



## MEETING AGENDA

**MEETING OF THE  
HISTORIC PRESERVATION COMMISSION**  
Monday, January 13, 2020  
6:30 P.M.  
**MEMORIAL HALL – MEMORIAL BUILDING**  
**19 E. CHICAGO AVENUE, HINSDALE, IL**  
*(Tentative & Subject to Change)*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES** – Review and approval of the minutes from the December 4, 2019 HPC meeting.
4. **PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS**
  - a) Case HPC-11-2019 – 244 E. 1<sup>st</sup> Street - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.
  - b) Case HPC-09-2019 – 417 S. Elm St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.
  - c) Case HPC-12-2019 – 304 S. Lincoln St. - Request for Certificate of Appropriateness for a retroactive permit for work to a garage attached to a landmarked house.
5. **DISCUSSION**
  - a) Historic Preservation Commission Title 14 Regulations Action Summary Review
6. **PUBLIC COMMENT**
7. **OTHER BUSINESS**
8. **ADJOURNMENT**

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Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

December 4, 2019

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale  
6:30 P.M.

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Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on December 4, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Weinberger, Commissioner Williams, Commissioner Prisby, Commissioner Braden, and Commissioner Haarlow  
Absent: Commissioner Gonzalez  
Also Present: Chan Yu, Village Planner

**Sign Permit Review**

Case A-33-2019 – 12 E. 1<sup>st</sup> Street – Glimpse Vision – 1 New Wall Sign (illuminated)

Chairman Bohnen asked if the applicant intends to paint the front of the building.

The representative for Glimpse Vision reviewed that the building has already been painted a dark grey and plan to freshen up the front façade since it's already been 2 years since the last coat.

Chairman Bohnen expressed a concern about the intensity of the lighting.

The applicant said that he resubmitted for lighting with a 3,000K color.

Commissioner Weinberger asked if the sign is code compliant.

Chan replied yes, it is under 25 SF.

Commissioner Prisby stated that the sign is too white for him.

Commissioner Weinberger agreed.

Commissioner Prisby asked if the sign lettering would be flush with the backing.

The applicant said no, it's made with HDU so it appears to be an engraved wood sign and the white backing would be recessed and has a texture to it.

Commissioner Prisby stated that he has no issues with the gooseneck lighting, however, wished the white sign backing was not so white considering the color of the building.

The applicant replied that he could look at exploring other options to tone it down a little bit.

Commissioner Prisby stated that he would not be opposed to a color that ties more closely to the gold and/or hue of the logo.

Commissioner Braden asked if the door would be branded as well.

The applicant replied there will be a small vinyl piece smaller than the existing one.

With no other questions, a motion to approve the sign application with the suggestion that the backing is not so bright, was **unanimously approved**, 4-0 (3 absent).

### **Sign Permit Review**

Case A-35-2019 – 14 W. 1<sup>st</sup> Street – Work Shop – 1 New Wall Sign

The owner of the store Work Shop presented the request and explained the intent to paint the background a crème color and remove the raised “Tulips and Tigers” sign material.

Chairman Bohnen asked if they she was aware that it is a Zook building.

The applicant replied no, but thanked Chairman Bohnen for the information.

Commissioner Prisby asked Chan about the proposed 32 SF, which is over the 25 SF per the ordinance.

Chan replied that the area is up to the building owner for allocation. So if there’s a separate tenant space with its own entrance, the space has 25 SF as well. To this end, the building owner can allocate 50 SF of signage and it’s up to them how they choose to divide the SF.

Chairman Bohnen asked if there’s a difference between resident and commercial space.

Chan replied that he spoke with the building owner and he does not have a plan for the 2<sup>nd</sup> floor space currently.

Chairman Bohnen stated the upper floor is rented out as residential, and has been for the last 30 years.

Chan replied that the building owner did not inform him of that, and in this case, the proposed sign is too large. Chan asked a follow up question if it was occupied when Tigers and Tulips was on the 1<sup>st</sup> floor.

Chairman Bohnen replied yes, as he is aware of for the last 30 years.

Chan questioned how the Tigers and Tulips sign was approved.

Chairman Bohnen suggested that is something that might be in the records, and is bringing up as a note to the Plan Commission.

With no further questions, a motion to approve the sign application as submitted, with the condition that a variation was approved, was **unanimously approved**, 5-0 (2 absent). (Commissioner Weinberger wanted to note that the HPC was sympathetic since the proposed sign fits the architecture of the building.)

### **Public Hearing - Certificate of Appropriateness**

Case HPC-10-2019 – 14 Orchard Place - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

At the December 4, HPC public hearing, the homeowner and architect reviewed the application and introduced the project to answer questions.

**Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-10-2019**

A motion to approve the Certificate of Appropriateness was **unanimously approved**, with the condition the owners meet with the architects, 5-0 (2 absent).

### **Public Hearing Discussion -Certificate of Appropriateness**

Case HPC-11-2019 – 244 E. 1<sup>st</sup> Street - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

A motion to review this item as a discussion item was **unanimously approved**, 5-0 (2 absent).

The architects representing the homeowner of 244 E. 1<sup>st</sup> Street presented the plans for the new proposed house. There was a disagreement in regards to the review process between the architects, Village staff and a few HPC members; and the nature of the feedback and building permit process ensued for approximately 55 minutes.

### **Public Comment –**

A few students attended the HPC meeting as part of their high school (Hinsdale Central) AP Gov. class and asked if they could interview a commissioner later. Commissioner Haarlow volunteered to help.

**Other Business –**

Chairman Bohnen referenced the commercial building at 24 W. Hinsdale Avenue, and asked Chan what the process moving forward would be for the stained front facade.

Chan replied that the applicant may apply for a major adjustment to the exterior appearance plan, and that would appear before the Village Board first. The Village Board could deny, approve or refer it to the Plan Commission.

Additional review process questions and discussion regarding Case HPC-11-2019 – 244 E. 1<sup>st</sup> Street ensued.

**Adjournment**

The HPC unanimously agreed to adjourn at 8:29 PM on December 4, 2019.

Respectfully Submitted,

**Chan Yu, Village Planner**

STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
CASE NO. HPC-10-2019 )  
 )  
14 ORCHARD PLACE )

REPORT OF PROCEEDINGS had and testimony  
taken at the Public Hearing on the Certificate  
of Appropriateness in the above-entitled matter  
before the Hinsdale Historic Preservation  
Commission at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 4th day of December, 2019, at  
6:50 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. JOHN M. BELCHER, ALA, NCARB,  
4 JMB Architects, Ltd.;

5 MS. SIMMI KAPUR, Homeowner;

6 MR. SUTEJ KAPUR, Homeowner.  
\* \* \*

7 CHAIRMAN BOHNEN: Okay. Now we are  
8 going to move into a public hearing on  
9 14 Orchard Place. Anybody that's going to speak  
10 on behalf of 14 Orchard Place, please rise to be  
11 sworn in.

12 (Mr. John Belcher, Ms. Simmi Kapur,  
13 and Mr. Sutej Kapur were sworn.)

14 CHAIRMAN BOHNEN: Whoever is going to  
15 speak on behalf of Orchard Place, please  
16 approach the podium and give us your name.

17 MR. KAPUR: Hello.

18 CHAIRMAN BOHNEN: Hello. You are?

19 MR. KAPUR: I am Sutej Kapur. My wife  
20 and I are the owners of 14 Orchard, the lot.  
21 And John is our architect.

22 CHAIRMAN BOHNEN: And John is the

06:50:02PM

06:50:56PM

1 MR. SUTEJ: He's the current owner and  
2 resident of this lot just south of it.

3 CHAIRMAN BOHNEN: The McCleary's.

4 MR. SUTEJ: Yes. And they wanted for  
5 aesthetic reasons a few extra feet on their lot  
6 and so they resubdivided it, and that's how we  
7 agreed on 110.

8 CHAIRMAN BOHNEN: So they bought the  
9 property and then resubdivided the property?

10 MR. SUTEJ: That's right.

11 CHAIRMAN BOHNEN: And somewhere in here  
12 did I read that you are not going to be the  
13 residents in this house?

14 MR. KAPUR: No.

15 CHAIRMAN BOHNEN: You are?

16 MR. SUTEJ: We are.

17 CHAIRMAN BOHNEN: You are. I thought  
18 you were not going to be. I must have misread  
19 that.

20 So you are aware that this is in a  
21 historic district?

22 MR. SUTEJ: Yes.

06:52:26PM

06:52:53PM

1 architect, good. Thank you for coming.

2 We have determined that the lot is  
3 110?

4 MR. YU: Yes.

5 CHAIRMAN BOHNEN: It was a subdivided  
6 lot, 110, even though it's not shown as such on  
7 the plat.

8 MR. YU: There is a subdivision.  
9 Everything else is 110 except for the outdated  
10 plat of survey, which shows I think 100. But  
11 everything else, plans, the subdivision that's  
12 in there, shows 100.

13 CHAIRMAN BOHNEN: So the outdated plat  
14 of survey was drawn prior to the subdivision?

15 MS. WEINBERGER: It has a different  
16 address.

17 CHAIRMAN BOHNEN: Maybe with two lots  
18 when the gentleman owned it? Was it one vacant  
19 lot there?

20 MR. SUTEJ: I can help clarify. So the  
21 owner of the lot, so the ex-owner --

22 CHAIRMAN BOHNEN: Right.

06:51:24PM

06:52:00PM

1 CHAIRMAN BOHNEN: Did you take into  
2 consideration that when you and your architect  
3 designed the home? Because we try and get folks  
4 to come in early on to talk to them prior to  
5 getting too far down the road on design, so that  
6 we have homes that are compatible in the  
7 historic district. You were not aware of that?

8 MR. BELCHER: I can answer.

9 MR. SUTEJ: Yes.

10 MR. BELCHER: So my name is John  
11 Belcher with JMB Architects. We have designed  
12 numerous homes in Hinsdale. This was the first  
13 one that came up in the historical district  
14 within -- There was another one maybe 10 years  
15 ago that we did in the firm.

16 We always look at the neighborhood.  
17 We always look at the adjoining lots that are,  
18 that are attached basically adjacent to the home  
19 and also the neighborhood. So we look at the  
20 aesthetics. We look at the proportions. We  
21 work with the wish list from the client to  
22 really kind of work with the proportions and the

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06:54:06PM

1 overall look of the home to create something  
 2 that works best for the community and also the  
 3 wish list.  
 4           There is historical -- There is a  
 5 sympathetic rule that we have in the office to  
 6 really kind of look at every single project in  
 7 the same way that we do if it was our own  
 8 project. Simmi and Sam came to us in regards to  
 9 looking at this as their own home. They worked  
 10 with the homeowner next door to actually gain  
 11 some extra square footage to create the  
 12 proportions of the home that they wanted.  
 13           I know it's in a historical  
 14 district, and we are trying to work with this.  
 15 If there is some suggestions that the committee  
 16 has, we can take a look at that.  
 17           But we have worked with this for a  
 18 while trying to make sure it worked for the home  
 19 owners, for Sam and Simmi, and also to work with  
 20 the community. So if you have any suggestions  
 21 or questions we can answer, I can gladly help  
 22 you with that.

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06:55:12PM

1           CHAIRMAN BOHNEN: Comment?  
 2           MR. HAARLOW: Are there particular  
 3 aspects about the design that you think speak to  
 4 the historic nature of the district?  
 5           MR. BELCHER: Well, it's a traditional  
 6 style that we looked at as a French country home  
 7 with a modern transitional look to it. A lot of  
 8 the homes -- We have done other homes in  
 9 historical districts in Oak Park and other areas  
 10 where they look at it as they don't want someone  
 11 to copy an old home the wrong way. So by doing  
 12 that, they look at the fact that there is going  
 13 to be new construction in the areas within, if  
 14 it's a 100-year-old town, 150-year-old town,  
 15 they know there are going to be teardowns sooner  
 16 than later. So they want to make sure that  
 17 there is a variety of traditional transitional  
 18 flavor to the architecture that doesn't try to  
 19 copy exact transitional flavor in a bad way.  
 20           So that there is always economics  
 21 in everything to build and design a home. Some  
 22 of the older character, sometimes it costs a

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06:56:30PM

1 little more. We look at transitional materials  
 2 and also the style to kind of relate that to  
 3 something that has the efficiencies of today's  
 4 standards and also the proportions that would  
 5 relate to today's living.  
 6           Does that answer the question?  
 7           MR. HAARLOW: Well, so we are usually  
 8 looking at color palette, materials, things like  
 9 that. That's what I'm asking rather than just  
 10 sort of a general philosophical approach to how  
 11 you treat buildings. But what in particular  
 12 about this home addresses the historic nature?  
 13           MR. BELCHER: What exactly does it  
 14 relate to?  
 15           MR. HAARLOW: Yes, in terms of the  
 16 surrounding homes and that type of thing, with  
 17 materials, color palette, and so on.  
 18           MR. BELCHER: I mean it is a  
 19 traditional style. It has traditional  
 20 materials. There is no synthetic materials  
 21 except for the roof itself. There is natural  
 22 stone and stucco, of course, and wood trim, if

06:57:09PM

06:57:37PM

1 that's what you are asking for. There are other  
 2 synthetic materials out there that we are not  
 3 introducing here. It's all natural materials.  
 4           MR. PRISBY: John, there have been some  
 5 other applicants in the past couple of years  
 6 that have actually come with samples so we could  
 7 see what's the stone someone is going to use,  
 8 what's the shingle color. I think those are the  
 9 kinds of things that maybe you were referencing,  
 10 to be able to actually see something more  
 11 than -- as much as I appreciate a color  
 12 rendering, right? -- it's a brown roof, it's  
 13 brown fascia. It's a stone that on CAD systems,  
 14 right, it's a hatch pattern; right? But what is  
 15 the actual stone, mortar color; right? Is there  
 16 a selected paint color or paint chip, something  
 17 we could see especially when it comes to these  
 18 elevations.  
 19           So it's fairly monochrome. It's  
 20 all variations of some kind of brown or beige.  
 21 And I'd kind of like to see how all those come  
 22 together, if anything.

06:58:24PM

06:58:54PM

1 MR. BELCHER: We can definitely, if we  
2 can put this together maybe for the next  
3 meeting. But we can come up with a board -- we  
4 have done that before -- that shows all the  
5 different materials.

6 CHAIRMAN BOHNEN: We would love to see  
7 that. It's typically what we are looking for,  
8 as well as photographs of the homes on the  
9 street, too; so that we have some notion of how  
10 it does fit in there.

06:59:25PM

11 MR. PRISBY: It's actually in the  
12 packet.

13 CHAIRMAN BOHNEN: I missed that.

14 MR. PRISBY: They are in there, John.  
15 If you see this, there are actually numbers of  
16 them in the next two pages.

17 MS. WEINBERGER: I actually really like  
18 this. This is helpful.

19 CHAIRMAN BOHNEN: Okay. I got it. I  
20 got it. Thanks.

06:59:45PM

21 MS. WEINBERGER: I mean I would have,  
22 looking at the photographs, I would have said

1 that this home seems much larger than the  
2 neighborhood. But I will say, assuming this is  
3 correct, it really isn't.

4 CHAIRMAN BOHNEN: You probably have  
5 greater width than most of the lots over there  
6 at 110 feet. That would be an unusually large,  
7 wide lot.

8 MR. SUTEJ: It's larger than the ones  
9 that are across, but it's not too much wider  
10 than the ones that are on the same side of the  
11 street.

07:00:20PM

12 CHAIRMAN BOHNEN: Is that it?

13 MR. SUTEJ: That's correct. Our  
14 neighbor, the ex-owner, has a lot now that's  
15 actually wider than this.

16 MR. PRISBY: And it's fairly empty the  
17 one side, if I remember correctly. Is it like  
18 open, the lot to the south?

19 MR. SUTEJ: Correct. So it's closer to  
20 us.

07:00:39PM

21 MR. PRISBY: You have a lot of property  
22 to the south of that structure.

1 MR. SUTEJ: That's correct.

2 CHAIRMAN BOHNEN: Well, do you want  
3 to --

4 MR. PRISBY: I'm not sure what anyone  
5 else has to say.

6 CHAIRMAN BOHNEN: -- see boards and  
7 things?

8 MR. PRISBY: I would prefer to see some  
9 materials.

07:01:12PM

10 CHAIRMAN BOHNEN: It's what we are used  
11 to seeing. Again, I don't know when or how this  
12 process began for you, but typically we like to  
13 see our people coming in on the early stages of  
14 design before they have got all the drawings  
15 done and everything so that our architects,  
16 particularly, can have some input. Again, we  
17 are advisory.

18 MR. SUTEJ: When we submitted our plans  
19 to the Village for approval, the checklist or  
20 the understanding we were given was a plan went  
21 or a copy went to the historical committee  
22 already. And so we found out a little bit late

07:01:47PM

1 in the game that we have this hearing. So sort  
2 of we learned that a little bit later, but we  
3 did submit it before.

4 Can she address the aesthetic point  
5 that this gentleman was asking?

6 CHAIRMAN BOHNEN: Sure, please.

7 MS. KAPUR: Hi. Good evening,  
8 everybody. My name is Simmi Kapur. I just  
9 wanted to address --

10 Can you find that for me, please,  
11 the one with the photographs of the adjacent  
12 homes.

07:02:21PM

13 I just wanted to address the issue  
14 about the color of the home. The home adjacent  
15 to our lot, the McCleary's home that is to the  
16 south, is yellow. The home on the north  
17 adjacent to us is a red brick. So we chose this  
18 color scheme. We didn't want to go with gray,  
19 black, white. We thought it would stand out too  
20 much in between those two homes. So that's why  
21 we chose a beige, kind of monochromatic, so that  
22 it blends in with the home adjustment north and

07:02:54PM

1 south; so I just want to address that one issue.  
2 MR. PRISBY: I totally understand that  
3 and appreciate that, right? But when it comes  
4 to specific materials and paint colors, there  
5 are some that work together and some don't; and  
6 that's the concern. We want to see those  
7 materials to make sure that they do all work  
8 together.

07:03:24PM

9 MS. KAPUR: I understand that. And  
10 perhaps maybe it would be my recommendation if,  
11 someone working with your team and wanting to  
12 really working hard to meet your requirements,  
13 your aesthetic requirements, perhaps that should  
14 be in the list of requirements for future people  
15 who are in our --

16 MR. PRISBY: We are working on that.

07:03:52PM

17 MS. KAPUR: Yes. I would have happily,  
18 very, very happily brought a board with our  
19 materials from our builder. It would have been  
20 very easy to do. But nowhere in the application  
21 form or on your website, which has a very old  
22 application form, prior to 2018. I would

1 happily have brought that board to you.  
2 Because as you can understand, we  
3 are happy, we are excited, and we really would  
4 love to move forward with our project. So had  
5 we known that, we would have definitely brought  
6 it to this evening's proceedings.

07:04:28PM

7 MR. PRISBY: We are in the process of  
8 making those changes right now. I think that is  
9 part of what we were working on is -- You are  
10 at a juncture now where you are just waiting to  
11 pull a permit. So feedback from us  
12 architecturally, when it comes to streetscape  
13 and what's in the neighborhood and what we would  
14 like to see, we are actually right now on the  
15 opposite, absolute opposite end of where we want  
16 to be.

17 So we would like to be able to get  
18 in front of people before they even put pen to  
19 paper and say, look, yes, these are the things  
20 we would like you to consider as part of your  
21 design as you start the design to be able to  
22 say, look, maybe there are versions of a brown

07:04:49PM

1 or off white or whatever we want to call it.  
2 Right? Do we think on this block you should do  
3 more 2-story, more story and a half, maintain  
4 the streetscape as far as setbacks? Maybe  
5 consider this for a driveway or for landscaping,  
6 and really put you in tune with what's on that  
7 block, what's in that neighborhood, what's  
8 across the street; so that you have that in mind  
9 when you start the design process.

07:05:21PM

10 We recognize that right now the  
11 current system that's in place is doing a  
12 disservice to everyone, right? Right now you  
13 are coming in, looking to pull a permit and go.  
14 You have already spent your money on  
15 architecture, right? It's almost too late to  
16 have these discussions in my opinion, right?

07:05:47PM

17 I would still like to see some  
18 materials to make that suggestion, make that  
19 recommendation; right? But we are working on  
20 changes rapidly at the moment with some special  
21 meetings we have had in the last month and a  
22 half to make some serious changes to the

1 application and to the process to get you and  
2 anyone in the future in front of us much more  
3 quickly and at the beginning of the project.

07:06:16PM

4 MS. KAPUR: In terms of sequencing of  
5 events for this project, we couldn't get here  
6 tonight until we had approval for our permit.

7 MR. PRISBY: And that's what we are  
8 changing.

9 MS. KAPUR: Yes.

10 MR. BELCHER: So the process would be  
11 to bring a sample board of some, the colors and  
12 relationship --

13 MR. PRISBY: Approved materials for the  
14 exterior.

15 MR. BELCHER: Okay.

07:06:46PM

16 CHAIRMAN BOHNEN: So as a Commission,  
17 you have the choice of postponing your vote or  
18 to put a motion forth for conditional  
19 Certificate of Appropriateness predicated on  
20 seeing materials at the next meeting.

21 MR. PRISBY: Why are you looking at me?

22 MR. BELCHER: I have a suggestion. If

1 it's just colors, with the way the weather is  
2 and how things are starting, is there a process  
3 where we can start the project so they can start  
4 and then bring the colors in? We know how  
5 construction starts late in the year, they have  
6 their approved plans.

7 Is this something that can be  
8 approved in the process that will allow them to  
9 start the project and then bring the colors in  
10 at the next meeting?

07:07:24PM

11 MR. PRISBY: We have done where in the  
12 past they are required to meet with Frank and I  
13 on a separate meeting onsite or in an office  
14 somewhere.

15 MS. WEINBERGER: Approve with  
16 conditions.

17 MR. PRISBY: That we would make  
18 recommendations at that time. And at least that  
19 would not delay them. I really don't see any  
20 other choice until we actually get these changes  
21 put in place to get in front of these things,  
22 and this is where we are.

07:07:46PM

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

I, JANICE H. HEINEMANN, CSR, RDR, CRR,  
do hereby certify that I am a court reporter  
doing business in the State of Illinois, that I  
reported in shorthand the testimony given at the  
hearing of said cause, and that the foregoing is  
a true and correct transcript of my shorthand  
notes so taken as aforesaid.



Janice H. Heinemann CSR, RDR, CRR  
License No. 084-001391

1 CHAIRMAN BOHNEN: So a motion, please.

2 MS. WEINBERGER: I move to approve on  
3 the condition that the owners meet with our  
4 architects, approve the application for  
5 Certificate of Appropriateness for 14 Orchard  
6 Place.

7 MR. HAARLOW: I will second.

8 CHAIRMAN BOHNEN: All in favor?

9 MS. WEINBERGER: Aye.

07:08:30PM

10 MS. BRADEN: Aye.

11 MR. HAARLOW: Aye.

12 MR. PRISBY: Aye.

13 CHAIRMAN BOHNEN: Motion carries.

14 Thank you for coming.

15 \* \* \*

16 (Which were all the proceedings had  
17 in the above-entitled cause.)

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## MEMORANDUM

**DATE:** January 13, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 244 E. 1<sup>st</sup> Street – Application for Certificate of Appropriateness to Demolish and Construct a New House in the Robbins Park Historic District – Case HPC-11-2019

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### Summary

The Village of Hinsdale has received an application from Kevin Geist of Michael Abraham Architecture, requesting approval for a Certificate of Appropriateness to demolish and construct a new house in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for a new structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

The subject property is located on a corner lot at 1<sup>st</sup> Street and S. Elm Street. The applicant would like to seek the right to construct a new Code compliant house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, south, east and west. Per the table of compliance, the legal nonconforming lot is 148.50' wide and 168.85' deep for an area of approximately 25,063 SF. The applicant has indicated that they are seeking early feedback from the HPC, thus, the submitted plans and listed materials are preliminary in nature.

At the December 4, HPC meeting, the applicant presented the proposed elevation and site plans. Since then, the applicant has submitted a demo and building permit, and has responded to the only zoning comment by the building department by removing the wing wall from the north east corner of the foyer exterior wall. Unrelated to the building permit review, the applicant has also changed the north elevation material from stucco to stone.

### Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: 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 commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.



