VILLAGE OF Hinsdale Est. 1873

MEETING AGENDA

REGULAR MEETING OF THE
VILLAGE BOARD OF TRUSTEES
Tuesday, September 16, 2025
7:00 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois
(Tentative & Subject to Change)

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**
   a) Regular meeting of September 2, 2025

4. **VILLAGE PRESIDENT'S REPORT**
   a) Proclamation - Ray Graham Association
   b) Peer Athlete Student Scholars (P.A.S.S.) Program

5. **CITIZENS' PETITIONS*** (Pertaining to items appearing on this agenda)

6. **FIRST READINGS – INTRODUCTION****
   Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by (Z).)

Administration & Community Affairs (Chair Posthuma)

a) Approve an Ordinance Approving the Issuance of a Class "B2" Liquor License for DeNucci's Italian Hinsdale, LLC in the Village of Hinsdale, DuPage and Cook Counties, Illinois (8 E. First Street).
b) Approve and authorize execution of a Donation Agreement with the Mather Giving Foundation Donor Advised Fund relative to a donation in the amount of $200,000 for a new playground at Robbins Park; and
   Approve and authorize execution of an agreement and associated rider with Upland Design Ltd. of Plainfield, IL for the final design, bidding and construction of a playground at Robbins Park.

7. CONSENT AGENDA

*All items listed below have previously had a First Reading of the Board or are considered Routine*** and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

Administration & Community Affairs (Chair Posthuma)

a) Approve payment of the accounts payable for the period of September 3, 2025 through September 16, 2025 in the aggregate amount of $2,183,801.95 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. ***

b) Approve a revised Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax, effective January 1, 2026.

8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission*****

Zoning and Public Safety (Chair Stifflear)

a) Approve an Application for a Certificate of Appropriateness to Demolish the Existing Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District for 142 E. First Street. (*First Reading – September 2, 2025*)

9. DISCUSSION ITEMS

10. DEPARTMENT AND STAFF REPORTS

11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

12. CITIZENS' PETITIONS* (Pertaining to any Village issue)

13. TRUSTEE COMMENTS

14. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)

15. ADJOURNMENT

*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

*****The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

******Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than $100,000.***

*******Items included on the Non-Consent Agenda due to "emergency nature or time sensitivity" are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or documentation required by another government agency to complete essential infrastructure work.***

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to promptly contact Andrianna Peterson, ADA Coordinator, at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Website: www.villageofhinsdale.org

VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING
September 2, 2025

The regular meeting of the Hinsdale Village Board of Trustees was called to order by Village President Greg Hart in Memorial Hall of the Memorial Building on Tuesday, September 2, 2025 at 7:00 p.m. Roll call was taken.

Present: President Greg Hart, Trustees Matthew Posthuma, Alexis Braden, Luke Stifflear, Michelle Fisher, Neale Byrnes and Scott Banke

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager Andrianna Peterson, Chief Finance Officer Carrie Dittman, Human Resources Director Tracy McLaughlin, Police Chief Brian King, Fire Chief Jeffrey Pindelski, Village Attorney Mallory Milluzzi, Public Services Director George Peluso, Community Development Director Robb McGinnis, Village Planner Bethany Salmon, Parks and Recreation Superintendent Mike Hayes, Senior Management Analyst Alex Snyder and Village Clerk Emily Tompkins.

Present Electronically: None

PLEDGE OF ALLEGIANCE

President Hart led those in attendance in the Pledge of Allegiance.

APPROVAL OF MINUTES

a) Regular meeting of August 12, 2025

Trustee Banke moved to **approve the minutes of the regular meeting of August 12, 2025, as presented.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Hart reported that earlier in the evening he had sworn in the newest members of the Public Safety and Transportation Commission and expressed appreciation for their expertise and enthusiasm. He also noted that the Village hosted an open house prior to the meeting for residents to provide feedback on the ongoing traffic and safety study. President Hart thanked all who attended the open house and participated in the online survey, emphasizing that the feedback on pedestrian crossings, traffic calming, and bicycle safety will inform the

consultant's analysis. The Village's consultant, KLOA, will incorporate this input into recommendations for the Board's consideration later this year.

President Hart welcomed and introduced Ms. Kim Savage, Downers Grove Township Supervisor. Ms. Savage provided an overview of Township functions and programs, including property assessment, road and bridge maintenance, and general assistance. She highlighted senior services, newly formed youth, mental health, and veteran advisory committees, and noted available committee openings.

President Hart reported that Hinsdale has once again earned a AAA bond rating, which reflects the Village's strong financial management and enables favorable borrowing rates. He thanked current and past boards for their fiscal leadership.

President Hart noted that a Public Hearing would be held regarding technical edits to the Village's affordable housing plan as requested by the Illinois Department of Housing, and emphasized that the edits are non-substantive and intended for clarity and compliance.

President Hart also highlighted an agenda item related to 142 E. First Street, known as the Hallmark Home, in the Robbins Park Historic District, and explained that the proposed demolition and new construction require review due to the property's historic significance.

PUBLIC HEARING – AFFORDABLE HOUSING PLAN UPDATE – PURSUANT TO REQUIREMENTS CONTAINED IN PUBLIC ACTS 102-0175 and 103-0487

President Hart called the Public Hearing to receive public comments on the Village's proposed update to the Village's existing affordable housing plan, as required by Public Acts 102-0175 and 103-487, to order.

President Hart asked for a motion to open the Public Hearing. Trustee Banke moved to open the Public Hearing. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

Village Clerk Tompkins confirmed that notice of the hearing was published in the Hinsdalean on August 14, 2025, and that a draft of the proposed updated plan has been on file for public inspection with the Village Clerk since publication.

President Hart explained that the edits to the affordable housing plan that was passed in May, requested by the Illinois Housing Development Authority, are clerical in nature and do not alter the substance of the plan or impact the Zoning Code. He explained that the changes consolidate housing objectives into a single goal and include minor edits. Village Manager

Kathleen Gargano read the new amended language in the plan. President Hart noted that the Public Hearing was required by the Illinois Housing Development Authority before the affordable housing plan edits can be finalized, and emphasized that the changes are mandated by the state rather than initiated by the Village.

There were no comments from members of the public or the Board.

President Hart asked for a motion to adjourn the Public Hearing. Trustee Banke moved to adjourn the Public Hearing. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

The Public Hearing adjourned at 7:11 p.m.

CITIZENS' PETITIONS* (Pertaining to items appearing on this agenda)

None.

FIRST READINGS – INTRODUCTION

Zoning and Public Safety (Chair Stifflear)

7a) Approve an Application for a Certificate of Appropriateness to Demolish the Existing Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District for 142 E. First Street.

Trustee Stifflear introduced the item. He explained that a Certificate of Appropriateness (COA) application was submitted by Legacy Homes Cimala to demolish the existing home at 142 E. First Street, known as the William Whitney House or Hallmark House, and construct a new single-family residence. Trustee Stifflear reviewed the property's historic and architectural significance, and noted that it is a contributing structure in the Robbins Park Historic District, listed on the National Register of Historic Places, and one of the oldest homes in Hinsdale with ties to William Whitney, an early state legislator who played a role in Hinsdale's incorporation.

Trustee Stifflear stated that during the April Design Review Team meeting, members expressed concern about the potential loss of the historic home, and noted that its prominent location was a gateway to the historic district. While the proposed new home was considered attractive, members felt it was not appropriate for the district, stressed the importance of incorporating more historic elements, and a recognized architectural style. He also noted that the Board received extensive background materials, including historical information, photos, and site plans in their materials.

Trustee Stifflear further summarized the review process, which included an August 6 Public Hearing at the Historic Preservation Commission (HPC) meeting and letters from preservation advocates urging protection of the home. The HPC unanimously denied the COA, citing the home's historic significance and concerns with compatibility of the proposed design within the historic district. Trustee Stifflear explained that the Village Board's role is advisory and must render a decision within 60 days of the HPC vote, and noted that if approved, the COA would be invalid if plans were substantially changed or if work is not completed within three years.

Trustee Braden emphasized the purpose of the Title 14 ordinance revisions, which were intended to protect streetscapes and slow demolitions in the Robbins Park Historic District. She noted the William Whitney House is a landmark structure that merits careful consideration and stated it may have been previously removed from the Grace Church planned development (PD). Trustee Braden stressed the Board's responsibility to act as stewards of historically significant structures and focus on streetscape review through the COA process. Trustee Braden noted that the process is working, citing examples of replacement homes in the Robbins Park Historic District. She referenced a Spanish Revival design on First Street and a thoughtfully designed new home on Chicago Avenue by Moment Design, both replacing older homes in the district.

Trustee Braden stated that while the proposed replacement is a lovely design, it does not reflect a recognized historic style and alters the streetscape by reorienting the front entrance. She also summarized feedback from the Design Review Team, including concerns about massing, fenestration, and lack of historic architectural elements, with suggestions such as reducing window size, adding a front porch, and incorporating historic design features like Italianate elements, ironwork, or gas lanterns.

Mr. Bob Cimala, applicant, explained that after evaluating the condition of 142 E. First Street, he and consulting professionals concluded the home was beyond reasonable renovation due to structural issues and high costs. He stated the property had been neglected for years and no buyers had expressed interest in preserving it. Mr. Cimala noted that he worked with the Design Review Team and incorporated several suggested changes, including added stone, chevron designs to the garage door, and added gas lanterns. He acknowledged the HPC's unanimous denial but said commissioners recognized his efforts. He requested the Village Board proceed with an advisory vote, emphasizing that further delays would add significant costs.

Trustee Braden asked about the status of the permit, Community Development Director Robb McGinnis stated they had issued a rejection letter and they are awaiting revised plans with corrections. Mr. Cimala noted they are resubmitting permit plans the next day.

Mr. Bruce George, architect, explained that the William Whitney House was not removed from an existing PD. He explained that a PD was being created for the church project at the time, and that the Village requested that the house be excluded from that proposed PD.

Trustee Stifflear asked why the applicant did not incorporate more of the Design Review Team's recommendations. Mr. Cimala responded that the decision was based on style

preferences rather than cost, and noted that current buyers are seeking more transitional designs rather than replicas of historic homes. He explained that he worked with the architect to adjust the design by reducing glass on the front façade, adding a covered porch with stone pillars, and incorporating stone and traditional elements.

There was no motion from the Board, and the item was moved forward for a second reading at the next Village Board meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

8a) Trustee Fisher moved to **Approve payment of the accounts payable for the period of August 13, 2025 through September 2, 2025 in the aggregate amount of $2,350,616.20 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk**. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

Administration & Community Affairs (Chair Posthuma)

8b) Approve a one-year agreement for the 2025 fall season with the Hinsdale Falcon Football Program for the non-exclusive use of Brook Park (3rd Street & Columbia Avenue), Burns Field (320 North Vine Street), and Veeck Park (710 E. Chicago Avenue), Hinsdale, Illinois. (First Reading – August 12, 2025)
8c) Approve a Resolution of the Village of Hinsdale Approving a Modification of its Account Signers for its BMO Bank Deposit Boxes and Accounts.***

Environment & Public Services (Chair Byrnes)

8d) Approve an agreement with Bradford Systems, Elmhurst, IL for Public Services Building locker room upgrades from utilizing Sourcewell Purchasing Agreements in the amount of $29,510.***

Zoning and Public Safety (Chair Stifflear)

8e) Approve an Ordinance Approving Various Additional Properties within the Historic Overlay District for Inclusion on the Historically Significant Structures Property List. (First Reading – August 12, 2025)
8f) Approve an Ordinance Authorizing the Sale of Personal Property owned by the Village of Hinsdale (Fire Apparatus) to E-ONE, Inc. in the amount of $75,000. (First Reading – August 12, 2025)
8g) Approve a contract with Air One Equipment, Inc. of South Elgin, IL for the purchase of 14 sets of Fire Department turnout gear in the amount of $49,532 using funds provided by DuPage County grant. (First Reading – August 12, 2025)

8h) Approve the purchase of a Genesis Rescue Tool from Equipment Management of Channahon, Illinois in the amount of $49,131.20.***
8i) Approve an Ordinance amending Section 6-6-4 (Limited Parking Zones) in Title 6 (Motor Vehicles and Traffic) of the Village Code of Hinsdale relative to an expansion of the Central Business District Time Limit Parking Zone to include 2nd Street between Washington and Lincoln. (First Reading – August 12, 2025)

Trustee Banke moved to **Approve items 8b-8i, as presented.** Trustee Fisher seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION
DISCUSSION ITEMS

Administration & Community Affairs (Chair Posthuma)

9a) Approve an Ordinance Amending Title 3 (Business and License Regulations) of the Village Code of Hinsdale to Add a New Chapter 21 (Motor Fuel Tax). (First Reading – August 12, 2025)

Trustee Posthuma introduced the item, which is the second reading of a proposed ordinance to impose a 3¢ per gallon motor fuel tax on gasoline sold at gas stations located in Cook County. The only gas station in Hinsdale located in Cook County is the Tollway Oasis, which is primarily used by non-residents. Trustee Posthuma noted that recent state legislation allows the Village to apply the tax only to Cook County stations, without including DuPage. The tax would take effect January 1, 2026, and is projected to generate approximately $100,000 in annual revenue.

Trustee Posthuma moved to **Approve an Ordinance Amending Title 3 (Business and License Regulations) of the Village Code of Hinsdale to Add a New Chapter 21 (Motor Fuel Tax).** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

9b) Approve an Ordinance Amending Various Sections in Title 1 (Administration) of the Village Code of Hinsdale Relative to the Appointment of a Budget Officer and Adoption of a Budget Officer System and to Make Other Corresponding Changes; and Appoint the Village Manager as the Budget Officer. (First Reading – August 12, 2025)

Trustee Posthuma introduced the item, which is the second reading of a proposal to move to the budget officer system, which is widely used by municipalities in the Chicago area. Under this system, the Village would no longer adopt an appropriations ordinance, but must continue adopting a budget before the fiscal year begins and hold a Public Hearing. The Village Manager would serve as budget officer with authority to adjust line items, while transfers between departments would require Village President approval, and fund-level changes would require a two-thirds Board vote. The Library would remain separate but under the budget officer's oversight. The ordinance also includes cleanup changes, including confirming that checks are signed by both the Village Manager and Village President.

