only. Mr. Segretto stated it would be a long term goal to replace the bronze first floor windows that are twenty (20) years old with black windows to match those proposed for the second floor.

In response to a request of historic photographs of the building, Ms. Salmon stated there are two (2) old photographs included in the packet.

Chairman Pro Tem Prisby requested the second floor windows be white to be more in line with the historic buildings down town, to be consistent with recent requests such as 14 W. First Street and to match the side and rear windows of the Zazu building.

Mr. Segretto responded that this location is not a colonial style building like others around town where white windows would be appropriate. Mr. Segretto stated his building is not colonial in style and noted a number of other buildings around the area with dark framed windows. Mr. Segretto stated having the dark windows on the second floor is a more attractive, uniform look.

A photo of a building across the alley from the Zazu building with white second stories windows was shown. Mr. Segretto stated the darker windows on both floors is more in keeping with the branding styles and consistent with other locations. It was noted the design of the recently installed sign on the building was changed at the request of the Commission.

Commissioner Haarlow stated that he appreciated the window color being a matter of opinion but concurred with Chairman Pro Tem Prisby requesting white on the second floor windows to be consistent with surrounding buildings in the alley way. Commissioner Haarlow stated that he is a bit more sympathetic with dark second floor windows on the front of the building because that is the side where the business presence is more dominant.

Further discussion took place about continuity on a particular building versus continuity with other buildings in the area.

Commissioner Barclay stated that she would rather see dark framed windows to help them blend in better with the building since the windows are not standard, traditional double hung windows on a residential colonial building.

Commissioner Gonzalez stated that windows can be changed out in future and the color is not a permanent change such as changing the opening of the window. He stated he did not have a color preference.

Chairman Pro Tem Prisby stated it is the job of the Commission to preserve the historic buildings and the building to the west has black brick mold trim.

Mr. Segretto stated that making unattractive features of buildings uniform in color makes them more attractive and offered to show photographs of other dark, uniform looking buildings where bad qualities are not highlighted. It was noted the Starbucks building at the end of the block has dark trim.

Public comments were requested, none were heard.

A motion was made by Commissioner Barclay, seconded by commissioner Gonzalez to approve 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 as submitted. The motion carried by a roll call vote of 4 to 0 as follows:

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

**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**

Patricia Vlahos, owner of Fuller House, was present to address the Commission. Ms. Vlahos stated the requests in the proposal are an effort to keep the look of the business fresh and keep patrons excited. Ms. Vlahos provided an overview of the project that includes new planter boxes on private property, a reclaimed wood façade, new outdoor wall sconces to replace the existing goose neck lights, some of which are no longer operational, and painting the brick a distressed shade of white allowing the brown brick color to show through.

Commissioner Barclay asked if the ivy on the Garfield side of the building would be removed for the building to be painted. Ms. Vlahos stated the ivy would not be removed, that side of the building would not be painted.

Commissioner Gonzalez discussed the long term impacts of the damage that occurs when brick is painted. Commissioner Gonzalez stated that placing the reclaimed wood over the limestone would also hold moisture like the brick sealers and cause damage to the limestone. It was stated the covering these materials prevents evaporation of moisture and partnered with temperature changes will result in damage to the materials underneath.

Ms. Vlahos stated the limestone is already damaged and currently in need of maintenance.

Pro Tem Chairman stated the limestone is not historic or original to the building based historic photographs of the building.

Commissioner Barclay stated the brick on this building is attractive, more so than the brick in other buildings. Commissioner Barclay stated that she liked the stencil and the planter boxes, confirmed the heaters would remain and that she is not in favor of painting the brick.

Commissioner Haarlow confirmed that the wrought iron on the door near the flag was not changing. It was also confirmed there would be no changes to the windows or doors and that the lights are electric, not gas.

Chairman Pro Tem Prisby stated he liked the stencil, the reclaimed wood, the ivy remaining on the side wall, and that he had no concerns about the future signage but he does not favor painting the brick.

As part of the public comments, Mr. Segretto stated he liked the rendering of the painted brick building and noted that he owns a painted brick building in Naperville on a prominent corner. Mr. Segretto acknowledged that painting brick does require maintenance otherwise not needed but felt Ms. Vlahos would be responsible in completing the necessary repairs.

A motion was made by Commissioner Gonzalez to approve 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 with the condition the brick remain unpainted. The motion carried by a roll call vote of 4 to 0 as follows:

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

### **Public Comment**

No public comments were shared.

### **New Business**

Pro Tem Chairman shared an image of the painted plywood covering the broken window of the Barber Shop with the Commission. It was noted the painting incorporates the name of the business and acknowledged delays in obtaining replacement glass to repair the window in today's market. It was confirmed the painting was temporary.

Ms. Salmon confirmed Code Enforcement Staff has already reached out to the business owner and confirmed the replacement window has been ordered. Ms. Salmon stated that some phone calls from Commissioners and Business Owners have been received about the painted board and she will keep the Commission updated on the matter.

Ms. Salmon shared that at the last meeting discussion took place about scheduling a webinar to educate residents about the potential property freeze available to some. Ms. Salmon suggested November as a target date to allow for some marketing to take place before the webinar event.

Chairman Pro Tem Prisby asked what time of day the webinar could take place and who was the target audience. Ms. Salmon stated the presenter could do accommodate a day time or early evening presentation. It was suggested an evening webinar targeted mainly to the homeowners in early to mid-November at the latest be preferable. Ms. Salmon stated the webinar could be recorded and posted on the Village web page with a link for residents to attend the live event from a remote location.

Ms. Salmon shared that an article about 701 Taft was published recently the Hinsdalean highlighting the preservation aspects of the house remodel and invited Commissioners to read the article if they had not done so already.

### **Old Business**

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

Ms. Salmon stated that there was a successful first reading of the Historic Overlay at the recent Board meeting, and that the second reading will take place on September 20<sup>th</sup> with one minor change in language. Remaining items to be completed include a strong marketing effort and the creation of the first list of properties to be included in the district. Ms. Salmon stated that she sent a list to the HPC that included a list of ten (10) properties generated as a result of homeowner interest and a few others submitted by local design professionals.

Ms. Salmon stated the next step would be to draft letters to be mailed to property owners on the first list and begin historical research for those properties. She asked the Commission to be mindful of potential properties to be put on the next list and the need to keep the list a reasonable size due to the many technical aspects associated with the process.

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

Ms. Salmon reported the August and September meetings for planning the celebration were cancelled and the next meeting is October 19<sup>th</sup>. Ms. Salmon introduced Andrianna Peterson, the new Assistant Village Manager, to the Commission and stated Ms. Peterson will be spearheading the Celebration plans.

**c) Robbins Park Historic Gateway Signs**

Ms. Salmon state that she would like to continue the discussion of the Gateway Signs to the next meeting due to the number of Commissioners not present at tonight's meeting. Ms. Salmon included the minor changes discussed at the previous meeting in the packet for the Commission to review.

**Adjournment**

Commissioner Gonzalez made a motion to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of September 7, 2022. Commissioner Haarlow seconded the motion.

The meeting was adjourned at 7:59 PM after a unanimous voice vote of 4-0.

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



## MEMORANDUM

**DATE:** October 26, 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-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs

**FOR:** October 5, 2022 Historic Preservation Commission Meeting

---

### Summary

The Village of Hinsdale has received a sign permit application from Peak Lifestyle requesting approval to install two (2) new permanent window signs at 45 S. Washington Street. Peak Lifestyle proposes to operate a retail store that sells running shows, apparel and gear within the ground floor tenant space in the multi-tenant building. The existing three-story building is located in the B-2 Central Business District and the Downtown Historic District.

### Request and Analysis

The applicant is requesting to install two (2) permanent window signs on the storefront windows located to the left and right of the entrance of the tenant space facing Washington Street. The proposed signs are adhesive decals with black text and a white border that will be placed roughly in the center of each window. Each sign measures 32" wide and 11.5" tall cabinet panel, with an overall sign face area of 2.5 square feet. Collectively, the window signs measure 5.1 square feet in area.

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 permanent window signs meet the Village's sign code requirements.