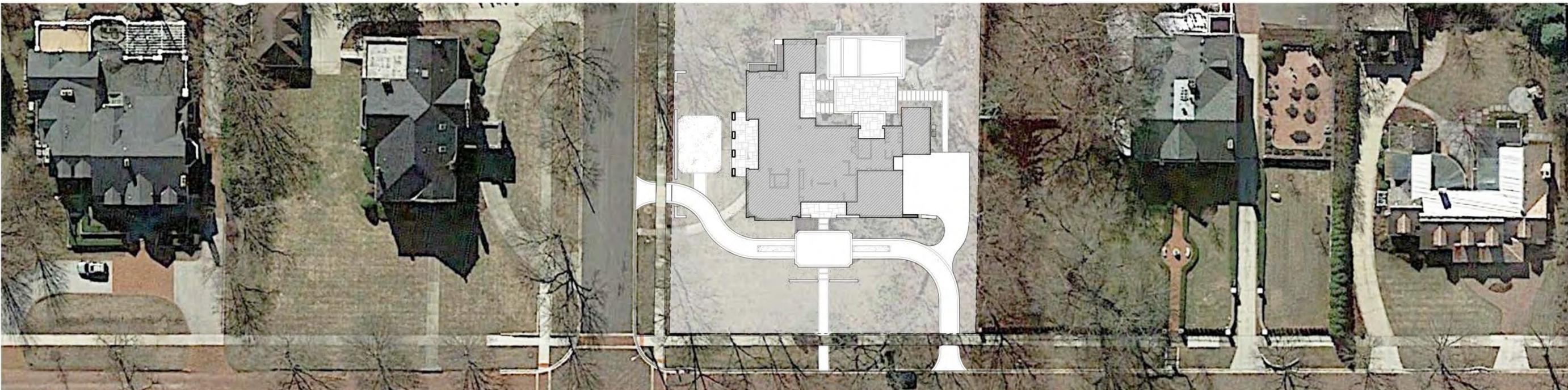
## MEMORANDUM

- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - 244 E. 1<sup>st</sup> Street Aerial View





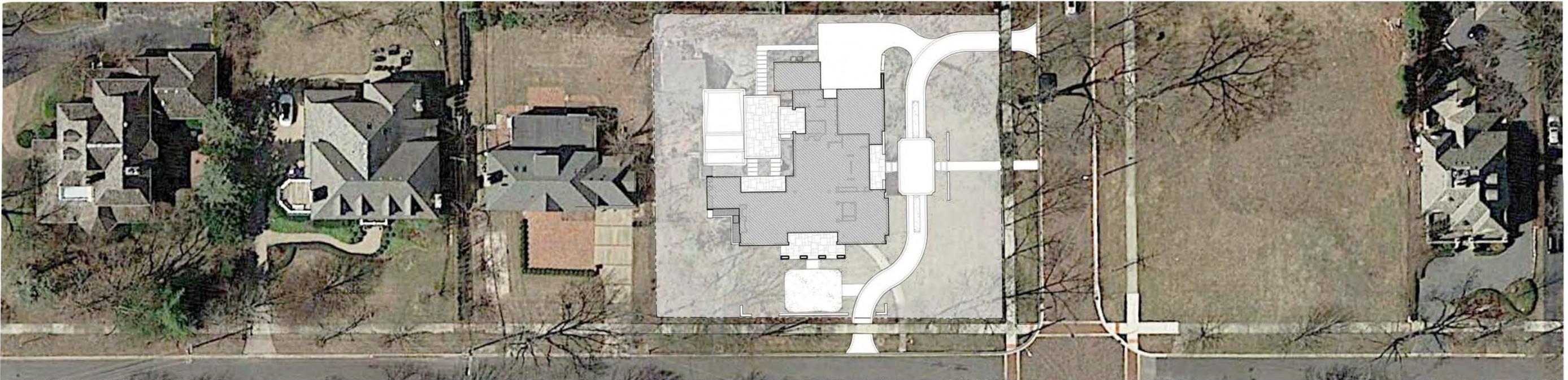
EXISTING



PROPOSED



EXISTING



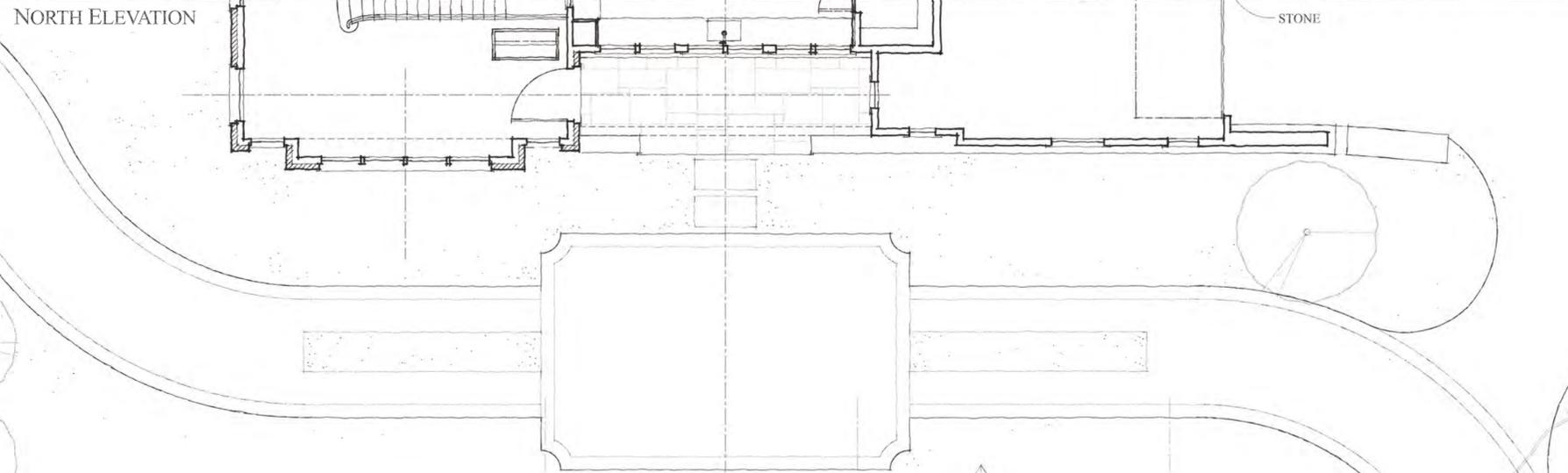
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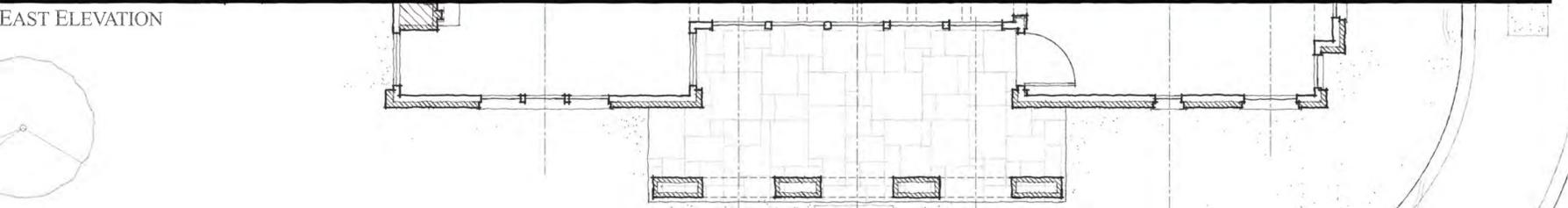
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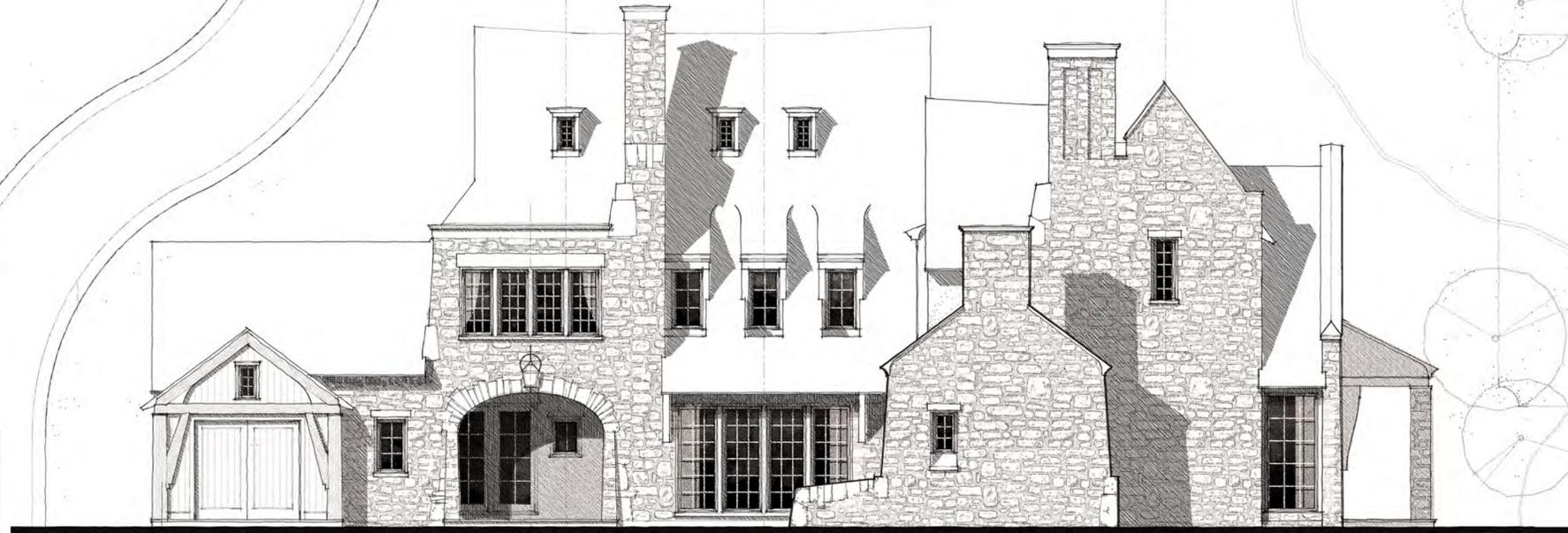
SLATE ROOF

STONE

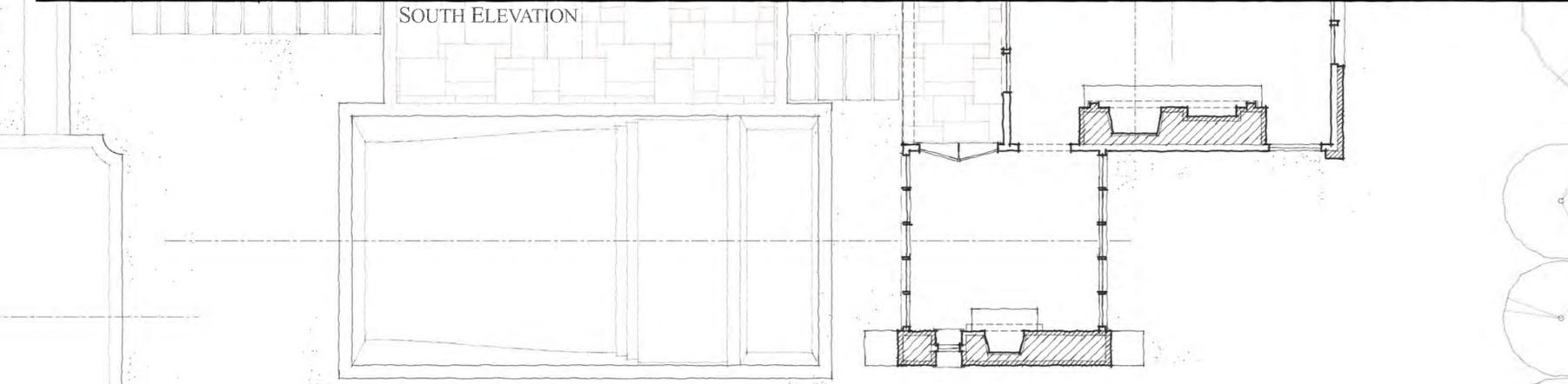


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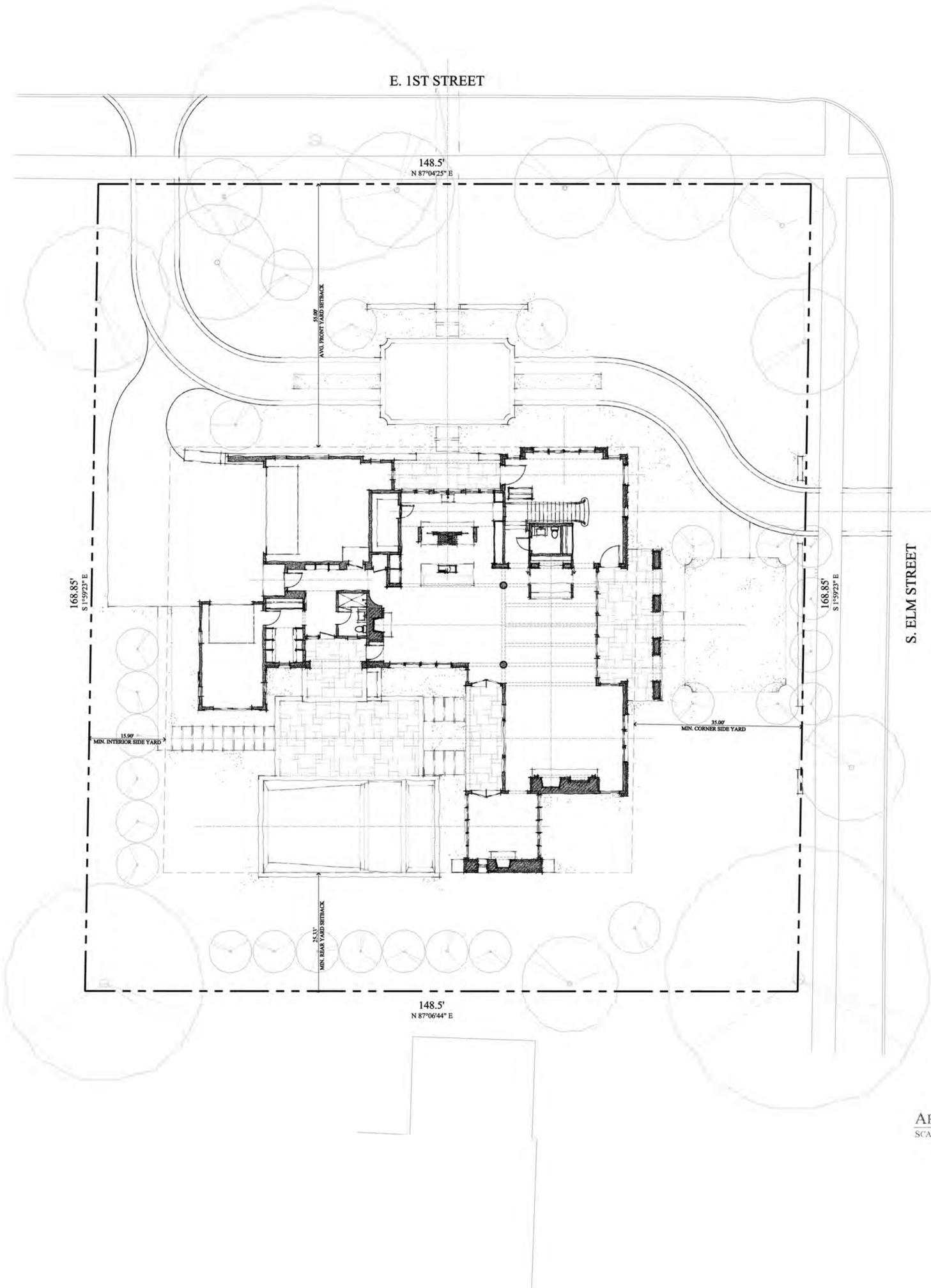




SOUTH ELEVATION

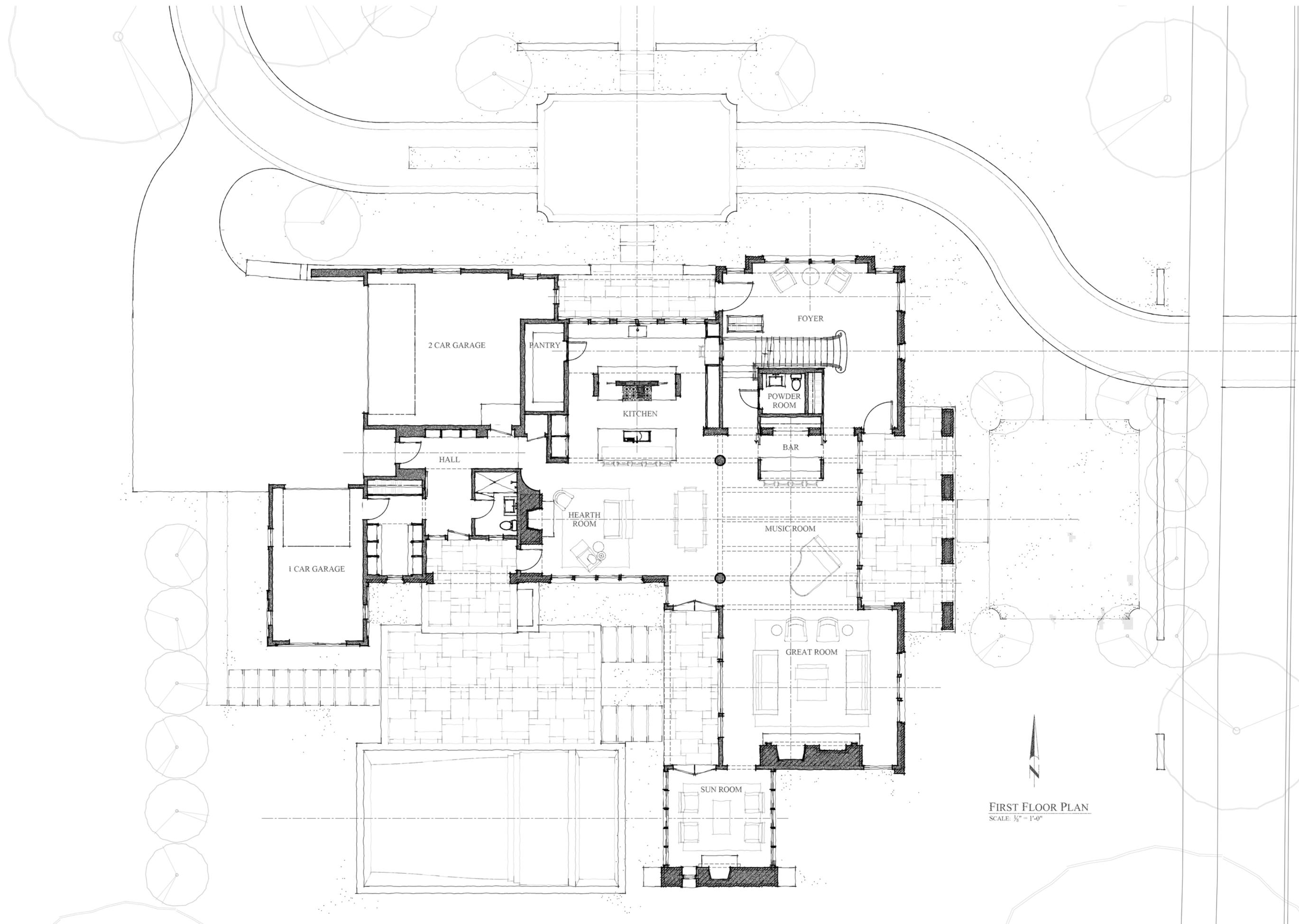


WEST ELEVATION



S. ELM STREET

ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



2 CAR GARAGE

PANTRY

FOYER

KITCHEN

POWDER ROOM

BAR

HALL

HEARTH ROOM

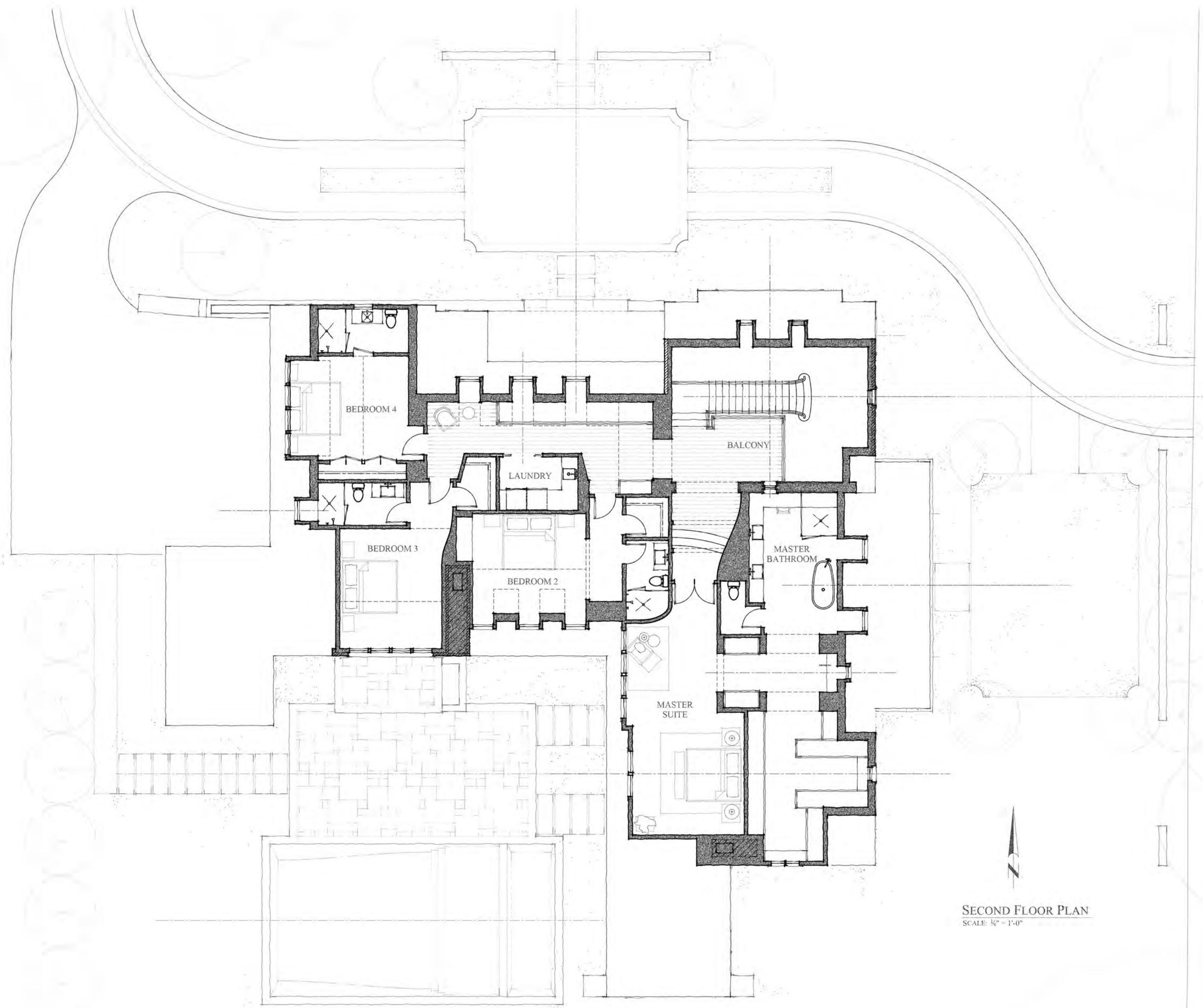
MUSIC ROOM

1 CAR GARAGE

GREAT ROOM

SUN ROOM

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

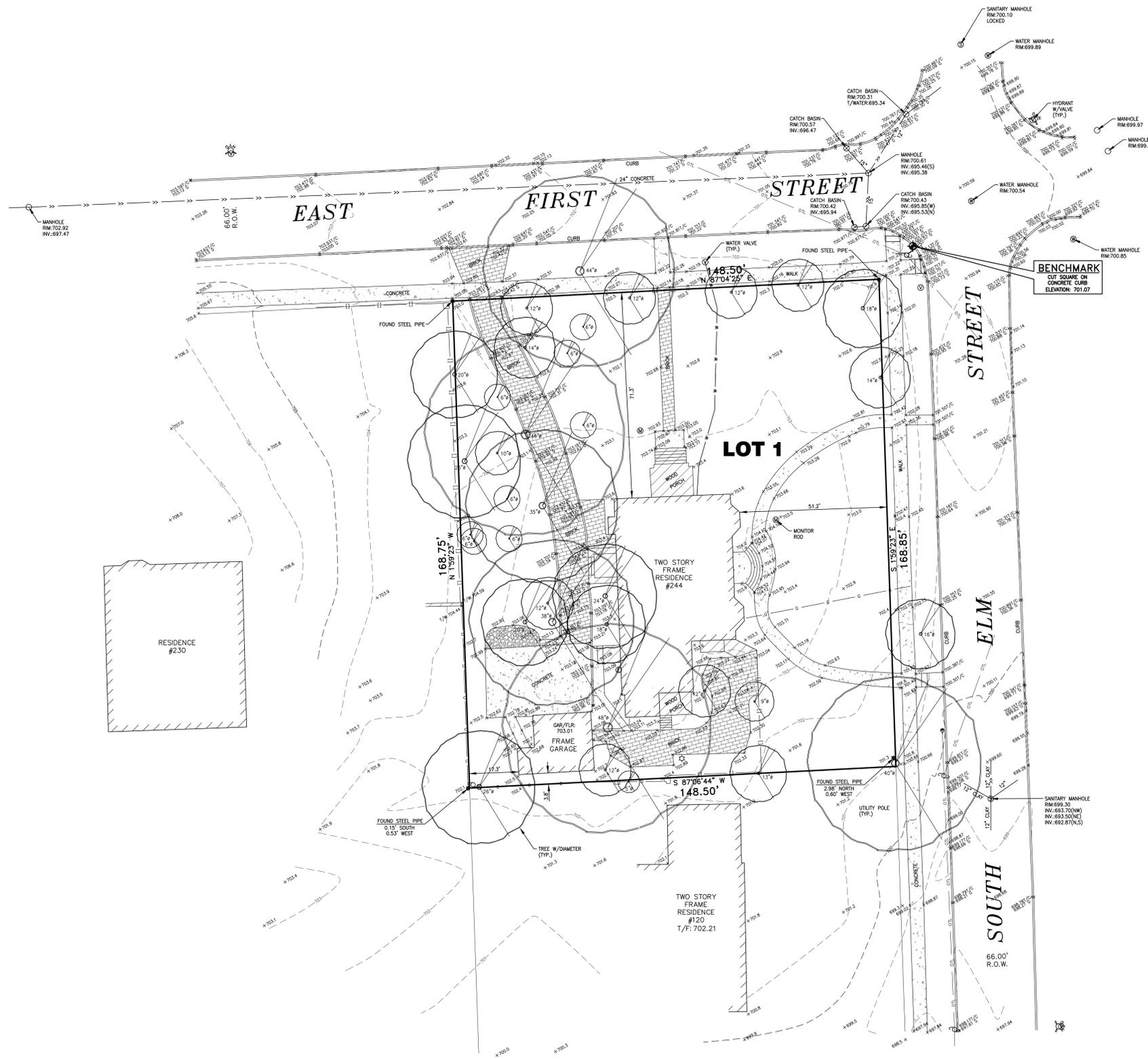
# TOPOGRAPHIC SURVEY

LOT 1 IN JULIA PHELPS RESUBDIVISION, A RESUBDIVISION OF LOT 1, SAID LOT 1 BEING A PART OF THE SUBDIVISION OF THE NORTHEAST QUARTER OF BLOCK 6 OF WILLIAM ROBBIN'S FIRST ADDITION, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JULIA PHELPS RESUBDIVISION RECORDED OCTOBER 13, 1955, AS DOCUMENT 776804, IN DUPAGE COUNTY, ILLINOIS.