Trustee Posthuma moved to **Approve an Ordinance Amending Various Sections in Title 1 (Administration) of the Village Code of Hinsdale Relative to the Appointment of a Budget Officer and Adoption of a Budget Officer System and to Make Other Corresponding Changes; and Appoint the Village Manager as the Budget Officer.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

<u>Zoning and Public Safety (Chair Stifflear)</u>

9c) Approve a Resolution of the Village of Hinsdale Approving an Updated Affordable Housing Plan.

Trustee Stifflear presented the item, which is the approval of a resolution to adopt the 2025 updates to the Village's Affordable Housing Plan to comply with the state's Affordable Housing Planning and Appeals Act. He noted a Public Hearing was held earlier. Trustee Stifflear explained that the amendments, requested by the state, consolidate objectives into a single housing goal, clarify a 24-month implementation timeline, and document actions since 2005. He emphasized the updates do not require changes to the Zoning Code or mandate that new developments include a certain percentage of affordable housing. The revisions will bring the Village into compliance with state requirements.

Trustee Stifflear moved to **Waive the First Reading and Approve a Resolution of the Village of Hinsdale Approving an Updated Affordable Housing Plan, as amended, including changes noted in the Public Hearing.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke

NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

DISCUSSION ITEMS

None.

DEPARTMENT AND STAFF REPORTS

President Hart noted that staff reports were include in the Board's materials.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

CITIZENS' PETITIONS (Pertaining to any Village issue)

None.

TRUSTEE COMMENTS

There were no Trustee comments.

ADJOURNMENT

There being no further business before the Board, President Hart asked for a motion to adjourn the meeting to Closed Session under 5 ILCS 120/2(c)(5) – the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired, and 5 ILCS 120/2(c)(6) – the setting of a price for sale or lease of property owned by the public body, and that the Village Board would not be returning to open session. Trustee Banke moved to **adjourn to Closed Session under 5 ILCS 120/2(c)(5), 120/2/(c)(6).** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

Meeting adjourned at 7:52 p.m.

ATTEST : _____

PROCLAMATION

Recognizing the Ray Graham Association and the 2025 Monarch Walk

WHEREAS, founded in 1950, the Ray Graham Association has empowered nearly 2,000 people with disabilities each year to reach their potential, grow their future, and achieve their goals, while employing over 300 dedicated staff; and

WHEREAS, Ray Graham Association provides safe and supportive homes, life-skills training, employment opportunities, therapeutic programs, recreation, and family support resources, all guided by a nationally accredited, person-centered approach that fosters dignity, opportunity, and community; and

WHEREAS, the Monarch Walk is more than a fundraiser, it is an investment in a world where everyone, regardless of developmental differences, can live with well-being, belonging, and purpose; and

WHEREAS, on Sunday, September 21, 2025, the community is invited to the Monarch Walk and Fall Festival at Ray Graham's Hanson Center to enjoy a family-friendly event while championing inclusion and supporting people with disabilities;

NOW, THEREFORE, BE IT RESOLVED that I, Greg Hart, President of the Village of Hinsdale, on behalf of the Hinsdale Board of Trustees, the entire Staff of the Village, and all Village residents, do hereby recognize the Ray Graham Association and the 2025 Monarch Walk, and encourage all residents to participate in this important event.

Proclaimed this 16th day of September, 2025

_____

Greg Hart, Village President

AGENDA ITEM #6a

REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION: First Reading - ACA

SUBJECT: Liquor License – DeNucci's Italian Hinsdale, LLC

MEETING DATE: September 16, 2025

FROM: Emily Tompkins, Village Clerk

Recommended Motions

Approve an Ordinance approving the issuance of a Class "B2" Liquor License for DeNucci's Italian Hinsdale, LLC in the Village of Hinsdale, DuPage and Cook Counties, Illinois (8 E. First Street).

Background

The Village has received a liquor license application from DeNucci's Italian Hinsdale, LLC, located at 8 E. First Street. DeNucci's offers a menu of Italian-inspired pastas, pizzas, seafood, meat entrées, and desserts, and has existing locations in Lincoln Park and Highland Park.

The applicant is seeking a Class B2 – Restaurant License for the Sale of Alcoholic Liquors. The proposed alcohol plan for DeNucci's Italian is to offer cocktails, wines, beer, and after-dinner drinks. They do not plan to have packaged sales.

Discussion

In accordance with the provisions of Chapter 3-3-13, Village Board approval is required to determine the number of licenses permitted in any classification.

As a result of this approval, the following changes are noted below:

License Class	Current #	Inc./Dec.	Final
B2 – Restaurant License For Sale of Alcoholic Liquors	6	+1	7

Recommendation

Staff recommends approving the liquor license, the target opening date is mid-October. The applicant is aware that issuance of the liquor license is contingent upon receiving all necessary documents required as part of the liquor license application. Should the Village Board approve the additional B2 license as outlined above, the Liquor Commissioner intends to issue the license to DeNucci's Italian Hinsdale, LLC.

Budget Impact

N/A

Village Board and/or Committee Action

N/A

Documents Attached

1. Draft Ordinance
2. Application

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ISSUANCE OF A CLASS "B2" LIQUOR LICENSE FOR DENUCCI'S ITALIAN HINSDALE, LLC, D/B/A DENUCCI'S ITALIAN, IN THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS (8 E. FIRST STREET)

WHEREAS, the Liquor Control Act of 1934 (235 ILCS 5/1-1 *et seq.*) (the "Act") grants to the Village of Hinsdale the power, by general ordinance or resolution, to determine, among other things, the number, kind and classification of licenses for sale at retail of alcoholic liquor not inconsistent with the Act, the amount of local licensee fees to be paid for licenses issued, and to establish such further regulations and restrictions upon the issuance of and operations under local licenses not inconsistent with law as the public good and convenience may require; and

WHEREAS, DeNucci's Italian Hinsdale, LLC d/b/a DeNucci's Italian, has applied for a Class "B2" (Restaurant License For Sale Of Alcoholic Liquors) Liquor License for property located at 8 E. First Street, Hinsdale, Illinois; and

WHEREAS, the Board of Trustees of the Village of Hinsdale find that the Applicant has submitted a complete application for a Class "B2" (Restaurant License For Sale Of Alcoholic Liquors) Liquor License, is in good standing with the Village and the Local Liquor Control Commissioner in regard to holding a Class "B2" (Restaurant License For Sale Of Alcoholic Liquors) Liquor License and operating a business within the Village, and is eligible to hold and receive a Class "B2" (Restaurant License For Sale Of Alcoholic Liquors) Liquor License.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: Pursuant to Title 3 (Business and License Regulations), Chapter 3 (Liquor Control), Section 3-3-13 of the Village Code of Hinsdale, the Board of Trustees of the Village of Hinsdale authorize the number of Class "B2" (Restaurant License For Sale Of Alcoholic Liquors) Liquor Licenses issued in the Village of Hinsdale to increase by one (1). This change to the overall number of Class "B2" (Restaurant License For Sale Of Alcoholic Liquors) Liquor Licenses reflect the

issuance of a Class “B2” Liquor License to DeNucci’s Italian Hinsdale, LLC d/b/a DeNucci’s Italian, Hinsdale, Illinois.

SECTION 3: The Local Liquor Control Commissioner is authorized to issue a Class “B2” (Restaurant License For Sale Of Alcoholic Liquors) Liquor License to DeNucci’s Italian Hinsdale, LLC d/b/a DeNucci’s Italian, Hinsdale, Illinois subject to compliance by the Licensee with the following conditions:

A. Ongoing compliance with all of the applicable provisions of Chapter 3 (Liquor Control) of the Village Code of Hinsdale, as amended, including but not limited to, all hours of operation and all other requirements for obtaining and maintaining a Class “B2” (Restaurant License For Sale Of Alcoholic Liquors) Liquor License as set forth in Section 3-3-11 (Classification of Local Liquor Licenses) of the Village Code of Hinsdale and proof of compliance with requirements for BASSET Training pursuant to Section 3-3-37 (General) of the Village Code of Hinsdale, where applicable.

B. Ongoing compliance with all the other applicable provisions of federal, state, county and local laws and regulations, including but not limited to the Village Code of Hinsdale, as amended, in the operation and maintenance of the licensed establishment on the above-listed property, including but not limited to the Fire Prevention Code, the Plumbing Code, the Building Code, the Property Maintenance Code, the Illinois Accessibility Code and the Zoning Code.

Section 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

ADOPTED this _____ day of _____, 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2025, and attested to by the Village Clerk this same day.

_____
Greg Hart, Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF DUPAGE)

CLERK'S CERTIFICATE

I, Emily Tompkins, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ISSUANCE OF A CLASS "B2" LIQUOR LICENSE FOR DENUCCI'S ITALIAN HINSDALE, LLC, D/B/A DENUCCI'S ITALIAN, IN THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS (8 E. FIRST STREET)

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2025, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____
NAYS: _____
ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2025.

_____
Emily Tompkins, Village Clerk

[SEAL]

VILLAGE OF Hinsdale

Est. 1873

Liquor Control Commissioner
19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VILLAGE OF HINSDALE LOCAL LIQUOR LICENSE*

***This application requests information required under Chapter 3, Title 3, Liquor Control, Hinsdale Village Code, as amended. Failure to provide any applicable information will result in the automatic denial of a license. The acceptance of the fee herein does not constitute approval by the Village of Hinsdale of the application for a liquor license. The Hinsdale Liquor Control Code strictly limits the types of liquor licenses, who may qualify for a license, the premises that may be licensed, and the uses, events, and activities that may be conducted in conjunction with a license. The Hinsdale Zoning Code also regulates the uses, events, and activities that may be conducted within licensed premises. Each applicant is responsible for reviewing and complying with all applicable regulations. Local liquor licenses allow the licensee to sell, offer for sale, or dispense alcoholic liquor only at the premises specified on the license. Please direct any questions to the Village Clerk at 630.789.7011 or clerk@villageofhinsdale.org.**

FOR OFFICE USE ONLY

Date Received: 8-29-25 - Comments Sent 9-2-25

Disposition: ☐ Granted ☐ Denied Date: _____

DOCUMENTS ON FILE:

☐ State Liquor License ☐ Certificate of Insurance ☐ Surety Bond

☐ BASSETT Training ☐ Background Check ☐ Fingerprinting

PAYMENT INFORMATION: Check # _____ Check Amount $_____

PART A- LICENSE CLASSES* & FEES: *Check all that apply*

	Class	Description	Annual Fee(s)	
☒		**Initial Application***	$500	**First-time applicants only*
	A	**Packaged Sales**		
☐	**A1**	Beer/Wine	$2,500	
☐	**A2**	Liquor/Beer/Wine	$3,000	
☐	**A3**	Boutique	$1,250	
☐	**A4**	Consumption	$500**	
	B	**Restaurant**		
☐	**B1**	Beer/Wine	$2,000	
☒	**B2**	Liquor/Beer/Wine	$3,000*	
☐	**B3**	B.Y.O.B.	$1,000**	
☐	**B4**	Packaged Sales	$500**	
☐	**B5**	Liquor/Beer/Wine	$2,500*	
☐	**C**	**Personal Services**	$750	
	D	**Special Events**		
☐	**D1**	Annual	$750	
☐	**D2**	Single/One-Time	$100	

Total Paid: **$** $3,500

*A full description of each license classification can be found on the Village website. www.villageofhinsdale.org Please navigate to the Village code to find this information.

Note: B2 Restaurant license authorizes evening service, B5 Restaurant license authorizes morning service. Check the Village code for exact hours service is permitted.

** B.Y.O.B. and Packaged Sales are add-ons to the basic license class and ***require case by case approval of the Village Board of Trustees***.

PART B- BUSINESS INFORMATION: *To be completed by all applicants*

The applicant certifies to the Village of Hinsdale that the following facts are true and correct:

1. DeNucci's Italian Hinsdale, LLC
   Name of Applicant

2. DeNucci's Italian
   Legal Name of Business *(This is the name that will appear on your local license, and must be the same as is used to make license application to the State of Illinois.)*

3. 8 E. 1st St. Hinsdale, Illinois 60521
   Business Address (the "Subject Premises")

4. Business Telephone # TBD Business Fax: _____

   E-mail Address: info@denuccisitalian.com

   Business Website: https://denuccisitalian.com/

5. Restaurant — Type of Business
   10/01/2025 — Date Business Commenced

   Hours of Business Operation:

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
11:30am-10:30pm	4:30-9:30pm	4:30-9:30pm	4:30-9:30pm	4:30-9:30pm	4:30-10:30pm	11:30am-9:30pm

6. 16 # of years applicant has been in the type of business referenced in # 5 above.