### Process

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



## MEMORANDUM

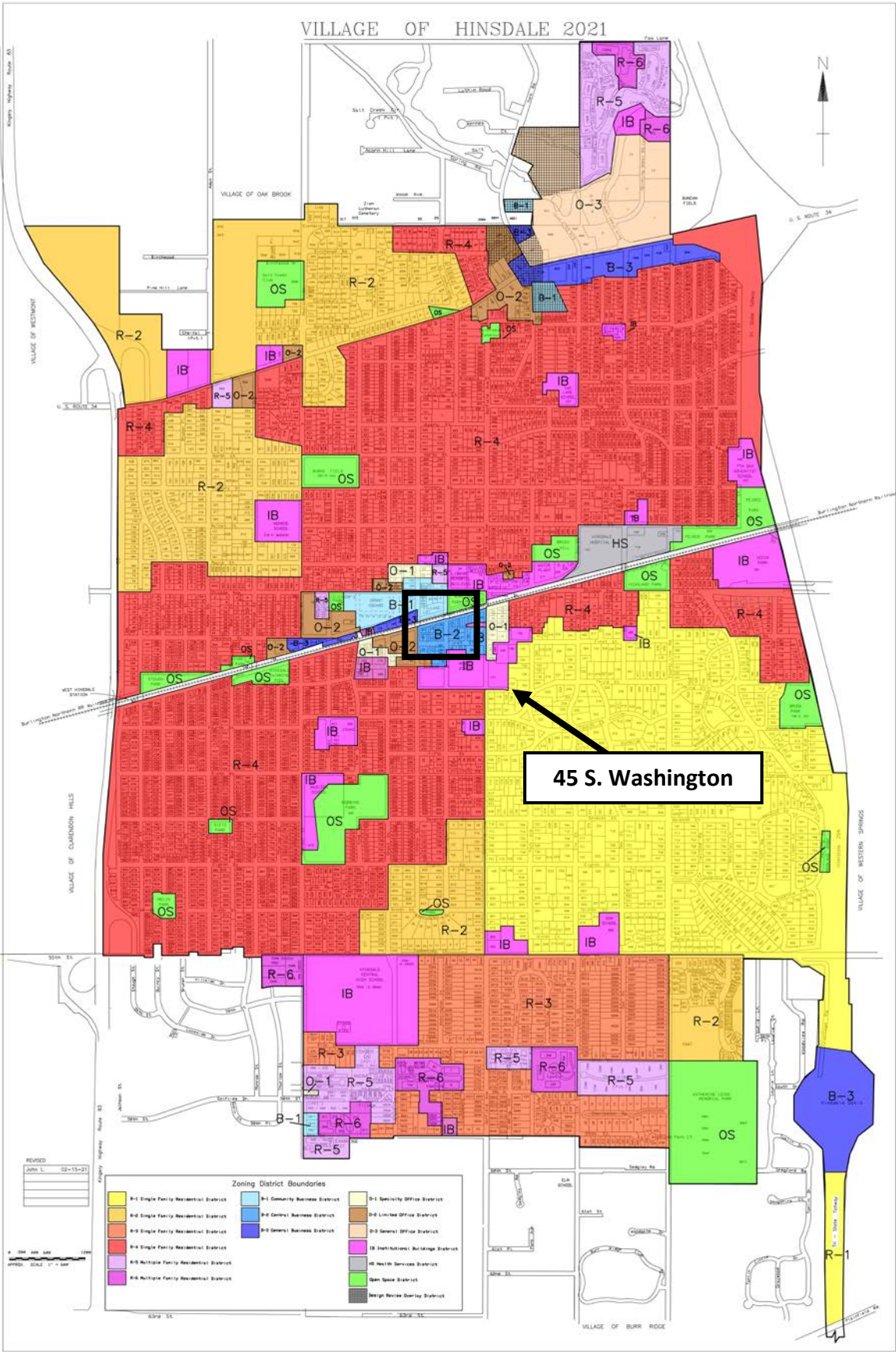
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

### **Attachments**

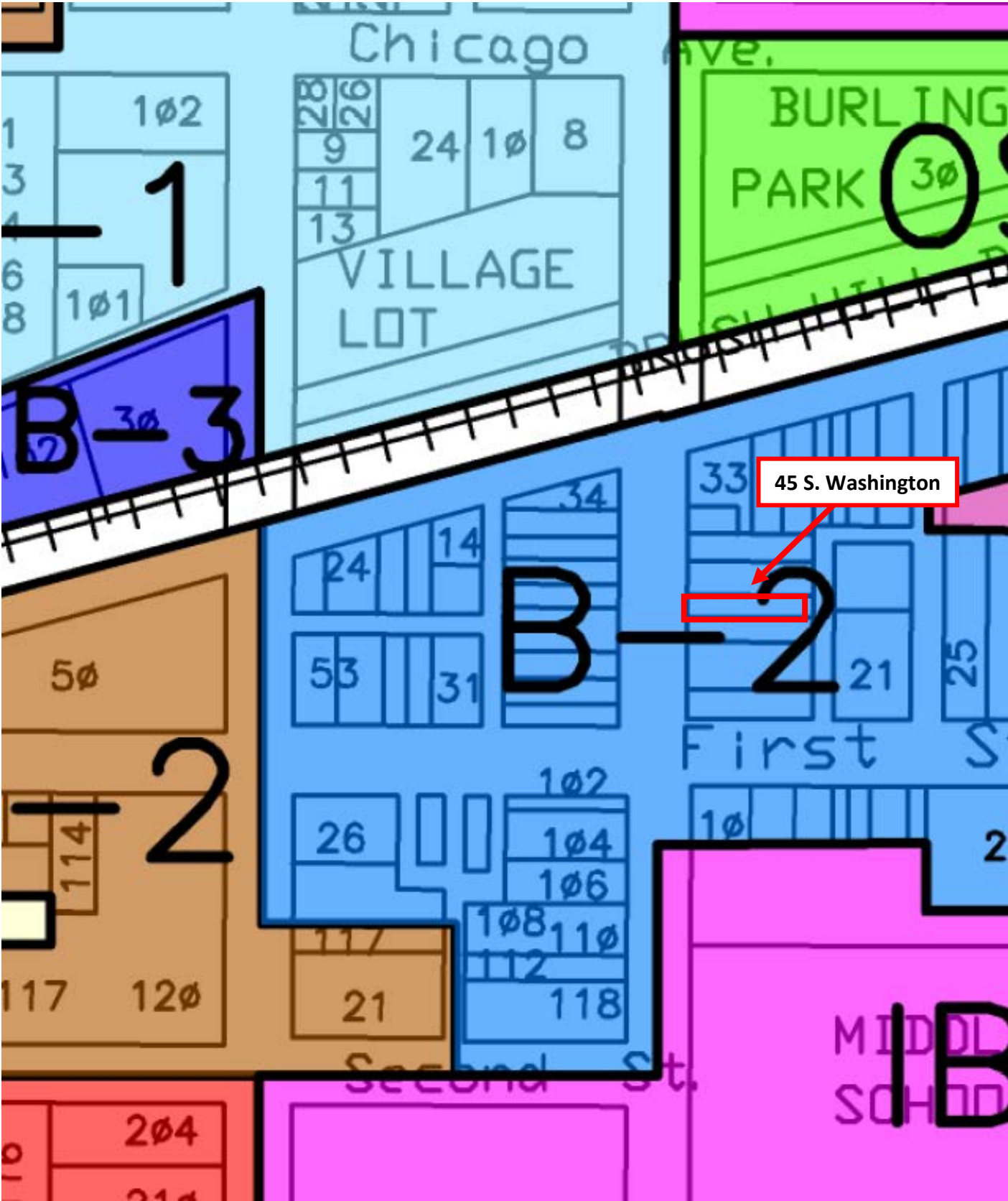
1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location





Village of Hinsdale Zoning Map and Project Location





## Birds Eye View – 45 S. Washington





## Street View – 45 S. Washington







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Peak Lifestyle  
Address: 45 S. Washington St  
City/Zip: Hinsdale/60521  
Phone/Fax: (219) 775-8216 /  
E-Mail: tiffany@peakrunningco.com  
Contact Name: Tiffany Cruickshank

**Contractor**

Name: Signs Now  
Address: 1548 Odgen Ave  
City/Zip: Downers Grove/60515  
Phone/Fax: (630) 515-1085 /  
E-Mail: info@signsnowdownersgrove.com  
Contact Name: Marlene

**ADDRESS OF SIGN LOCATION:** 45 Washington St, Hinsdale

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

**SIGN TYPE:** Window Sign

**ILLUMINATION** None



**Sign Information:**

Overall Size (Square Feet): 2.5/5.1 sq foot ( 11.5 x 32 )

Overall Height from Grade: 6 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black  
② White  
③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 25 feet

Building/Tenant Frontage: 25 feet

Existing Sign Information:

Business Name: N/A

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.

Tiffany Cruickshank  
Signature of Applicant

09/20/2022

Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

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

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

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



## Pre-Production Proof

These proofs are designed to reduce your final cost. Please examine carefully for any errors. Do not approve these proofs on general appearance alone. Please check punctuation and spelling of all copy. These proofs show exact type styles and sizes.

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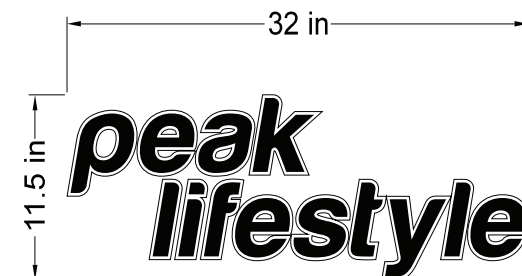
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f. 630-515-1087

info@signsnowdownersgrove.com

design | service | solutions



Digitally printed, Laminated, Die cut Adhesive Decals  
on face of Left & Right Windows of Door - **TRANSPARENT GLASS**



Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

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September 23, 2022

Tiffany Cruickshank  
Peak Running, LLC  
45 S. Washington St. 1<sup>st</sup> FL  
Hinsdale, IL 60521

Tiffany,

Let this letter serve as official approval of Landlord, 45 S. Washington Hinsdale, LLC, for the proposed signage to be installed on your store front windows per the attached rendering.