DUPAGE COUNTY  
PROPERTY INDEX NUMBER  
(PIN)  
09-12-208-014



LEGEND	
	EXISTING
OVERHEAD TRANSMISSION LINES	OTL
GAS LINE	G
WATER LINE	W
STORM SEWER	SS
SANITARY SEWER	SS
WOOD FENCE	WF
METAL FENCE	MF
SANITARY MANHOLE	SM
MANHOLE	M
CATCH BASIN	CB
WATER MANHOLE	WM
HYDRANT	H
VALVE	V
LIGHT POLE	LP
MONITORING POLE	MP
ELECTRIC METER	EM
UTILITY POLE	UP
GLY WIRE ANCHOR	GA
TREE W/DIAMETER	T
TOP OF FOUNDATION	1/1'
SPOT ELEVATION	1/1'



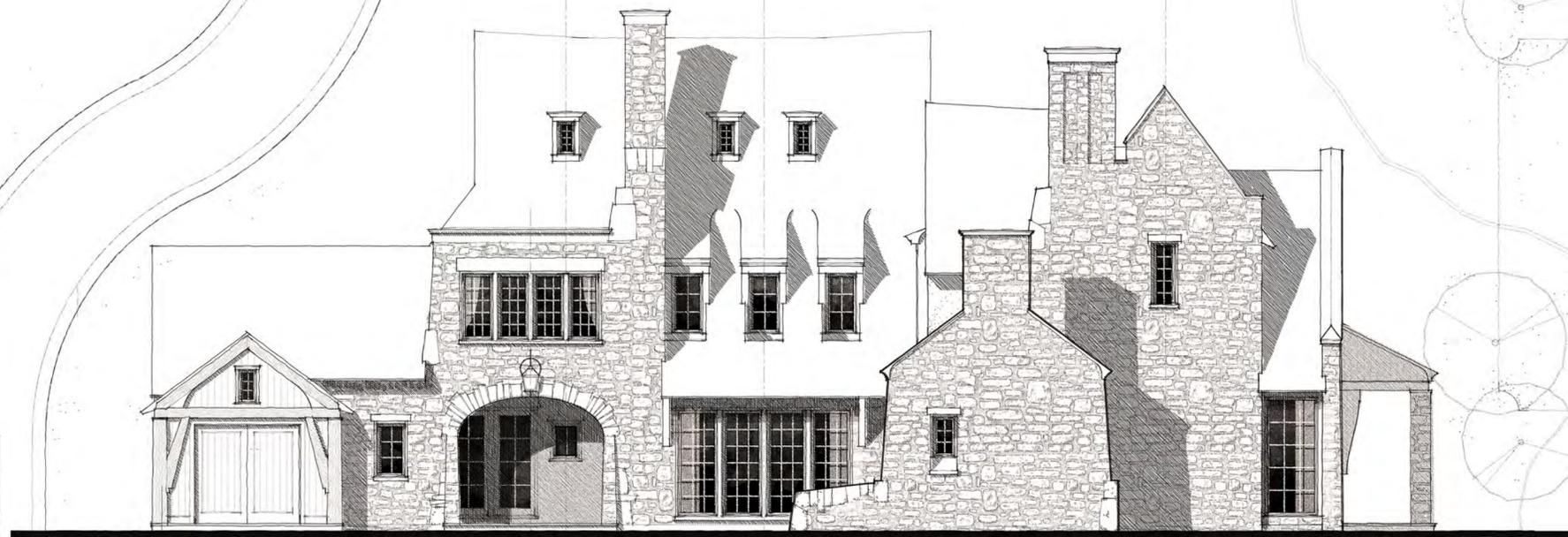
AREA  
25,063 SQ.FT.  
0.575 AC  
(more or less)



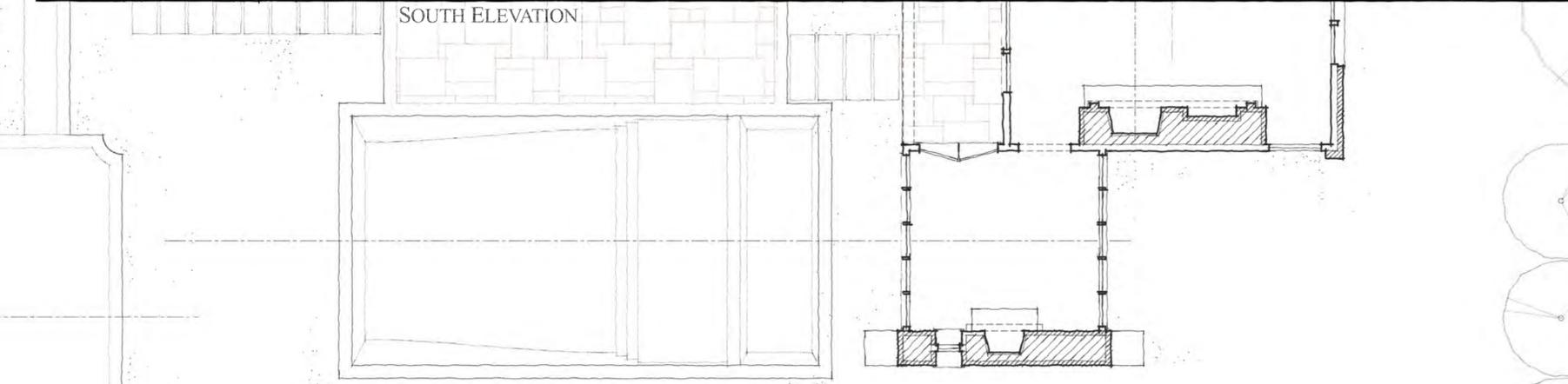
ADDRESS	SETBACK
244 E. FIRST STREET	51.0'
120 S. ELM STREET	(53.8')
130 S. ELM STREET	50.1'
241 E. THIRD STREET	(42.8')
AVERAGE SETBACK ON ELM STREET = 50.6'	
(AVERAGE EXCLUDES 241 E. 3RD STREET & 120 S. ELM STREET)	
107 S. PARK AVENUE	52.0'
212 E. FIRST STREET	(37.2')
218 E. FIRST STREET	41.3'
230 E. FIRST STREET	(84.1')
244 E. FIRST STREET	71.8'
AVERAGE SETBACK ON FIRST STREET = 55.0'	
(AVERAGE EXCLUDES 212 E. 1ST STREET & 230 E. 1ST STREET)	

PREPARED FOR:  
TIBURON HOMES LLC

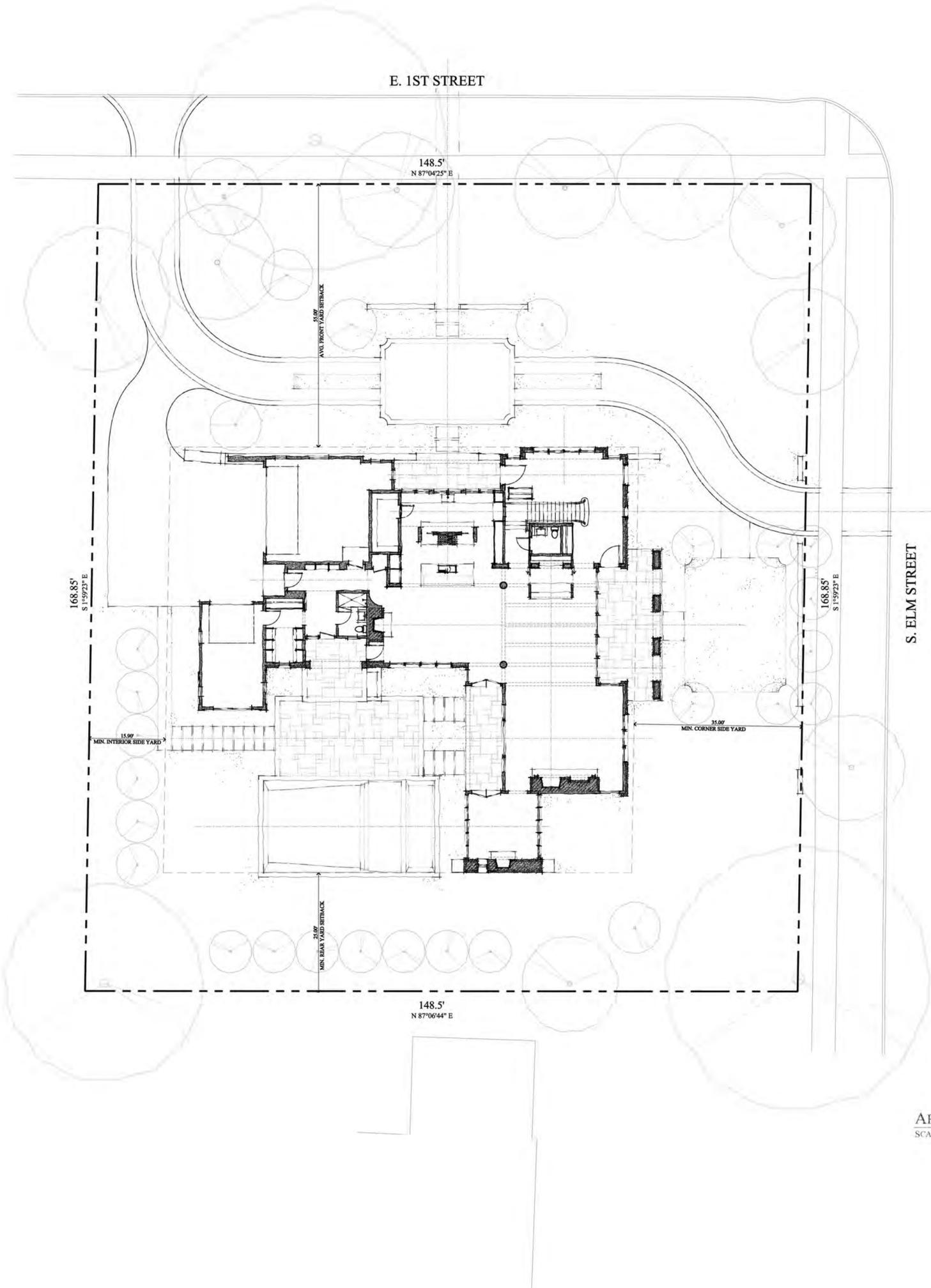
PREPARED BY:  
**LANDMARK**  
ENGINEERING LLC  
DESIGN FIRM REGISTRATION NO. 184-005577  
7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737  
SURVEY No. 19-08-092-R



SOUTH ELEVATION



WEST ELEVATION



E. 1ST STREET

148.5'  
N 87°04'25" E

5'-00"  
AVG. FRONT YARD SETBACK

168.85'  
S 1°59'23" E

15'-00"  
MIN. INTERIOR SIDE YARD

25'-00"  
MIN. REAR YARD SETBACK

148.5'  
N 87°06'44" E

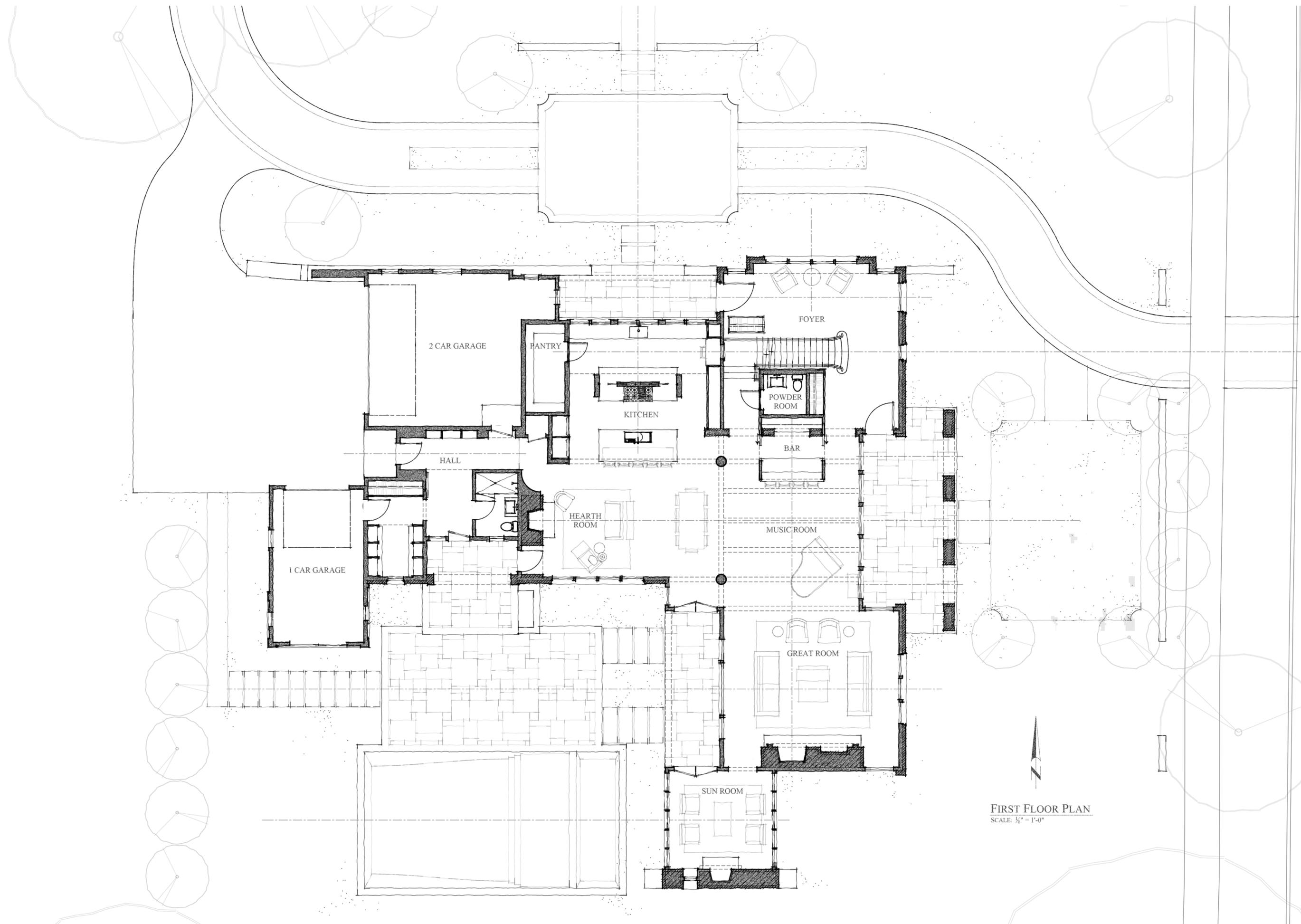
168.85'  
S 1°59'23" E

35'-00"  
MIN. CORNER SIDE YARD

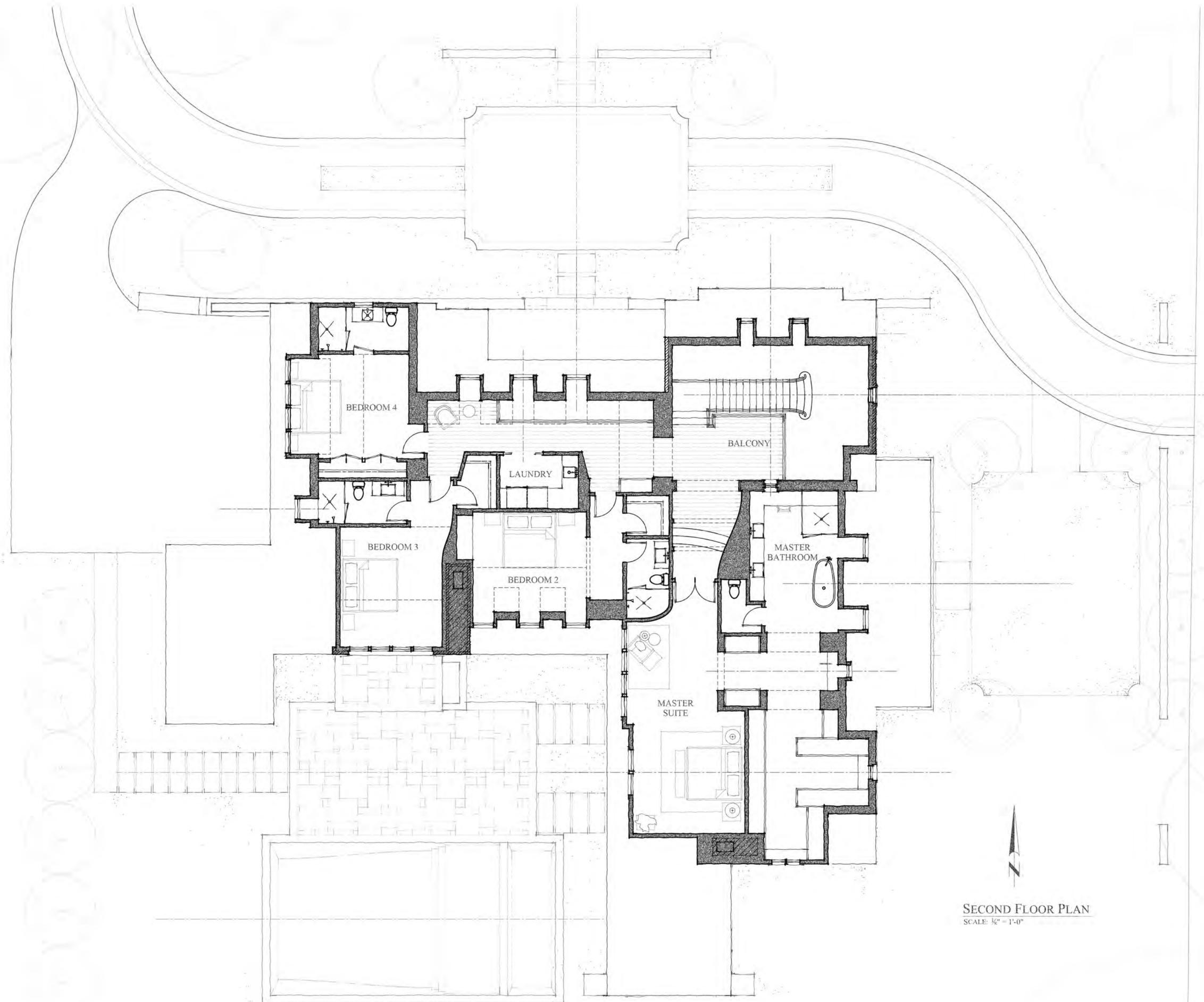
S. ELM STREET



ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

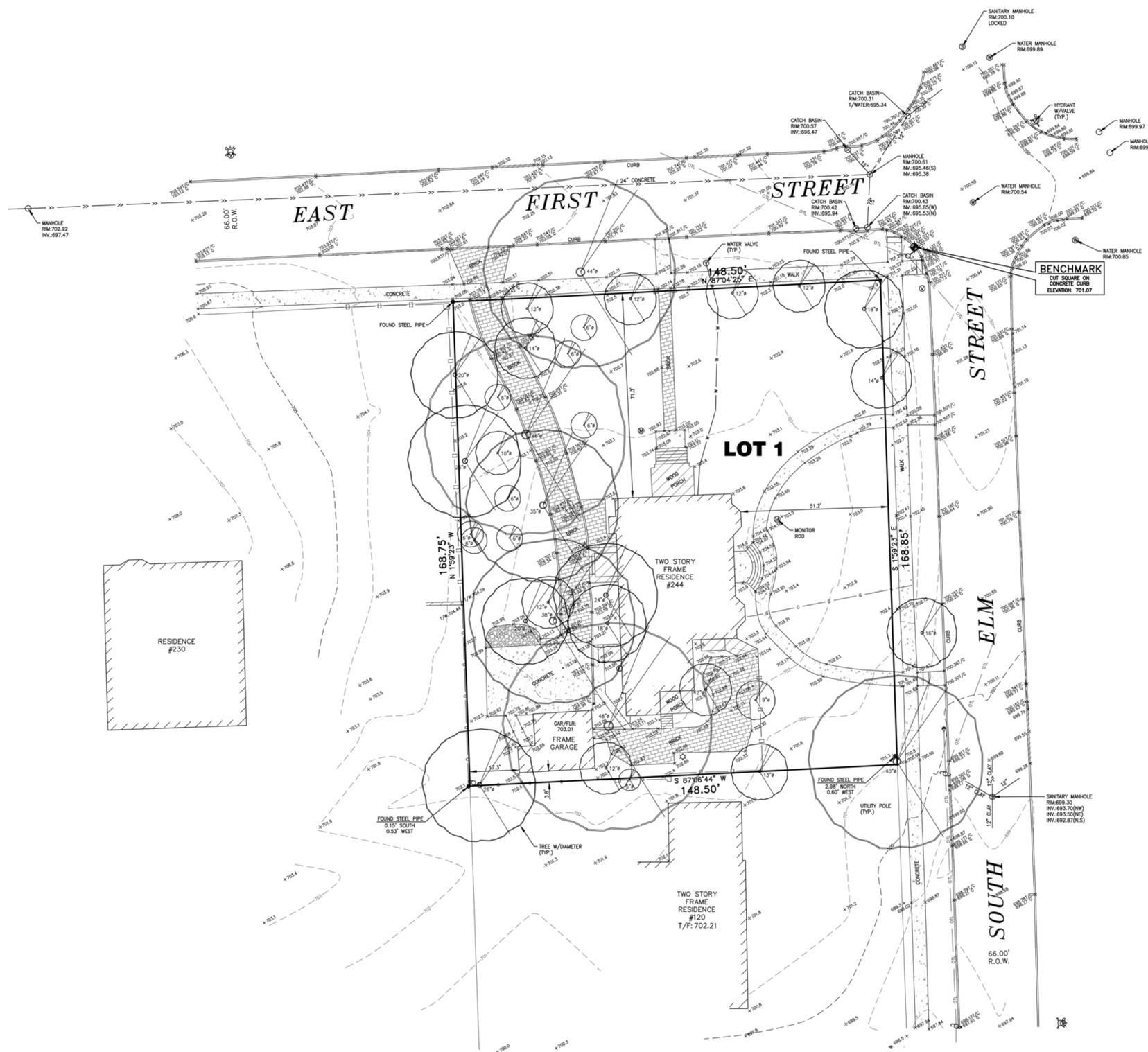
# TOPOGRAPHIC SURVEY

LOT 1 IN JULIA PHELPS RESUBDIVISION, A RESUBDIVISION OF LOT 1, SAID LOT 1 BEING A PART OF THE SUBDIVISION OF THE NORTHEAST QUARTER OF BLOCK 6 OF WILLIAM ROBBIN'S FIRST ADDITION, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JULIA PHELPS RESUBDIVISION RECORDED OCTOBER 13, 1955, AS DOCUMENT 776804, IN DUPAGE COUNTY, ILLINOIS.

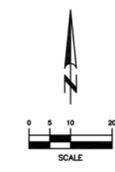
DUPAGE COUNTY  
PROPERTY INDEX NUMBER  
(PIN)  
09-12-208-014



LEGEND	
	EXISTING
OVERHEAD TRANSMISSION LINE	OTL
GAS LINE	G
WATER LINE	W
STORM SEWER	SS
SANITARY SEWER	SS
WOOD FENCE	WF
METAL FENCE	MF
SANITARY MANHOLE	SM
MANHOLE	M
CATCH BASIN	CB
WATER MANHOLE	WM
HYDRANT	H
VALVE	V
LIGHT POLE	LP
MONITORING POLE	MP
ELECTRIC METER	EM
UTILITY POLE	UP
GLY WIRE ANCHOR	GA
TREE W/DIAMETER	T
TOP OF FOUNDATION	1/F
SPOT ELEVATION	1.4000



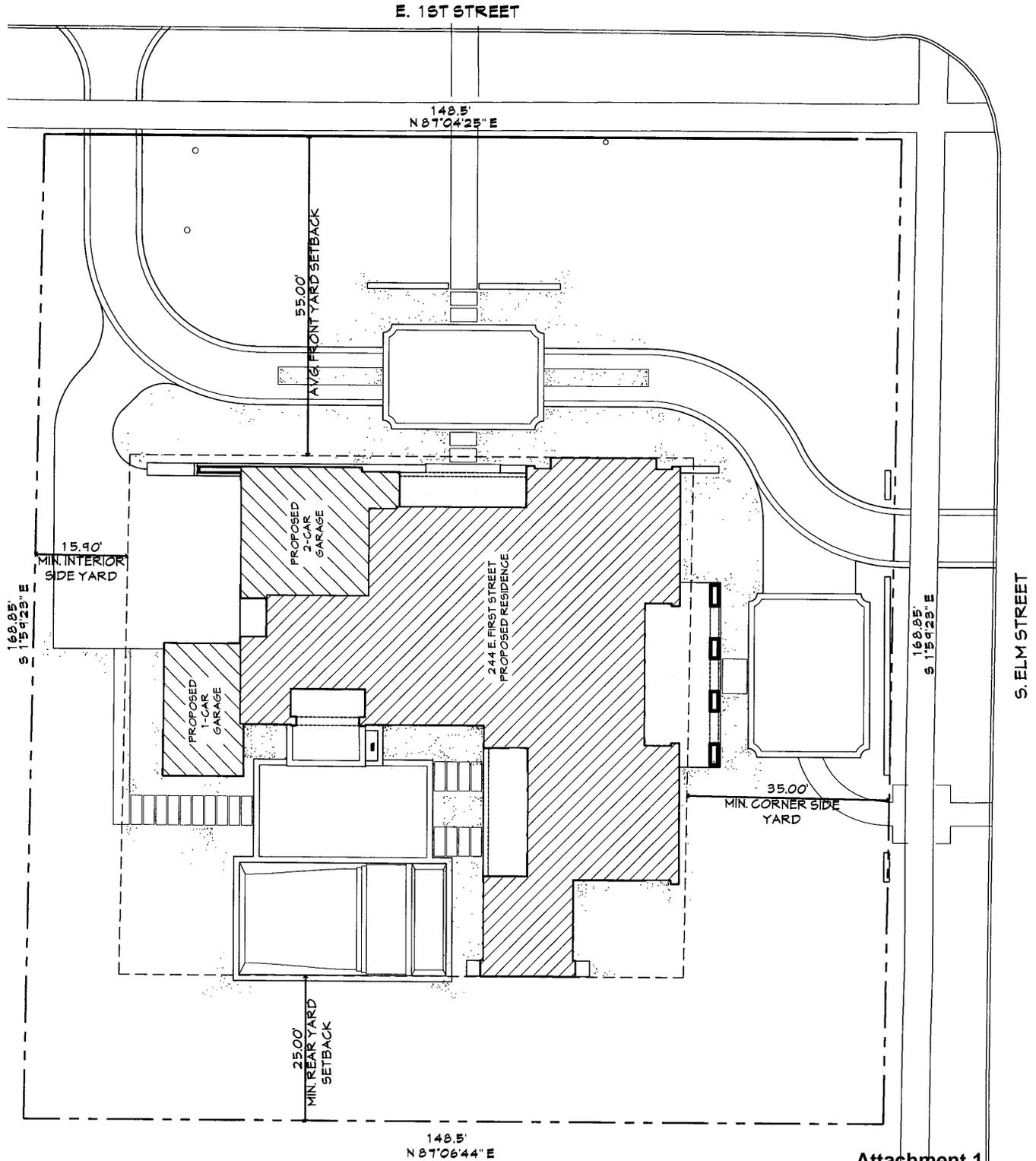
AREA  
25,053 SQ.FT.  
0.575 AC  
(more or less)



ADDRESS	SETBACK
244 E. FIRST STREET	51.0'
120 S. ELM STREET	(53.8')
130 S. ELM STREET	50.1'
241 E. THIRD STREET	(42.8')
AVERAGE SETBACK ON ELM STREET = 50.6'	
(AVERAGE EXCLUDES 241 E. 3RD STREET & 120 S. ELM STREET)	
107 S. PARK AVENUE	52.0'
212 E. FIRST STREET	(37.2')
218 E. FIRST STREET	41.3'
230 E. FIRST STREET	(84.1')
244 E. FIRST STREET	71.8'
AVERAGE SETBACK ON FIRST STREET = 55.0'	
(AVERAGE EXCLUDES 212 E. 1ST STREET & 230 E. 1ST STREET)	