7. Provide percentage of gross annual sales attributable to the sale of alcoholic liquor at the Subject Premises (estimated): $ 30%

8. _____ Own the Subject Premises; or X Lease Subject Premises

   Term of Lease: 06/30/2025 to 6/30/2035

   Il Poggiolo Ristorante, Inc — Name of Lessor
   (630) 819-8044 — Telephone Number of Lessor

   [redacted] — Address of Lessor (including City/State/Zip)

PART C - SPECIAL EVENT LICENSE: *To be completed by Class D2 Special Event applicants only*

The applicant certifies to the Village of Hinsdale that the following facts are true and correct:

1. _____
   Name of Event, as it should appear on License

2. _____
   Provide a brief description of the special event

   _____

   _____

3. Date of Event: _____

   Start Time: _____ Finish Time: _____

4. Approximate number of persons in attendance: _____

5. _____ Hinsdale, Illinois 60521
   Event Location – Address

6. Provide name and phone number for two persons available during event:

   Contact #1: _____
   Name Phone Number

   Contact #2: _____
   Name Phone Number

PART D - SOLE PROPRIETORSHIP: *The following information must be supplied by the individual business owner*

1. Name: _____

2. Address: _____

   City, State, Zip: _____

   Telephone #: _____

   E-mail address: _____

3. Date and Place of Birth: _____

4. Are you a citizen of the United States? _____ Yes _____ No

   If you are a naturalized citizen, state the date, place, and court of naturalization:

   _____

5. Driver's License Number: _____

6. Social Security Number: _____

PART E - PARTNERSHIP: *The following information must be supplied by all persons entitled to share in the partnership profits. (Attach a separate sheet for each additional person if more than two partners exist.)*

Person 1

1. _____
   Name
2. _____
   Address

   _____
   City, State, Zip
3. _____
   Telephone Number
4. _____
   E-mail address
5. _____
   Date and Place of Birth
6. Are you a citizen of the United United States? ___ Yes ___ No

   If you are a naturalized citizen, state the date, place and court of naturalization:

   _____

   _____

   _____
7. _____
   Driver's License Number

   _____
   Social Security Number
8. State the exact type and proportion of your individual interest in the partnership:

   _____

   _____

   _____

Person 2

1. _____
   Name
2. _____
   Address

   _____
   City, State, Zip
3. _____
   Telephone Number
4. _____
   E-mail address
5. _____
   Date and Place of Birth
6. Are you a citizen of the United United States? ___ Yes ___ No

   If you are a naturalized citizen, state the date, place and court of naturalization:

   _____

   _____

   _____
7. _____
   Driver's License Number

   _____
   Social Security Number
8. State the exact type and proportion of your individual interest in the partnership:

   _____

   _____

   _____

PART F - CORPORATION: *The following information must be supplied if the applicant is a corporation*

1. DeNucci's Italian, LLC
   Applicant's Corporate Name

2. 908 N. Halsted Street
   Applicant's Corporate Address

   Chicago, IL 60642
   City, State, Zip Code

3. (630) 765-0143
   Applicant's Corporate Telephone Number

4. 02/05/2025, Illinois
   Date of and State of Incorporation

5. Ballyhoo Hospitality, LLC
   Name of Applicant's Registered Agent for Service in Illinois

   908 N. Halsted Street — Address of Registered Agent
   Chicago, IL 60642 — City, State, Zip Code

6. Object(s) of corporation, as set forth in charter:
   The business of the Company shall be to conduct any lawful business whatsoever that may be conducted by limited liability companies pursuant to the Act.

7. List the names, residence address, date of birth, social security number, position and the percentage of ownership of all officers, directors and stockholders owning, in the aggregate, more than five percent (5%) of the stock in the corporation. (Use additional paper, if necessary.)

Name	Home Address	Date of Birth	Social Security #	Position/ Title	% of Ownership
Ryan O'Donnell	[redacted]			LLC Manager, CEO	0%
Jon Farrer				LLC Manager, President	0%
Ballyhoo Holdings, LLC	908 N. Halsted Street Chicago, IL 60642		EIN: [redacted]	Managing Member	99%
Ballyhoo Incorporated	908 N. Halsted Street Chicago, IL 60642		EIN [redacted]	Member	1%

PART G – DESIGNATED MANAGER: *If the business of the subject premises will be conducted by a designated manager or managers, those persons shall provide the following information. (Attach a separate sheet for each additional person, if necessary.*

1. Jonathan DeMarke Putman
   Name
2. [redacted]
   Home Address
   [redacted]
   City, State, Zip Code
3. [redacted]
   Telephone Number
4. [redacted]
   E-mail address
5. [redacted]
   Date and Place of Birth
6. Are you a citizen of the United States? X Yes ____ No

   If you are a naturalized citizen, state the date, place, and court of naturalization:

7. [redacted]
   Driver's License Number Social Security Number
8. Fountainhead Hospitality
   Name of Previous Employer

   4749 N. Rockwell Street Chicago, IL 60625
   Address of Previous Employer City, State, Zip Code
9. What experience do you have operating or managing a business that sells liquor?

I have over 13 years experience in restaurant, bar, and retail liquor management.

PART H – ELIGIBILITY QUESTIONS: Applicant and any other person listed in Parts D, E, F and G

	YES	NO	
1.	☐	☒	Are you delinquent in the payment of any Illinois Business Tax (sales, withholding, etc.)?
2.	☐	☒	Have you ever applied for and been denied a liquor license?
3.	☐	☒	Have you ever had any previous liquor license revoked?
4.	☐	☒	Have you ever been convicted of a felony?
5.	☐	☒	Do you possess a current federal wagering stamp?
6.	☐	☒	Have you ever been convicted of a gambling offense as defined and enumerated in the Illinois Liquor Control Act, 235 ILCS 5/6-2(16)?
7.	☐	☒	Are you a Village employee or a law enforcing official of the Village or any other government or governmental agency?
8.	☐	☒	Except for merchandise credit in the ordinary course of business, have you received or borrowed money, credit or anything of value, directly or indirectly from any other licensee, supplier, manufacturer, importer, distributor, or representative thereof, of alcoholic products?

If the answer to any of the above questions was 'yes', a written detailed explanation must be provided below:

_____

_____

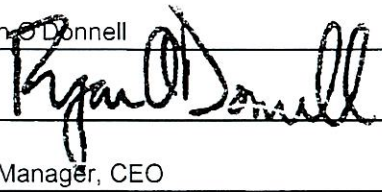
_____

_____

_____

Subscribed:

Printed Name: Ryan O'Donnell

Signature: 

Title/Capacity: LLC Manager, CEO

PART H – ELIGIBILITY QUESTIONS:

person listed in Parts D, E, F, and G

	YES	NO	
1.	☐	☒	Are you delinquent in the payment of any Illinois Business Tax (sales, withholding, etc.)?
2.	☐	☒	Have you ever applied for and been denied a liquor license?
3.	☐	☒	Have you ever had any previous liquor license revoked?
4.	☐	☒	Have you ever been convicted of a felony?
5.	☐	☒	Do you possess a current federal wagering stamp?
6.	☐	☒	Have you ever been convicted of a gambling offense as defined and enumerated in the Illinois Liquor Control Act, 235 ILCS 5/6-2(16)?
7.	☐	☒	Are you a Village employee or a law enforcing official of the Village or any other government or governmental agency?
8.	☐	☒	Except for merchandise credit in the ordinary course of business, have you received or borrowed money, credit or anything of value, directly or indirectly from any other licensee, supplier, manufacturer, importer, distributor, or representative thereof, of alcoholic products?

If the answer to any of the above questions was 'yes', a written detailed explanation must be provided below:

_____

_____

_____

_____

_____

Subscribed:

Printed Name: Jon Farrer

Signature: _____

Title/Capacity: LLC Manager, President

PART H – ELIGIBILITY QUESTIONS: *To be completed by all applicants and any other person listed in Parts D, E, F and G.*

	YES	NO	
1.		☒	Are you delinquent in the payment of any Illinois Business Tax (sales, withholding, etc.)?
2.		☒	Have you ever applied for and been denied a liquor license?
3.		☒	Have you ever had any previous liquor license revoked?
4.		☒	Have you ever been convicted of a felony?
5.		☒	Do you possess a current federal wagering stamp?
6.		☒	Have you ever been convicted of a gambling offense as defined and enumerated in the Illinois Liquor Control Act, 235 ILCS 5/6-2(16)?
7.		☒	Are you a Village employee or a law enforcing official of the Village or any other government or governmental agency?
8.		☒	Except for merchandise credit in the ordinary course of business, have you received or borrowed money, credit or anything of value, directly or indirectly from any other licensee, supplier, manufacturer, importer, distributor, or representative thereof, of alcoholic products?

If the answer to any of the above questions was 'yes', a written detailed explanation must be provided below:

Subscribed:

Printed Name: Jonathan D. Putman

Signature: _____

Title/Capacity: General Manager

PART I - CERTIFICATION: This application must be signed by the owner, partner, officer or authorized agent of the business. The signature must be witnessed by a notary public.

The applicant hereby acknowledges and agrees that:

1. A Village of Hinsdale Liquor License is a privilege and may be revoked pursuant to the ordinances of this Village, or the laws of the State of Illinois or the United States of America;
2. The applicant, or any officer, director, stockholder, member, partner or designated manager of the applicant shall, upon the request of the local liquor control commissioner, and in connection with this application and any Liquor License issued pursuant thereto, submit to finger-printing by the Hinsdale Police Department or other agency designated by the local liquor control commissioner;
3. The applicant shall pay the administrative expenses, including without limitation court costs and attorneys' fees, incurred by the Village of Hinsdale in connection with any hearing before the local liquor control commissioner concerning this application or any Liquor License issued pursuant thereto;
4. The applicant has read, understands, and will not violate any of, the ordinances of this Village, or the laws of the State of Illinois or of the United States of America, in the conduct of business on the Subject Premises;
5. The statements contained in this application are true and correct to the best of the applicant's knowledge and belief;
6. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application or during the term of any license issued pursuant to this application, the applicant shall submit a supplemental application containing the new or corrected information within thirty (30) days following the change, and that failure to submit a supplemental application within said five days shall be grounds for denial of the application for, or suspension or revocation of, the license;
7. The Village of Hinsdale, or its authorized agent, shall have the right to enter the Subject Premises for the purpose of inspecting to ensure compliance with all applicable codes and ordinances;
8. The applicant, any involved owner, any designated manager, any partner, and any officer, manager, director, and stockholder owning in the aggregate more than five percent (5%) of the stock in an applicant corporation or club are eligible to receive a Liquor License under the ordinances of this Village, the laws of the State of Illinois and the United States of America; and
9. In the case of a renewal application, the applicant has paid in full, by cashier's check, certified check, money order, or cash, any and all taxes owed by applicant to the Village of Hinsdale.

Ryan O'Donnell	LLC Manager, CEO	8/7/25
Print Name of Applicant/Authorized Agent	Title/Position	Date

Ryan O'Donnell

Signature

SUBSCRIBED AND SWORN
to before me this 7 day of
August, 2025.

Shirley Roman

Notary Public

OFFICIAL SEAL
SHIRLEY V ROMAN
Notary Public, State of Illinois
Commission No. 986125
My Commission Expires
January 25, 2028

DeNUCCIS

Now open in Lincoln Park and Highland Park, and coming to Hinsdale in Fall 2025 — meet DeNucci's, the hot and saucy Italian cousin to Ballyhoo Hospitality's iconic flagship, Gemini.

DeNucci's brings the bold flavors of Italian-American cooking to the neighborhood with the modern, approachable style Ballyhoo is known for. From classics like Artichoke Vesuvio, Mozzarella al Forno, and Veal Marsala to nightly specials like Chicken Scarpariello and Lasagna Bolognese, every dish brings heat, comfort, and a little flair. The all-Italian wine list is packed with approachable bottles and hidden gems—each glass adding to the feel-good energy. And with Pizzaiolo Salvatore "Sal" Lo Cascio slinging his signature pizzas, the menu fires on all cylinders.

Fresh, flavorful, and unapologetically fun, DeNucci's is where Italian-American meets neighborhood hospitality—with a little extra attitude.

Back in 2009, Ryan and Anna O'Donnell opened Gemini in Chicago with a simple but powerful idea: to create a place where people didn't just come to eat, but where they truly felt at home. It wasn't about following trends — it was about greeting regulars by name, serving honest food, and delivering real hospitality that made every guest feel welcome. That humble beginning planted the seed for what would become Ballyhoo Hospitality.

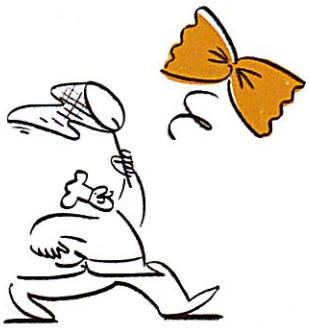
Today, Ryan and his partner Jon Farrer carry that same spirit forward. Their shared passion for community, genuine connection, and thoughtful growth has shaped Ballyhoo into more than just a group of restaurants.

At the heart of Ballyhoo is a belief that hospitality is deeply personal — it's about people. It's the staff who bring their love of the craft every day, the guests who feel like neighbors, and the neighborhoods that know the business truly cares. Our team is the beating heart of Ballyhoo, creating the warmth and care that keeps people coming back.

Ballyhoo isn't just serving food; it's nurturing communities. Through initiatives like Dine & Donate, they give back to the places that have supported them from the start. Being local isn't a marketing line — it's a responsibility they live by.

Growth at Ballyhoo doesn't happen by accident. It's a careful, intentional journey. As Ryan puts it, "One or two restaurants a year," always ensuring what makes each place special never gets lost.

This is Ballyhoo — a family of community tables, where meals are shared, moments are made, and people come back again and again, not just for the food, but for the connection.



DENUCCIS

STARTERS

warm garlic knots	$8
bruschetta pomodoro*	$14
sicilian artichoke vesuvio	$16
MINESTRONE SOUP -$9-	
truffle-mushroom arancini	$16
hand-pulled mozzarella sticks	$14
hot sausage & peppers	$18
grilled calamari	$21
fried calamari	$18
meatballs & red sauce	$16

VISIT MORE Ballyhoo RESTAURANTS

SALADS

house w/ creamy italian	$11
little gem caesar	$14
lacinato kale & pecorino *	$14
DENUCCIS chopped	$17

EXTRAS

broccolini*	$11	spaghetti aglio eolio	$9
meatballs (2)	$8	italian sausage (2)	$8

PASTA [GLUTEN FREE AVAILABLE]

FRESH HANDMADE

tonnarelli w/ sun gold pomodoro	$24
tagliatelle bolognese	$26
maine lobster agnolotti	$32
4-finger cavatelli al ragù	$28

DRIED & IMPORTED

spaghetti limone *	$21
spicy crab campanelle	$34
spaghetti cacio e pepe	$22
lumache arrabbiata	$24
orecchiette pugliese	$26

PIZZY PASTA

MAINS

branzino piccata	$38
shrimp scampi oreganata	$26
veal scallopini [piccata, marsala, or parm]	$38
chicken cutlet [piccata, marsala, or parm]	$28
eggplant parmesan	$27
...add a side of spaghetti & red sauce	$9

SPECIALE DEL GIORNO

MONDAY chicago tavern style pizza	$MP
TUESDAY lasagna bolognese	$28
WEDNESDAY pappardelle genovese	$32
THURSDAY tonnarelli all'amatriciana	$28
FRIDAY spaghetti frutti di mare	$36
SATURDAY lobster risotto	$38
SUNDAY chicken scarpariello	$36

*DISHES THAT CONTAIN PEANUTS OR TREE NUTS, SOME DISHES MAY BE MODIFED FOR ALLERGIES, PLEASE CONSULT YOUR SERVER.