Jos. Cacciatore & Co. is the managing agent for the Landlord. Please contact us with any questions at (312)264-6033 or via email at [mgalas@jos-cacciatore.com](mailto:mgalas@jos-cacciatore.com).

Sincerely,



Mark E. Galas  
Jos. Cacciatore & Co.  
Property Manager  
As Agent for 45 S. Washington Hinsdale, LLC



## MEMORANDUM

**DATE:** September 26, 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 HPC-06-2022 – 241 E. First Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

**FOR:** October 5, 2022 Historic Preservation Commission Meeting

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### Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from Brian and Kristine Richards, the property owners, requesting approval to construct a new single-family home located at 241 E. First Street in the Robbins Park Historic District. The project architect is Moment Design and the project builder is J Jordan Homes, LLC.

Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a Certificate of Appropriateness.

### Background

The subject property is non-conforming vacant corner lot located on First Street and Elm Street. The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the east, south, and west in the R-1 Single Family Residential District. A single-family home is located to the north in the R-4 Single Family Residential District.

On September 2, 2020, the Historic Preservation Commission, by a vote of 6-0, approved a request for a Certificate of Appropriateness to construct a new single-family house at 241 E. First Street, with the condition that the architect adjust the corner window as discussed and work with the Historic Preservation Commission architects (Case HPC-07-2020). The project did not move forward and since that time the vacant lot was purchased by new homeowners.

On April 6, 2022, the Historic Preservation Commission reviewed a Preliminary Certificate of Appropriateness application for the project currently submitted for review (Case HPC-03-2022). The preliminary plans for the home was discussed at the meeting. Given this site is a corner lot, Commissioners requested additional information on the street-facing elevation on Elm Street, which had been prepared yet, and asked about the proposed plans for the driveway. Several Commissioners complimented the design of the house and proposed building materials, and stated they appreciated the applicants bringing plans forward during the early stages of the design process for Historic Preservation Commission feedback.



## MEMORANDUM

### **Request and Analysis**

The applicant requests approval to construct a new code-compliant single family house on a 23,380 square foot non-conforming vacant corner lot. The applicant has submitted a site plan, interior floor plans, black and white detailed elevations of all sides of the building, colored renderings of the building elevations facing First Street and Elm Street, and photos of the neighboring properties for review.

As shown on the plans, the two-story home will be constructed primarily of white stained cedar siding with stone accent areas. The primary roofing material will be gray slate with zinc standing seam roof accent areas. The house includes a front porch facing First Street, dormers, a two-car attached garage, and a one-car detached garage. Driveway access will be provided from First Street and a cedar fence is proposed along Elm Street.

### **Process**

Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a certificate of appropriateness. The final decision of the Historic Preservation Commission shall be advisory only.

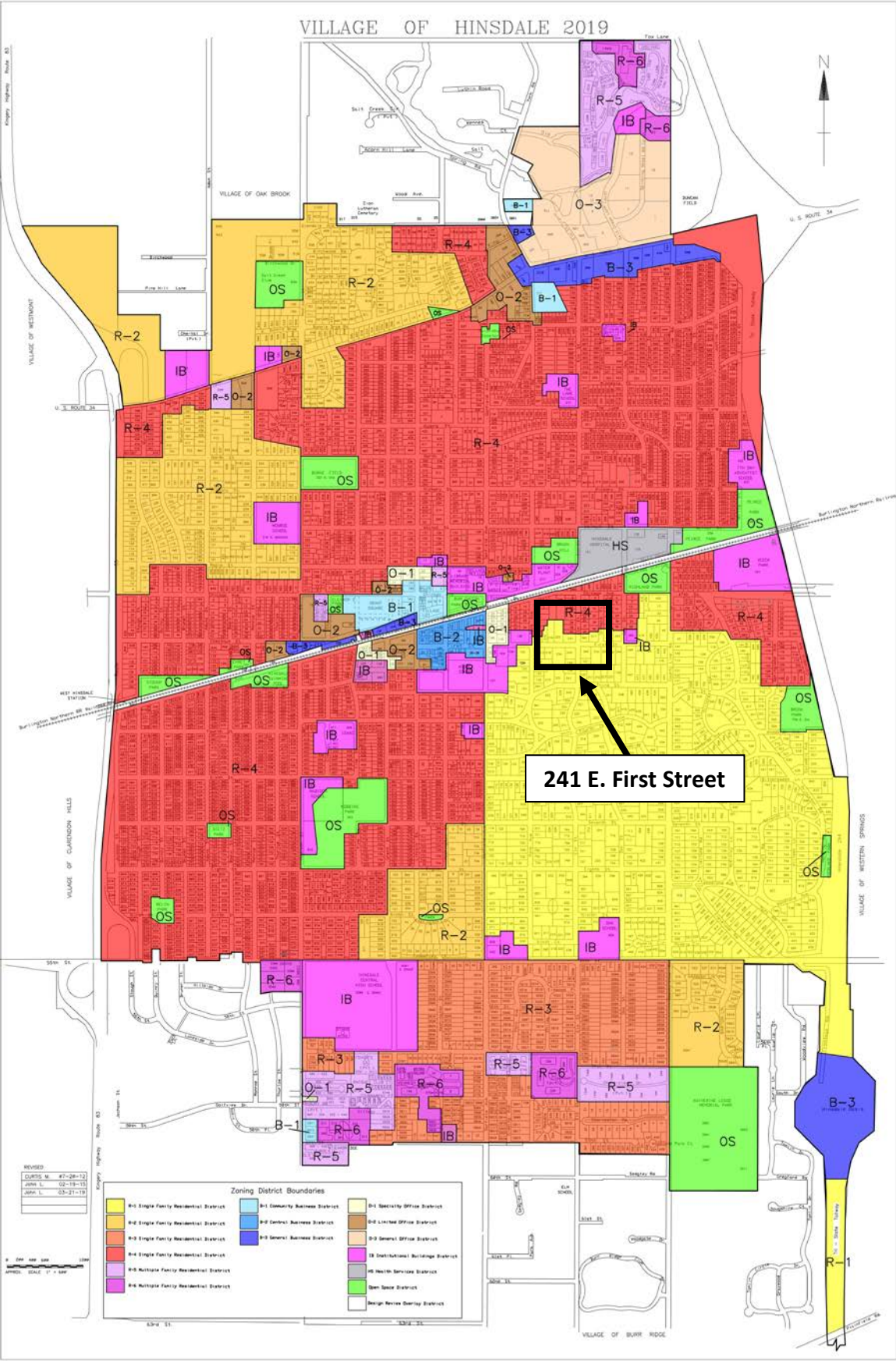
Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

### **Attachments**

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
6. Application for Certificate of Appropriateness and Exhibits



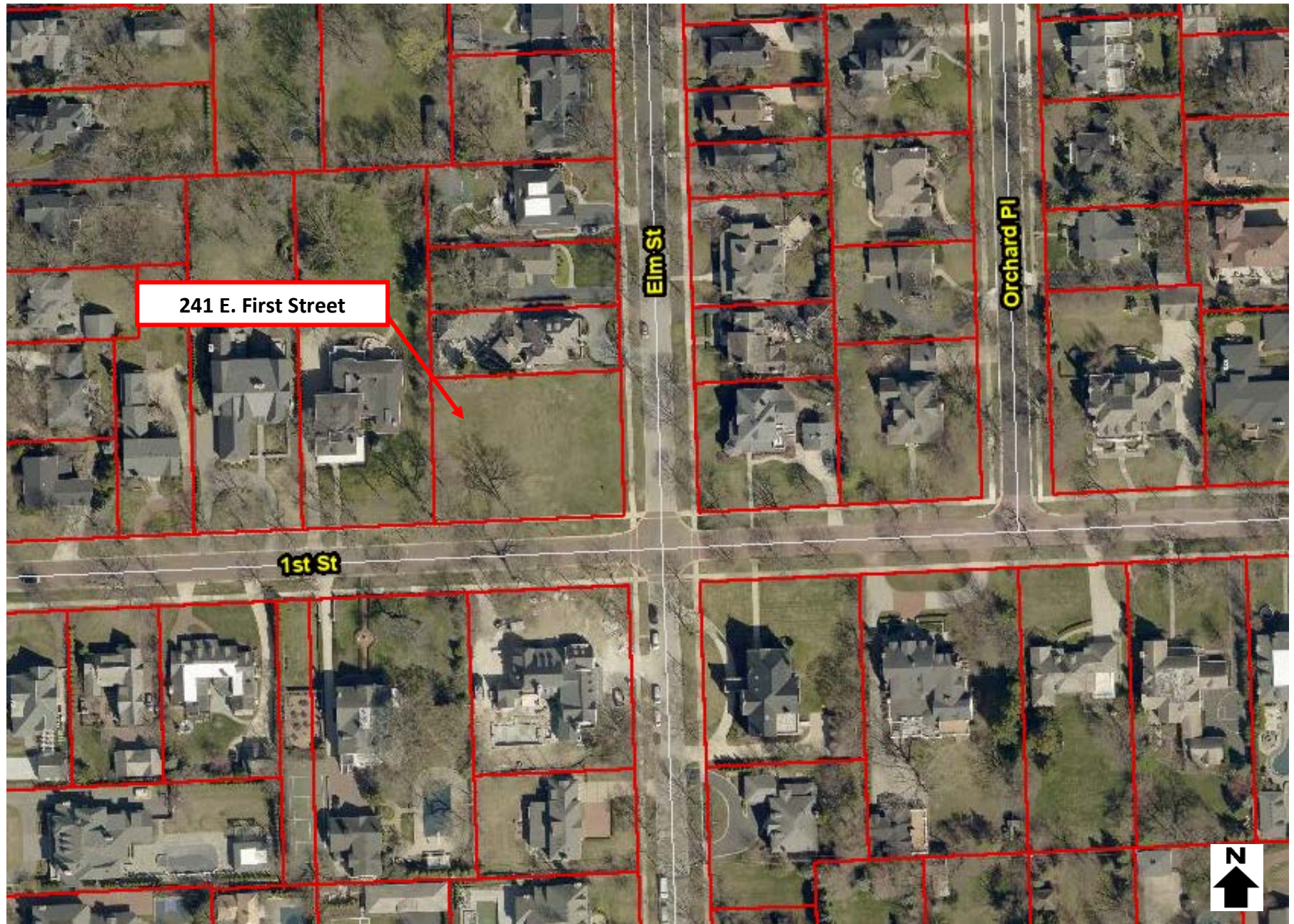
Village of Hinsdale Zoning Map and Project Location