PREPARED FOR:  
TIBURON HOMES LLC

PREPARED BY:  
**LANDMARK**  
ENGINEERING LLC  
DESIGN FIRM REGISTRATION NO. 184-005577  
7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737  
SURVEY No. 19-08-092-R

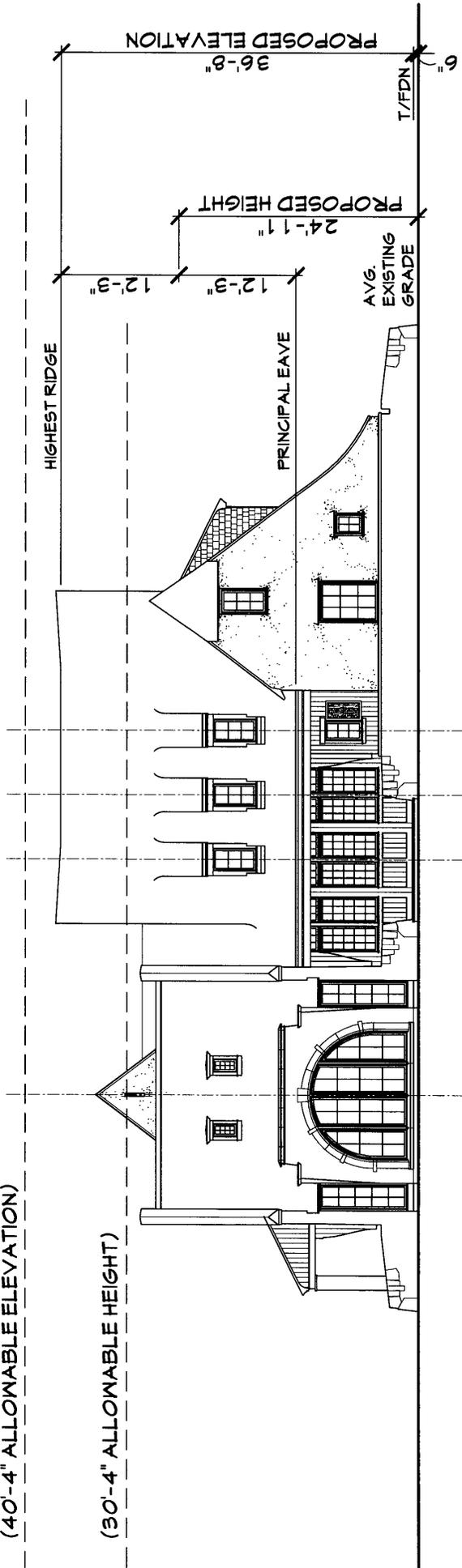


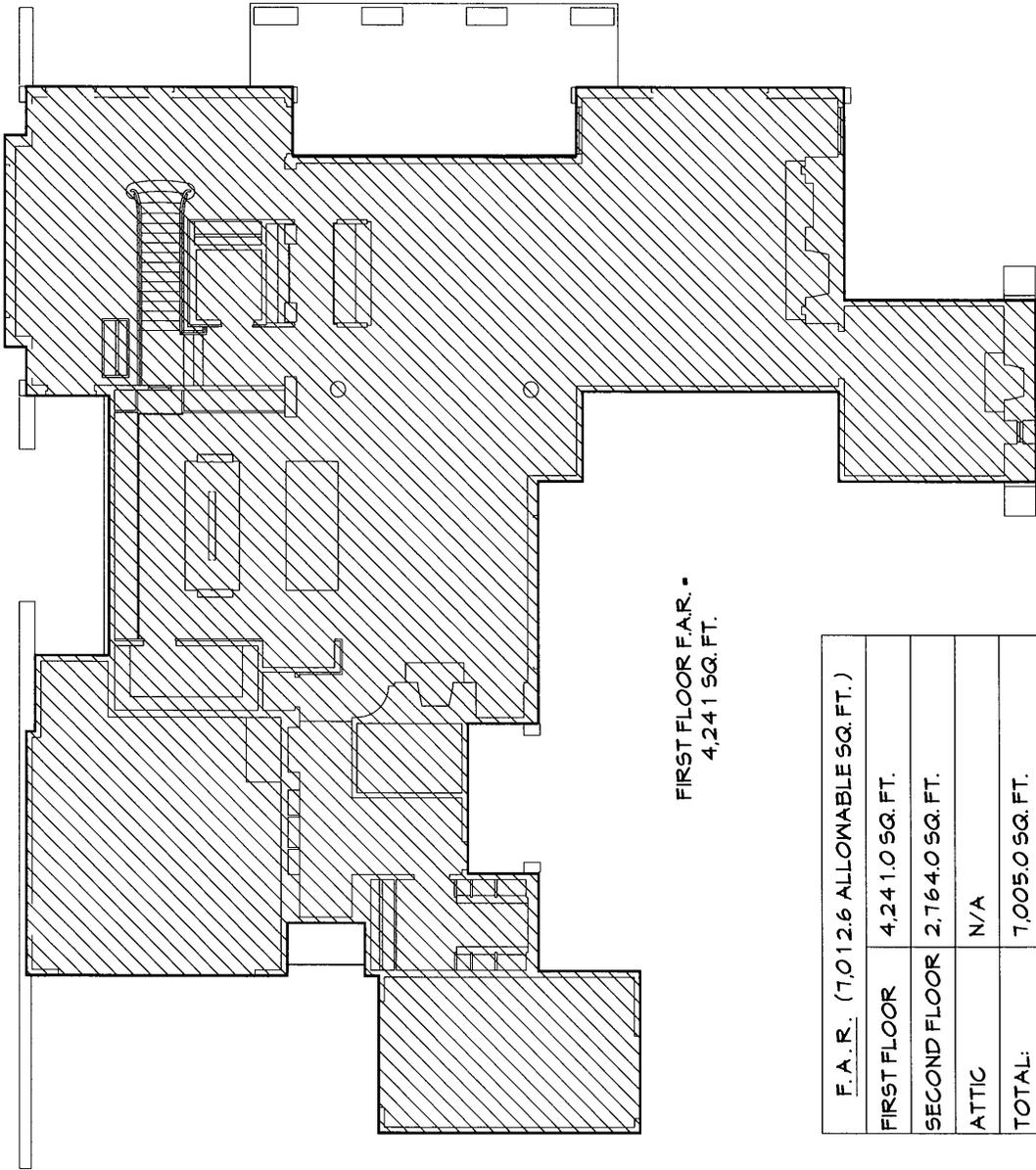
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244 E. FIRST STREET	71.8'
AVERAGE SETBACK ON FIRST STREET = 55.0'	
(AVERAGE EXCLUDES 212 E. 1ST STREET & 230 E. 1ST STREET)	

**SITE PLAN**  
SCALE-800:1

(40'-4" ALLOWABLE ELEVATION)

(30'-4" ALLOWABLE HEIGHT)

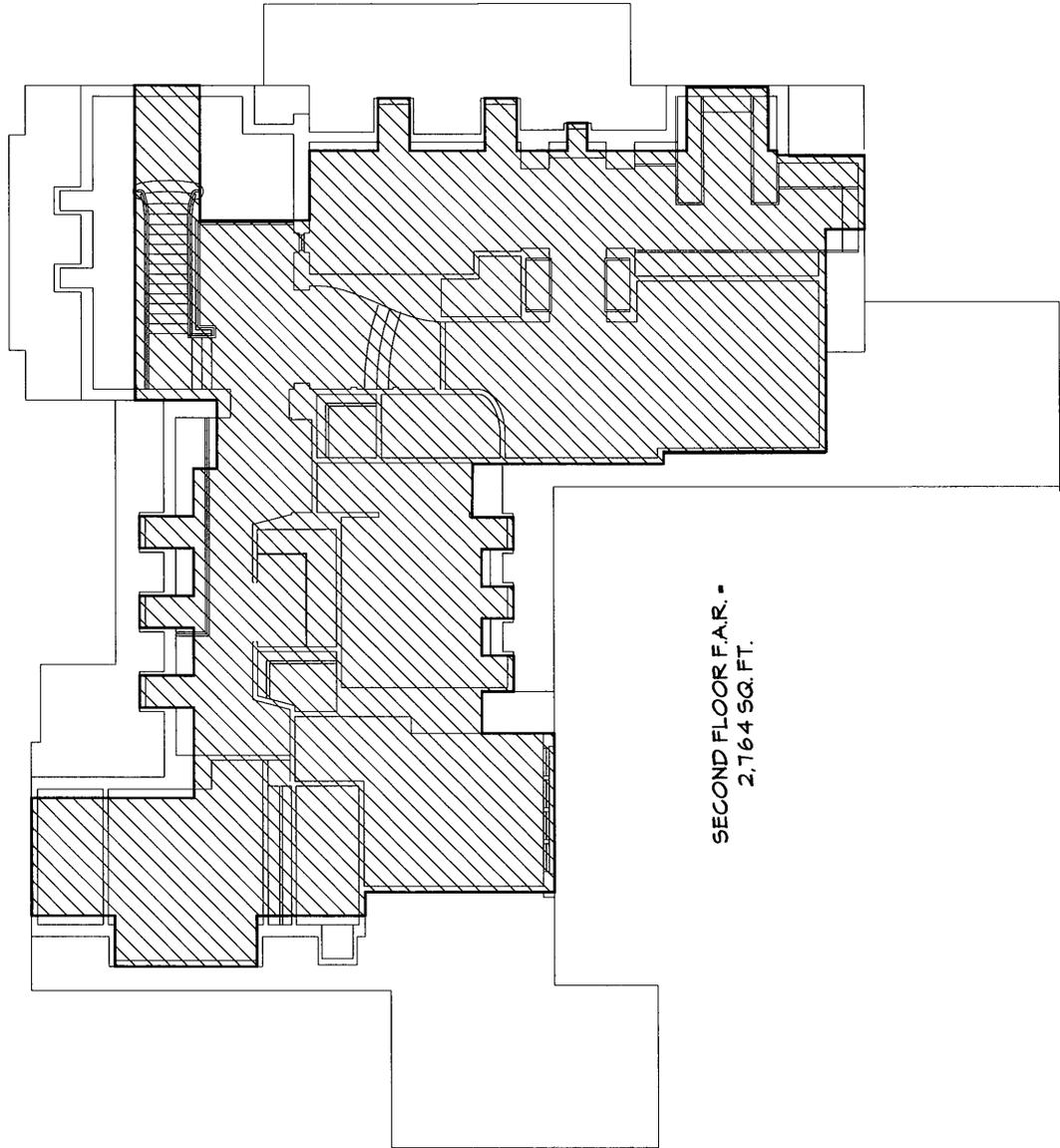




FIRST FLOOR F.A.R. =  
4,241 SQ. FT.

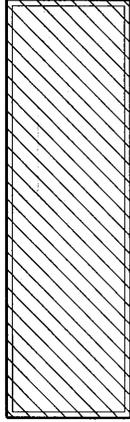
F.A.R. (7,012.6 ALLOWABLE SQ. FT.)	
FIRST FLOOR	4,241.0 SQ. FT.
SECOND FLOOR	2,764.0 SQ. FT.
ATTIC	N/A
TOTAL:	7,005.0 SQ. FT.

**FIRST FLOOR F.A.R.**  
1/16" = 1'-0"



SECOND FLOOR F.A.R. =  
2,764 SQ. FT.

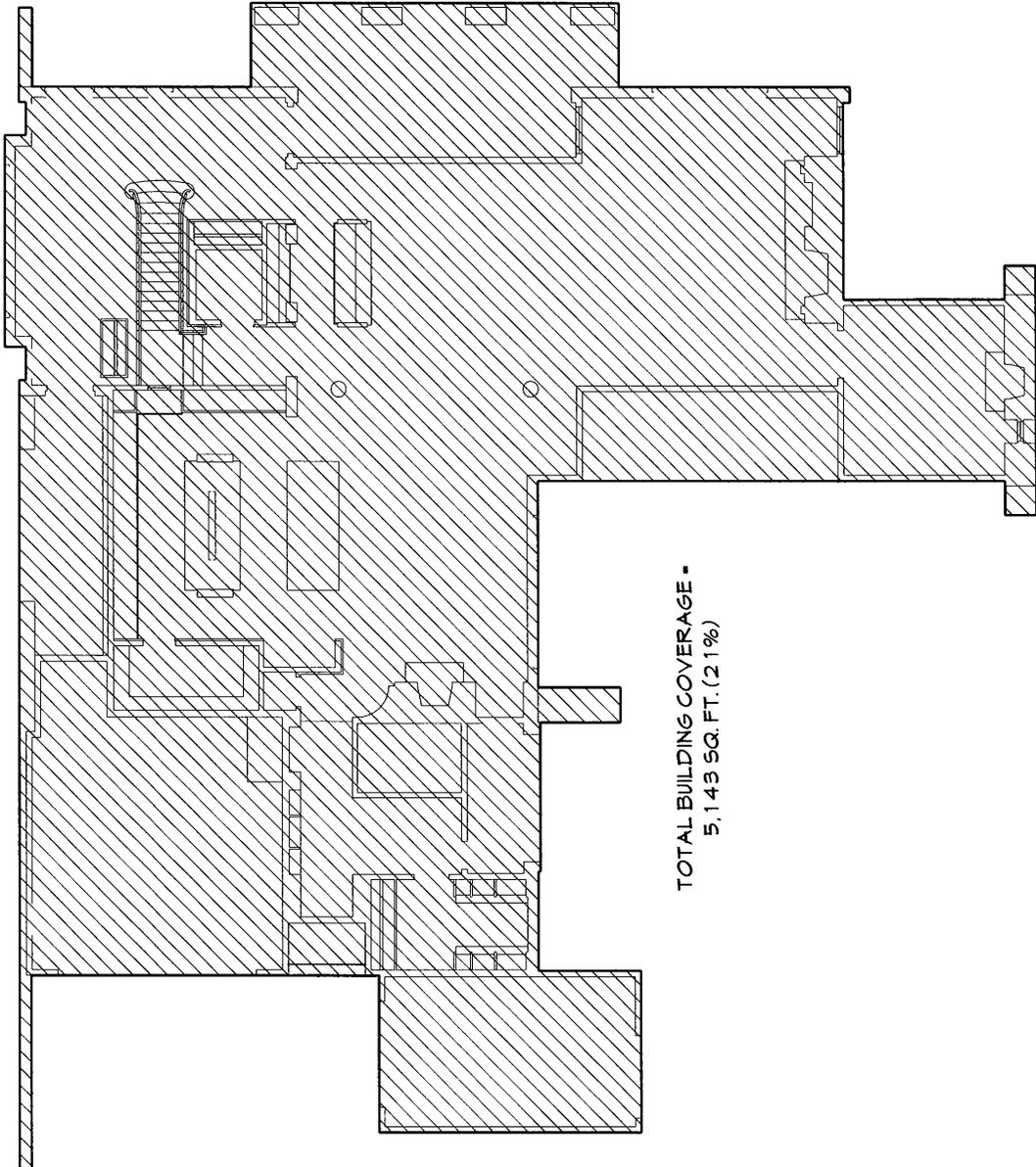
SECOND FLOOR F.A.R.  
1/16" = 1'-0"



UNFINISHED ATTIC F.A.R. -  
366 SQ. FT. (13% OF  
SECOND FLOOR F.A.R.)

SECOND FLOOR F.A.R. -  
2764 SQ. FT.

UNFINISHED ATTIC F.A.R.  
1/16" = 1'-0"



TOTAL BUILDING COVERAGE -  
5,143 SQ. FT. (2.1%)





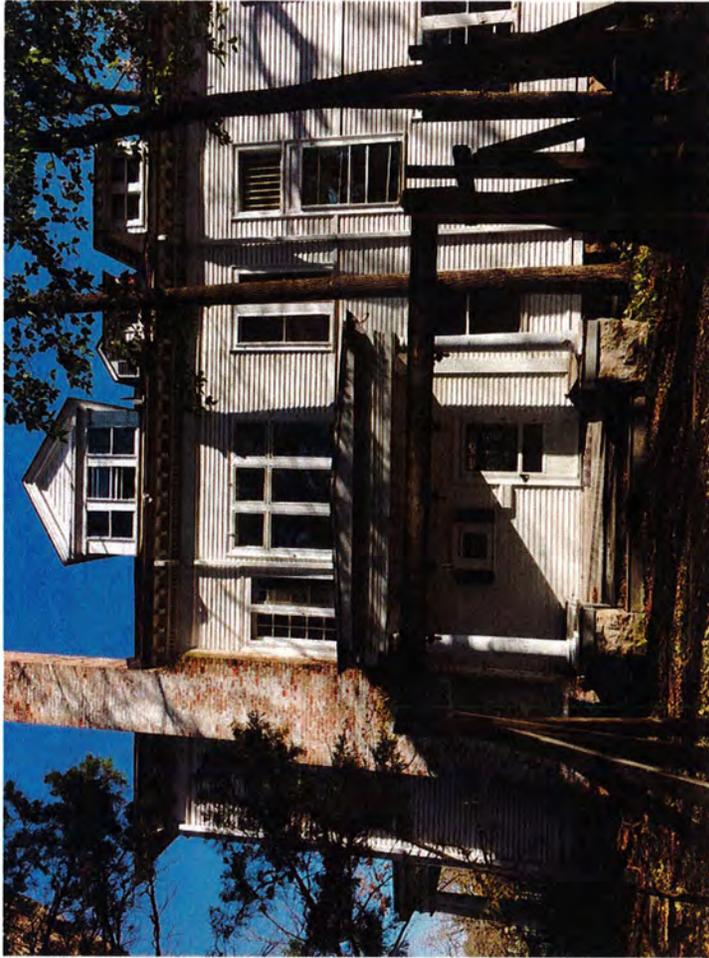
EXISTING STRUCTURE - SOUTH ELEVATION



EXISTING STRUCTURE - NORTH ELEVATION



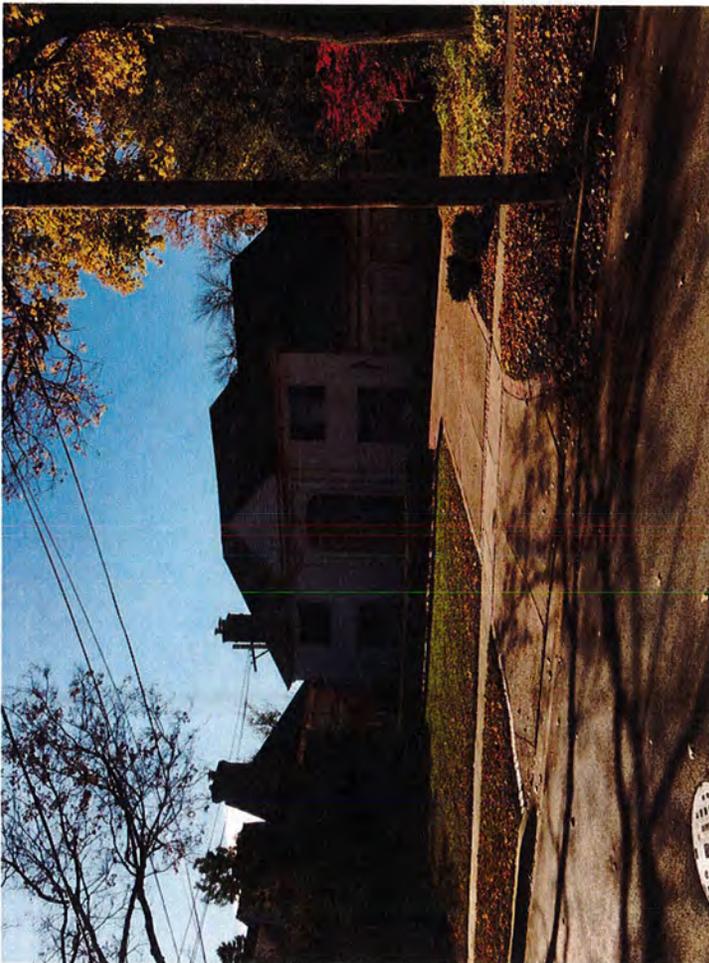
EXISTING STRUCTURE - EAST ELEVATION



EXISTING STRUCTURE - WEST ELEVATION



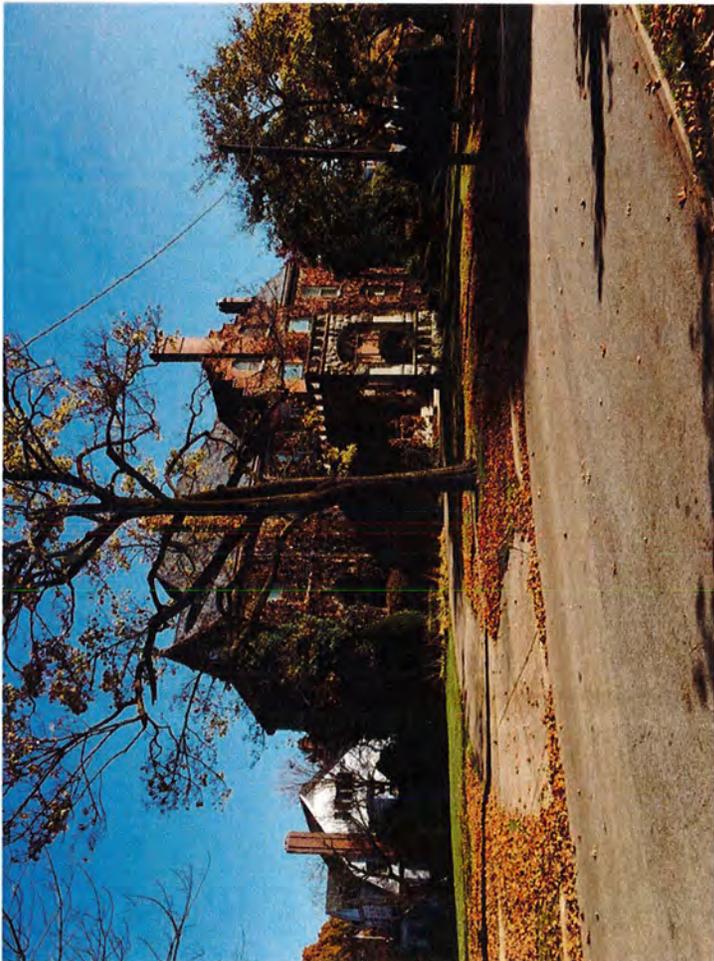
230 E 1st STREET - NEIGHBOR TO WEST



120 S ELM STREET - NEIGHBOR TO SOUTH



241 E 1st STREET - VACANT PROPERTY TO NORTH



1306 E 1st STREET - NEIGHBOR TO EAST

**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
(630) 789-7000 or (630) 789-7030

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding.

**INSTRUCTIONS**

*All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.*

The Commission meets the first Wednesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The twenty (20) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

◆ Completed application with notarized certification.

◆ Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

- 1) All existing exterior elevations of the building under review.
- 2) Adjacent structures – include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

◆ Accurate/current Plat of Survey. All portions must be legible.

◆ Architectural drawings in 18"x24", clearly depicting the proposed alterations or work in color. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

**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:** 244 E. 1st STREET, HINSDALE, IL 60521-4203 PIN # 0912208014

**I. GENERAL INFORMATION**

1. Applicants Name: KEVIN GEIST - MICHAEL ABRAHAM ARCHITECTURE  
 Address: 148 BURLINGTON AVENUE, CLARENDON HILLS, IL 60514  
 Telephone Number: 630-655-9417 EXT. 313
  
2. Owner of Record (if different from applicant): MICHAEL & MONICA CALLAGHAN  
 Address: 4803 LAWN AVENUE, WESTERN SPRINGS, IL, 60558  
 Telephone Number: 773-230-5611
  
3. Others involved in project (include, name, address and telephone number):  
 Architect: MICHAEL ABRAHAM ARCHITECTURE 630-655-9417  
148 BURLINGTON AVENUE, CLARENDON HILLS, IL 60514  
 Attorney: \_\_\_\_\_  
 Builder: TIBURON HOMES 630-887-7050  
115 S. GARFIELD AVENUE, HINSDALE, IL, 60521  
 Engineer: LANDMARK ENGINEERING LLC 708-599-3737  
7808 WEST 103rd STREET, PALOS HILLS, IL, 60465-1529

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: VACANT HOME
  
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).*

Demolition of existing structure. Construction of new single-family home.

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4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

X  No  Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

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## 5. TABLE OF COMPLIANCE

Address of subject property: 244 E. 1st STREET, HINSDALE, IL 60521-4203

The following table is based on the R-1 (NON-CON.) 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	25,063 (NON-CONFORMING)	
Lot Depth	125'	168.85'	
Lot Width	125'	148.50'	
Building Height	30'		24'-11"
Number of Stories	3		2
Front Yard Setback	55.0'		55.16'
Corner Side Yard Setback	35.0'		35.17'
Interior Side Yard Setback	15.85'		23.49'
Rear Yard Setback	25.33'		25.38'
Maximum Floor Area Ratio (F.A.R.)*	7,012.60 SQ. FT. (28%)		6,996.9 SQ. FT. (28%)
Maximum Total Building Coverage*	6,265.75 SQ. FT. (25%)		4,895.6 SQ. FT. (21%)
Maximum Total Lot Coverage*	12,531.50 SQ FT (50%)		10,597 SQ. FT. (44%)
Parking Requirements	3 SPACES REQUIRED		3 GARAGED SPACES PROVIDED
Parking front yard setback	N/A		
Parking corner side yard setback	N/A		
Parking interior side yard setback	N/A		
Parking rear yard setback	N/A		
Loading Requirements	N/A		
Accessory Structure Information	N/A		N/A

\* Must provide actual square footage number and percentage.