Pizza BY SAL

16" PIES ARE FINISHED W/ OREGANO & PARM

◆

GLUTEN FREE "SICILIAN STYLE" PIZZAS AVAILABLE

DELLA CASA

WHITE PIZZAS

pesto pomodorini* $24
mushroom $25
tartufo $30

RED PIZZAS

margherita $22
sausage & onion $25
spicy pepperoni $25
good veggie $24

BUILD YOUR OWN

16" cheese $21 | toppings $3 each
[choose white or red]

sweet basil ◆ italian sausage
roasted mushroom ◆ anchovy
pepperoncini ◆ oven-dried tomato
diced red onion ◆ green olive
spinach ◆ roasted red pepper
razor thin garlic ◆ hot peppers
marinated zucchini
pepperoni ◆ caramelized onion

503 W. DICKENS AVE.,
CHICAGO, IL 60614
PHONE # (773) 697-8780



#IDIDITFORDENUCCIS
@DENUCCIS

HOT & SAUCY

* THESE ITEMS ARE SERVED RAW, UNDERCOOKED, COOKED TO ORDER OR CONTAIN RAW OR UNDERCOOKED INGREDIENTS. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS.

A 3% RESTAURANT SURCHARGE IS ADDED TO EACH GUEST CHECK. THIS MAY BE REMOVED UPON REQUEST.

ROSSI

	6oz	BTL
Super Tuscan Tenuta 'Lucente' // Toscana // 2022	21	84
Sangiovese La Poderina // Toscana // 2022	17	68
Nebbiolo De Forville // Piedmont // 2023	18	72
Pinot Nero Gembra // Trentino // 2023	15	60
Cab Sauv BonAnno // Alexander Valley, CA // 2022	22	88
Chianti Classico Villa Cerna // Toscana // 2021	16	64
Cabernet Blend Ballyhoo // North Coast, CA // 2023	12	48
Dolcetto Borgogno // Piedmont // 2021		69
Cabernet Sauvignon Movia // Friuli // 2021		68
Corvina Blend Buglioni Ripasso // Veneto // 2021		75
Barbera Bruno Giacosa // Piedmont // 2021		82
Corvina Cesar Amarone 'Il Bosco' // Veneto // 2016		160
Merlot Venica Gollio // Friuli // 2019		52
Freisa G.D. Vajra // Piedmont // 2019		82
Barolo Brovia // Piedmont // 2020		142
Barolo Luigi Einaudi // Piedmont // 2020		105
Barbaresco Paitin // Piedmont // 2021		96
Barbaresco Produttori del Barbaresco // Piedmont // 2020		107
Sangiovese/Sagrantino Arnaldo Caprai // Umbria // 2021		60
Montepulciano Montecappone // Marche // 2021		61
Sangiovese Volpaia Chianti Classico // Tuscany // 2020		99
Cabernet Sauvignon Tolaini Legit // Tuscany // 2020		89
Sangiovese Ciacci Piccolomini // Tuscany // 2023		78
Sangiovese Il Poggione Rosso // Tuscany // 2022		82
Sangiovese Grosso Biondi-Santi Rosso // Montalcino // 2020		195
Brunello Casanova di Neri // Montalcino // 2020		155
Montepulciano Valle Tritana // Abruzzo // 2022		49
Negroamaro Copertino // Puglia // 2015		49
Nerello Mascalese Bonavita // Sicily // 2020		85
Nerello Mascalese Alta Mora Rosso // Sicily // 2022		78
Frappato Blend Arianna Occhipinti SP-68 // Sicily // 2023		64
Nebbiolo Rainoldi Rosso di Valtellina // Lombardy // 2020		86
Super Tuscan Tenuta Le Colonne // Bolgheri // 2020		82
Cabernet Blend Ballyhoo Blend // Bolgheri // 2023		48

VINO!

HOUSE WINE

RED OR WHITE
11 ◆ 21 ◆ 41

BOLLE

	6oz	BTL
Glera Ca' Bolani Prosecco // Friuli-Venezia Giulia // nv	14	56
Glera Jeio Rosé Brut // Prosecco // 2023	16	64
Lambrusco Vecchia Modena // Emilia-Romagna // nv	13	50
Moscato La Spinetta Bricco Quaglia // Piedmont // 2023		60
Pinot Nero/Chard Contratto // Piedmont // 2019		88

BIANCHI, ROSA, & ARANCIA

	6oz	BTL
Negroamaro Calafuria Rosé // Salento // 2023	14	56
Sauvignon Fantinel // Friuli // 2023	15	60
Pinot Grigio Ca Bolani // Friuli // 2023	13	52
Chardonnay Andriano Somereto // Alto-Adige // 2023	16	64
Garganega Farina Soave Classico // Veneto // 2023	16	64
Verdeca Naturale Orange Sfera // Puglia // nv	12	48
Chardonnay Elio Grasso // Piedmont // 2022		72
Pinot Bianco Kellerei Terlan // Trentino Alto-Adige // 2022		78
Cortese Villa Sparina Gavi di Gavi // Piedmont // 2023		60
Garganega Inama Foscarino Soave Classico // Veneto // 2022		62
Arneis Vietti // Roero // 2023		64
Erbaluce Ferrando // Piedmont // 2022		56
Vermentino Lunae Grey Label // Liguria // 2023		65
Verdicchio Garofoli Podium // Marche // 2020		64
Falanghina Feudi di San Gregorio // Campania // 2023		48
Rare White Blend Regaleali Leone // Sicily // 2022		45

APERITIVO $15

SBAGLIATO
campari, vermouth rosso, prosecco

◆

LIMONCELLO SPRITZ
limoncello, ginger beer, prosecco

◆

HUGO
elderflower, mint, prosecco

COCKTAILS

AMARO MANHATTAN $17
averna, rye whiskey, orange bitters

◆

CALABRIA PICANTE MARGARITA $16
chili-infused tequila, peachello, lime, salt

◆

STATEN ISLAND ICED TEA $16
quattro amari, luxardo amaretto, lemon, prosecco, coca cola

◆

NOCCIOLA ESPRESSO MARTINI $17
vodka, frangelico, hazelnut, borghetti espresso liqueur, caffe

ITALIAN LEMONADE $14
vodka, orangecello, fresh-squeezed lemonade

◆

PHONY NEGRONI 0.0 $14
lyre's london dry, giffard aperitif, dhos bittersweet

NEGRONI CLASSICO $16
gin, campari, vermouth rosso

BIRRA

PERONI NASTRO AZZURRO
12oz can, pale lager, italy $7

◆

ATHLETIC BREWING 0.0 N/A
12oz can, lite lager, milford, ct $7

◆

MENABREA BIONDA
12oz btl, blond lager, italy $8

◆

BIRRA DOLOMITI ROSSO
12oz btl, double malt, veneto $9

VINO & 'TAILS

DENUCCIS



DESSERTS	
salted caramel budino	11
sicilian cannolis	12
amaretto tiramisu*	12
pistachio blondie sundae*	13
affogato *[add dark rum +3]*	7

GELATO & SORBETTO 3 PER SCOOP
french vanilla
old-fashioned milk chocolate
pistachio*
strawberry
lemon sorbetto

BEVERAGES	
limoncello	13
espresso martini	16
barolo chinato rivetto	18
felsina vin santo	12
sassicaia grappa	36
la spinetta moscato d'asti biancospino	15

AMARO	2OZ
averna	13
braulio alpino	16
cynar	12
fernet branca	15
montenegro	14
nonino	19
ramazzotti	13
amara d'arancia rossa	15

CAFE

big shoulders 'ballyhoo blend'

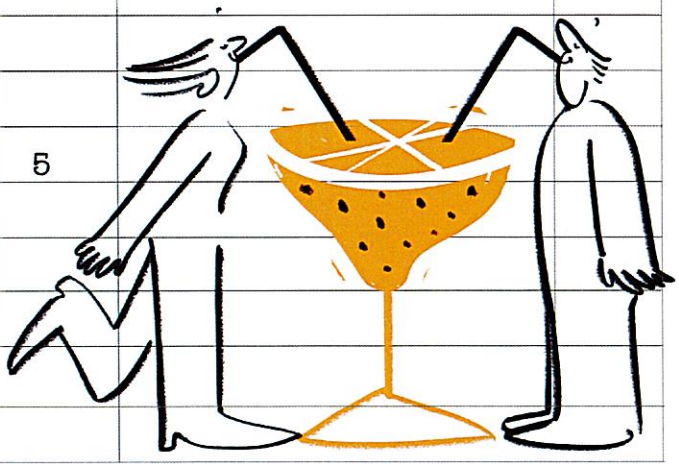
◆ *double espresso 6* ◆ *caffe latte 6*

◆ *americano 5* ◆ *cappuccino 6*

rishi tea 5

◆ *earl grey* ◆ *jade cloud* ◆ *chamomile*

◆ *blueberry hibiscus* ◆ *peppermint*



#IDIDITFORDENUCCIS

@DENUCCIS

* DISHES THAT CONTAINS PEANUTS OR TREE NUTS, SOME DISHES MAY BE MODIFED FOR ALLERGIES, PLEASE CONSULT YOUR SERVER

Docusign Envelope ID: 4A667D15-FEEA-45E5-B0F7-F56F2B25B8A4

Form **LLC-5.25**
July 2017

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.cyberdriveillinois.com

Payment may be made by check payable to Secretary of State. If check is returned for any reason this filing will be void.

Illinois
Limited Liability Company Act

Articles of Amendment

SUBMIT IN DUPLICATE
Type or print clearly.

Filing Fee: $50

Approved:

FILE # [redacted]

This space for use by Secretary of State.

1. Limited Liability Company name: DENUCCI'S ITALIAN HINSDALE, LLC

2. Articles of Amendment effective on:
   - ☑ the file date
   - ☐ a later date (not to exceed 30 days after the filing date) _____ Month, Day, Year

3. Articles of organization are amended as follows (check applicable item(s) below):
   - ☑ a) Admission of a new manager (give name and address below)*
   - ☑ b) Withdrawal of a manager (give name below)
   - ☐ c) Change in address of the records office/principal place of business as required by Sec. 1-40 of the Act. (Give new physical number and street address, a P.O. Box alone or C/O is unacceptable.)
   - ☐ d) Change of registered agent and/or registered agent's office (Give new name and/or address below, address change to P.O. Box alone or C/O is unacceptable.)
   - ☐ e) Change in the Limited Liability Company's name (give new name below)**
   - ☐ f) Change in date of dissolution (state perpetual or date of dissolution below)
   - ☐ g) Establish authority to issue series (fee $300, see NOTE)
   - ☐ h) Other (give information in space below)*

* Only managers and any member with the authority of manager are required to be reported.

Additional information:

a) Admission of a new manager: Ballyhoo Holdings, LLC, 908 N. Halsted, Chicago, IL 60642
b) Withdrawal of a manager: Ballyhoo Hospitality, LLC

**New name of LLC (as changed): _____

A professional LLC registered with the Illinois Department of Financial and Professional regulations must contain the term Professional Limited Liability Company, PLLC or P.L.L.C. in its name. The specific professional service must also be stated in its purpose.

(continued)

Docusign Envelope ID: 4A667D15-FEEA-45E5-B0F7-F56F2B25B8A4

LLC-5.25

4. The amendment was approved in accordance with Section 5-25 of the Illinois Limited Liability Company Act.

5. I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Amendment are to the best of my knowledge and belief, true, correct and complete.

Dated: May 22, 2025
Month/Day Year

Signed by: Ryan O'Donnell
72B452E635D246E...
Signature

Ryan O'Donnell, Manager
Name and Title (type or print)

Ballyhoo Holdings, LLC
If applicant is signing for a company or other entity, state name of company or entity.

NOTE:

The following paragraph is adopted when Item 3g is checked:

The operating agreement provides for the establishment of one or more series. When the company has filed a Certificate of Designation for each series, which is to have limited liability pursuant to Section 37-40 of the Illinois Limited Liability Company Act, the debts, liabilities and obligations incurred, contracted for or otherwise existing with respect to a particular series shall be enforceable against the assets of such series only, and not against the assets of the Limited Liability Company generally or any other series thereof, and unless otherwise provided in the operating agreement, none of the debts, liabilities, obligations or expenses incurred, contracted for or otherwise existing with respect to this company generally or any other series thereof shall be enforceable against the assets of such series.

Taxpayer Notification
Business Authorization

STATE OF Illinois
DEPARTMENT OF REVENUE
tax.illinois.gov

#BWNKMGV
#CNXX XX31 XX47 8484#
DENUCCIS ITALIAN HINSDALE LLC
DENUCCIS HINSDALE
8 E 1ST ST
HINSDALE IL 60521-4102

August 5, 2025

Letter ID: [redacted]84

Account ID: [redacted]

We have issued your Certificate of Registration.

Welcome!

We have issued your Illinois Business Authorization.

Please verify that all of the information on the Business Authorization is correct. If all of the information is correct, you may print a paper copy from a MyTax Illinois account to visibly display at the business address listed.

Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

If you wish to be registered for any other taxes or fees, you must complete a new application. For questions, visit our website at **tax.illinois.gov** or call us weekdays between 8:00 a.m. and 4:30 p.m. at the telephone number below.

CENTRAL REGISTRATION DIVISION
ILLINOIS DEPARTMENT OF REVENUE
PO BOX 19030
SPRINGFIELD IL 62794-9030
Rev.CRD@illinois.gov

217 785-3707

Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, you may print and visibly display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

Illinois Business Authorization

OFFICIAL DOCUMENT

DENUCCIS ITALIAN HINSDALE LLC

8 E 1ST ST
HINSDALE IL 60521-4102

Loc. Code: 022-0012-0-001
Hinsdale (DuPage)

DuPage County

Expiration Date:
10/2/2026

Certificate of Registration

Sales and use taxes and fees

[redacted]

ILLINOIS REVENUE

Director

OFFICIAL DOCUMENT

Issued Date: **10/02/2025**

Business Entity Search

Entity Information

Entity Name
DENUCCI'S ITALIAN HINSDALE, LLC

Principal Address
908 N HALSTED
CHICAGO,IL 606420000

File Number
15783567
Status
ACTIVE on 02-05-2025

Entity Type
LLC
Type of LLC
Domestic

Org. Date/Admission Date

02-05-2025
Jurisdiction
IL

Duration
PERPETUAL

Annual Report Filing Date

00-00-0000
Annual Report Year

Agent Information
BALLYHOO HOSPITALITY, LLC
908 N HALSTED ST
CHICAGO, IL 60642-4219
Agent Change Date
02-05-2025

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

Available Services | Managers | Old LLC Name | Assumed Name | Series Name | File History

Purchase Master Entity Certificate of Good Standing

Articles of Amendment Effecting A Name Change (https://apps.ilsos.gov/llcartamendment/)

Adopting Assumed Name (https://apps.ilsos.gov/llcassumedadoptname/)

Change of Registered Agent and/or Registered Office (https://apps.ilsos.gov/llcagentchange/)

English

Liquor Training and BASSET Certification

State law made Cook County the first mandatory county in Illinois for BASSET Certification. All servers of alcohol and bouncers who check ID must now have their BASSET certification in order to work in Cook County, including the City of Chicago. All new hires must have this certification within 90 days of being hired.