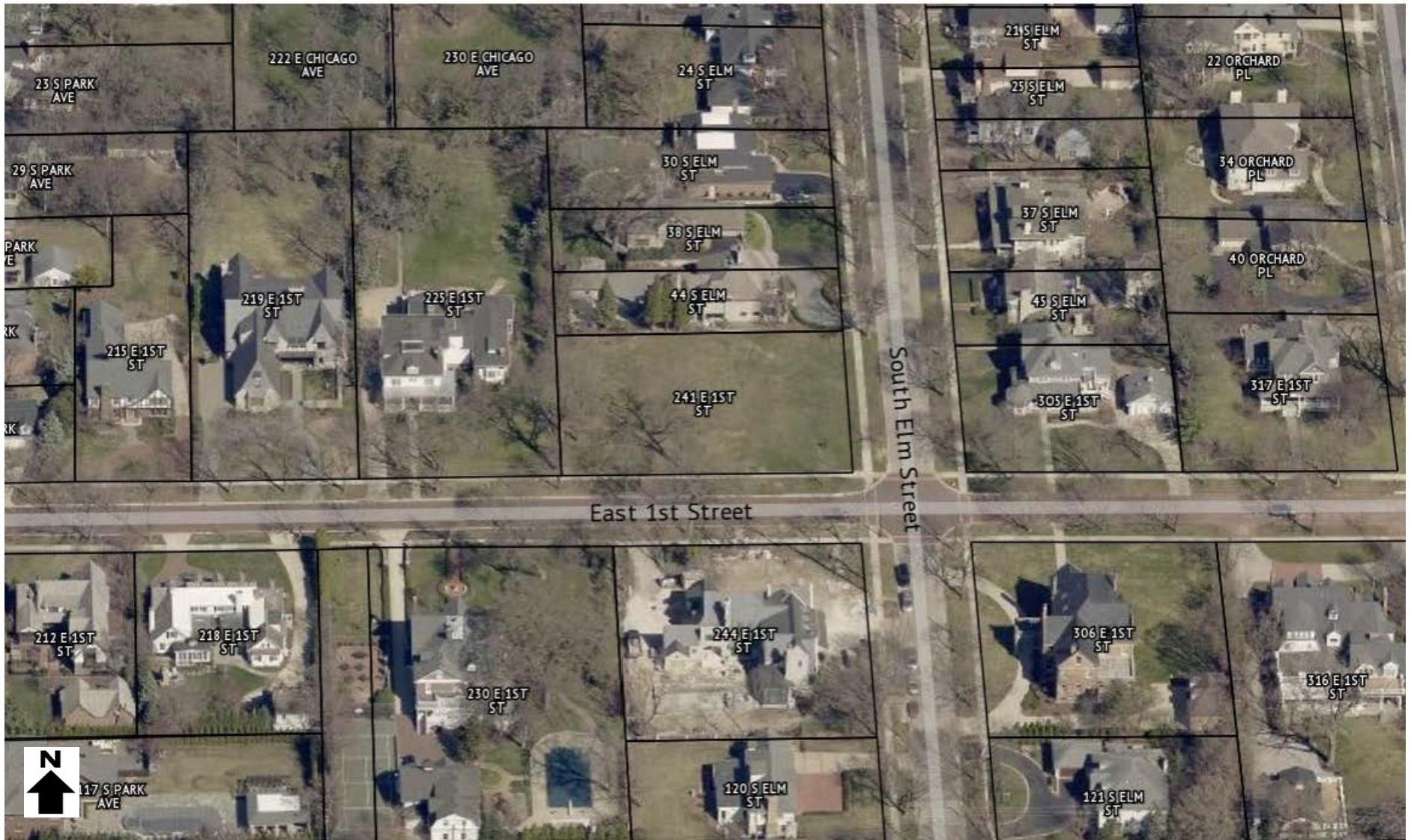
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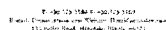
## Aerial View – 241 E. First Street



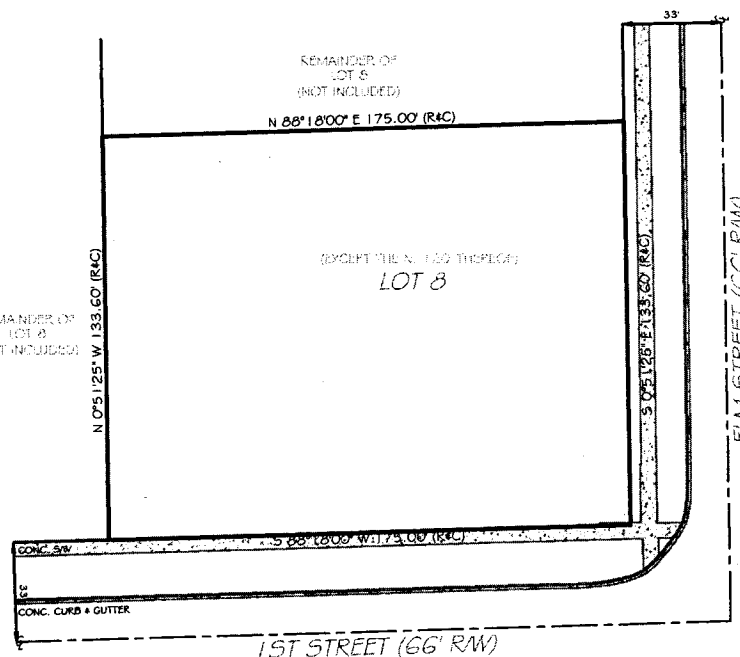


## Birds Eye View – 241 E. First Street





ON SPEECH THERAPY NOTES



100% Satisfaction Guarantee

**Survivor**

Electronic components including integrated circuits, resistors, capacitors, and connectors.

[illegible]

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Phone: 773 305 4011



**VILLAGE OF HINSDALE**  
**HISTORIC PRESERVATION COMMISSION APPLICATION**  
**FOR CERTIFICATE OF APPROPRIATENESS**

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address \_\_\_\_\_ of \_\_\_\_\_ Property \_\_\_\_\_ under \_\_\_\_\_ review:  
Property Identification Number: 09-12-203-026

**I. GENERAL INFORMATION**

1. Applicants Name: Brian & Kristine Richards  
Address: 241 E. First Hinsdale, IL 60521  
Telephone Number: \_\_\_\_\_
2. Owner of Record (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design - 201 E Ogden Ave Ste 20  
Hinsdale, IL 60521 630-747-9415  
Attorney: \_\_\_\_\_  
Builder: J Jordan Homes LLC - 112 S Grant St  
Hinsdale, IL 60521 312-320-9990  
Engineer: ERA, 35701 West Ave, Suite 150  
Warrenville, IL 60555 630-393-3060

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Vacant - no  
home currently there.
2. Property Designation:  
Listed on the National Register of Historic Places? \_\_\_\_\_ YES X NO  
Listed as a Local Designated Landmark? \_\_\_\_\_ YES X NO  
Located in a Designated Historic District? X YES \_\_\_\_\_ NO

3. Description of work proposed. (Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).

work proposed Americana  
new home.

## 5. TABLE OF COMPLIANCE

Address of subject property: 241 E. FIRST ST.

The following table is based on the R-1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 S.F.	23,379 S.F.	23,380 S.F.
Lot Depth	125 FT	175 FT	175 FT
Lot Width	125 FT	133.6 FT	133.6 FT
Building Height	30.0 FT	N/A	29'-11 1/4"
Number of Stories	2 1/2	N/A	2
Front Yard Setback	37.88 FT	N/A	38.33 FT
Corner Side Yard Setback	35 FT	N/A	36.75 FT
Interior Side Yard Setback	14.36 FT	N/A	48.8 FT
Rear Yard Setback	26.25 FT	N/A	31.75 FT
Maximum Floor Area Ratio (F.A.R.)*	6,676.0 SF	N/A	6,668.8 SF
Maximum Total Building Coverage*	5,845.0 SF	N/A	4,793.2 SF
Maximum Total Lot Coverage*	11,690.0 SF	N/A	11,161.0 SF
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	2,338.0 SF	N/A	348 SF

\* 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 hereby 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;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant 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 Applicant 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. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

### ☐ INDIVIDUAL OWNERS

\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Applicant

### ☐ CORPORATION

\_\_\_\_\_  
Signature of Applicant's President

\_\_\_\_\_  
Signature of Applicant's Secretary

### ☐ PARTNERSHIP

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

### LAND TRUST


\_\_\_\_\_  
Signature

### OTHER

\_\_\_\_\_  
Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 12<sup>th</sup> day of

Sept, 2022.