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

\_\_\_\_\_

# 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

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

**SUBSCRIBED AND SWORN**

to before me this 7th day of 2019

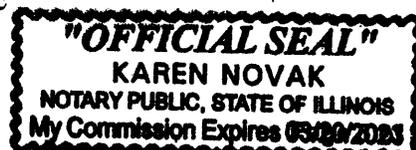
state of Illinois

County of DEWAGO

On the 7 day of 11 2019

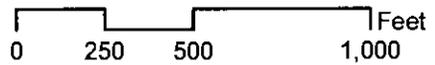
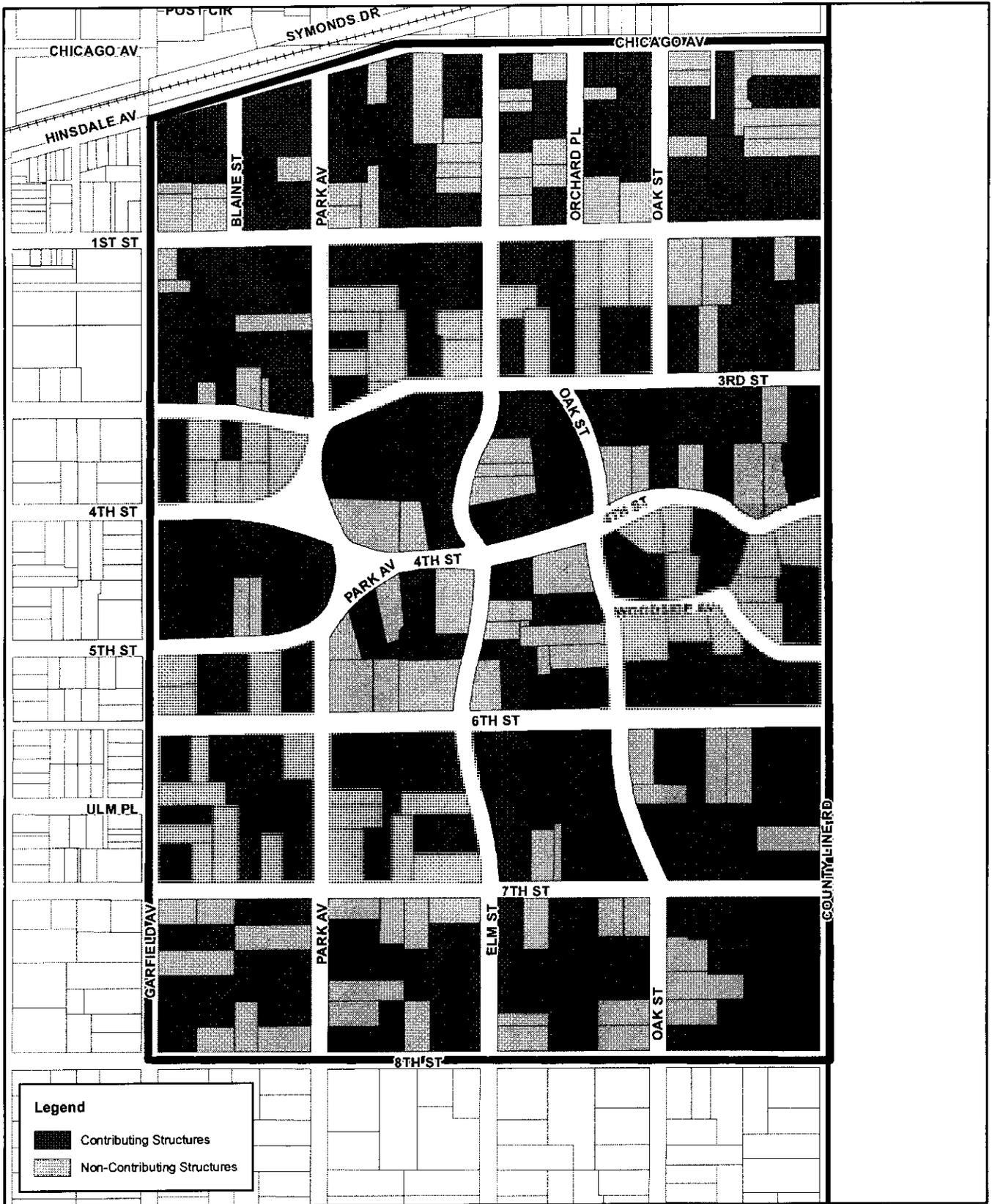
personally appeared Kevin Gest Notary Public  
known to me to be the individual who executed the  
foregoing instrument and acknowledged the same to  
be his/hers/their own act and deed, before me.

2019





# ROBBINS PARK HISTORIC DISTRICT



## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

#### **A. General Standards:**

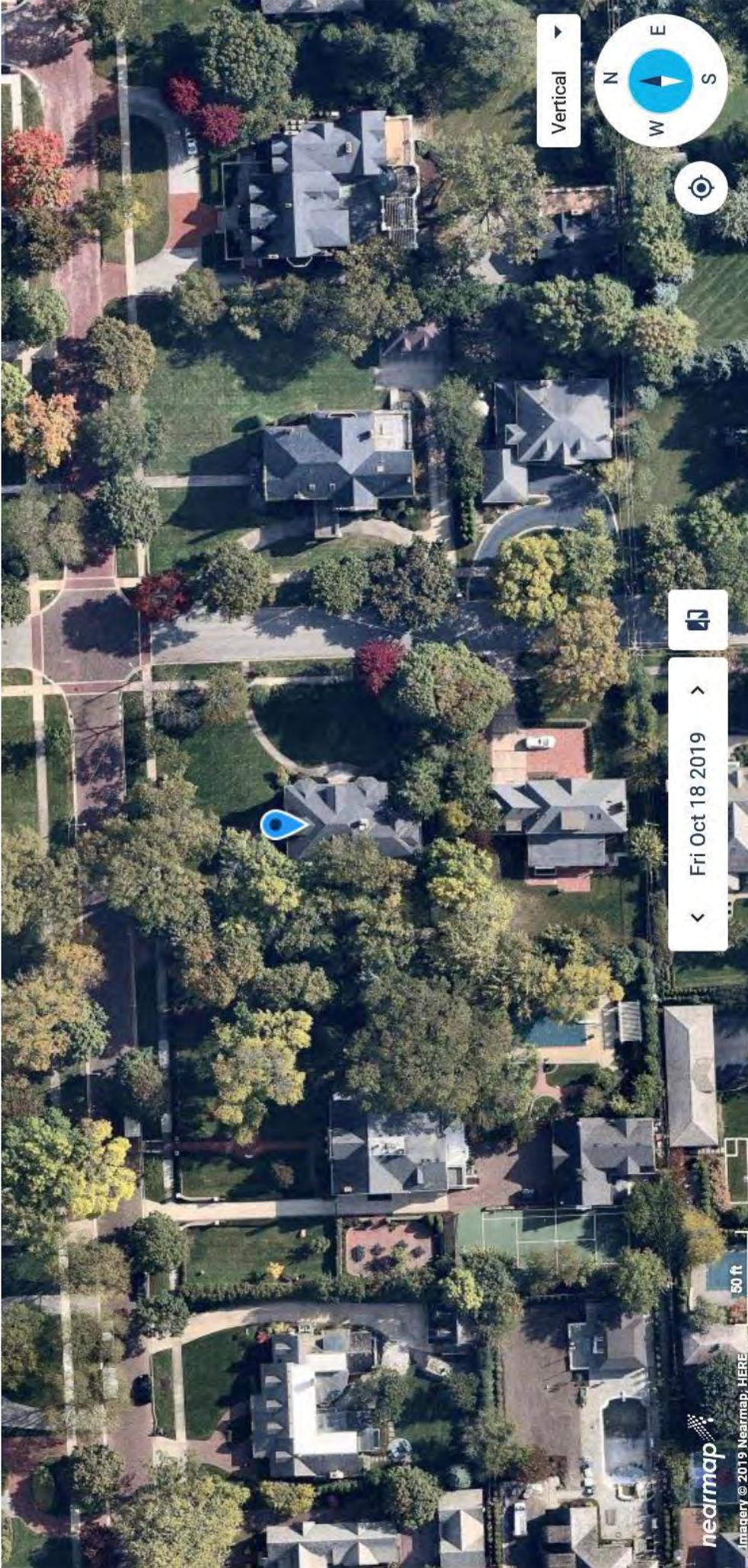
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not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

# Attachment 5: 244 E. 1<sup>st</sup> Street Aerial View





## MEMORANDUM

**DATE:** January 13, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 417 S. Elm Street – Application for Certificate of Appropriateness to Construct a New House in the Robbins Park Historic District – Case HPC-09-2019

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### Summary

The Village of Hinsdale has received an application from Rebrag, Inc., requesting approval for a Certificate of Appropriateness to construct a new house on a vacant residential lot in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for a new structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

The subject property is located on an interior lot on Elm Street. The applicant would like to seek the right to construct a new Code compliant house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, south, east and west. Per the building plan, the nonconforming asymmetrical lot is 9,777 SF in area. The proposed new “spec-house” features “Chicago Common” colored brick with wood sidings in white or derivative of white. The windows and eaves will match the siding.

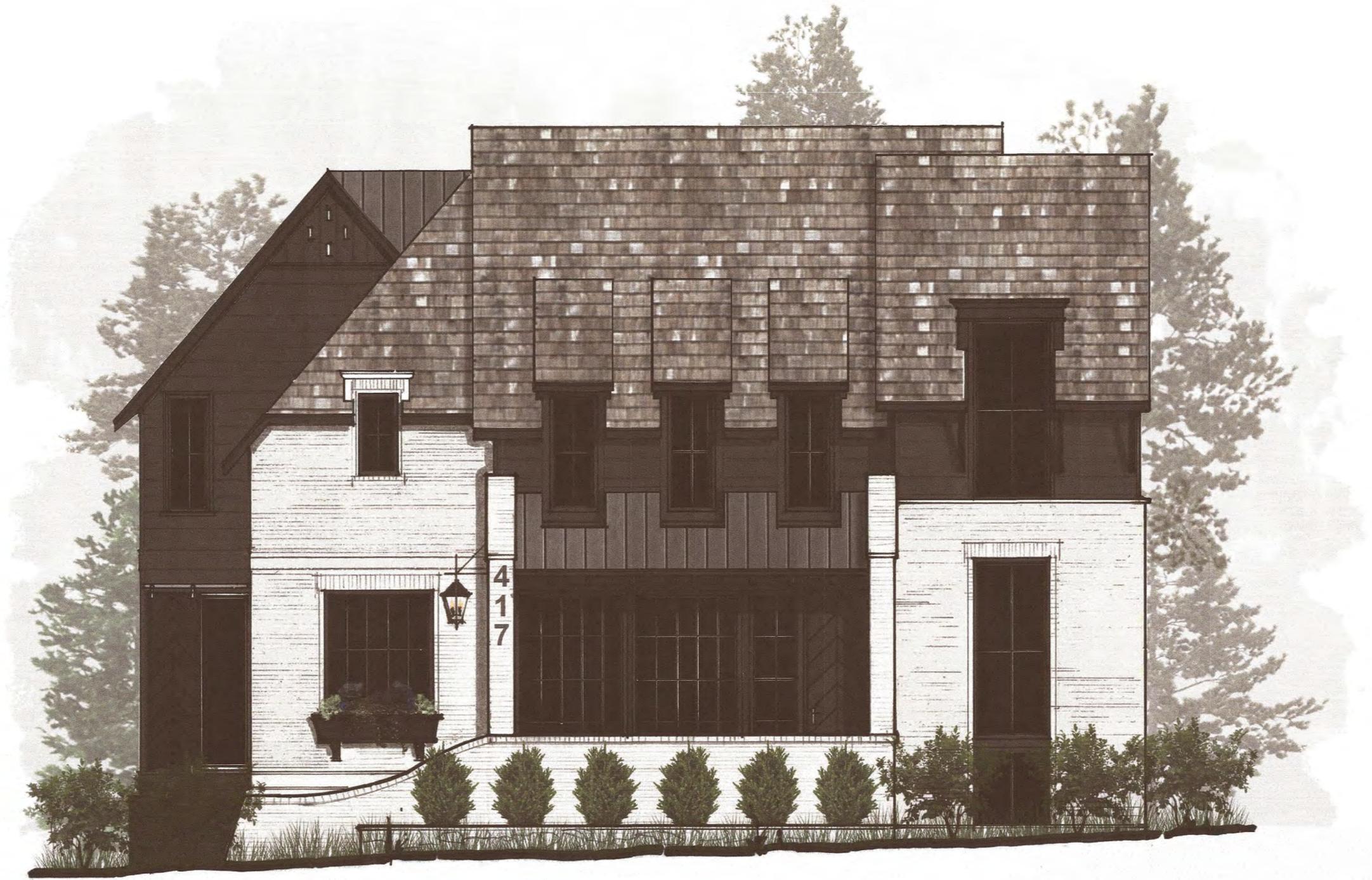
### Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: 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 commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

### Attachments:

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - 417 S. Elm Street Aerial View



**[moment]** DESIGN  
ARCHITECTURE + INTERIORS  
630 828 8161 [www.momentdesign.net](http://www.momentdesign.net)

**GARBER CONSTRUCTION**  
417 ELM STREET  
HINSDALE, IL  
10 21 19

**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:** 417 S. Elm Street, Hinsdale, IL 60521  
**Property Identification Number:** 09-12-225-004

**I. GENERAL INFORMATION**

1. Applicants Name: Rebrag, Inc.  
Address: C/o Garber Construction  
115 S. Vine Street, Hinsdale, IL 60521  
Telephone Number: (630) 863-2503
  
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 - (630) 828-8161  
201 E. Ogden Avenue, Suite 20, Hinsdale, IL 60521  
Attorney: Peter Coules, Jr., and Patrick C. McGinnis, Donatelli & Coules, Ltd. - (630) 920-0406  
15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521  
Builder: Garber Construction - (630) 863-2503  
115 S. Vine, Hinsdale, IL 60521  
Engineer: Landmark Engineering, LLC - (630) 599-3731  
7808 W. 103rd Street, Palos Heights, IL 60465

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Vacant Property
  
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).*

Construct a new single family home to match and compliment the neighboring houses.

Please see the attached plans of the proposed renovations for furth detail and scope of the project. Also attached, as Exhibit "A" is further description of the work proposed.

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4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

  x   No           Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. \_\_\_\_\_

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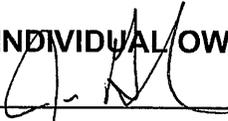
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# CERTIFICATION

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.

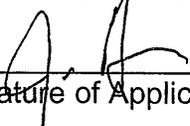
**INDIVIDUAL OWNERS**



\_\_\_\_\_  
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

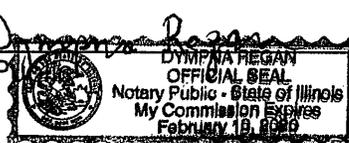
**OTHER**

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

SUBSCRIBED AND SWORN  
to before me this 30 day of

Sept, 2019

Notary P



## Exhibit "A"

Applicant is applying for a "Certificate of Appropriateness" in order to construct a new single family home on the Property commonly known as 417 S. Elm Street, Hinsdale, IL 60521. Presently the Property is vacant. The home to be constructed conforms with the character of the homes that presently exist in the area. The house to be constructed is a "spec-house". The color of the brick will be "Chicago Common" and the wood sidings will be a white or a color that is derivative of white. The windows and eaves will match the siding.

As you can see from the attached drawings the Applicant is seeking no variances. The proposed home's architecture compliments the homes on the block. In fact the homes across the street are much larger and this house will not affect their use or enjoyment and as stated fits the character of the block (one on corner is newer). Also pictures of the houses to the North and South are attached.



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JUL. 03, 2018 RHSP 12:56 PM

DEED \$40.00 09-12-225-004

STAMP AFFIXED

002 PAGES R2018-060957

**TRUSTEE'S DEED**

The above space is for the recorder's use only

*AP-450196AT*

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.** hereby duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 12<sup>th</sup> day of December, 2012 and known as Trust No. BEV-3552 party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to REBRAG, INC parties of the second part whose address is (Address of Grantee) 15252 S. Harlem Avenue, Orland Park, IL 60462 the following described real estate situated in the County of DuPage In the State of Illinois; to wit:

That part of Lot 2, described as follows: Beginning at a point 216 feet Southerly along the East line of Elm Street from the North West corner of Said Lot 2; thence 75 feet in a Southerly direction along said Elm Street; thence East 142.10 feet; thence North 73 feet, more or less, to a point directly East of the point of beginning, in Block 11 in W. Robbin's Park Addition to Hinsdale in the North East ¼ of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded June 12, 1871 as Document 14048, in DuPage County, Illinois.

Property Address: 417 South Elm ~~Street~~ <sup>STREET</sup>, Hinsdale, Illinois 60521

SUBJECT TO: Covenants, condtions and restrictions of record ; taxes not yet due and payable.

(Note: If additional space is required for legal, attach on a separate 8 ½" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining. TO HAVE AND TO HOLD the same unto said parties of the second part.

Permanent Index No.: 09-12-225-004

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Sr. Vice President, this 27<sup>th</sup> day of June, 2018

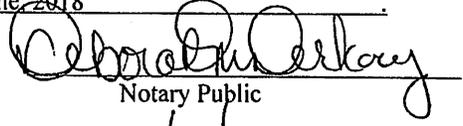
THE CHICAGO TRUST COMPANY  
as Trustee aforesaid, and not personally.

BY: *Linda J. Pitrowski*  
Linda J. Pitrowski, Vice President

ATTEST: *Alyne Polikoff*  
Alyne Polikoff, Sr. Vice President

STATE OF ILLINOIS )  
COUNTY OF Cook )SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that the above named **.Vice President** and **V.P.**  
OF THE CHICAGO TRUST COMPANY, N.A.. Grantor, personally known to me to be  
the same persons whose names are subscribed to the foregoing instrument as such, **.Vice  
President** and **V.P.** respectively, appeared before me this day in person acknowledged  
that they signed and delivered the said instrument as their own free and voluntary acts,  
and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth  
and the said **.Vice President** then and there acknowledged and that said **V.P.-Trust  
Officer** as custodian of the corporate seal of said Bank caused the corporate seal of said  
Bank to be affixed to said instrument as said **V.P.-Trust Officer** own free and voluntary  
act, and as the free and voluntary act of said Bank for the uses and purposes therein set  
forth. Given under my hand and notarial seal this  
27<sup>th</sup> day of June 2018

  
Notary Public

My Commission Expires: 8/21/20



**ADDRESS OF PROPERTY**

417 S. Elm Street  
Hinsdale, Illinois 60521

*Return To!*  
This instrument was prepared by:  
The Chicago Trust Company, N.A.  
Linda J. Pitrowski, Vice President  
10258 S. Western Avenue  
Chicago, Illinois 60643

Mail subsequent tax bills to:

*REBRAG, INC  
115 S. VINE ST  
HINSDALE IL 60521*

REAL ESTATE TRANSFER TAX		03-Jul-2018
	COUNTY:	437.50
	ILLINOIS:	875.00
	TOTAL:	1,312.50
09-12-225-004	20180602296817	0-736-676-640