Anyone who serves alcohol in the State of Illinois should take this training and receive their certification (license), including bartenders, bar backs, servers, and managers. Visit http://www.bassetcertification.org for classes.

Shift 5 - BAR #1

Trainer: _____ **Date:** _____

Quiz: Steps of Service & Starters

Score: _____

Description: Finalizing comfortability with service, asking any questions, and inspiring confidence. We want you to be comfortable talking tableside about the food/beverage and all details of the restaurant and Ballyhoo!

Objectives: Polishing verbiage on what to do if you don't know the answer to a question. Ring in all the orders for the first part of service. Have your trainer shadow you for one table. Participate in any running or checkout sidework.

Check off once completed

- □ **2:00** Manager check in- review expectations for the day. Receive quiz from manager **Clock In CODE:**_____ **As TRAINING**
- □ **2:15** Take SOS/Starters Quiz
- □ **2:30** Meet with trainer for Classroom time & grade quiz together
    - Grade SOS/Starters Quiz
    - Taste all **RED BTG-** practice your wine service with your trainer! What glassware is used for white vs. red? BTG vs. BTB?
    - Taste all **SALADS & SIDES** with your matrix to take notes- talk through pre-marking, how to introduce the dish to the table upon dropping
    - Steps of Service- Talk your trainer through steps of service- any sticking points?
    - Toast practice- have your trainer shadow as you ring in mock tables!
        - How do you course items? What kind of celebration gestures do we do?
        - Modifier & Tags Overview- No Make, VIP, On Us, etc.
    - Additional Classroom (if any): _____
- □ **4:30** be on the floor with your trainer for the shift
- □ Service
    - N/A Beverage
    - What N/A Bevs do we offer? How do we present & mark them?
    - Tea & Coffee Marking/Presentation
    - Espresso Machine How-To
    - Check presentation
- □ Safe Alcohol Serving:
    - BASSAT Certification
    - Adherence to proper restaurant beverage serving pour
    - Verification of identification
    - Cultivating a secure environment for both patrons and staff
    - Identification of indicators of over-service
    - Appropriate management of guests requiring service refusal
- □ Beverage
    - Glassware Tour
    - Cleaning Glassware & Decanters
- □ Closing
    - Sidework
    - Checkout

ILLINOIS LIQUOR CONTROL COMMISSION
50 W. Washington Street, Suite 209 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 7/17/2023 Expires: 7/17/2026
Trainer's IL Liquor License Number: [redacted]
[redacted]

****Card is not transferrable****

LCCB-01 (N-01/15)

BASSET Certificates will be supplied upon hiring of staff.

Parks & Recreation

AGENDA SECTION:	First Reading – ACA
SUBJECT:	Donation Agreement – Mather Family Playground Donation – Robbins Park and Agreement for Services with Upland Design Ltd.
MEETING DATE:	September 16, 2025
FROM:	Andrianna Peterson, Assistant Village Manager Mike Hayes, Superintendent of Parks & Recreation; CPRP-CPO Michael Marrs, Village Attorney

Recommended Motion

Approve and authorize execution of a Donation Agreement with the Mather Giving Foundation Donor Advised Fund relative to a donation in the amount of $200,000 for a new playground at Robbins Park; and

Approve and authorize execution of an agreement and associated rider with Upland Design Ltd. of Plainfield, IL for the final design, bidding and construction of a playground at Robbins Park.

Background

The Village has been working with the Mather Family to donate a playground in Robbins Park to the Village in memory of Stewart Mather. Robbins Park was chosen because it aligns with the Village's Capital Replacement Plan (CIP) and the Mather Family also had family memories at the Park. Built in 2002, Robbins playground is currently the oldest playground in the Village.

The Mather Family is interested in creating a custom playground with a treehouse style theme. Working with the Mather Family, the Village reviewed three proposals and selected Upland Design LTD to conduct an initial site survey, detailed cost estimate and concept designs. The cost of the professional services in the amount of $11,300 were funded by the Mather Family.

Several playground concepts and designs were reviewed by staff and the Mather Family and a final recommended design was selected with a total anticipated cost of $323,146, which includes a Vine Tunnel, as provided in the attached cost estimate.

Discussion

Now that a design has been finalized, the next steps of the project are to: 1) approve a donation agreement from the Mather Giving Foundation Donor Advised Fund in the amount of $200,000; and 2) approve an agreement with Upland Design for the final design, bidding and construction of a playground at Robbins Park.

If the agreements are approved, staff will work with the Mather Family and Upland Design to complete the final design of the project in anticipation of bidding the project in late 2025. Construction of the project is anticipated in the Spring of 2026.

In accordance with Section 7-210(E)(1)(c)(v), in the OS District, approval of an Exterior Appearance / Site Plan Review by the Plan Commission and Village Board is not required for the proposed playground replacement. The new structures are exempt from this process, subject to meeting code requirements. Structures are allowed to exceed the OS District height limits up to a maximum height of thirty-five feet (35'). The playground must be set back a distance of fifty feet (50') from all property lines. The front and corner side yard requirement for recreational devices shall be thirty feet (30'). Approval of a building permit and compliance with all building codes are also required.

Recommendation

Staff recommends approval of the agreement with the Mather Giving Foundation Donor Advised Fund for a donation in the amount of $200,000, and approval of the agreement with Upland Design to complete the final design, bidding and construction of the playground project.

Budget Impact

Prior approved Capital Improvement Plans (CIPs) included placeholders of $180,000 in various years for various playground replacements around the Village. The 2024-2028 CIP included $180,000 for the Robbins Park playground in calendar year 2026.The approved 2025-2029 CIP included $180,000 for the replacement of playground equipment at Robbins Park, moved up to 2025 due to the stated intention of a donor to help offset the cost of the playground. Because the total amount of the anticipated donation was not yet known, the approved 2025-2029 CIP included $180,000 to replace the playground equipment at Robbins Park, along with a corresponding revenue offset of $180,000 from a potential donation.

The Mather Family donation allows the Village to install a customized playground with additional amenities. With the donation of $200,000 from the Mather Family, $380,000 is available for the project, consisting of $200,000 of donated funds plus $180,000 of CIP funds that were previously earmarked from all overall CIP sources.

The project is estimated to cost $323,146, which includes a 10% contingency and professional services fees for Upland Design in the amount of $17,314.

While the overall project cost is higher than the historical $180,000 playground benchmark, the Mather Family donation reduces the Village's net capital expense to $123,146.

Village Board and/or Committee Action

The project was discussed at the Parks and Recreation Commission meeting on May 20, 2025, along with various project updates since February, 2025.

Documents Attached

1. Agreement with the Mather Giving Foundation Donor Advised Fund
2. Robbins Park Playground Designs
3. Agreement with Upland Design
4. Cost Estimate

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

DONATION AGREEMENT –

MATHER FAMILY PLAYGROUND DONATION

THIS DONATION AGREEMENT ("Agreement") is made as of the ___ day of _____ , 2025 (the "Effective Date"), by and between the Mather Giving Foundation Donor Advised Fund (referred to herein as the "Mather Family"), and the Village of Hinsdale, an Illinois non-home rule municipal corporation duly organized and validly existing legal entity organized and operated pursuant to the Constitution and laws of the State of Illinois (the "Village"). The parties hereto may each be referred to as a "Party," individually, or jointly as the "Parties"; and

WHEREAS, the Village is authorized under the provisions of Article VII, Section 10 of the State of Illinois Constitution of 1970, to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law; and

WHEREAS, the Village is authorized under the Illinois Municipal Code to own, operate, and equip public parks for public recreational use; and

WHEREAS, the Village owns and manages several public parks and certain recreational facilities located therein; and

WHEREAS, the Mather Family has been working cooperatively with the Village regarding their desire to donate funds towards the cost of designing, planning and installing a new playground (the "Playground") for the Village of Hinsdale in memory of their loved one Stewart Mather. Work completed to date includes a concept plan for the playground design that is acceptable to both Parties (the "Approved Concept Plan"), an associated cost estimate regarding same, and identification of Robbins Park as the chosen location for the Playground. The Approved Concept Plan is attached hereto as **Exhibit A** and made a part hereof. The work to create the Approved Concept Plan has been paid for with funds previously donated by the Mather Family pursuant to a Term Sheet previously signed by the Parties; and

WHEREAS, the Parties are now prepared to move forward with the development of construction documents for permitting and bidding (the "Playground Design and Bid Documents"), and the subsequent construction of the Playground (the "Construction Work"), all based on the Approved Concept Plan; and

WHEREAS, this Agreement sets forth the Parties mutual understanding of the general terms and conditions for the acceptance of an additional donation of $200,000.00 in funds for the development of the Playground Design and Bid Documents, and performance of the Construction Work (the "Donation") as contemplated herein and in conformance with the Village's Park and Recreation Donation Policy ("Donation Policy") and Village needs and requirements; and

WHEREAS, the Village President and Village Board of Trustees (the "Corporate Authorities") hereby find and determine that it is advisable and in the best interests of the Village and its residents to accept the Donation towards the cost of creating the Playground Design and Bid Documents, and performance of the Construction Work, in accordance with the terms and conditions provided herein; and

WHEREAS, this Agreement has been submitted to the Corporate Authorities of the Village for review and consideration and the Corporate Authorities have undertaken all actions required

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

by law prior to the execution of this Agreement in order to make the same binding upon the Village; and

WHEREAS, this Agreement has been submitted to the Mather Family for review and consideration and the undersigned representative of the Mather Family has undertaken all actions required by law prior to the execution of this Agreement in order to make the same binding upon the Mather Family; and

WHEREAS, the Parties acknowledge that their respective obligations hereunder to perform pursuant to this Agreement are absolute and unconditional, except where specifically provided to the contrary herein.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS HEREIN CONTAINED, AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED AND TO BE RECEIVED, THE PARTIES HEREBY AGREE AS FOLLOWS:

SECTION ONE: Incorporation. Each of the recitals in the Whereas paragraphs set forth above is incorporated into Section 1 of this Agreement as if fully set forth herein.

SECTION TWO: Donation. The currently anticipated costs of creating the Playground Design and Bid Documents, and performance of the Construction Work, are $323,195.90 (the "Playground Design and Construction Costs"). The Mather Family agrees to deposit with the Village, within thirty (30) days following execution of this Agreement, the Donation in the amount of $200,000.00 to be used towards the Playground Design and Construction Costs. The Donation is separate from and in addition to the funds previously donated by the Mather Family for creation of the Approved Concept Plan. The Mather Family hereby represents and warrants to the Village that it has full right, power and authority to gift said Donation and to enter into this Agreement.

SECTION THREE: Acceptance of Donation; Ownership following Construction. The Village agrees to accept the Donation and agrees to use it for the sole purpose of payment towards the Playground Design and Construction Costs. The Parties acknowledge and agree that following the completion of the Construction Work, the Village will become and remain the rightful owner of the Playground.

SECTION FOUR: Design and Construction. Following receipt of the Donation by the Village, the following sequential steps shall occur:

1. The Village shall contract with Upland Design, creators of the Approved Concept Plan, for the development of the Playground Design and Bid Documents.

2. The Playground Design Documents shall be submitted to all applicable Village bodies for review and recommendation and/or approval. The Village shall confer with the Mather Family on any material changes to the Concept Plan and Playground Design Documents as a result of such reviews and approvals, if any.

3. Once all necessary recommendations and/or approvals have been obtained, the Village shall award the contract to construct the Playground pursuant to the Village's existing bidding and procurement policies.

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

4. Following the award of a construction contract, construction of the Playground in substantial conformance with the Playground Design and Construction Documents shall proceed under the supervision of the Village. It is anticipated that construction will take place in Spring, 2026.

5. Notwithstanding 3 and 4. above, the Village reserves the right to reject all bids and to take any and all other actions relative to award of the contract to construct the Playground in accordance with the Village's established procurement policy, and any applicable Village Code or State law requirements. The Village may defer construction to a subsequent construction season beyond 2026 if increases in material and/or labor costs, or other circumstances, in the sole opinion of the Village, make such a deferral in the best interests of the Village and its residents. In the unlikely event the Village is unable to proceed with the Project at all prior to the commencement of construction, or during construction, the Parties shall confer to reach a mutually agreeable plan for disposition of any unexpended portion of the Donation.

6. Following the completion of the Playground construction, and completion by the Village of all payments related to same, funds remaining from the Donation, if any, shall be promptly returned to the Mather Family by the Village.

SECTION FIVE: Maintenance and Ownership. The Village agrees to own and maintain the Playground following its construction for public recreational use, at the Village's sole expense and in its sole discretion, subject to budgetary constraints and in accordance with the maintenance standards and a schedule to be determined by the Village following its construction. The Parties agree that the Village shall solely own and retain all rights associated with the Playground Design and Construction Documents.

SECTION SIX: Mutual Assistance. The Village and the Mather Family agree to cooperate with one another in upholding the intent and purposes of this Agreement.

SECTION SEVEN: Disclaimer of Relationship. The relationship of the Mather Family to the Village is that of independent charitable contributor. Neither party to this Agreement shall be or become the agent of the other party for any purpose. This does not create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the Village or the Mather Family. Nothing herein contained nor any act of the Village or the Mather Family shall be deemed or construed to give the Mather Family any property interest in or control over the Playground.