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





**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:** Brian & Kristine Richards

**Owner's name (if different):** \_\_\_\_\_

**Property address:** 241 E. 1st Street

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

**Present zoning classification:** R-1, Single Family Residential

**Square footage of property:** 23,380

**Lot area per dwelling:** 23,380

**Lot dimensions:** 133 x 175

**Current use of property:** Single Family Residential

**Proposed use:** ☒ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

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

**Brief description of request and proposal:**

SINGLE FAMILY RESIDENCE

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

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>38.33'</u>	<u>37.88'</u>
<b>interior side(s)</b>	<u>N/A / 48.8'</u>	<u>N/A / 14.3'</u>

Provided:

Required by Code:

corner side	<u>35.33'</u>	<u>35'</u>
rear	<u>31.4'</u>	<u>26.25'</u>

**Setbacks (businesses and offices):**

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A / N/A</u>	<u>N/A / N/A</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>29'-11 1/4"</u>	<u>34'</u>
accessory building(s):	<u>14'-11"</u>	<u>15'</u>

**Maximum Elevations:**

principal building(s):	<u>35'-1"</u>	<u>44'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>6,668.8</u>	<u>6,676.0</u>
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Total building coverage:	<u>4,807.6</u>	<u>5,845.0</u>
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Total lot coverage:	<u>11,161.0</u>	<u>11,690.0</u>
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Floor area ratio:	<u>6,668.8</u>	<u>6,676.0</u>
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Accessory building(s): Detached Garage

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>10.58'</u>	<u>          </u>	<u>          </u>
accessory building(s):	<u>          </u>	<u>          </u>	<u>          </u>

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

**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

Julius Law  
Applicant's printed name

Dated:

Sept 12, 2022

## 5. TABLE OF COMPLIANCE

Address of subject property: 241 E. FIRST ST.

The following table is based on the R-1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 S.F.	23,379 S.F.	23,380 S.F.
Lot Depth	125 FT	175 FT	175 FT
Lot Width	125 FT	133.6 FT	133.6 FT
Building Height	30.0 FT	N/A	29'-11 1/4"
Number of Stories	2 1/2	N/A	2
Front Yard Setback	37.88 FT	N/A	38.33 FT
Corner Side Yard Setback	35 FT	N/A	36.75 FT
Interior Side Yard Setback	14.36 FT	N/A	48.8 FT
Rear Yard Setback	26.25 FT	N/A	31.75 FT
Maximum Floor Area Ratio (F.A.R.)*	6,676.0 SF	N/A	6,668.8 SF
Maximum Total Building Coverage*	5,845.0 SF	N/A	4,793.2 SF
Maximum Total Lot Coverage*	11,690.0 SF	N/A	11,161.0 SF
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	2,338.0 SF	N/A	348 SF