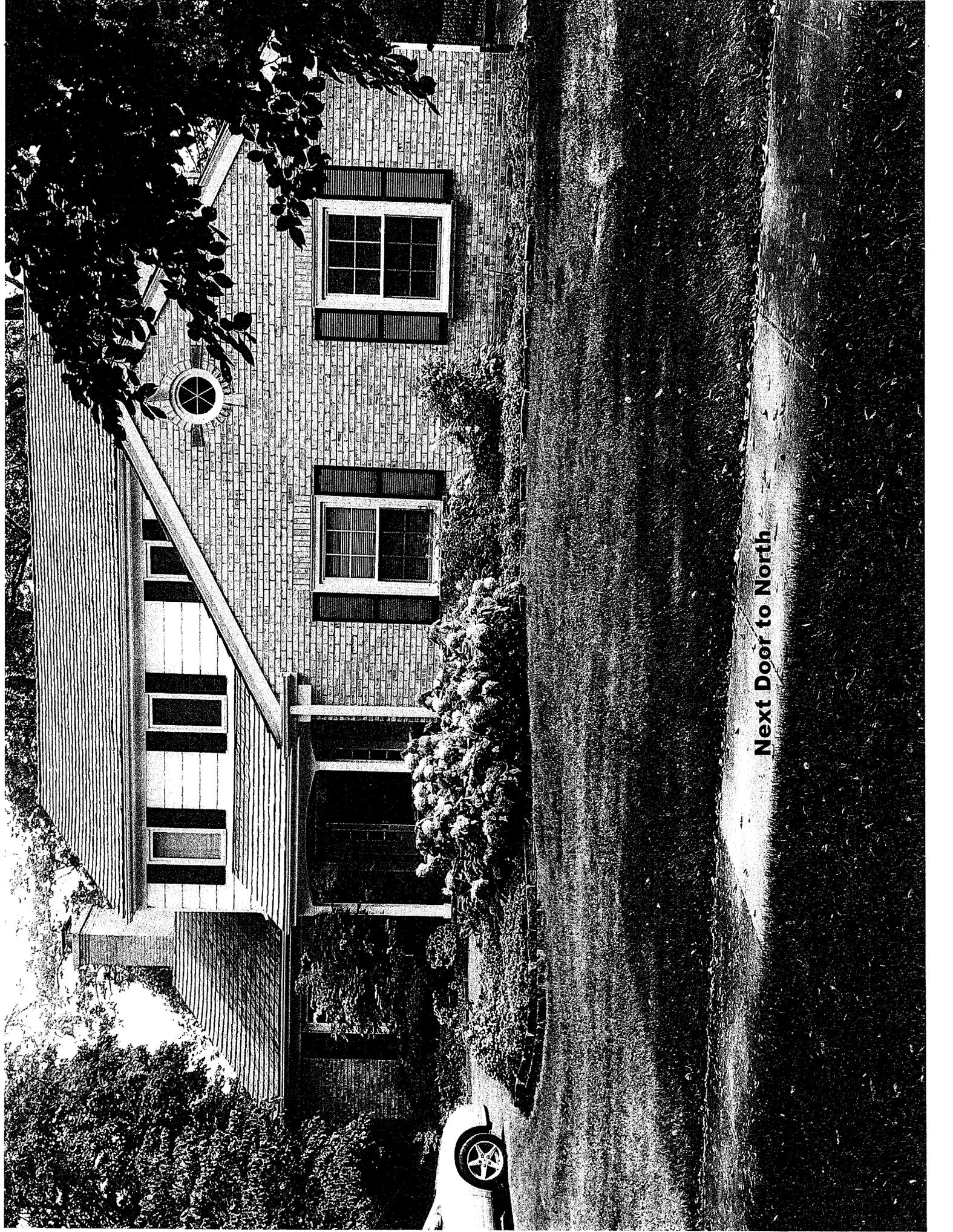
*am \$1312.50*



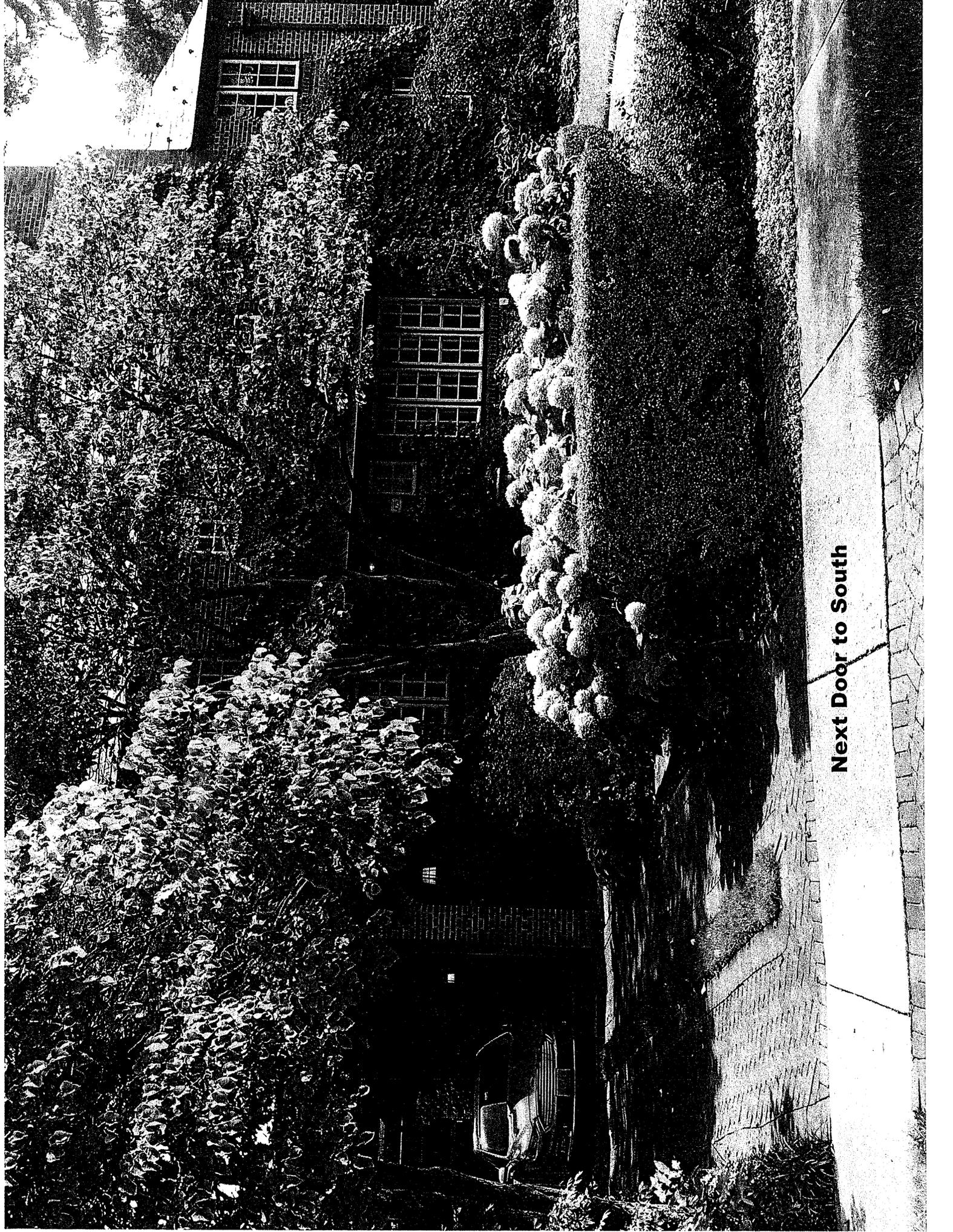
**G**  
GARBER  
CONSTRUCTION

604.180.5012  
WWW.GARBERCONSTRUCTION.COM

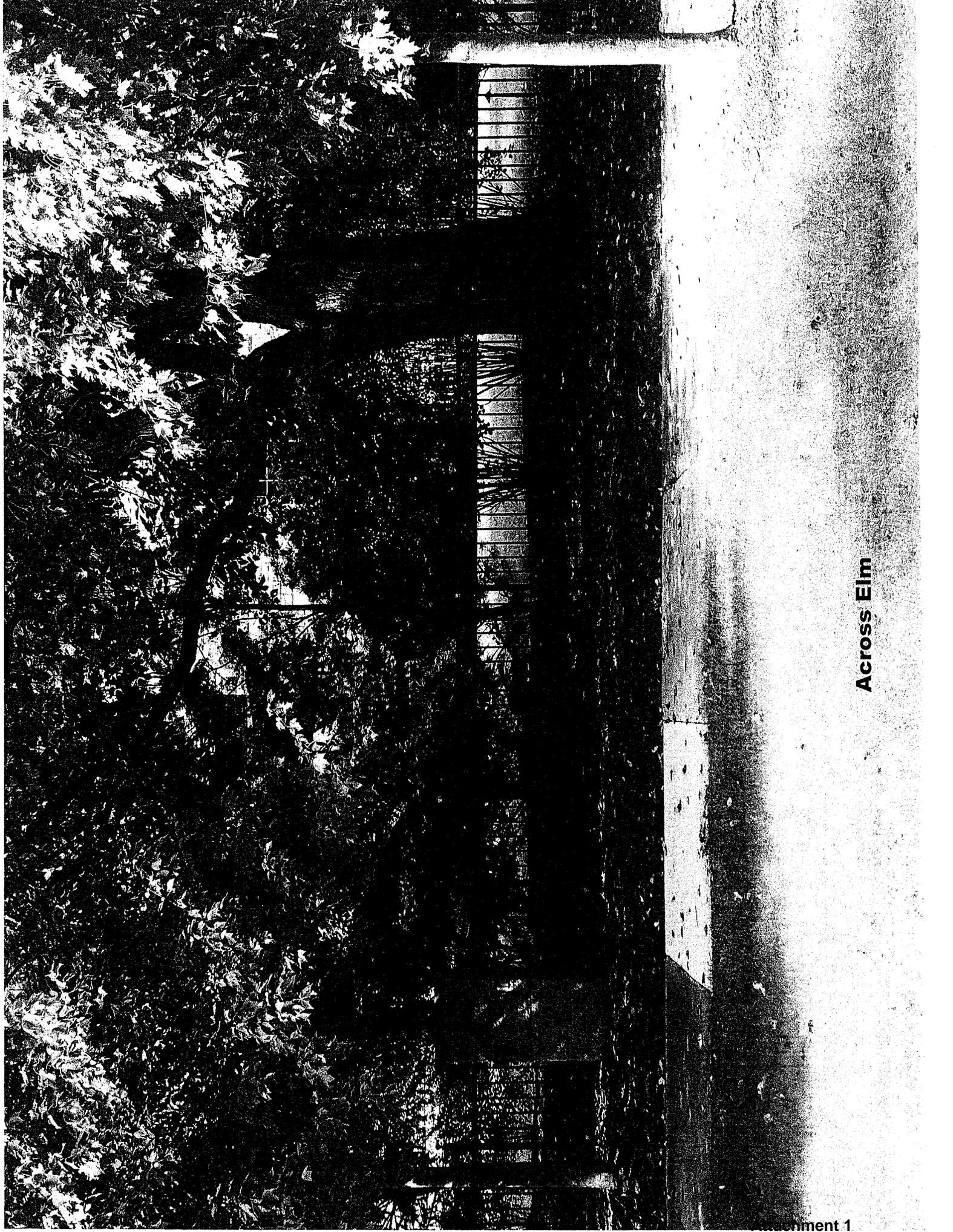
Subject Property



**Next Door to North**



**Next Door to South**



**Across Elm**



Other House Across Street



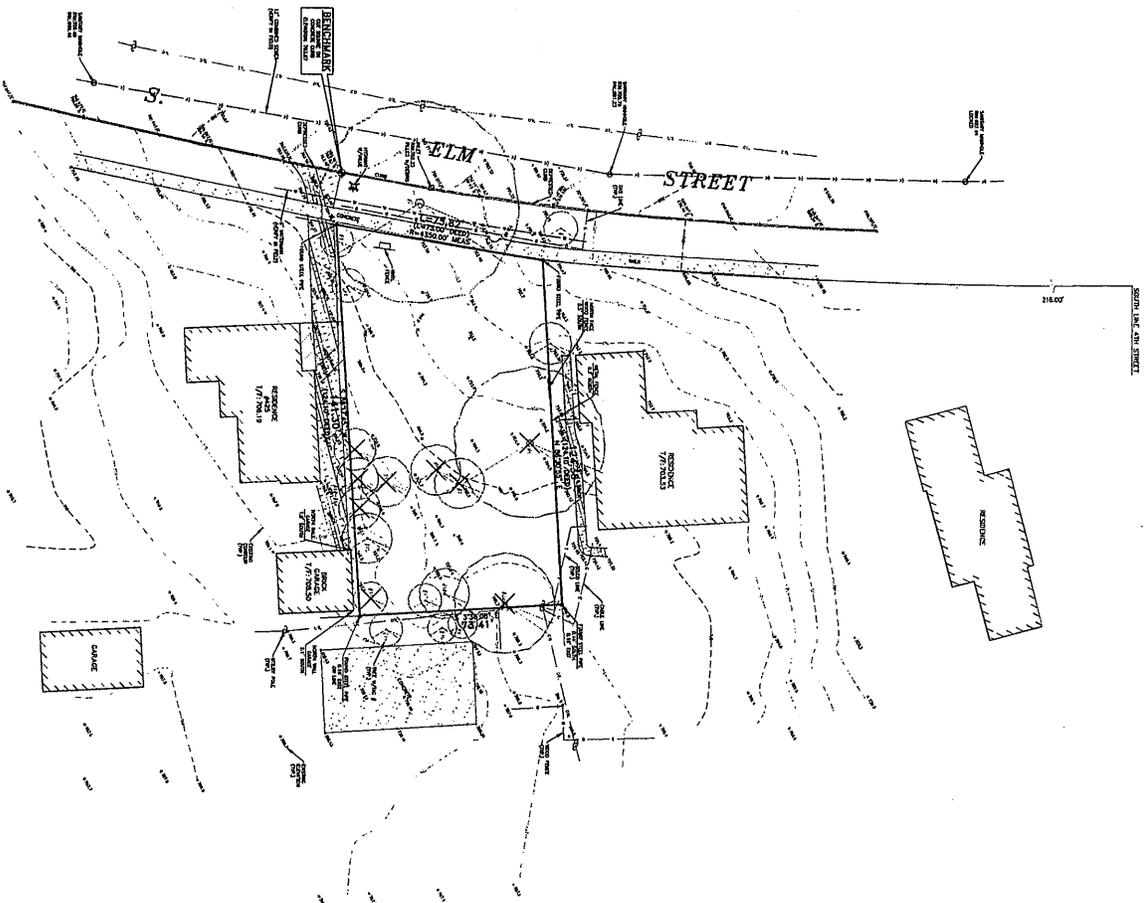




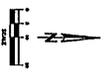
LOT COVERAGE DATA  
 LOT AREA: 9,777 S.F. AREA: 0.22  
 PROPOSED IMPROVEMENTS AREA: 4,772 S.F.  
 PROPOSED % IMPROVEMENTS: 48.8%



ADDRESS  
 310 E. 4TH STREET  
 423 S. ELM STREET  
 303 E. 6TH STREET  
 AVERAGE SETBACK ON ELM STREET = 34.6'  
 (AVERAGE EXCLUDES 310 E. 4TH STREET AND 411 S. ELM STREET)



- NOTES**
1. SETBACKS, LOT COVERAGE, LOT AREA, AND STREETS, ADJACENT AREAS, AND SPACES ARE BASED ON RECORD PLANS AND SURVEY DATA. SETBACKS, LOT COVERAGE, LOT AREA, AND STREETS, ADJACENT AREAS, AND SPACES DETERMINED BY GPS MEASUREMENT.
  2. EXISTING SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
  3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HINSDALE ZONING ORDINANCE. THE LOCAL DESCRIBING SHOWN HEREON IS BASED ON WORKSHEET 18-02-055 FOR LAND ACQUISITION AND THE SHOWN AREAS OF NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HINSDALE ZONING ORDINANCE. THE LOCAL DESCRIBING SHOWN HEREON IS BASED ON WORKSHEET 18-02-055 FOR LAND ACQUISITION AND THE SHOWN AREAS OF NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HINSDALE ZONING ORDINANCE.
  4. NO APPROPRIATIONS SHOULD BE CONSIDERED ON THE BASIS OF THE PLAN ALONE AND NO PERMITS, LICENSES OR VIEWS SHOULD BE ASSUMED ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

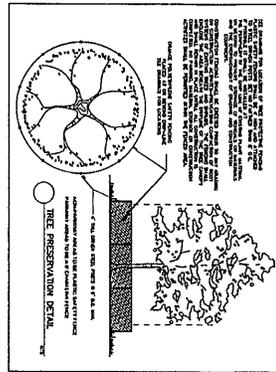


18-02-055  
 SHEET  
 2 of 6  
 DRAWN BY: T.M.  
 CHECKED BY: M.M.

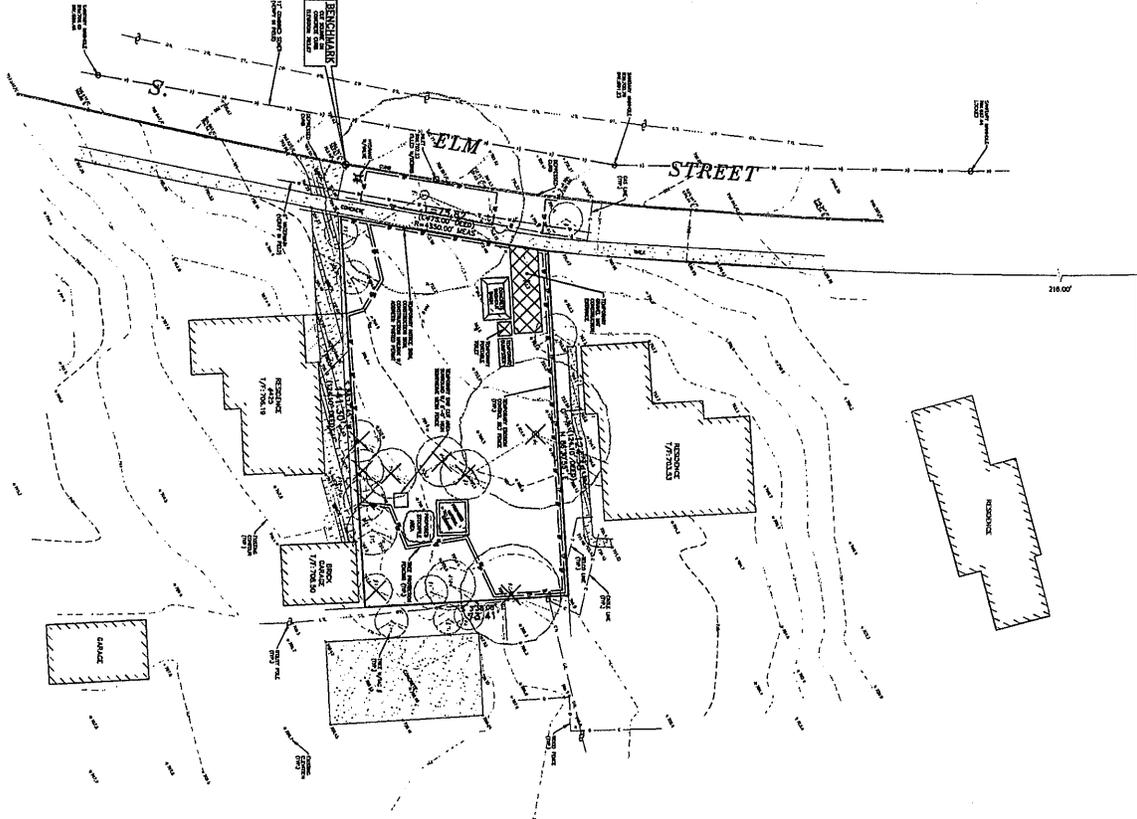
ENGINEERING IMPROVEMENT PLANS  
 417 S. ELM STREET - HINSDALE, IL  
 EXISTING CONDITIONS & DEMOLITION PLAN

**LANDMARK**  
 ENGINEERING LLC  
 2908 WEST 103RD STREET  
 PALOS HILLS, ILLINOIS 60465-1529  
 Phone: (708) 599-3725  
 Fax: (708) 599-2281

DATE	REVISIONS	REV. BY
5/14/10	ISSUED FOR REVIEW	M.L.



- VALUABLE FORESTRY NOTES**
1. ALL WORK SHALL BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.
  2. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  3. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  4. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
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  19. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  20. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  21. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  22. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  23. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  24. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.
  25. THE PRESERVATION ZONE SHALL BE ESTABLISHED AS A CIRCLE WITH A DIAMETER EQUAL TO THE HEIGHT OF THE TREE.



Tree #	Common Name	Scientific Name	Height	Condition	Notes	Preservation Method
1	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
2	White Oak	Quercus alba	10'	Good	Preserve	Preserve
3	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
4	White Oak	Quercus alba	12'	Good	Preserve	Preserve
5	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
6	White Oak	Quercus alba	12'	Good	Preserve	Preserve
7	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
8	White Oak	Quercus alba	10'	Good	Preserve	Preserve
9	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
10	White Oak	Quercus alba	15'	Good	Preserve	Preserve
11	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
12	White Oak	Quercus alba	12'	Good	Preserve	Preserve
13	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
14	White Oak	Quercus alba	10'	Good	Preserve	Preserve
15	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
16	White Oak	Quercus alba	15'	Good	Preserve	Preserve
17	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
18	White Oak	Quercus alba	12'	Good	Preserve	Preserve
19	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
20	White Oak	Quercus alba	10'	Good	Preserve	Preserve
21	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
22	White Oak	Quercus alba	15'	Good	Preserve	Preserve
23	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
24	White Oak	Quercus alba	12'	Good	Preserve	Preserve
25	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
26	White Oak	Quercus alba	10'	Good	Preserve	Preserve
27	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
28	White Oak	Quercus alba	15'	Good	Preserve	Preserve
29	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
30	White Oak	Quercus alba	12'	Good	Preserve	Preserve
31	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
32	White Oak	Quercus alba	10'	Good	Preserve	Preserve
33	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
34	White Oak	Quercus alba	15'	Good	Preserve	Preserve
35	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
36	White Oak	Quercus alba	12'	Good	Preserve	Preserve
37	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
38	White Oak	Quercus alba	10'	Good	Preserve	Preserve
39	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
40	White Oak	Quercus alba	15'	Good	Preserve	Preserve
41	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
42	White Oak	Quercus alba	12'	Good	Preserve	Preserve
43	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
44	White Oak	Quercus alba	10'	Good	Preserve	Preserve
45	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
46	White Oak	Quercus alba	15'	Good	Preserve	Preserve
47	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
48	White Oak	Quercus alba	12'	Good	Preserve	Preserve
49	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
50	White Oak	Quercus alba	10'	Good	Preserve	Preserve
51	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
52	White Oak	Quercus alba	15'	Good	Preserve	Preserve
53	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
54	White Oak	Quercus alba	12'	Good	Preserve	Preserve
55	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
56	White Oak	Quercus alba	10'	Good	Preserve	Preserve
57	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
58	White Oak	Quercus alba	15'	Good	Preserve	Preserve
59	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
60	White Oak	Quercus alba	12'	Good	Preserve	Preserve
61	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
62	White Oak	Quercus alba	10'	Good	Preserve	Preserve
63	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
64	White Oak	Quercus alba	15'	Good	Preserve	Preserve
65	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
66	White Oak	Quercus alba	12'	Good	Preserve	Preserve
67	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
68	White Oak	Quercus alba	10'	Good	Preserve	Preserve
69	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
70	White Oak	Quercus alba	15'	Good	Preserve	Preserve
71	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
72	White Oak	Quercus alba	12'	Good	Preserve	Preserve
73	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
74	White Oak	Quercus alba	10'	Good	Preserve	Preserve
75	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
76	White Oak	Quercus alba	15'	Good	Preserve	Preserve
77	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
78	White Oak	Quercus alba	12'	Good	Preserve	Preserve
79	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
80	White Oak	Quercus alba	10'	Good	Preserve	Preserve
81	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
82	White Oak	Quercus alba	15'	Good	Preserve	Preserve
83	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
84	White Oak	Quercus alba	12'	Good	Preserve	Preserve
85	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
86	White Oak	Quercus alba	10'	Good	Preserve	Preserve
87	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
88	White Oak	Quercus alba	15'	Good	Preserve	Preserve
89	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
90	White Oak	Quercus alba	12'	Good	Preserve	Preserve
91	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
92	White Oak	Quercus alba	10'	Good	Preserve	Preserve
93	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
94	White Oak	Quercus alba	15'	Good	Preserve	Preserve
95	Red Oak	Quercus rubra	10'	Good	Preserve	Preserve
96	White Oak	Quercus alba	12'	Good	Preserve	Preserve
97	Red Oak	Quercus rubra	15'	Good	Preserve	Preserve
98	White Oak	Quercus alba	10'	Good	Preserve	Preserve
99	Red Oak	Quercus rubra	12'	Good	Preserve	Preserve
100	White Oak	Quercus alba	15'	Good	Preserve	Preserve

THIS PLAN INCORPORATES ALL REASONABLE STEPS NECESSARY TO MINIMIZE DAMAGE TO TREES ON PROPERTY ADJACENT TO THIS PRESERVATION TREE PRESERVATION PLAN WAS CREATED UNDER THE DIRECTION OF PAUL THORUM (ENGINEER/LANDSCAPE) DATE: 7/26/17

<p>ENGINEERING IMPROVEMENT PLANS 417 S. ELM STREET - HINSDALE, IL EROSION CONTROL &amp; TREE PRESERVATION PLAN</p>	<p><b>LANDMARK</b> ENGINEERING LLC 1400 N. STATE STREET, SUITE 200 PALM HILLS, ILLINOIS 62453-1529 TEL: (618) 398-1500 FAX: (618) 398-1501</p>	<p>DATE: 8/14/19 REVISIONS: ISSUED FOR REVIEW REV. BY: M.L.</p>
<p>DESIGNED BY: M.L. CHECKED BY: M.L. DRAWN BY: T.G. SCALE: AS SHOWN SHEET: 3 OF 6 18-07-008</p>		

**LOT COVERAGE DATA**  
 LOT AREA: 3,277 S.F.  
 EXISTING IMPERVIOUS AREA: 2,572 S.F.  
 PROPOSED IMPERVIOUS AREA: 4,827 S.F.

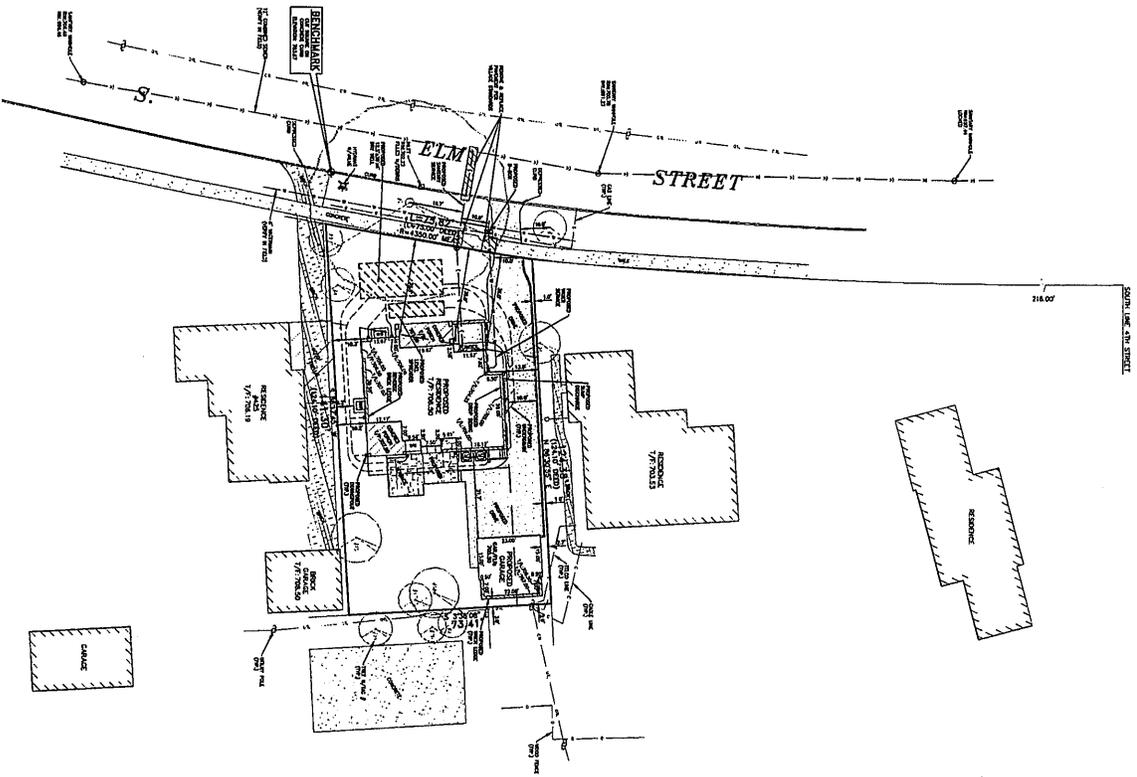
**PROPOSED IMPERVIOUS AREA EXHIBIT**  
 RESURFACE: 1,748 S.F.  
 DETACHED GARAGE: 489 S.F.  
 FRONT COVERED PORCH: 1,827 S.F.  
 REAR COVERED PORCH: 158 S.F.  
 STUCCO THERMAL WALL: 172 S.F.  
 STUCCO: 172 S.F.  
 TOTAL: 4,772 S.F.

**VOLUME CONTROL BMP CALCULATIONS**  
 NEW IMPERVIOUS: 4,772 S.F.  
 REQUIRED STORAGE VOLUME: 497 C.F.  
 (NEW IMPERVIOUS X 1.25)  
 (12.5% OF 1" OF RAIN FELL)  
 @ 25% (LOSS)

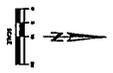
**ADDRESS**  
 310 E. 4TH STREET  
 413 S. ELM STREET  
 303 E. 6TH STREET

**SETBACK**  
 (16'-4")  
 (11'-2")  
 (14'-3")  
 (4'-3")

AVERAGE SETBACK ON ELM STREET = 34.6'  
 (AVERAGE EXCLUDES 310 E. 4TH STREET AND 411 S. ELM STREET)



- NOTES**
1. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND DIMENSIONS ARE SHOWN IN METERS AND DECIMAL PARTS THEREOF. DIMENSIONS ARE ESTABLISHED BY GPS MEASUREMENT.
  2. ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), AS DETERMINED BY LOCAL COAST OBSERVATIONS.
  3. THE LOCAL ELEVATION DATUM FOR THE AREA OF THE PROPERTY IS THE LOCAL ELEVATION DATUM FOR THE AREA OF THE PROPERTY. THE LOCAL ELEVATION DATUM FOR THE AREA OF THE PROPERTY IS THE LOCAL ELEVATION DATUM FOR THE AREA OF THE PROPERTY.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE ARE TO FACE UNLESS OTHERWISE NOTED.



DRAWING NO. 724 DESIGNED BY: M.L. CHECKED BY: B.M.	<b>ENGINEERING IMPROVEMENT PLANS</b> <b>417 S. ELM STREET - HINSDALE, IL</b> <b>PROPOSED GEOMETRY &amp; UTILITY PLAN</b>		 <b>LANDMARK</b> ENGINEERING LLC 7000 WEST 163RD STREET PALM HILLS, ILLINOIS 60465-1529 Phone: (708) 598-2291 Fax: (708) 598-2291	DATE 5/14/19	REVISIONS ISSUED FOR REVIEW	REV. BY M.L.
	SHEET <b>4</b> of <b>6</b> 18-07-035					

**LOT COVERAGE DATA**  
 LOT AREA: 9,277 S.F.  
 EXISTING IMPERVIOUS AREA: 9,277 S.F.  
 PROPOSED IMPERVIOUS: 48.82

**PROPOSED IMPERVIOUS AREA EXHIBIT**  
 PROPOSED: 1,344 S.F.  
 DEMOLISHED GARAGE: 1,489 S.F.  
 FRONT COVERED PORCH: 1,697 S.F.  
 REAR COVERED PORCH: 158 S.F.  
 ROOF TERRACE: 175 S.F.  
 STUCCO & TYPICAL: 4,722 S.F.

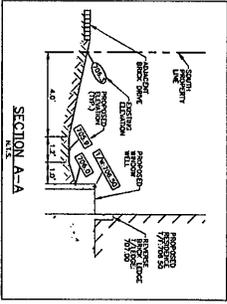
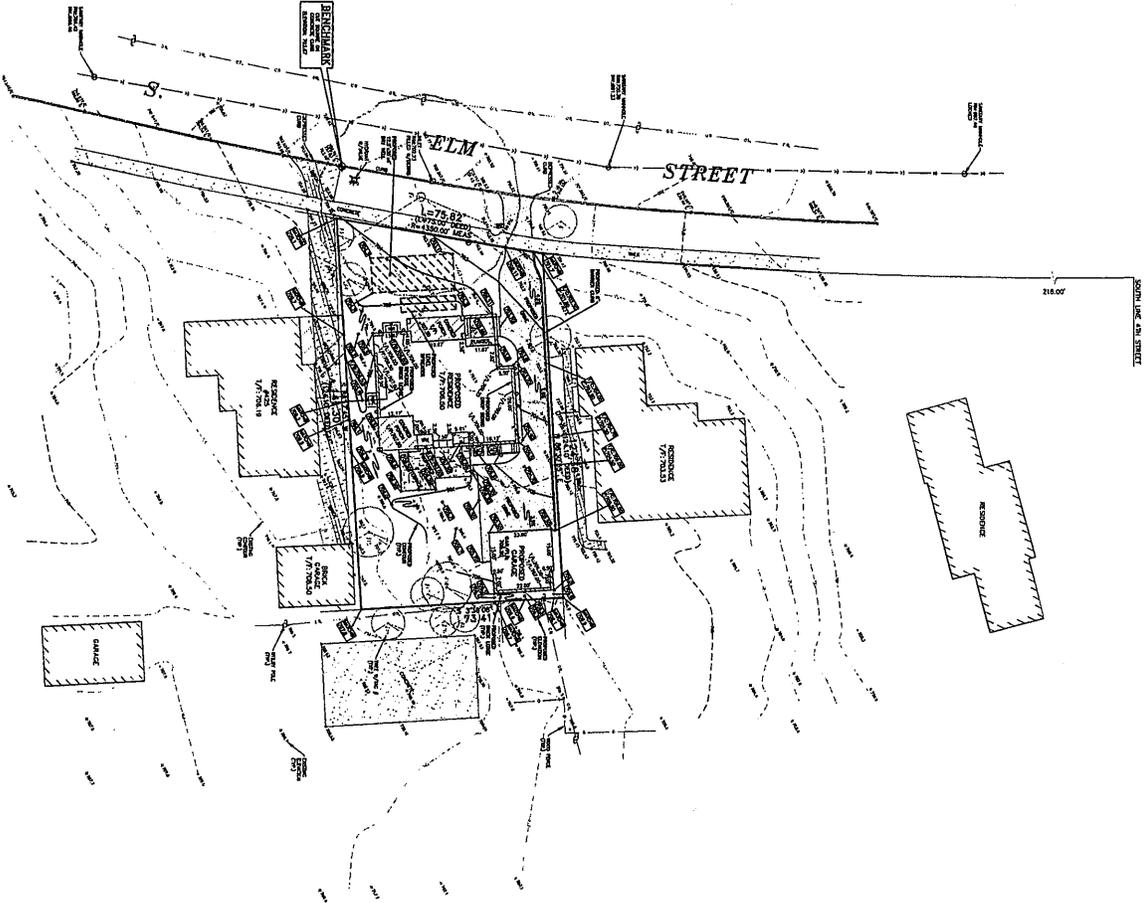
**AVERAGE EXISTING ELEVATION**  
 8. PROPOSED RESIDENCE CORNERS  
 SOUTHWEST CORNER: 704.0  
 NORTHWEST CORNER: 703.4  
 SOUTHWEST CORNER: 705.6  
 AVERAGE ELEVATION: 704.8

**AVERAGE EXISTING ELEVATION**  
 9. PROPOSED GARAGE CORNERS  
 NORTHWEST CORNER: 705.4  
 SOUTHWEST CORNER: 706.0  
 SOUTHWEST CORNER: 706.0  
 AVERAGE ELEVATION: 705.9

**ADDRESS**  
 310 E. 4TH STREET  
 423 S. ELM STREET  
 303 E. 6TH STREET

**SETBACK**  
 (46.4')  
 (46.4')  
 (46.4')  
 (46.4')  
 (46.4')

AVERAGE SETBACK ON ELM STREET = 34.6'  
 (AVERAGE EXCLUDES 310 E. 4TH STREET AND 411 S. ELM STREET)



- NOTES**
1. RESOURCES ARE SHOWN IN SETBACK FROM THE PROPERTY LINE AND SHOWN AS SETBACKS ON LINED LOT AND SHOWN AS SETBACKS ON SHOWN PLANS. COORDINATES, MODEL, ELEVATIONS, AND OTHER INFORMATION IS TO BE OBTAINED FROM THE CITY ENGINEER'S OFFICE.
  2. EXISTING AND PROPOSED ELEVATIONS ARE BASED ON THE DATUM OF 1988.
  3. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS PLAN. THE DATA DESCRIBED HEREIN IS BASED ON THE BEST AVAILABLE INFORMATION FOR BUILDING LINES, ELEVATIONS AND RESTRICTIONS NOT SHOWN HEREIN. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY ANY OTHER PARTY.
  4. NO IMPROVEMENTS SHOULD BE CONSIDERED ON THE BASIS OF THIS PLAN UNLESS THE ENGINEER HAS BEEN ADVISED BY THE CITY ENGINEER'S OFFICE OF ANY CHANGES TO THE COMMITMENT OF ANY CONSTRUCTION.