SECTION EIGHT: General Provisions.

1. Governing Law. This Agreement shall be governed by, construed under and interpreted in accordance with the laws of the State of Illinois, without giving effect to its principles of conflicts of law or choice of law. All suits, actions, claims and causes of action relating to the construction, validity, performance and enforcement of this Agreement shall be brought in the Circuit Court of DuPage County, Illinois. This Agreement is made pursuant to and in accordance with the provisions of the Constitution of the State of Illinois, other applicable provisions of the Illinois compiled statutes, and all applicable Village ordinances, resolutions, rules and regulations.

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

2. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person shall be made, or be valid, against the Village or the Mather Family.
3. No Personal Liability of Officials of the Village. No covenant or agreement contained in this Agreement shall be deemed to be the agreement of the Corporate Authorities, any official, officer, partner, member, manager, director, agent, employee, or attorney of the Village, in his or her individual capacity, and no official, officer, partner, member, manager, director, agent, employee, or attorney of the Village shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery, and performance or non-performance of this Agreement, or any failure in connection therewith.
4. Severability. It is hereby expressed to be the intent of the Parties that should any provision, covenant, agreement, or portion of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.
5. Entire Agreement. This Agreement embodies and constitutes the entire agreement and understanding between the parties with respect to the transaction contemplated hereunder, and all prior or contemporaneous agreements, understandings, representations and warranties are deemed merged into this Agreement.
6. Captions. The captions at the beginning of the paragraphs are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.
7. Further Actions. The Parties each agree to do, execute, acknowledge and deliver all such further acts, instruments and assurances and to take all such further action as shall be necessary or desirable to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.
8. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.
9. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.
10. Counterparts. This Agreement may be executed in counterpart, each of which shall constitute an original document, which together shall constitute one and the same instrument.
11. Copies. A facsimile or other electronic copy of this Agreement and any signatures thereon shall be considered for all purposes as originals.

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

SECTION NINE: Authority to Execute.

1. The Village hereby warrants and represents to the Mather Family that it has full constitutional and lawful right, power and authority to execute and deliver and perform the terms and obligations of this Agreement and all of the foregoing have been or will be duly and validly authorized and approved by all necessary Village proceedings, findings and actions, and that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the Village, enforceable in accordance with its terms.

2. The Mather Family hereby warrants and represents to the Village that it has full and complete right, power and authority to enter into this Agreement, to make the Donation, and to agree to the terms, provisions and conditions set forth in this Agreement, that all legal actions needed to authorize the execution, delivery and performance of this Agreement have been taken. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the Mather Family, enforceable in accordance with its terms.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

IN WITNESS WHEREOF, the Village and the Mather Family have caused this Agreement to be executed in their respective names and the Village has caused its seal to be affixed thereto, and attested as of the Effective Date.

Date: 8/8/2025

THE MATHER FAMILY (Mather Giving Foundation Donor Advised Fund):

By: Colleen G. Mather

Name: DocuSigned by: Colleen Mather DC9718EA7998422...

Date: _____

VILLAGE: The Village of Hinsdale, Illinois, an Illinois municipal corporation

By: _____

Name: _____

Title: _____

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

EXHIBIT A

APPROVED CONCEPT PLAN

(ATTACHED)

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A



Robinia Wood Treehouse Site View

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A



Robinia Wood Treehouse

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A





Reverse View

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A



Zip line 50’



Installed Year

Robinia Wood Play Structures:
Primary building materials are made from Wisconsin grown Black Locust logs. The wood is used throughout the world and is known for being very strong, rot resistant, heavy, and well-suited for outdoor applications. It is the industry standard for outdoor playgrounds. Typically 15-20 year lifespan. Wood does weather after installation



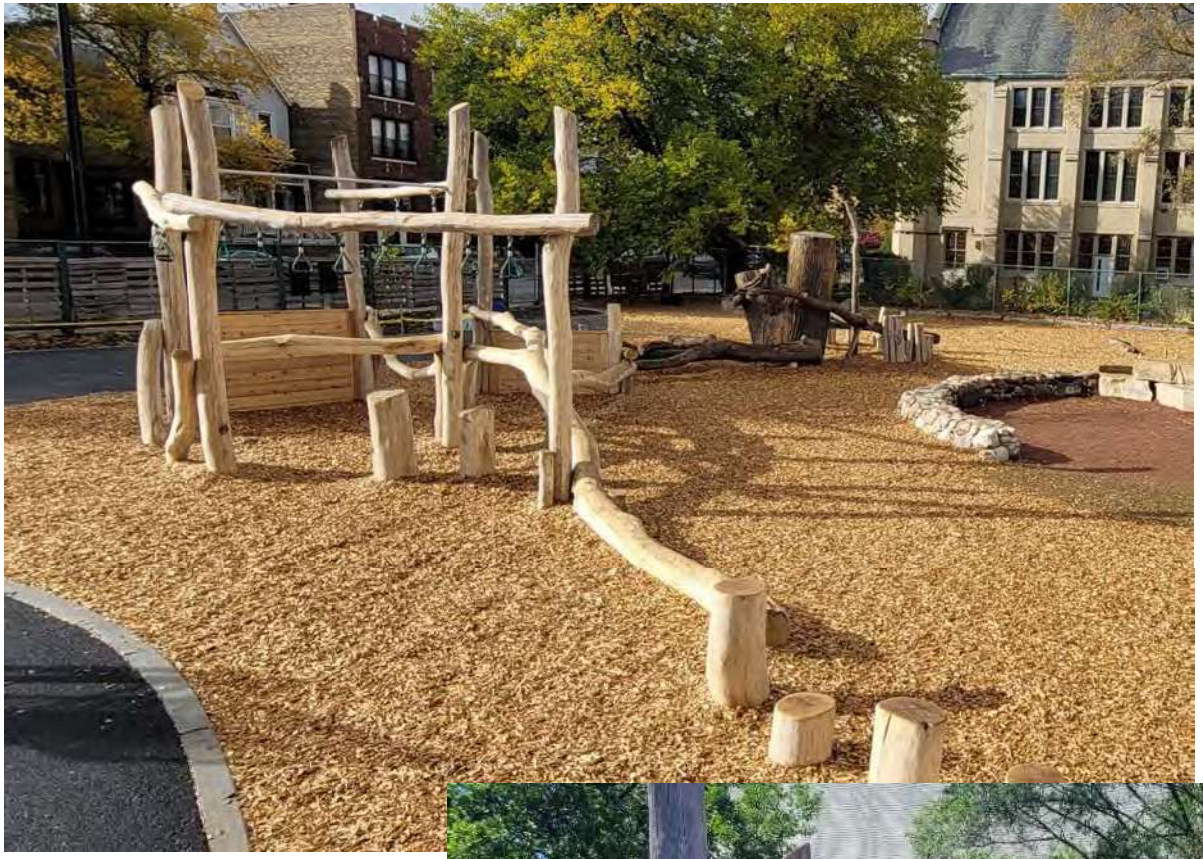
After a Year

Robinia Wood

“What it looks like”

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A



Installed Year

After a Year



Future Landscape Beds

Existing Swing

Zip line

5-12 Play Structure

Engineering Wood Fiber Surfacing





Docusign Envelope ID: D905A5DC-E16E-48D5-9349-77585E12200A

Robbins Park Playground Renovation

April 21, 2025

Village of Hinsdale, Illinois



Robbins Park is located at South Vine and 7th Street in Hinsdale. The park is part of the Village of Hinsdale as a community park site. The Village received a generous donation to update the playground, and a concept plan was created in early 2025 with Village guidance. The Village would now like to have construction documents developed for permitting, bidding and construction by a contractor.

Project Scope: Upland Design Ltd proposes to accomplish the following work items to assist the Village with the renovation of the Robbins Park playground with the approved concept. Project components include:

- New treehouse themed playground
- Zip line
- Reuse of existing swing set frame
- New surfacing and drainage
- Landscape restoration

The project is to be implemented through public bidding and construction by a contractor.

Base Survey: A topographic survey of the playground and the area immediately adjacent was completed in 2025 and this will be used as a base for construction document preparation.

Site Plan Approval: If the Village determines that site plan approval is required for this project, Upland Design will forward the site plan and three dimensional plans to the Village. The Village staff will present the concept plans and three-dimensional plans if required.

Construction Plans, Specifications and Bid Proposal

Based on the selected concept plan and equipment, Upland Design will prepare a set of construction plans, specifications, and bid proposal for public bidding. Construction documents will address the following:

- Existing Conditions and Removal
- Layout
- Grading and Drainage
- Proposed Landscape Restoration
- Construction Details
- General and Technical Specifications
- Bid Proposal Form

The specifications will cover each area of construction. A review meeting at 95% complete construction documents will take place with Village staff. An updated estimate of construction costs will be available for review at this meeting. Comments from this meeting will be incorporated into the documents. (1 meeting)

Permits: No permits are anticipated. An IEPA NOI will not be required as the project disturbance is less than one acre. If the project scope expands or it is later found that additional permits are required, additional professional scope and associated fees will be discussed with the Village.

Bidding

The bid documents will be distributed through Accurate Repro who will provide both digital and paper copies as requested by bidders. The Village will contact contractors, will place the legal ad in a local paper and perform any other procedure as required by local purchasing policies. Upland Design will be available to answer questions during bidding, will be present at the bid opening, check bids for math accuracy, and review the bids with staff. If necessary, references will be contacted and a summary letter delivered. (1 meeting)

Contract Preparation: Once the Village reviews and awards the project, the Village will prepare construction contract for the project and bind the specifications into one document. These will be sent out for contractor signatures and a copy will be shared with Upland.

Construction Administration

Construction administration will be completed by the owner. Upland will be available to answer questions during construction at our hourly rate.

Timeline: The proposed timeline below allows the construction to start next year and at the same time, we believe this can be all built in 2025 if the funding allows.

Description	Start Date	Estimated Completion
Construction Documents	October 2025	November 2025
Permitting	December 2025	December 2025
Bidding	January 2026	February 2026
Construction	March 2026	July 2026

Professional Fees

The following professional fees are lump sum for the work described in for professional services by Upland Design Ltd:

Construction Documents	$ 15,950
Bidding	$ 1,364
Total Professional Fee	**$ 17,314**

Reimbursable Costs:

Reimbursable items will include plotting and printing of drawings, delivery, mileage, and tolls at the direct cost to Upland Design Ltd. Mileage reimbursement will be billed at the current IRS reimbursement rate.

Additional Site Visits can be requested by the Village for a lump sum cost of $940 per visit (including site visit report).



Robinia Wood Treehouse Site View

AGREEMENT BETWEEN CLIENT and FIRM
FOR LANDSCAPE ARCHITECTURAL SERVICES
ROBBINS PARK PLAYGROUND RENOVATION

Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521
Phone: 630.789.7090…… ……..……..……..

6. Project Schedule

The Firm shall render its services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact any Project schedule. The Firm will attempt to make the Client aware of events that will impact the Project schedule.

7. Compensation and Payments

The Client shall pay to the firm the following lump sum of $17,314 for the work described herein. The fee Is due within 30 days of submittal to the Client the initial landscape plans.

Reimbursable Expenses: Firm will bill direct non-payroll expenses at cost plus 0%. Examples of expenses include printing, boards, plans and handouts, postage, delivery, mileage, and tolls. Mileage will be billed at current IRS rates.

Hourly Billing Rates:

	2025	2026
Principal Landscape Architect	$258.00	$270.00
Project Manager/Sr. LA	$198.00	$208.00
Landscape Architect	$171.00	$179.00
Landscape Designer II	$160.00	$168.00
Landscape Designer	$152.00	$160.00
Construction Administrator	$152.00	$160.00
Admin	$101.00	$106.00
Intern	$78.00	$82.00

No additional work shall be added to the contract without authorization from the Client. If hourly work is approved and completed in a future year, the future year hourly rates will apply.

8. Suspension or Termination of Services

If the Client in good faith determines that the Firm prosecutes or fails to prosecute its work in such manner as to hinder or delay the completion of the project, the Client may serve written notice to the Firm setting forth any complaint about Firm's performance of its work. The Firm shall have seven (7) days from receipt of such written notice in which to take corrective action. If the Firm fails to take appropriate corrective action within said seven (7) day period, the Client may exercise the following remedies:

a. Terminate the Firm's services by a written notice effective on the date such written notice is served on the Firm; and,
b. Order the remaining necessary work be done by another Firm, if desired.
c. If the Client in good faith exercises the above remedies, Client shall be responsible to pay the Firm only for the work performed prior to termination of the contract. The above remedies shall be Client's sole and exclusive remedies in the event the Client terminates the Firm's services under this provision.
d. The Firm may terminate this Contract upon seven days written notice. If terminated, Client agrees to pay the Firm for all Basic and Additional Services rendered and Reimbursable Expenses incurred up to the date of termination. Upon not less than seven days' written notice, Landscape Architect may suspend the performance of its services if Client fails to pay the Firm in full for services rendered or expenses incurred. The Firm shall have no liability because of such suspension of service or termination due to nonpayment.

9. Indemnification

The Firm agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client up to the amount of this contract fee for services from loss and expense, including reasonable attorneys' fees, to the extent caused by Firm's negligent acts, errors or omissions in the performance of the work under this Contract. Firm shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reason of the work done under this Contract. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Firm from any damage, liability or cost, including reasonable attorneys' fees and costs of defense arising from this project, to the extent caused by the Client's negligent acts, errors or omissions and those of its other Firms, sub-consultants or consultants (whether or not

the Client is legally liable for them) or anyone for whom the Client is legally liable. In the event of joint or concurrent negligence, Firm shall bear only that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of the third parties) which caused the personal injury or damage.

10. Limitation of Liability

In any event, in recognition of the relative risks and benefits of the project, the Client and the Firm have allocated the risks such that the Client agrees that to the fullest extent permitted by law, the Firm's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Contract from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Firm's fee for the work rendered on this project.

11. Dispute Resolution

Client and Firm agree to mediate claims or disputes arising out of or relating to this Agreement as a condition precedent to litigation. The mediation shall be conducted by an agreed upon mediation service acceptable to the parties. A demand for mediation shall be made within a reasonable time after a claim or dispute arises and the parties agree to participate in mediation in good faith. Mediation fees shall be shared equally. In no event shall any demand for mediation be made after such claim or dispute would be barred by the applicable law.