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





241 E First Street | View to North



241 E First Street | View to West





225 E First Street | West adjacent home



219 E First Street | Two homes to the West





215 E First Street | Three homes to the West



45 S Park | Home at corner of First + Park





244 E First Street | Home across First Street



305 E First Street | Home across Elm Street





PROPOSED SOUTH ELEVATION



PROPOSED 1ST STREET



EXISTING 1ST STREET





44 S Elm Street | North adjacent home



38 S Elm Street | Two homes to the North



30 S elm Street | Three homes to the North



24 S Park | Four homes to the North





18 S Elm Street | Five homes to the North



14 S Park | Six homes to the North



10 S Elm Street | Seven homes to the North



6 S Elm Street | Eight homes to the North





305 E First Steet | Home across Elm Street



244 E First Street | Home across First Street





PROPOSED EAST ELEVATION



PROPOSED S. ELM ST



EXISTING S. ELM ST





**south elevation**



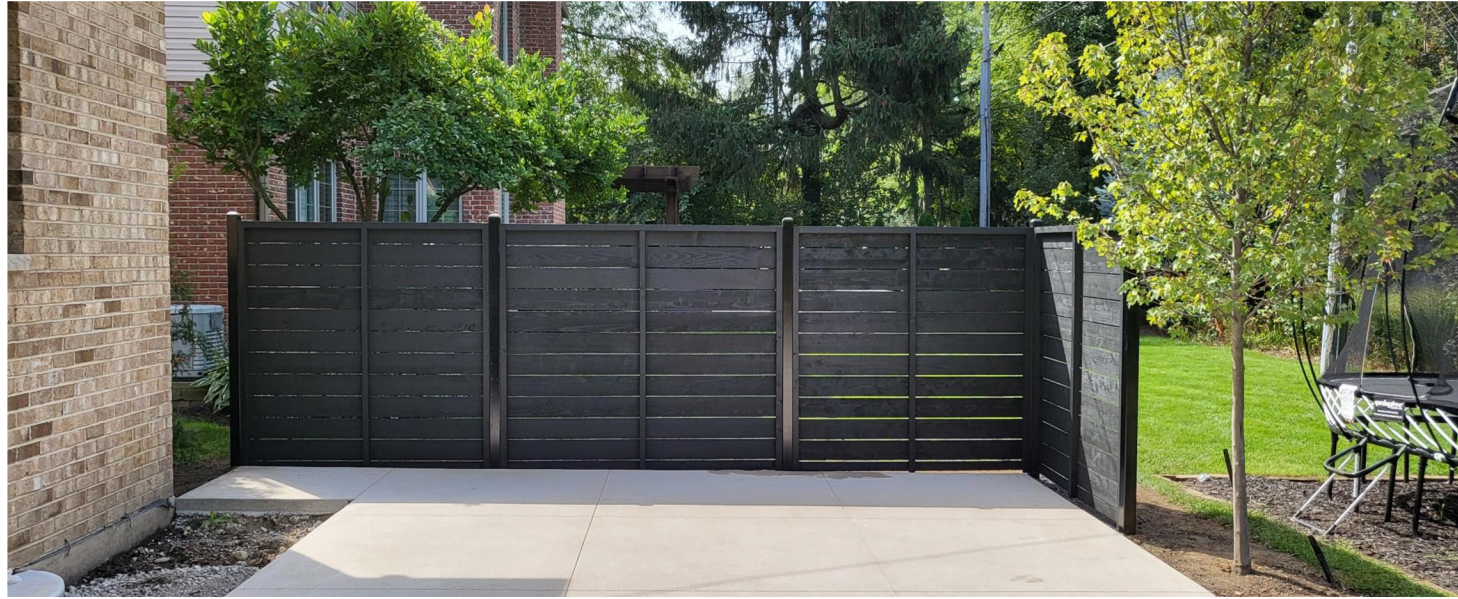
**east elevation**



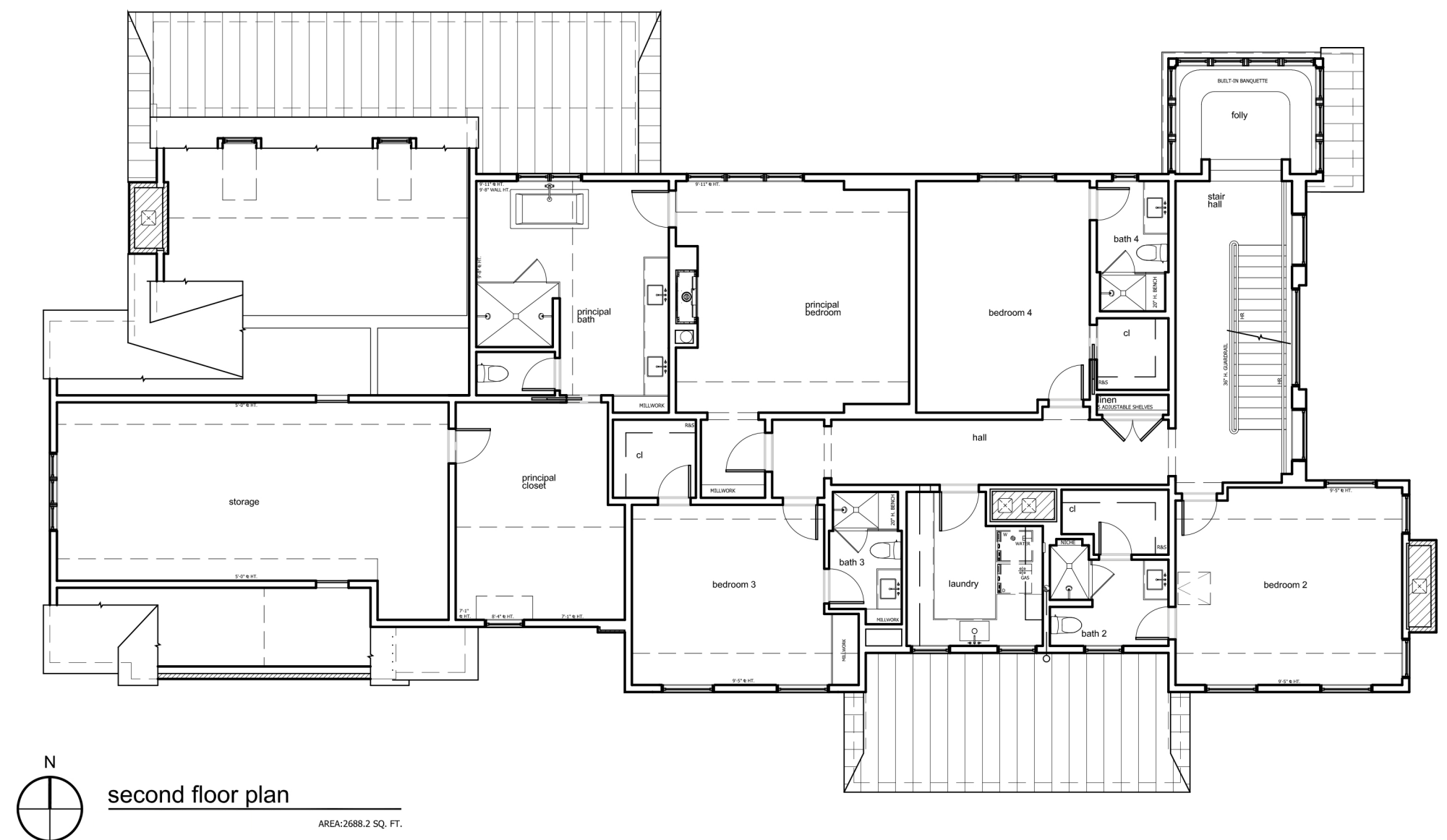
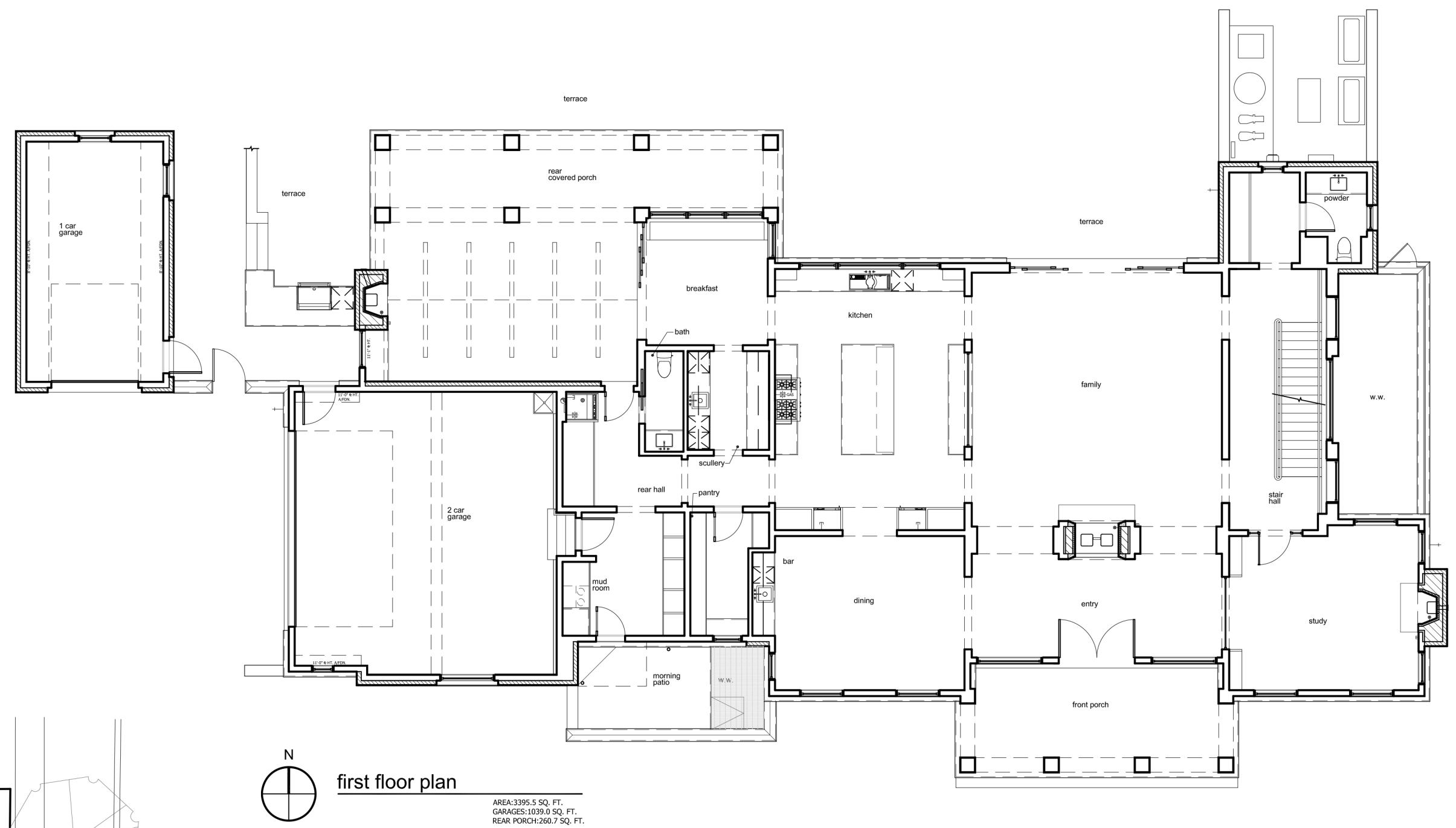
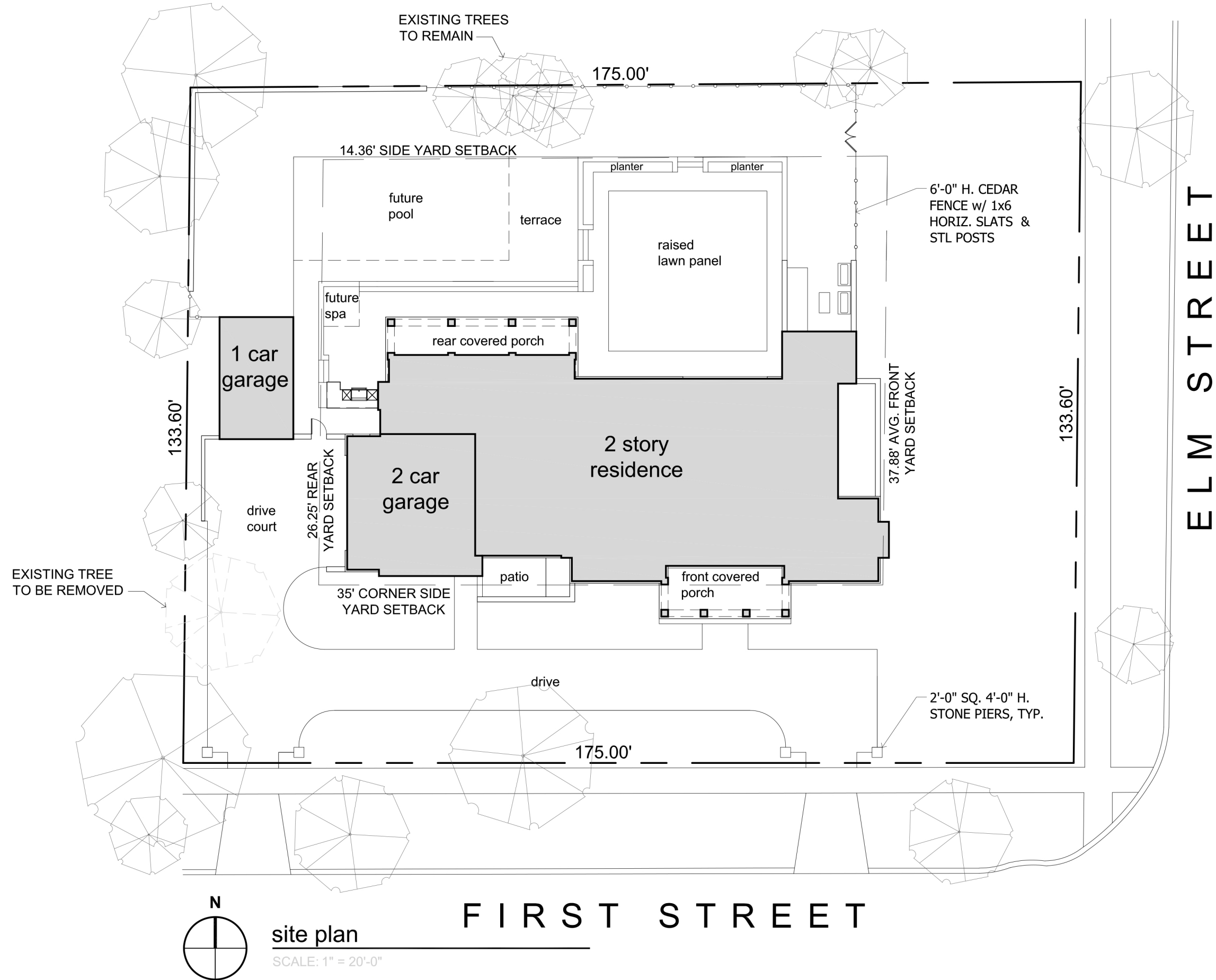








fence character



## Historic Preservation Commission Meeting – August 3, 2022

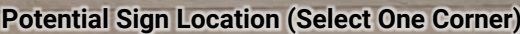


**5 6 7 ADDITIONAL GATEWAY LOCATIONS**

- 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

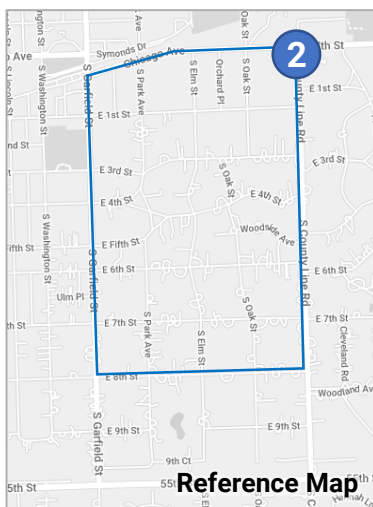


- Potential location for a freestanding decorative sign
- Determine final preferred corner – Majority of HPC preferred west corner
- Utility conflicts to be determined