5 of 6 8-07-2008	<b>ENGINEERING IMPROVEMENT PLANS</b> <b>417 S. ELM STREET - HINSDALE, IL</b> <b>PROPOSED GRADING PLAN</b>	<b>LANDMARK</b> ENGINEERING, LLC 1300 WEST 150TH STREET PALM HILLS, ILLINOIS 60462-1029 Phone: (708) 596-2777 Fax: (708) 596-2297	DATE 5/14/18	REVISIONS ISSUED FOR REVIEW	REV. BY M.L.

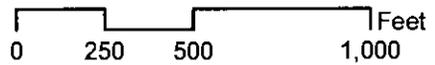
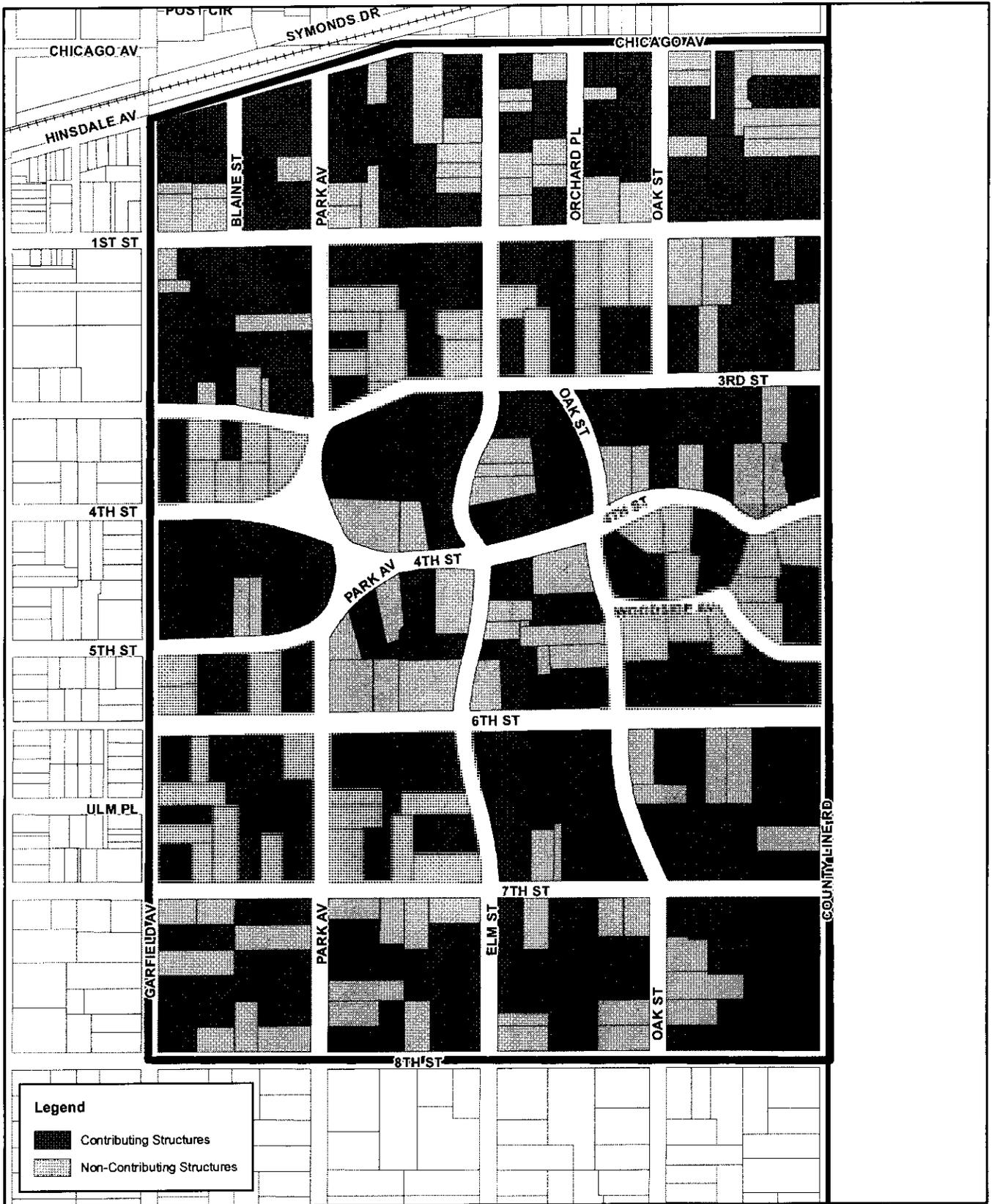




Reclaimed Chicago Common Brick



# ROBBINS PARK HISTORIC DISTRICT



## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

#### **A. General Standards:**

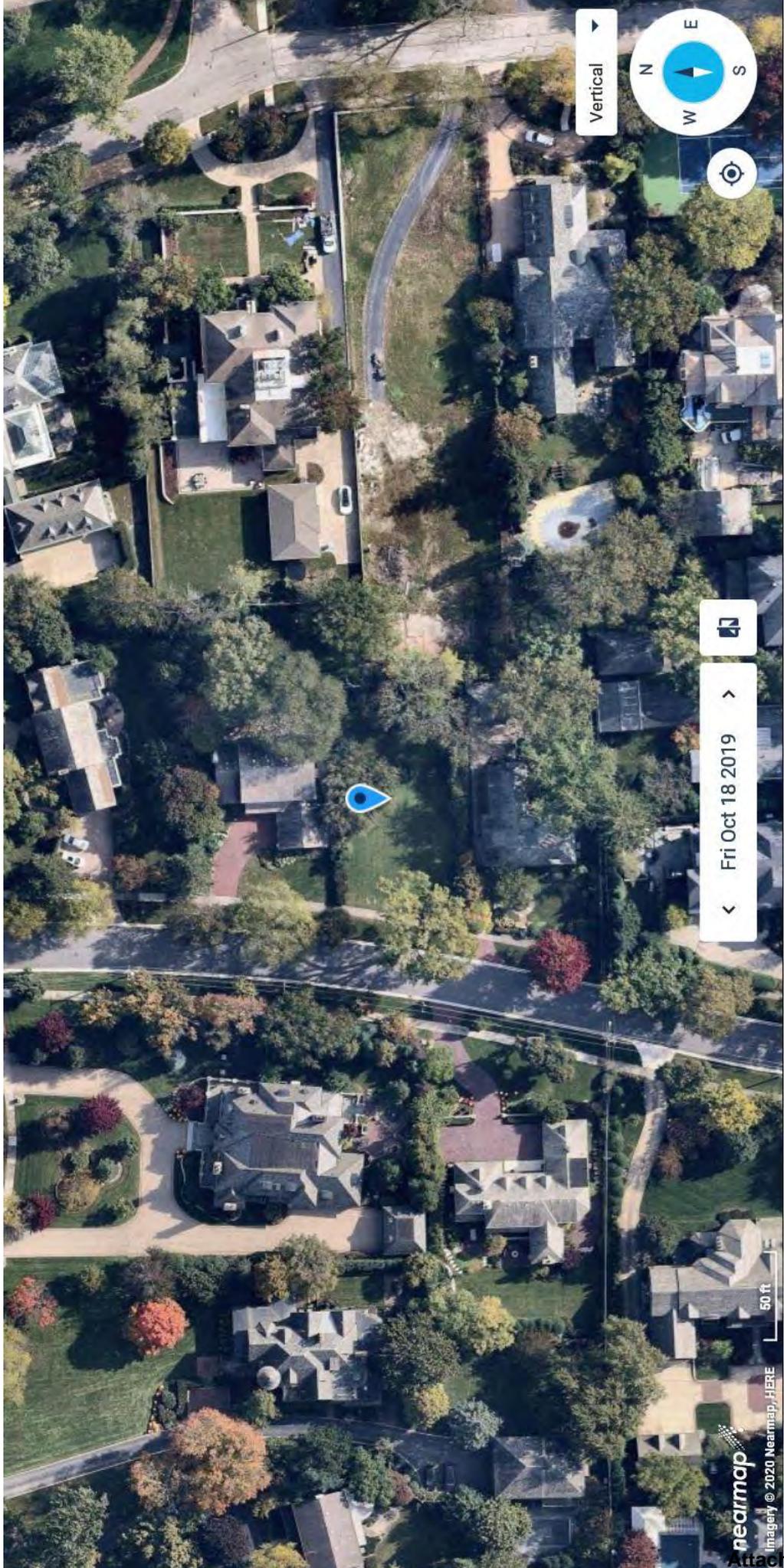
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not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

# Attachment 5: 417 S. Elm Street Aerial View





## MEMORANDUM

**DATE:** January 13, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 304 S. Lincoln Street – Certificate of Appropriateness Application for Landmarked Home Review for a retroactive construction permit for garage work on existing home addition.

---

### Summary

The Village of Hinsdale has received an application from Peter Coules, representing the owner of 304 S. Lincoln Street, requesting approval for a Certificate of Appropriateness (CoA) to change a design on the garage. Per the applicant, the garage is part of an addition not originally part of the local landmark consideration (Attachment 2). In 2016, the homeowner was approved for a CoA to construct a new porch and balustrade in the front yards, and a new screened porch and chimney in the side yard. Per Code, no alteration or permits shall be issued for any physical modifications of the exterior architectural appearance of a landmarked home without a CoA by the Historic Preservation Commission (HPC).

### Request and Analysis

The subject property is on a corner lot facing S. Lincoln Street and W. Third Street, and features a 2.5-story brick facade house constructed in 1885 in a Gothic Revival style. The home was locally landmarked in 2005 and has significant historic value due to its Gothic Revival style and embodies elements of design, detail, and materials. This request pertains to a raised header on the center garage door, by 2 feet, and includes an additional panel. Per the applicant, the door continues to match the garage doors on each side. The same bricks were used around the garage door as well. The home is located in the R-4 Single Family Residential District and borders the same to the north, east, west and south.

### Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which



## MEMORANDUM

the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 6.

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Exhibits from 2005 Approved Designation as Landmark Building
- Attachment 3 - Zoning Map and Project Location
- Attachment 4 - Aerial View of 304 S. Lincoln Street
- Attachment 5 - Street View of 304 S. Lincoln Street
- Attachment 6 - Title 14, Section 14-5-2: Criteria (A) and (B)

**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: 304 S. Lincoln St., Hinsdale, IL 60521  
Property Identification Number: 09-12-117-004

**I. GENERAL INFORMATION**

1. Applicants Name: Joseph Peterchak  
Address: 304 S. Lincoln St.  
Hinsdale, IL 60521  
Telephone Number: (708) 912-6649
  
2. Owner of Record (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
  
3. Others involved in project (include, name, address and telephone number):  
Architect: Caprio Prisby Architectural Design  
106 S. Washington St., #3, Hinsdale, IL 60521 - 630-323-7554  
Attorney: Peter Coules, Jr., Donatelli & Coules, Ltd. - (630) 920-0406  
15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Property is in good condition and is well maintained.

2. Property Designation:

Listed on the National Register of Historic Places?           YES      x   NO  
Listed as a Local Designated Landmark?                  x   YES           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).*

Applicant is seeking approval of a design change on their property, as they raised the height of the header on the center garage door an additional 24" and an additional garage door panel was added with glazing.

The garage is included as part of an addition on the house and not part of the house that is listed as a designated landmark. Further, it does not change the height nor pitch of the roofline and is not noticeable.

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

No  Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

# 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]* (Att.)  
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 20<sup>th</sup> day of

December, 2019.

*[Signature]*  
Notary Public



## Exhibit "A"

Applicant is applying for a "Certificate of Appropriateness" in order to obtain design change approval from the Village for the property commonly known as 304 S. Lincoln St., Hinsdale, IL 60521. Applicant raised the height of the header on their center garage door an additional 24" and an additional panel was added to the garage door. The door continues to match the garage doors on each side and the appearance of the previous door. Applicant used the same bricks around the garage door as well.

The existing home is a Local Designed Landmark, however the owners do not receive any tax benefits for such designation. The home is not on the National Registry of Historic Places. The design change in no way affects any historical nature of the house.









Attachment 1

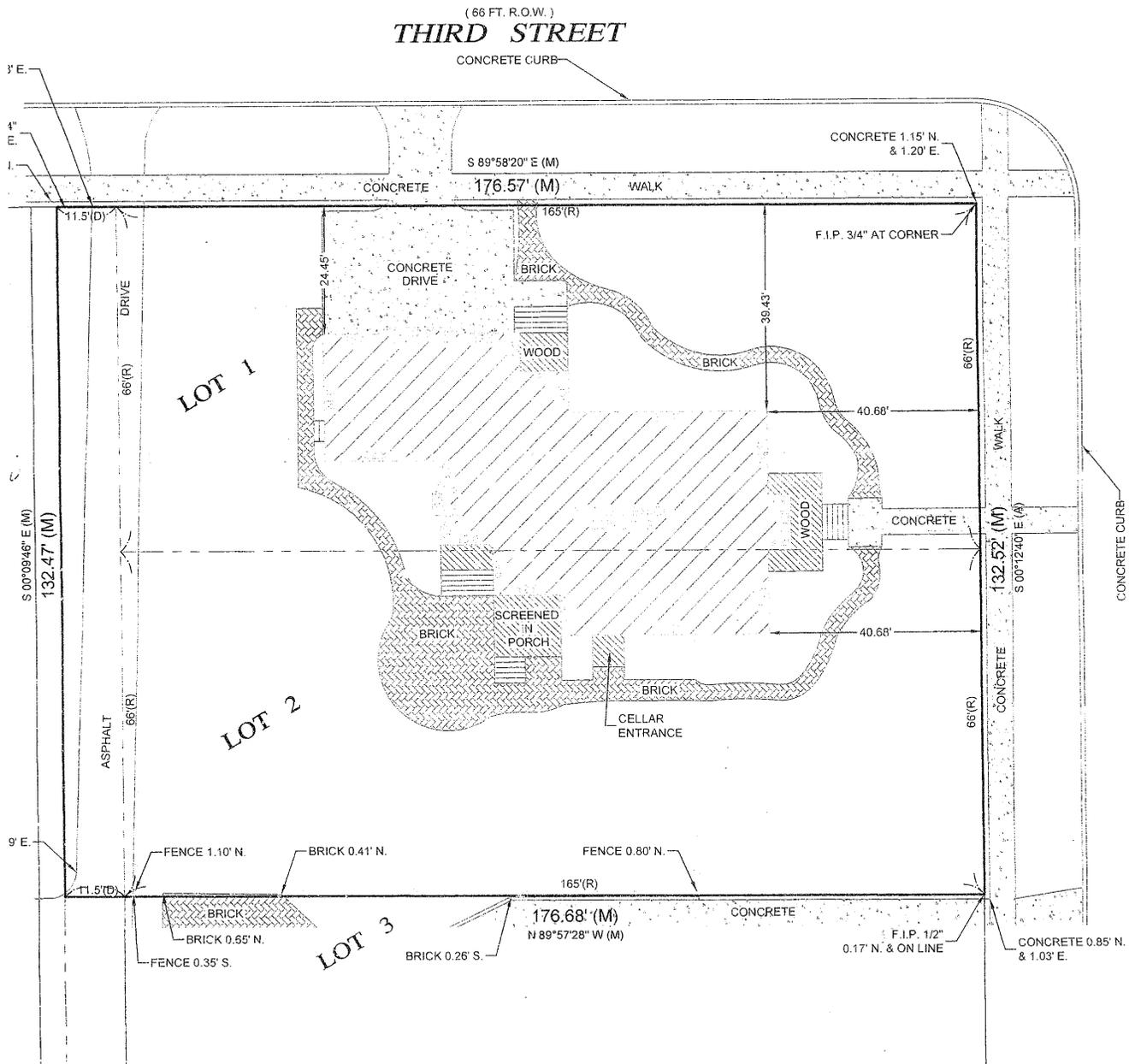
# MORRIS

515 WARRENVILLE ROAD, LISLE, ILLINOIS 60532  
 MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599  
 EMAIL: SURVEY@ECIVIL.COM WEBSITE: ECIVIL.COM

1 AND 2 IN SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

11.5 FEET WIDE WEST AND ADJOINING SAID LOTS 1 AND 2 OF SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 IN THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892, IN DUPAGE COUNTY, ILLINOIS

AREA OF SURVEY:  
 \*CONTAINING 23,402 SQ. FT. OR 0.54 ACRES MORE OR LESS\*



- NOTE:
1. ALL TIES SHOWN ON THIS PLAT ARE TO THE BUILDING'S SIDING (WOOD, METAL, ETC.) AND NOT TO THE FOUNDATION UNLESS NOTED OTHERWISE.
  2. ROOF LINES AND OVERHANGS ARE NOT SHOWN HEREON.
  3. COMPARE ALL DISTANCES WITH THE PLAT FOR ANY DISCREPANCIES.
  4. NO DIMENSIONS SHALL BE



Chicago Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY  
TENANTS BY THE ENTIRETY**

17017920RL

1 OF 3

CHARGE C.T.I.C. DUPAGE



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

DEC. 14, 2017  
QCD

RHSP

11:13 AM

\$40.00 09-12-117-004

**003 PAGES R2017-127702**

THE GRANTOR, JEANNE M. PICERNE, MARRIED TO JOSEPH PETERCHAK, of the Village of Hinsdale, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, coveys and warrants to JOSEPH PETERCHAK AND JEANNE M. PICERNE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of 304 S. Lincoln Street, Hinsdale IL 60521 of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in DuPage County in the State of Illinois, to wit:

**PARCEL 1:**

LOTS 1 AND 2 IN SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**

A STRIP 11.5 FEET WIDE WEST AND ADJOINING SAID LOTS 1 AND 2 OF SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 IN THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

***SUBJECT TO:***

Covenants, conditions and restrictions of record; General real estate taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number: 09-12-117-004

Address of Real Estate: 304 S. LINCOLN STREET, HINSDALE IL 60521

Dated this 8<sup>th</sup> day of December, 2017.

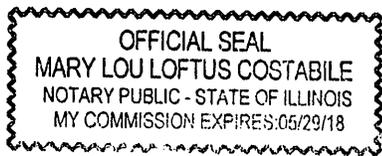
Dated this 8<sup>th</sup> day of December, 2017.

Jean M. Picerne  
JEANNE M. PICERNE

STATE OF ILLINOIS, COUNTY OF DUPAGE, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JEANNE M. PICERNE, married to Joseph Peterchak, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8<sup>th</sup> day of December, 2017.



Mary Lou Loftus Costabile (Notary Public)

**Prepared By:**  
HUBERT J. LOFTUS, LTD.  
ATTORNEY STEPHEN J. LINK  
1001 W. LAKE STREET  
SUITE A  
ADDISON IL 60101

Exempt under provisions of Paragraph e  
Section 31-45. Property Tax Code.  
12-8-17 Jean M. Picerne  
Date Buyer Seller or Representative

**Mail To:**  
JOSEPH PETERCHAK AND JEANNE M. PICERNE  
304 S. LINCOLN STREET  
HINSDALE IL 60521

**Name & Address of Taxpayer:**  
JOSEPH PETERCHAK AND JEANNE M. PICERNE  
304 S. LINCOLN STREET  
HINSDALE IL 60521

## LEGAL DESCRIPTION

Order No.: 17017920RL

For APN/Parcel ID(s): 09-12-117-004-0000

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PARCEL 1:

LOTS 1 AND 2 IN SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A STRIP 11.5 FEET WIDE WEST AND ADJOINING SAID LOTS 1 AND 2 OF SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 IN THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

## HINSDALE HISTORIC PRESERVATION COMMISSION

**RE: 304 South Lincoln Street (John and Anita Bauer)  
Designation as Landmark Building - HPC Case 01-2005**

**DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: July 12, 2005**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: July 25, 2005**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. John and Anita Bauer (the "Applicants") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the c. 1885 structure located at 304 South Lincoln Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The Subject Building was constructed in c. 1885. A large two-story addition was added to the rear of the building in 2000/2001 prior to submittal of the landmark designation application.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
  - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it is representative of a Gothic Revival style.
  - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was constructed by local builder Dr. J.S. Shannon who in 1885 constructed at least ten new houses according to the Wheaton Illinoian.
  - C. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located prominently at the southwest corner of Third and Lincoln Streets.
  - D. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality, as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building contains several significant original

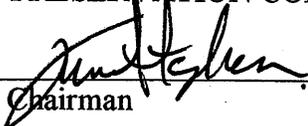
characteristics such as craftsman style stick work, brackets and columns. In addition there are four oversized picture windows on the front of the house and stained glass transoms adorn the first floor picture windows. The front porch has turned columns and spindlework frieze. There is a projecting third story bay with a balcony, brackets and stickwork in its gable. There are also two gabled dormers with fanlight windows.

- E. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the building exemplifies a brick Gothic Revival architectural style that was not commonly built in the Village's early history, the building is largely intact.
- F. The Subject Building is associated with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, State of Illinois or the Village, as set forth in Section 14-3-1C2 of the Village Code, because local builder, Dr. J. S. Shannon constructed the building and several other single-family buildings in the Village.

## II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," three (3) "Absent," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By:   
Chairman

Dated this \_\_\_\_ day of \_\_\_\_\_.

designation criteria. Use applicable criteria as found above in Criteria for Designation.)

### **General Property Information**

This property, prominently located at 304 South Lincoln Street in Hinsdale, was built sometime between 1884 and 1885 by James S. Shannon. Shannon was a prominent doctor and real estate developer in Hinsdale, having build most of the homes on Block 4.

### **Architectural Features**

Subject property is a brick façade building in a Gothic Revival style with most of the original craftsman style stick work, brackets and columns still in tact. The brick was originally a pale yellow in color, but has naturally changed in color over the years to its current mottled tan color. The use of brick and stickwork for this style is very unusual in the Hinsdale area.

Significant features include the front porch with turned columns and spindlework frieze. There is a projecting 3<sup>rd</sup> story bay with a balcony, brackets and stickwork in its gable. There are also two gabled dormers with fanlight windows. The majority of the stickwork and craftsman features on the porch and gables appear to be original to the home and have been restored. The oak front entry doors and transom also appear to be original to the home.

The four oversized picture windows on the front of the house are the original plate glass. Original stained glass transoms adorn the first floor picture windows. All double hung wooden windows on the first and second floors are original and have been restored and are in fully operable condition. Many of the windows have the original antique plate glass intact.

Inside the home, nearly all features at the front of the house are original and in a fully restored condition. Rare "curly pine" was used to mill all door panels as well as window trim, door and base trim. The entry has a magnificent oak and curly pine stairway with original spindlework and carvings.

Five of the original coal-burning fireplaces are fully intact and operable with original mantels, tile work, carvings and brass adornments. These are located in the Living Room, Dining Room, Den and the two east bedrooms upstairs.

All of doorways on the second floor have the original transom windows and are also crafted of curly pine. Three of the four transom windows are still operable. The original oak flooring on both levels has been restored and includes subtle patterns of red and white oak in the dining room and den.

The large addition to the rear of the house, added in 2000/2001 was meticulously designed and constructed to be compatible with the original home. Custom milling knives were developed to cut all trim work and doors to match existing trim work; the brick selection and limestone foundation were carefully matched to the original home. Porches were added with stickwork that matches the original front porch. The turned

columns on the 3<sup>rd</sup> Street addition are original to the house, having been restored from those saved when the original rear porch was replaced.

### **Historical Significance**

The history of this home was first documented in 1997, when the Hinsdale Historical Society confirmed the construction date of circa 1885 and awarded the home with a Certificate of Approval. These facts are taken from the documentation developed at that time by Elliott and Quida Avery.

Tax records and the original deed are available for this home and document the purchase of all of Block 8 by Dr. Shannon from Mr. Orson Barlor in early 1882. This home was not on the map of Hinsdale homes drawn in 1882, but was pictured in *Picturesque Hinsdale*, circa 1890. Shannon lived in this home and also built at least nine others in this block – mostly as rental units.

The Wheaton Illinoian in October, 1885, states, "J.S. Shannon is now finishing off the tenth new house which he has built, during the present season, at an average value of nearly \$3,000. Nine of these are already occupied by a choice set of tenants and this last is being finished to order for Mr. E.E. Fairweather. All of these are modern houses of different designs, rented but not for sale."

The Bauers have named the house "Owl Ridge" after reading an excerpt from the Wheaton Illinoian dated May 24, 1885, that specifically reference the area as "Owl Ridge" – Referencing two new homes to the west of the Shannon House. "These, which are to be first class in every particular, together with those built and projected by Dr. Shannon, will render Owl Ridge a most charming portion of Hinsdale."