12. Ownership of Documents

Copies of the final documents may be retained by the Client at the completion of the project for their records in both print and digital PDF versions. All instruments of professional service prepared by the Firm, including, but not limited to, drawings and specifications, are the property of the Firm, and these documents shall not be reused on other projects without Firm's written permission. Any reuse or distribution to third parties without such express written permission or project-specific adaptation by the Firm will be at the Client's sole risk and without liability to the Firm or its employees, and subcontractors. Client shall, to the fullest extent permitted by law, defend, indemnify, and hold harmless Client from and against any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting from such unauthorized reuse or distribution. The Firm reserves the right to include representations of the Project in its promotional and professional materials.

13. Governing Law

This Agreement is governed by the laws of the State of Illinois.

14. Entire Agreement and Severability

This Agreement is the entire and integrated agreement between Client and the Firm and supersedes all prior negotiations, statements or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Client and Firm. In the event that any term or provision of this agreement is found to be void, invalid or unenforceable for any reason, that term or provision shall be deemed to be stricken from this agreement, and the balance of this agreement shall survive and remain enforceable.

15. No Assignment

Neither party can assign this Agreement without the other party's written permission.

16. Expiration of Proposal

If this agreement is not accepted within 120 days, the offer to perform the described services is withdrawn and shall be null and void.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this ____day of _____, 2025.

Client

Sign:_____

By: _____

Title:_____

Upland Design Ltd

Sign

By: Michelle A. Kelly, President

RIDER TO AGREEMENT FOR LANDSCAPE ARCHITECTURAL SERVICES BETWEEN THE VILLAGE OF HINSDALE AND UPLAND DESIGN LTD.

(ROBBINS PARK PLAYGROUND RENOVATION)

This Rider to the contract ("Contract") between UPLAND DESIGN LTD., an Illinois Corporation ("Firm"), and the VILLAGE OF HINSDALE, an Illinois municipal corporation ("Owner"), is entered into this ___ day of September, 2025:

WHEREAS, the Owner and Firm (collectively, the "Parties") have previously entered into an agreement that resulted in Firm developing a concept plan for a proposed playground to be installed at Robbins Park, a park located at S. Vine Street and 7th Street within the Village (the "Playground Design"), Hinsdale, Illinois; and

WHEREAS, the Parties have or will now execute an Agreement Between Owner and Firm for Landscape Architectural Services (the "Contract," and collectively with this Rider, the "Agreement") for the development by the firm of construction documents for permitting and bidding of the previously developed Playground Design, and the subsequent construction of the Playground Design by a contractor; and

WHEREAS, the Owner and Firm desire to supplement the Contract with the additional terms and conditions set forth in this Rider; and

WHEREAS, the Owner and Firm find and agree that it is in the best interests of the Parties and the residents of the Village of Hinsdale to enter into this Rider and the Contract relative to the Project.

IN CONSIDERATION of the above Recitals, the mutual covenants contained in the Contract and this Rider, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Parties agree as follows:

INCORPORATION:

1. Each of the foregoing Recitals is incorporated into this Rider as if set forth in full in this Section 1 of this Rider. All capitalized words used in the Invoice and Terms and Conditions Document shall have the same meaning when capitalized in the Rider, unless otherwise defined in this Rider.

2. The Contract document and its attached Scope of Work are incorporated herein by reference and made a part hereof. In all respects, except as specifically amended by this Rider or unless the action or obligation or term has been completed or satisfied, the sections, terms, conditions and provisions of the Contract remain in full force and effect. In the event of any conflict between the Contract and this Rider as to the obligations and responsibilities of the Owner and Firm, this Rider shall control.

SUBSTANTIVE TERMS:

A. Section 1 (Firm's Basic Services) of the Contract is amended by revising the second sentence thereof to read in its entirety as follows: "The Firm agrees to comply with all code, laws and regulations in effect as of the date of this contract."

B. Section 4 (Firm's Insurance) of the Contract is amended to read in its entirety as follows:

> **"4. Firm's Insurance**
>
> The Firm shall obtain and maintain throughout the term of this Contract, at its sole expense, insurance coverage as specified herein, and shall provide the Owner with certificates of insurance as evidence of the required coverage. Such insurance coverage shall include the following:
>
> a. Worker's Compensation Insurance in the required statutory amounts.
>
> b. Professional Liability Insurance in an amount not less than $1,000,000.00 per occurrence.
>
> c. Commercial (Comprehensive) Liability Insurance (including contractual liability), with limits of not less than $1,000,000.00 per occurrence for bodily injury and property damage combined single limit, and $2,000,000.00 excess liability coverage annual aggregate personal injury/property damage combined single limit.
>
> d. Automobile Liability Insurance (Commercial Use), with minimum limits of at least $1,000,000.00 for any one person and for any one occurrence of bodily injury or property damage.

The Firm's liability policies, as required herein, shall specifically name the Village of Hinsdale and its appointed and elected officials, officers, president and trustees, employees, attorneys, engineers and agents as additional insureds, during and until the completion of the scope of work by Firm, on a primary and non-contributory basis as follows: "the Village of Hinsdale and its appointed and elected officials, officers, president and trustees, employees, attorneys, engineers and agents."

C. Section 8 (Suspension or Termination of Services) of the Contract is amended by revising the first sentence of subsection d. to read in its entirety as follows: "Either Party may terminate this Contract upon thirty (30) days' written notice."

D. Section 9 (Indemnification) of the Contract is amended to read in its entirety as follows:

"9. Indemnification.

To the fullest extent permitted by law, the Firm shall hold harmless and indemnify the Owner and its appointed and elected officials, officers, president and trustees, and employees from and against injury, death, loss, property damage, judgments, liens, claims, suits, liabilities, actions, causes of action, demands, expenses, costs or other liabilities (including reasonable attorney fees and litigation costs) arising from claims by 3rd parties, to the extent caused by the: negligent acts, omissions, errors or willful misconduct in the performance of professional services under this Agreement by Firm, and its employees and anyone for whom Firm is legally liable. Any insurance policies required to be maintained pursuant to this Agreement shall in no way limit the extent of Firm's responsibility to indemnify as herein provided. The terms of this indemnity shall survive the suspension, expiration or termination of this Agreement.

To the fullest extent permitted by law, the Owner shall defend, hold harmless and indemnify the Firm from any damage, liability or cost, including reasonable attorneys' fees and costs of defense arising from the Project, to the extent caused by the Owner's negligent acts, error or omissions, or anyone for whom the Owner is legally liable."

E. Section 12 (Ownership of Documents) of the Contract is amended to read in its entirety as follows:

"12. Ownership of Documents

"Owner may make and retain copies of Documents in both print and digital PDF versions for information and reference in connection with use on the Project by Owner. Firm grants Owner a license to use the Documents on the Project, including but not limited to inclusion in public Village Board agenda packets from time to time, extensions of the Project, and other projects of Owner. The documents shall not be reused on other projects without the Firm's written permission. Any reuse without such express written permission or project-specific adaptation by the Firm will be at the Owner's sole risk and without liability to the Firm or its employees, and subcontractors. The Firm reserves the right to include representations of the Project in its promotional and professional materials."

F. Section 13 (Governing Law) of the Contract is amended to read in its entirety as follows:

"13. Governing Law; Venue

This Contract shall be governed by the laws of the State of Illinois as to interpretation, performance and enforcement. The forum for resolving any disputes concerning the Parties' respective performance or failure to perform under this Agreement shall be the Circuit Court of DuPage County, Illinois."

G. The following new sections 17 through 22 are added to the Contract, to read in their entirety as follows:

"17. Compliance with Laws

a. The Firm shall comply with any and all applicable laws, regulations and rules promulgated by any federal, state, local, or other governmental authority or regulatory body pertaining to all aspects of the Project, now in effect, or which may become in effect during the performance of the Project. The scope of the laws, regulations and rules referred to in this paragraph includes, but is in no way limited to, the Occupational Safety and Health Act (OSHA) standards, the Illinois Human Rights Act, the Illinois Equal Pay Act of 2003, the Occupational Safety and Health Act along with the standards and regulations promulgated pursuant thereto (including but not limited to those safety requirements involving work on elevated platforms), all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, the Substance Abuse Prevention on Public Works Projects Act, Prevailing Wage Laws, the Smoke Free Illinois Act, the USA Security Act, the Federal Social Security Act (and any of its titles), and any other law, rule or regulation of the Illinois Department of Labor, Department of Transportation, Illinois Environmental Protection Act, Illinois Department of Human Rights, Human Rights Commission, EEOC, and the Village of Hinsdale.

b. The Firm shall not discriminate against any worker, job applicant, employee or member of the public, because of race, creed, color, sex, age, handicap or national origin, and shall not otherwise commit any unfair employment practice. Firm shall comply with all provisions of the Illinois Human Rights Act, as amended (775 ILCS 5/101, et seq.), and with all rules and regulations of the Illinois Department of Human Rights.

c. The Firm, by signing this Contract, represents and certifies that it is not barred from contracting with a unit of State or local government as a result of: (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue or any fee required by the Owner, unless Firm is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax or the fee, as set forth in Section 11-42.1-1 of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1; or (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961,

720 ILCS 5/33E-1. Firm represents that the only persons, firms or corporations interested in this Agreement as principals are those disclosed to the Owner prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm or corporation. If at any time it shall be found that Firm has, in procuring this Agreement, colluded with any other person, firm or corporation, then Firm shall be liable to the Owner for any loss or damage that the Owner may suffer, and this Agreement shall, at the Owner's option, be null and void.

d. Illinois Freedom of Information Act. The Firm agrees to furnish all documentation related to the Agreement and any documentation related to the Owner required under an Illinois Freedom of Information Act (ILCS 140) ("FOIA") request within three (3) calendar days after the Owner issues notice of such request to Firm. If the firm does not have the requested documentation, the Firm is not required to create the document.

e. Equal Opportunity Employer. The Firm shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act. Firm certifies that it is an "Equal Opportunity Employer" as defined by federal and State laws and regulations, and agrees to comply with the Illinois Department of Human Rights (IDHR) Equal Opportunity clause as required by the IDHR's Regulations (44 III. Admin. Code, Part 750, Appendix A). As required by State law and IDHR Regulation, the Equal Opportunity clause is incorporated by reference as though fully set forth herein.

18. Notice

All written notices required hereunder shall be deemed given as of the date of delivery if delivered in person, by messenger delivery, or by national express overnight mail delivery, provided confirmation of delivery is received, or upon three days after mailing by Certified Mail – Return Receipt Requested, and addressed as follows:

If to the Owner:
Village of Hinsdale
Attn: Mike Hayes, Superintendent
of Parks and Recreation
19 Chicago Avenue
Hinsdale, Illinois 60521

If to Firm:
Upland Design Ltd.
Michelle A. Kelly, Principal
24042 Lockport Street, Suite 200
Plainfield, IL 60544

19. Amendment

The Parties may modify or amend terms of this Agreement only by a written document duly executed by both Parties.

20. Independent Contractor

The Firm acknowledges and agrees that the relationship of the Parties hereunder shall be that of independent contract and that neither Firm nor its employees shall be deemed to be an employee of the Owner for any reason whatsoever. Neither Firm nor its employees shall be entitled to any Owner employment rights or benefits whatsoever.

21. Waiver

The failure of either Party to enforce any term, condition or covenant of this Contract shall not be deemed a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with such provision and every other provision of this Contract. No provision of this Contract shall be deemed to have been waived by either Party unless such waiver is in writing by said Party.

22. Effective Date and Term:

The Effective Date of the Agreement shall be the date that the last signatory signs this Rider. The term of this Agreement shall continue until the Agreement is terminated by: (1) termination pursuant to its terms; or (2) completion of the Project."

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

UPLAND DESIGN, LTD.
an Illinois Corporation

By: _____
Title:

Date: _____

ATTEST:

By: _____

VILLAGE OF HINSDALE,
an Illinois municipal corporation

By: _____
Village Manager

Date: _____

ATTEST:

By: _____
Village Clerk

Robbins Park
Hinsdale Park District

Prepared Date: 05/21/2025
Project 1346

BASE BID

Item #	Description	Quantity	Unit	Installed Unit Price	Item Total
1	General Conditions and Mobilization including Bonds and Insurance	1	LS	$ 13,240.00	$ 13,240.00
2	Tree Protection Fence	250	LF	$ 6.00	$ 1,500.00
	Construction Fence	495	LF	$ 6.00	$ 2,970.00
	Site Prep, Earthwork, and Removals	358	CY	$ 75.00	$ 26,850.00
3	Play Equipment Removal by Kids around the World				By Other
SITE IMPROVEMENTS					
4	Engineered Wood Fiber	6440	SF	$ 3.75	$ 24,150.00
Site Amenities shall be purchased by Owner, Contractor shall take delivery and fully install.					
5	Playground Equipment -GRG	1	LS	$ 159,484.00	$ 159,484.00
6	Zipline	1	LS	$ 22,010.00	$ 22,010.00
7	Vine Tunnel	1	LS	$ 12,000.00	$ 12,000.00
SITE UTILITIES					
8	4" Perf. SDR26 Playground Underdrainage	200	LF	$ 35.00	$ 7,000.00
9	4" Solid SDR26 Playground Underdrainage	75	LF	$ 35.00	$ 2,625.00
10	Drain Cleanout - EWF / Lawn	2	EA	$ 750.00	$ 1,500.00
11	Connection to Existing Storm Structure	1	EA	$ 3,500.00	$ 3,500.00
LANDSCAPE AND RESTORATION- BY OWNER					
12	Perennial & Ornamental Grass	350	EA		By Owner
13	Lawn restoration and establishment including core aeration, seeding, fertilizing, and erosion control blanket cover at all disturbed areas.	1	LS	$ 1,200.00	$ 1,200.00

SubTotal $	$ 278,029.00
A/E Fees **$**	$ 17,314.00
10% Contingency **$**	$ 27,802.90
Grand Total $	$ 323,145.90

Upland Design Ltd.
Chicago 312.350.4088 uplandDesign.com 815.254.0091 **Plainfield**

Finance

AGENDA SECTION:	Consent – ACA
SUBJECT:	Accounts Payable-Warrant #1824
MEETING DATE:	September 16, 2025
FROM:	Carrie Dittman, Chief Financial Officer

Recommended Motion

Approve payment of the accounts payable for the period of September 3, 2025 through September 16, 2025 in the aggregate amount of $2,183,801.95 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.