2

## SOUTHWEST CORNER OF COUNTY LINE ROAD AND CHICAGO AVENUE

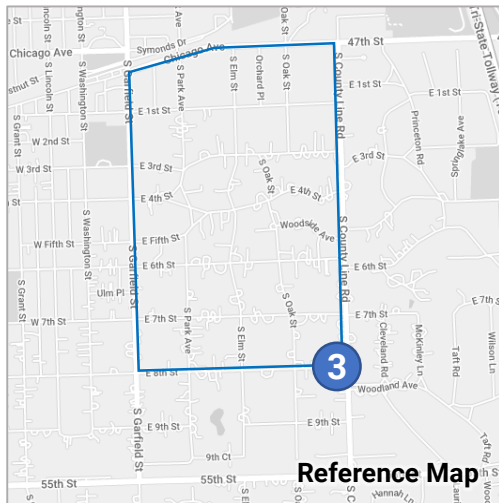
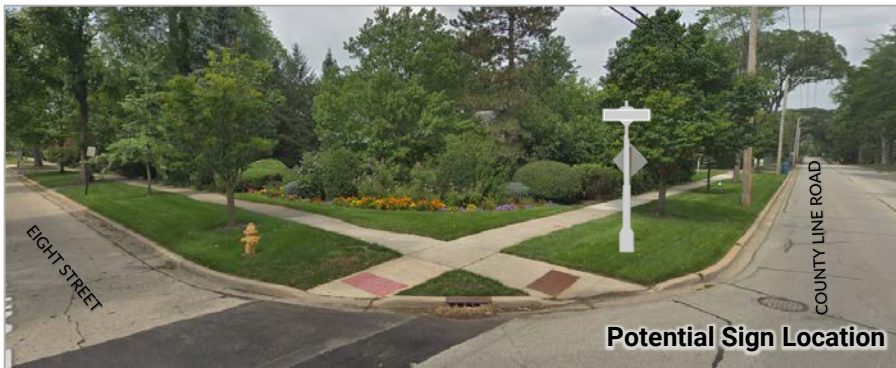


### COMMENTS

- 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



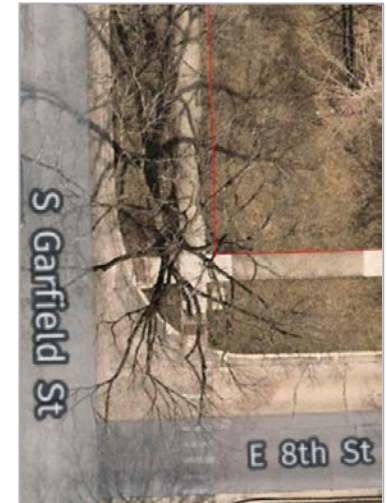
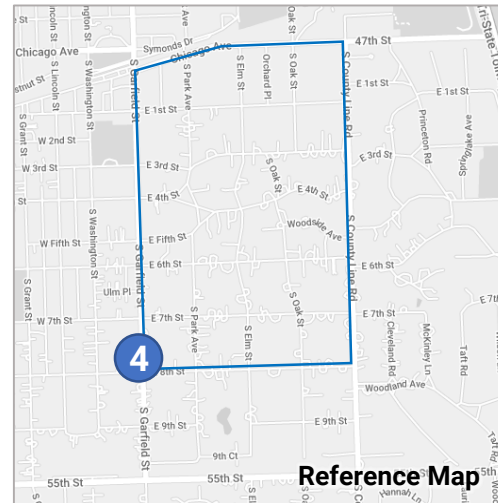
### 3 NORTHWEST CORNER OF COUNTY LINE ROAD AND EIGHTH STREET



#### 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

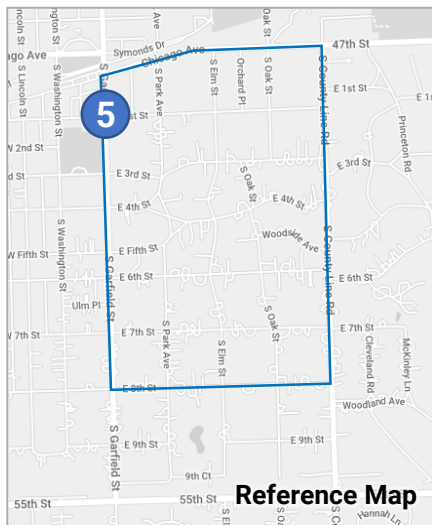
### 4 NORTHEAST CORNER OF GARFIELD AVENUE AND EIGHTH STREET



#### 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

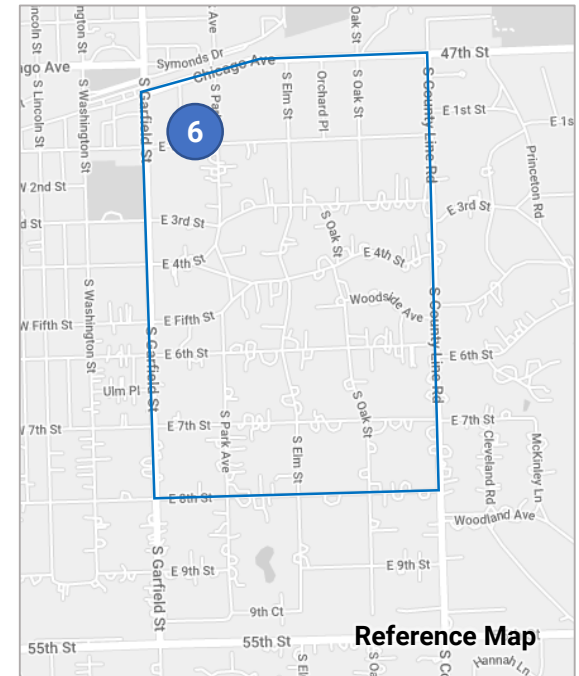
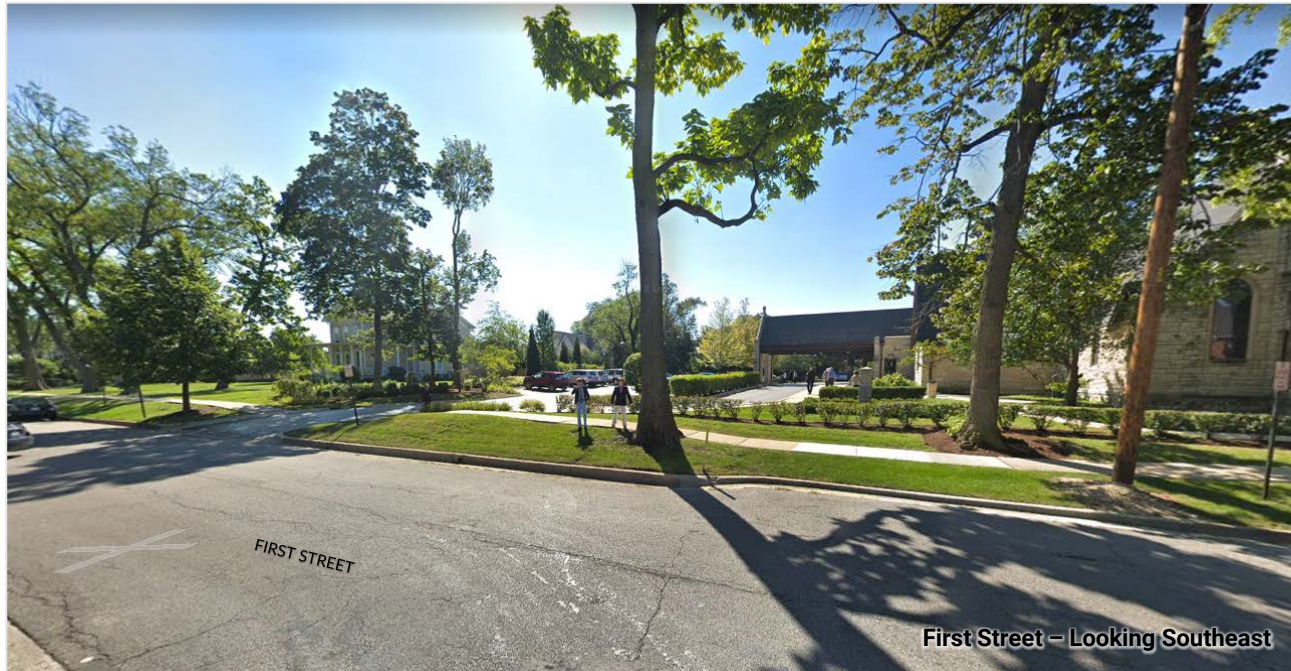