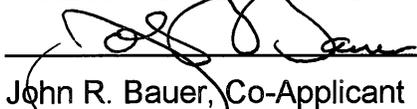
A significant amount of research on the history of the home and other residences in the block was conducted in 1997. That research documented the age of the home as well as the history of ownership and Shannon's other properties. That documentation is appended to this application.

# 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**

  
\_\_\_\_\_  
John R. Bauer, Co-Applicant

  
\_\_\_\_\_  
Anita C. Bauer, Co-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 19 day of

MAY, 2005.

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



**The James S. Shannon House  
 "Owl Ridge"  
 304 S. Lincoln Street  
 Hinsdale, Illinois**



**James S. Shannon  
 1837-1891  
 built this home as his  
 own and also  
 developed much of the  
 block**



**Circa  
 1885**



**2005**



**Postcard Sent to  
 Sandwich, IL  
 Dec. 1907**





**East (Lincoln Street)  
Elevation**

**South Elevation  
Detail of restored window area**



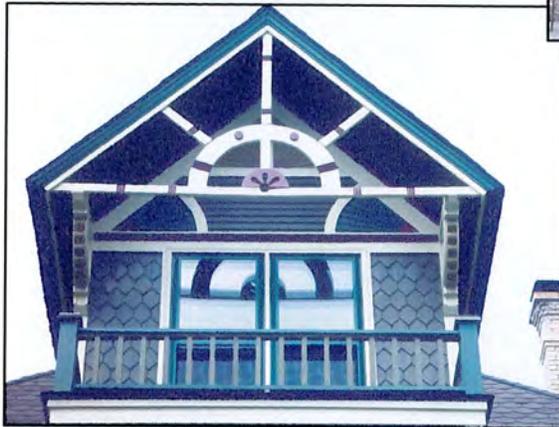
**Rear (West) East Elevation**



**North (3<sup>rd</sup> Street) Elevation**

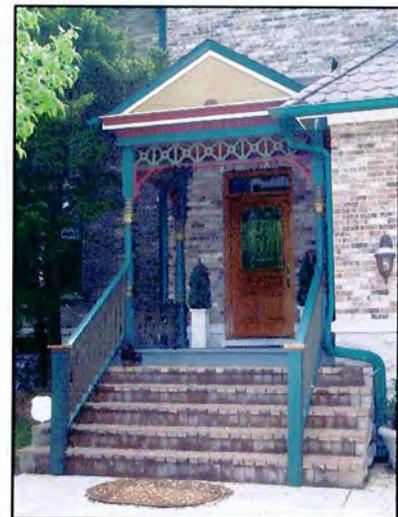


## Distinguishing External Architectural Features



Brick façade is all original and natural. Oak entry doors and transom light are original and restored. Four giant plate glass picture windows on front are original; lower level have stained glass lights. All double hung windows on 1<sup>st</sup> & 2<sup>nd</sup> floors are original and have been restored to fully operable condition.

Stick work, brackets, dentils and other craftsman touches are still intact from the original construction. All have been recently restored



Compatible additions and replacements - Front railings hand made to match original. Side porch in addition (above) matches original and incorporates posts from original rear porch.

304 South Lincoln Street

## Neighboring Properties and Views



**Northeast**



**East to Miller's Home**



**Southeast to Cefaratti Home**



**View South along Lincoln**



**South to Stephens' Home**



**West to Hinsley Home**

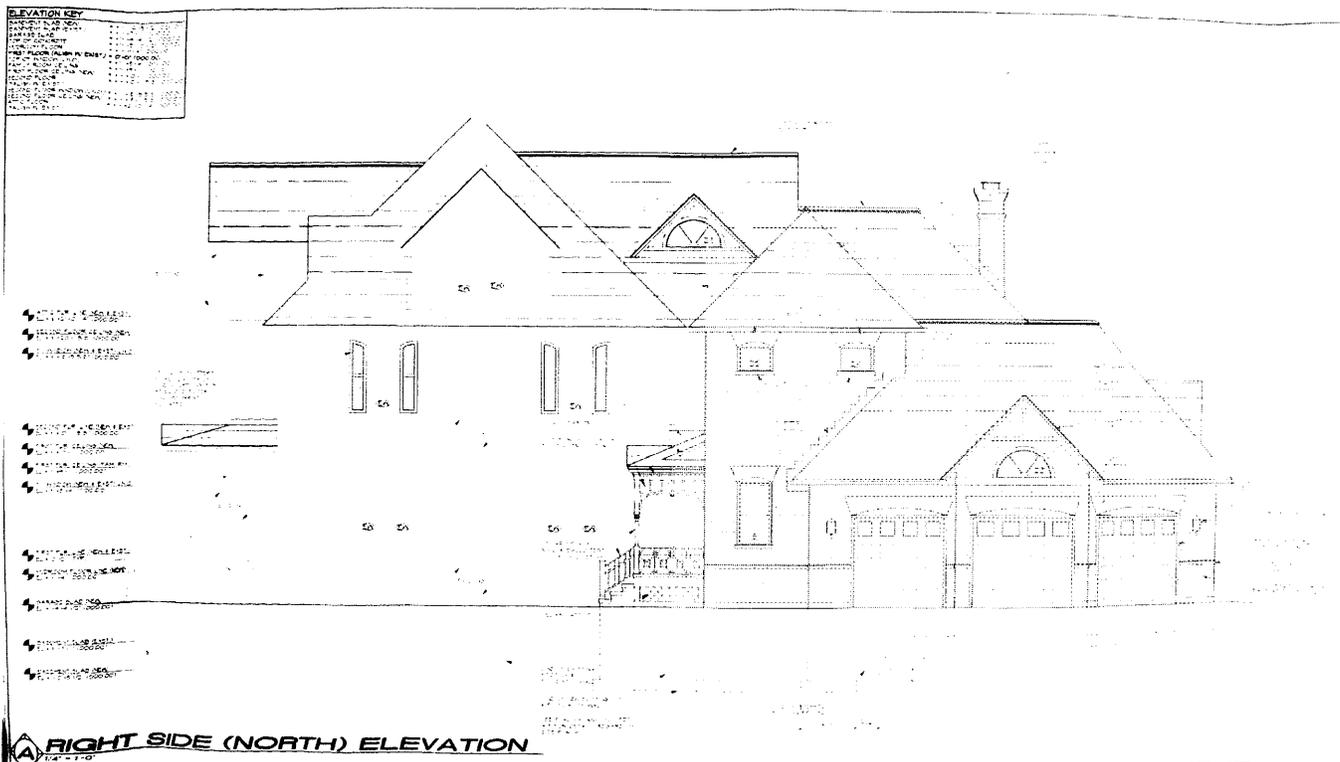


**North**

**MR. AND MRS. J. BAUER**  
**304 SOUTH LINCOLN STREET**  
**HINSDALE, ILLINOIS**



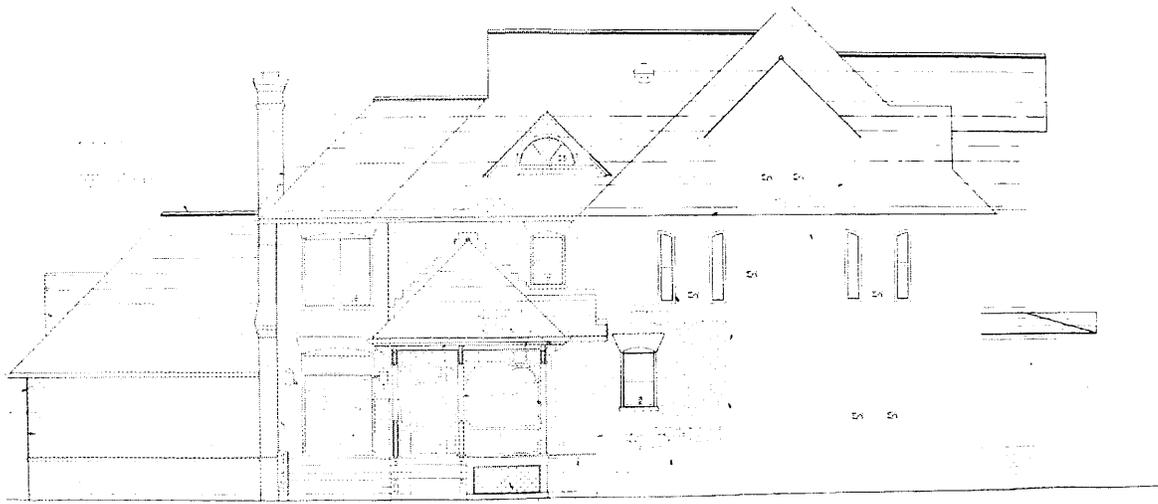
**East Elevation; addition highlighted**



**North Elevation; addition highlighted**

304 South Lincoln Street

- ◆ EXISTING ROOF
- ◆ EXISTING WALLS
- ◆ EXISTING WINDOWS
- ◆ EXISTING DOORS
- ◆ EXISTING PORCH
- ◆ EXISTING CHIMNEY
- ◆ EXISTING STAIRS
- ◆ EXISTING FLOORING
- ◆ EXISTING CEILING
- ◆ EXISTING FINISHES
- ◆ EXISTING UTILITIES
- ◆ EXISTING STRUCTURE
- ◆ EXISTING FOUNDATION
- ◆ EXISTING DRIVEWAY
- ◆ EXISTING LANDSCAPE
- ◆ EXISTING SITEWORK
- ◆ EXISTING UTILITIES
- ◆ EXISTING STRUCTURE
- ◆ EXISTING FOUNDATION
- ◆ EXISTING DRIVEWAY
- ◆ EXISTING LANDSCAPE
- ◆ EXISTING SITEWORK



**A LEFT SIDE (SOUTH) ELEVATION**

**South Elevation, addition highlighted**

- ◆ EXISTING ROOF
- ◆ EXISTING WALLS
- ◆ EXISTING WINDOWS
- ◆ EXISTING DOORS
- ◆ EXISTING PORCH
- ◆ EXISTING CHIMNEY
- ◆ EXISTING STAIRS
- ◆ EXISTING FLOORING
- ◆ EXISTING CEILING
- ◆ EXISTING FINISHES
- ◆ EXISTING UTILITIES
- ◆ EXISTING STRUCTURE
- ◆ EXISTING FOUNDATION
- ◆ EXISTING DRIVEWAY
- ◆ EXISTING LANDSCAPE
- ◆ EXISTING SITEWORK
- ◆ EXISTING UTILITIES
- ◆ EXISTING STRUCTURE
- ◆ EXISTING FOUNDATION
- ◆ EXISTING DRIVEWAY
- ◆ EXISTING LANDSCAPE
- ◆ EXISTING SITEWORK



**A REAR (WEST) ELEVATION**

**West Elevation**

304 South Lincoln Street





Attachment 4: Aerial View of 304 S. Lincoln Street



Attachment 5: Street View of 304 S. Lincoln Street



**Attachment 5: Street View of 304 S. Lincoln Street (facing South on W. 3<sup>rd</sup> St.)**



## Attachment 6

## CERTIFICATE OF APPROPRIATENESS

### 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.

# MEMORANDUM

**TO:** Chairman Bohnen and Historic Preservation Commission

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development  
Chan Yu, Village Planner

**FROM:** Michael D'Onofrio, Consultant

**DATE:** December 10, 2019

**RE:** Historic Preservation Regulations Review

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## Background

During the summer of 2018 a review of the Village's historic preservation regulations was conducted. Two main objectives of the analysis were to examine the Certificate of Appropriateness and landmark withdrawal process. As a result of this review, a report was prepared (Attachment 1, Village of Hinsdale Historic Preservation Regulations Review) and forwarded to the Village Board for comment.

Based on the comments of the Village Board it recommended that the Historic Preservation Commission (HPC) review a number of the historic preservation regulations and policies outlined in Chapter 14-5 Certificate Appropriateness of the Village Code. In May 2019, the HPC received a memo from Village Planner Chan Yu, identifying the historic preservation items that the Village Board requested the HPC review. Subsequent to this meeting Chair Bohnen had several meetings with me to further refine the scope of the items to be reviewed by the HPC.

Based on the steps described above, it was determined that the following historic preservation related items would be examined by the HPC.

1. Certificate of Appropriateness Process for Downtown Historic District
2. Certificate of Appropriateness Process for Robbins Park Historic District
3. HPC Authority over Certificate of Appropriateness
4. Withdrawal of Landmark Designation
5. Establishment of New Landmark Designation

## Process

Beginning on September 4, 2019, the HPC held three special meetings to analyze the five above listed items. In addition to September 4<sup>th</sup>, meetings were also held on October 29<sup>th</sup> and November 18<sup>th</sup> (Attachment 2 includes agendas for each meeting). Each item was addressed in generally the same fashion which included review and discussion of the following components: (1)background; (2)current regulations; (3)existing review/approval process; (4)associated data; and, (4)issues to consider. Following these steps, the HPC then developed a series of recommendations, which are described in the remainder of this memorandum.

1. *Certificate of Appropriateness Process for Downtown Historic District – Recommendations.*
  - a. HPC should review all applications for exterior improvements requiring a permit.
  - b. HPC review should be advisory only. The HPC review should be conducted prior to the Plan Commission's, with it's recommendation subsequently being forwarded to the Plan Commission.
  - c. HPC review should be based on the Exterior Appearance Review Application used by the Plan Commission (Attachment 3). It should not be reviewed under the General and Design Standards established in Section 14-5-2 of the Village Code (Attachment 4).
  - d. HPC recommendation should be forwarded to the Village Board as part of any agenda packet sent to it, following Plan Commission action.
  
- 2.&3. *Certificate of Appropriateness Process for Robbins Park Historic District & HPC Authority over Certificate of Appropriateness – (Note for discussion purposes the HPC discussed these two items and developed one set of recommendations) Recommendations.*
  - a. A new component to the CofA process should be added. This would be titled as the "Historic Preservation Design Advisory Meeting." This meeting would occur at the front end of the review process and include an initial meeting with the property owner and the design professional. The intent of this meeting is for the applicant to gain an understanding of the type of design elements the Commission would like on a new building. As part of this new part of the process the following should be required.
    - i. Require a new application to be submitted (Attachment 5). Along with the application the following information must be included:
      1. Proof of ownership; application must be signed by applicant and owner, as well as being notarized;
      2. Submittal of color photos of the building to be demolished; and,
      3. Current topographic survey, including location, size and type of trees on the parcel.
    - ii. Following the Design Advisory meeting, there would be a minimum 120 day period before plans could be considered by the HPC for a CofA.
    - iii. It would be mandatory that the property owner be present at the Design Advisory meeting.
  - e. Any type of improvement that is seen from the public right-of-way would require review. In addition to the typical types of improvements normally constructed – additions, exterior building alterations, the HPC specifically mentioned the following improvements also require review: fountains, streetscape, landscaping, horse blocks and flagpoles.
  - f. Any decision should be accompanied with written Findings. There was discussion among the Commission members as to the timeframe for completing Findings. The consensus being they should be completed within 30 days of the hearing. However, members expressed a desire to complete Findings the same night as the hearing.
  - g. The existing Application for a CofA should be revised (Attachment 6). The most significant revision would be to add a new section - Section III, Standards for Certificate of Appropriateness. This section incorporates the Design Standards established in Section 14-5-2 of the Village Code.
  - h. In the case where the HPC approves a CofA and there are subsequent revisions to the plans, they should reviewed and signed off on by the Commission.
  - i. The decision of the HPC should remain advisory.

4. *Withdrawal of Landmark Designation – Recommendation*
  - a. With the exception of the following minor code modification, it is recommended no changes be made.
  - b. Section 14-4-1 of the Village Code should be amended to include a sixth condition (f). The condition would prohibit withdrawal of a landmark if it has taken advantage of the Property Tax Assessment Type equation here. Freeze Program.
  
6. *Establishment of New Landmark Designation – Recommendation*
  - a. The HPC did not see the need for a new landmark designation. Rather it was pointed out that the Hinsdale Historical Society has established an honorific landmark designation program. It did mention that it would offer any assistance to the Historical Society if it was requested.

Attachments

- 1 - Village of Hinsdale Historic Preservation Regulations Review
- 2 – HPC Special Meeting Agendas
- 3 - Exterior Appearance Review Application
- 4 – Section 14-5-2 of Village Code
- 5 - Application for Historic Preservation Design Advisory Meeting
- 6 - Application for Certificate of Appropriateness

## MEMORANDUM

**DATE:** October 2, 2018  
**TO:** Village Board  
**FROM:** Community Development Director Robb McGinnis  
**SUBJECT:** Historic Preservation Regulations Review

Earlier this summer a review of the Village's Historic Preservation regulations was conducted. Two of the main objectives of the analysis was to examine the Certificate of Appropriateness and landmark withdrawal processes. As a result of this review a report was prepared (See Attachment A, Village of Hinsdale Historic Preservation Regulations Review).

Recently a meeting was held with Village President Cauley, Trustee Stifflear, HPC Chair Bohnen, Village Manager and myself to discuss the report and consider implementation of the recommendations. As a result of these discussions, it is being suggested that a number of recommendations from the report be implemented. The remainder of this memorandum will identify and describe the proposed amendments to the historic preservation regulations. The proposed changes to the regulations are broken down into two categories, Certificates of Appropriateness and Landmark Withdrawal. The final section of the report addresses establishment of a new type of landmark designation.

### **Certificate of Appropriateness**

1. Costs associated with consideration of a Certificate of Appropriateness (CofA) – currently the fee for a CofA is \$50. It is recommended that a new fee amount of \$800 be established to cover the Village's costs associated with CofA. Of this total \$350 would be the application fee and \$450 would be an escrow to cover the costs related to the preparation and publication cost of legal notice, recording and preparation of minutes and, drafting of formal findings.
2. Properties to be subject to a CofA review – CofA reviews will be limited to only the following types of properties:
  - a. Contributing structures in the Robbins Park Historic District (232 properties).
  - b. Contributing structures in the Downtown Historic District (61 properties).
  - c. Individually designated landmarks (28 properties).

Based on this change, it would eliminate 149 non-contributing structures in the two historic districts from being subject to CofA reviews. This includes 136 structures in the Robbins Park and 13 in Downtown Districts. The 13 properties in the Downtown Historic District include the following:

- 1) 18-20 E. First St.
- 2) 22 E. First St.
- 3) 18 W. First St.
- 4) 22 W. First St.
- 5) 12 E. Hinsdale Ave.

- 6) 26 – 26 ½ E. Hinsdale Ave.
- 7) 40 E. Hinsdale Ave.
- 8) 13 S. Lincoln St.
- 9) 40-46 Village Ct.
- 10) 45 S. Washington St.
- 11) 48 S. Washington St.
- 12) 50 S. Washington St.
- 13) 120 S. Washington St.

- 3. Additional CofA relief for contributing structures and individually designated structures – only proposed improvements that are visible from the public right-of-way are subject to CofA review by the Historic Preservation Commission (HPC). All other CofA requests would be subject to review and approval by staff. Patios and fences would not require a CofA.
- 4. Appeals of HPC denials of CofA – it is being recommended that the HPC has final approval authority over granting or denying all CofA. Currently, its authority is final only in the case of individual historic landmarks; HPC authority is only advisory for structures in the two historic districts.

Although expanding the HPC decision making authority to include all final approvals, an appeal process to the Village Board is necessary. To accomplish this it is recommended that specific standards for considering appeals be established. The standards include the following:

- a. No new evidence can be presented in front of the Village Board.
- b. An applicant must file an appeal within 30 days of the date of the HPC decision.
- c. There must have been a defect or procedural error in the HPC approval process.
- d. The manifest weight of the evidence is such that the Village Board could not overturn the HPC decision.

The rationale behind the standards is to limit appeals to the Village Board to only those based on procedural errors and the like. Under these standards, appeals based on an applicant's desire to have the Village Board overturn an unfavorable HPC decision would no longer be possible.

#### **Withdrawal of Landmark Designation**

- 1. Conditions for Withdrawal – it is being recommended that Section 14-4-1 Conditions for Withdrawal be amended to add the following requirements. More specifically, the following items relate to a withdrawal based on financial hardship.
  - a. Submittal of the following documents.
    - i. Federal Tax returns from the previous three (3) calendar years.
    - ii. Proof that the property has been on the market for a minimum of the previous 12 months.
  - b. The property has not benefitted from the State of Illinois Property Tax Assessment Freeze Program.

Finally, with respect to process, requests for withdrawal will be reviewed by the Village Manager and the chair of the Zoning Board of Appeals with their recommendation subsequently considered by the Village Board. This differs from the current procedure in which the HPC considers withdrawal requests, with its recommendations then forwarded to the Village Board.

### **New Landmark Designation**

1. Establish a new landmark category – in order to accomplish the dual goals of encouraging property owners to landmark their properties and at the same time lessening the requirements governing them, i.e. withdrawal, it is recommended that a new category of landmarks be established. This would be an “honorary landmark designation”. The benefit of this type of honorific status would allow for historic designation with the being subject to CofA and withdrawal requirements.
  
2. Standards for granting honorary landmark – at a public hearing the HPC shall review all information presented to it and adopt a recommendation as to whether a property meets the following criteria:
  - a. The nominated structure has a feature or features its exterior architectural appearance that should be protected and preserved;
  - b. Any other pertinent comments, or information related to the property.If the HPC determines that the above criteria are met, it can then grant honorary landmark status to the property.



## MEETING AGENDA

**MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Wednesday, September 4, 2019  
6:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES** – Review and approval of the minutes from the July 10, 2019 special meeting.
4. **PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS**
  - a) Case HPC-05-2019 – 719 S. Park Ave. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.
  - b) Case HPC-07-2019 – 322 E. Chicago Ave. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.
5. **DISCUSSION**
  - a) Historic Preservation Commission Regulations Review – Certificate of Appropriateness – Downtown Historic District
6. **PUBLIC COMMENT**
7. **OTHER BUSINESS**
8. **ADJOURNMENT**

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: [www.villageofhinsdale.org](http://www.villageofhinsdale.org)



## MEETING AGENDA

**SPECIAL MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Tuesday, October 29, 2019  
6:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION**
  - a) Historic Preservation Commission Regulations Review – Certificate of Appropriateness – Downtown Historic District
4. **PUBLIC COMMENT**
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

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## MEETING AGENDA

**SPECIAL MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Monday, November 18, 2019  
6:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES** – Review and approval of the minutes from the October 29, 2019 special HPC meeting.
4. **DISCUSSION**
  - a) Historic Preservation Commission Title 14 Regulations Review – Certificate of Appropriateness – Robbins Park Historic District
5. **PUBLIC COMMENT**
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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

Address of proposed request: \_\_\_\_\_

**REVIEW CRITERIA**

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

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

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

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

## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 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.

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
(630) 789-7000 or (630) 789-7030**

**APPLICATION FOR HISTORIC PRESERVATION DESIGN ADVISORY MEETING**

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding. The Commission meets the first Tuesday of each month.

This process begins with an initial meeting between the HPC and the property Owner prior to beginning the design process to help educate and advise Owners of all important aspects of design and construction within the historic districts. This meeting is to review the property from a preservation, architectural and streetscape perspective and to educate the Owner so they may better understand the historical significance of the district and their responsibility to protect the essential character of the neighborhood.

Once the Owner has appeared before the commission there will be a 120 day moratorium before a Certificate of Appropriateness application will be accepted by the Village of Hinsdale for review. 120 days begins the night of the meeting that the Owner attends. The Owner's attendance is mandatory however it is allowable and advisable to have other project representatives attend as desired. It is preferred to have the retained design professional also in attendance but not required.

In preparation for the initial meeting the Owner may wish to familiarize themselves with the Design Guidelines provided by the Village at the link below.

<https://www.villageofhinsdale.org/Final%20Design%20Review%20Guidelines%2010.27.2011.pdf>

\*As you begin this process it is advised that the Owner review the application for Certificate of Appropriateness to better understand what the HPC will consider and discuss related to that submittal.

## **INSTRUCTIONS**

*All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.*

Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The thirty-two (32) (<this is too many!) packets must be collated to include the following in a format no greater than 9 x 12.

- Application: Complete with notarized certification.
- Proof of Ownership: Submit document indicating official ownership of property.
- Photos: Submit photos of the existing structure as viewed from the Right of Way (ROW). Also include photos of the immediate adjacent structures and a view down the block from each street corner. Photos must be color. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.
- Plat of Survey: A scaled copy of an accurate / current Plat of Survey. All portions must be legible. IF a topographical survey with tree size and location and site grading is available please submit one as well.

Note: If Ownership of property changes between the Design Advisory Meeting and the Certificate of Appropriateness hearing a new submittal will be required by the new Owners and the moratorium resets at 120 days. It is the Applicants responsibility to inform the village of this change as soon as they are aware of the change.

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
APPLICATION FOR HISTORIC PRESERVATION DESIGN ADVISORY MEETING**

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

**Address of Property under review:** \_\_\_\_\_  
**Property Identification Number:** \_\_\_\_\_  
**Name of Primary Contact:** \_\_\_\_\_  
**Phone Number of Primary Contact:** \_\_\_\_\_

**I. GENERAL INFORMATION**

1. Applicants Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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: \_\_\_\_\_  
Attorney: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: \_\_\_\_\_  
\_\_\_\_\_
2. Property Designation:  
Listed on the National Register of Historic Places?    \_\_\_\_\_ YES    \_\_\_\_\_ NO  
Listed as a Local Designated Landmark?                    \_\_\_\_\_ YES    \_\_\_\_\_ NO  
Listed as a Contributing Structure?                        \_\_\_\_\_ YES    \_\_\_\_\_ NO

3. Description of work intended. *(Please submit a brief description of your intended or proposed construction, alterations and/or additions).*

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4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

\_\_\_\_\_ No \_\_\_\_\_ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. \_\_\_\_\_

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## CERTIFICATION

The Owner and 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;
- 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;
- F. The Applicant understand and acknowledges the Owner attendance is mandatory and that this application will be tabled to the next available meeting if the Owner is unable to attend for any reason; and
- G. Beginning any demolition or structure revision or removal of architectural details prior to this meeting will result in an automatic denial of Certificate of Appropriateness.

### INDIVIDUAL OWNERS

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

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

\_\_\_\_\_  
Signature

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

SUBSCRIBED AND SWORN  
to before me this \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

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

**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
(630) 789-7000 or (630) 789-7030

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding.

**INSTRUCTIONS**

*All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.*

The Commission meets the first Wednesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The twenty (20) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

◆ Completed application with notarized certification.

◆ Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

- 1) All existing exterior elevations of the building under review.
- 2) Adjacent structures – include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

◆ Accurate/current Plat of Survey. All portions must be legible.

◆ Architectural drawings in 18"x24", clearly depicting the proposed alterations or work in color. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

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

**I. GENERAL INFORMATION**

- 1. Applicants Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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: \_\_\_\_\_  
Attorney: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

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

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4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

\_\_\_\_\_No    \_\_\_\_\_Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. \_\_\_\_\_

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## 5. TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ 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)			
Lot Depth			
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 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 \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_

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