### COMMENTS

- 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

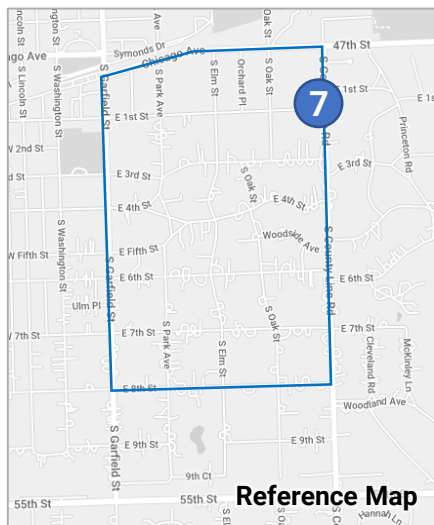


### COMMENTS

- 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



## 7 NORTHWEST AND SOUTHWEST CORNERS OF COUNTLINE ROAD AND FIRST STREET



### COMMENTS

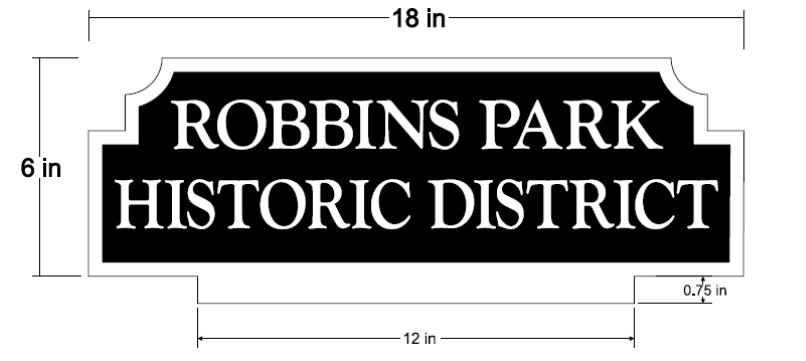
- Potential location for a freestanding decorative sign
- Utility conflicts to be determined – Hydrant located on the north side of First Street
- Relocation and consolidation of existing church directional signage
- Historic context - Zook House

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



## ROBBINS PARK HISTORIC DISTRICT - EXISTING SIGNAGE

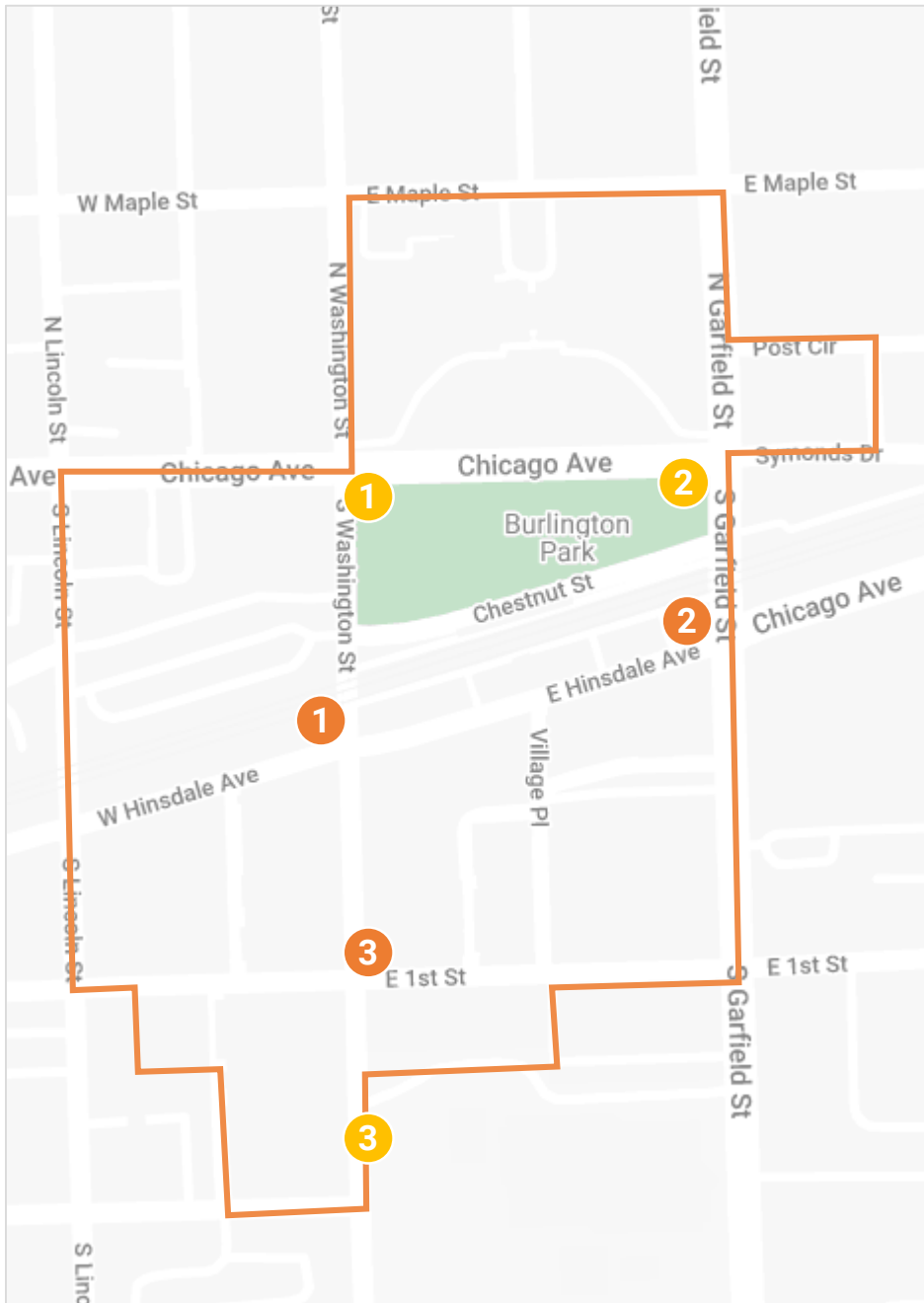
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**APPROVED STREET SIGN TOPPERS**



## 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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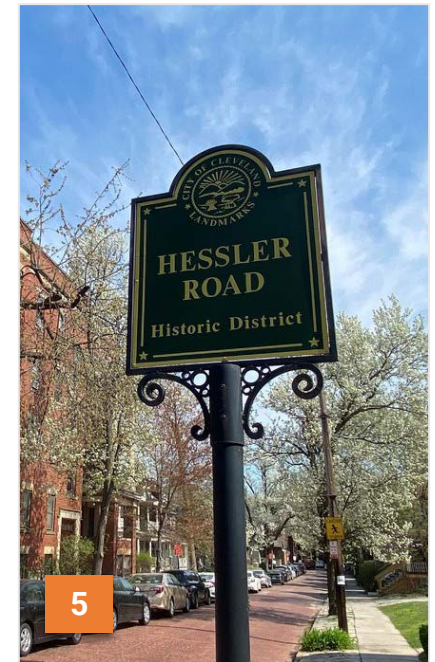
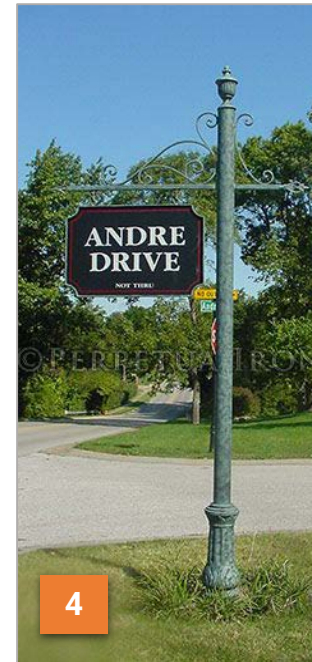
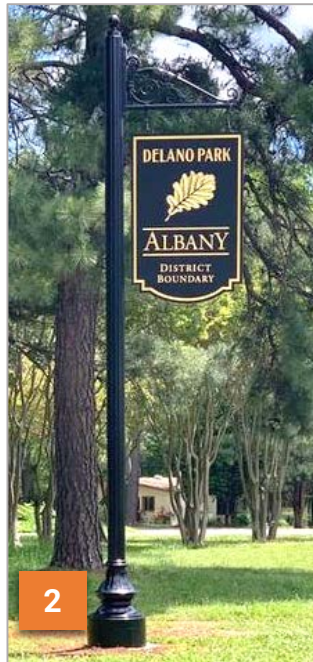
### COMMENTS

- 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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