Background

At each Village Board meeting the Village Treasurer submits a warrant register that lists bills to be paid and to ratify any wire transfers that have been made since the last Village Board meeting. Supporting materials for all bills to be paid are reviewed by Village Treasurer and one Village Trustee prior to the Village Board meeting.

Discussion & Recommendation

After completion of the review by the Village Treasurer and Village Trustee approval of Warrant #1824 is recommended.

Budget Impact

N/A

Village Board and/or Committee Action

Village Board agenda policy provides that the Approval of the Accounts Payable should be listed on the Consent Agenda

Documents Attached

Warrant Register #1824

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT #1824

FOR PERIOD SEPTEMBER 3, 2025 – SEPTEMBER 16, 2025

The attached Warrant Summary by Fund and Warrant Register listing total disbursements for all funds of $2,183,801.95 has been reviewed and approved by the below named officials.

APPROVED BY _____ **DATE** _____
CHIEF FINANCIAL OFFICER

APPROVED BY _____ **DATE** _____
VILLAGE MANAGER

APPROVED BY _____ **DATE** _____
VILLAGE TRUSTEE

Village of Hinsdale
Summary By Fund
Warrant #1824

Recap By Fund	Fund	Regular Checks & ACH	Wire Transfers (see below)	Total
General Fund	100	$ 1,528,261.34		$ 1,528,261.34
Capital Projects Fund	400	$ 71,375.98		$ 71,375.98
Water & Sewer Operations	600	$ 13,550.99		$ 13,550.99
Water & Sewer Capital	620	$ 14,847.60		$ 14,847.60
Escrow Fund	720	$ 99,097.50		$ 99,097.50
Payroll Revolving Fund	740	$ 180,823.01	$ 275,845.53	$ 456,668.54
TOTAL		**$ 1,907,956.42**	**$ 275,845.53**	**$ 2,183,801.95**

Schedule of Wire Transfers

Payee/Description	Date	Amount
Payroll Taxes & Deductions for Paycheck:	August 29, 2025	$ 175,344.20
Illinois Municipal Retirement Fund	August 2025	$ 100,501.33
	TOTAL	**$ 275,845.53**

Warrant Register 1824

Invoice	Description	Invoice/Amount
IGFOA		
90546561	FIN-ANNUAL CONFERENCE DITTMAN	400.00
90546635	FIN - ANNUAL CONFERENCE - HASS	400.00
	Check Date 9/9/2025 Total For Check # 395	**800.00**
MACQUEEN EQUIPMENT LLC		
01 E00270	FIRE- PIERCE ENFORCER PUMPER TRUCK VBOT 04/18/25	840,000.00
	Check Date 9/9/2025 Total For Check # 396	**840,000.00**
NORTH CENTRAL EMERGENCY VEHICLES		
0297	FIRE - 2024 FORD F-250 AMBULANCE - VBOT 2/4/25	53,495.00
0297	FIRE - 2024 FORD F-250 AMBULANCE - VBOT 2/4/25	336,999.50
	Check Date 9/9/2025 Total For Check # 397	**390,494.50**
BACKGROUNDS ONLINE		
585775	PRE EMPLOYMENT & PARKS VOL BACKGROUND CHECKS-	371.75
	Check Date 9/16/2025 Total For Check # 398	**371.75**
CHICAGO ARTISAN ROASTERS INC		
1805	PD - COFFEE 8/19	55.00
	Check Date 9/16/2025 Total For Check # 399	**55.00**
CHICAGO FIRE YOUTH CAMPS LLC		
1348	CHICAGO FIRE 6/30-7/3 SUMMER CAMP	2,094.40
1349	CHICAGO FIRE 6/8-6/29 LITTLE SPARKS CAMP	630.00
1394	SOCCER FEES - SUMMER CAMP 07/21/25 - 07/25/25	2,489.20
	Check Date 9/16/2025 Total For Check # 400	**5,213.60**
CHRISTOPHER B BURKE ENGINEERING LTD		
203853	2026 RESURFACING DESIGN 6/29-8/07/25 - BOT 4/22/25	45,512.98
203868-203878	THIRD PARTY DEV REV-6/29 - 07/26/25 VBOT 10/01/24	3,694.24
	Check Date 9/16/2025 Total For Check # 401	**49,207.22**
CINTAS CORPORATION		
5288581102	VH - MEDICAL CABINET RESTOCK 8/26	63.36
5288581103	PD - FIRST AID CABINET RESTOCK 8/26	211.81
5289095501	PS - FIRST AID BOX CHECK/SUPPLIES 8/28	206.36
4241435802	MAT & TOWEL SERVICE 08/27/25	21.29
4241435802	MAT & TOWEL SERVICE 08/27/25	22.08
4241435802	MAT & TOWEL SERVICE 08/27/25	23.56
4241435802	MAT & TOWEL SERVICE 08/27/25	31.50
4241435802	MAT & TOWEL SERVICE 08/27/25	44.42
4241435802	MAT & TOWEL SERVICE 08/27/25	47.65
	Check Date 9/16/2025 Total For Check # 402	**672.03**
CLARK HILL PLC		
1625776	LEGAL SERVICES THRU 07/31/25	423.50
1628867	LEGAL SERVICES AUG 25	1,309.00
	Check Date 9/16/2025 Total For Check # 403	**1,732.50**
CONSTELLATION NEWENERGY INC		

Warrant Register 1824

Invoice	Description	Invoice/Amount
71106927501	HINSDALE MEADOWS STREETLIGHTS 05/21/25 TO	28.13
71184699001	HINSDALE MEADOWS STREETLIGHTS 06/24/25 TO	29.97
71364543801	813 TOWN PL-STOUGH PK 07/22/25 TO 08/20/25	26.29
71364419001	BURNS FIELD 07/22/25 TO 08/20/25	26.67
71364454801	HINSDALE MEADOWS STREETLIGHTS - 7/22/25 TO 8/20/25	30.23
	Check Date 9/16/2025 Total For Check # 404	**141.29**
ETP LABS, INC		
25-53284	VEECK PK CSO OVERFLOW SAMPLE 8/12/25	460.00
	Check Date 9/16/2025 Total For Check # 405	**460.00**
FINK, ANNA		
56001	REIMBURSEMENT - REQUIRED EXAM FOR TRAINING	75.00
	Check Date 9/16/2025 Total For Check # 406	**75.00**
FIREGROUND SUPPLY		
36012	UNIFORM - RUIZ & MCDONOUGH	134.00
	Check Date 9/16/2025 Total For Check # 407	**134.00**
FIRSTSPEAR LLC		
INV241707	SWAT VEST REPLACEMENT - OFFICER BERLAND	3,304.55
	Check Date 9/16/2025 Total For Check # 408	**3,304.55**
GRAINGER, INC.		
9604264391	PS - HVAC REPAIR AT CELL TOWER	111.35
9623508711	BLDG MAINT - OIL FOR BUILDINGS	52.17
9623508703	VH -SUPPRESSION SYSTEM FLEXIBLE METAL HOSE	71.56
9605022848	PD/PS - REPLACEMENT TOILET SEATS	23.71
9605022848	PD/PS - REPLACEMENT TOILET SEATS	118.55
	Check Date 9/16/2025 Total For Check # 409	**377.34**
INDUSTRIAL ELECTRIC SUPPLY INC		
S100041629.001	BLD MAINT - WATER/CELL TOWER BREAKER FOR AC	57.97
	Check Date 9/16/2025 Total For Check # 410	**57.97**
JOHNSON CONTROLS SECURITY		
41609023	FD/PD - SECURITY SYSTEM 09/01/25 - 11/30/25	54.00
41609023	FD/PD - SECURITY SYSTEM 09/01/25 - 11/30/25	54.00
	Check Date 9/16/2025 Total For Check # 411	**108.00**
MARATHON SPORTSWEAR INC		
104277	PARKS & REC - FALL 25 T-BALL UNIFORMS	349.59
	Check Date 9/16/2025 Total For Check # 412	**349.59**
MCMASTER-CARR		
48394717	PS - TOOLS FOR ELECTRIC DEPT.	19.00
50458697	BLDG MAINT - VH AMERICAN FLAG	301.42
	Check Date 9/16/2025 Total For Check # 413	**320.42**
MIDWEST TIME RECORDER INC		
201510	PS - TIME CLOCK AUG 25	123.00
	Check Date 9/16/2025 Total For Check # 414	**123.00**
NASH, WILL		

Warrant Register 1824

Invoice	Description	Invoice/Amount
1817-4482	FORESTRY-TRAINING REIMB PRESCRIPT PRUNNING	650.00
	Check Date 9/16/2025 Total For Check # 415	**650.00**
ORION PROWASH		
2597	PS-PRESSURE WASH BRUSH HILL TRAIN STATION	510.00
2602	PS-PRESSURE WASH WALL & SIDEWALK	640.00
	Check Date 9/16/2025 Total For Check # 416	**1,150.00**
SAFETY-KLEEN SYSTEMS, INC		
97870209	PS - PARTS WASHER/OIL FILTERS USED	297.23
	Check Date 9/16/2025 Total For Check # 417	**297.23**
THOMSON REUTERS WEST		
852448032	PD - ONLINE/SOFTWARE SUBS - AUGUST 2025	290.72
	Check Date 9/16/2025 Total For Check # 418	**290.72**
TOSHIBA FINANCIAL SERVICE		
562863126	PD-COPIER LEASE 08/18/25 TO 09/18/25 BOT 01/21/25	275.00
562735290	FD-COPIER LEASE 08/15/25 - 09/15/25 / BOT 01/21/25	398.00
562734996	PS-COPIER LEASE 08/15/25-09/15/25 / BOT 01/21/25	339.83
562734434	COMM DEV/P&R/ADMIN COPIER 08/15/25 - 09/15/25	160.01
562734434	COMM DEV/P&R/ADMIN COPIER 08/15/25 - 09/15/25	373.36
562734434	COMM DEV/P&R/ADMIN COPIER 08/15/25 - 09/15/25	563.04
	Check Date 9/16/2025 Total For Check # 419	**2,109.24**
TOTAL PARKING SOLUTIONS INC		
107439	PAY-BY-TEXT LOTS - APR/MAY/JUN	1,818.95
	Check Date 9/16/2025 Total For Check # 420	**1,818.95**
VULCAN CONSTRUCTION MATERIALS, LLC		
4234481	PS - TRENCH BACKFILL STONE 08/13/25 / BOT 01/21/25	487.24
4234539	PS - TRENCH BACKFILL STONE 08/12/25 / BOT 01/21/25	2,313.91
	Check Date 9/16/2025 Total For Check # 421	**2,801.15**
WAREHOUSE DIRECT INC		
5979548-0	PS - PAPER TOWELS	178.84
5965317-0	FIN/ADMIN - LABEL MAKER TAPE AND COPIER PAPER	7.91
5965317-0	FIN/ADMIN - LABEL MAKER TAPE AND COPIER PAPER	26.22
5965317-0	FIN/ADMIN - LABEL MAKER TAPE AND COPIER PAPER	39.34
5986229-0	PS - COFFEE	93.54
5988262-0	VH - TOILET PAPER	95.46
	Check Date 9/16/2025 Total For Check # 422	**441.31**
WEX BANK		
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	-175.78
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	93.80
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	113.24
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	266.83
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	303.79
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	657.23
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	986.31

Warrant Register 1824

Invoice	Description	Invoice/Amount
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	1,308.86
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	5,864.59
107034674	FUEL / UNLEADED AUG 25 - BOT 01/21/25	663.69
	Check Date 9/16/2025 Total For Check # 423	**10,082.56**
CONSTELLATION NEWENERGY INC		
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	-816.77
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.01
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.07
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.19
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.44
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.46
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.46
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.46
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.52
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.52
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.52
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.52
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.53
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.57
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.63
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.75
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.80
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.92
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.92
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.97
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.97
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.97
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	0.97
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.03
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.03
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.09
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.09
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.14
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.14
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.14
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.14
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.36
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.37
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.49

Warrant Register 1824

Invoice	Description	Invoice/Amount
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.66
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.72
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.95
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.95
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.00
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.06
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.06
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.12
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.16
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.23
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.29
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.31
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.46
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.46
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.49
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.57
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.62
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.69
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.70
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.73
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.73
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.75
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.78
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.84
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.92
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.92
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.92
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.03
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.07
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.09
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.20
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.22
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.23
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.24
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.25
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.26

Warrant Register 1824

Invoice	Description	Invoice/Amount
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.36
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.38
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.38
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.49
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.49
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.50
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.51
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.51
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.59
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.61
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.61
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.66
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.69
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.69
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.78
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.82
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.95
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.95
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.01
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.06
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.24
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.28
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.28
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.40
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.49
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.70
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.80
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	4.81
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.21
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.49
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.67
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	9.44

Warrant Register 1824

Invoice	Description	Invoice/Amount
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	12.19
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	12.82
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	14.42
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	14.48
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	15.22
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	16.63
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	20.60
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	20.63
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	22.61
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	23.74
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	25.54
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	25.58
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	28.10
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	28.59
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	29.13
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	30.16
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	30.32
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	30.79
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	30.90
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	31.72
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	32.00
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	32.08
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	32.73
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	33.54
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	33.58
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	35.30
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	35.79
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	36.42
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	36.99
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	37.54
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	37.77
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	37.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	38.24
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	38.86
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	39.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	39.58
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	41.61
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	42.81
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	44.64
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	47.04
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	48.07
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	51.77
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	56.66

Warrant Register 1824

Invoice	Description	Invoice/Amount
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	60.84
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	61.41
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	61.81
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	61.81
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	69.65
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	69.82
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	70.22
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	71.02
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	71.31
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	71.42
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	71.71
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	73.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	76.80
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	77.60
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	78.92
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	80.95
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	85.04
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	86.64
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	90.77
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	99.69
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	100.44
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	104.70
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	109.88
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	109.88
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	116.74
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	120.18
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	125.33
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	127.05
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	130.48
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	130.48
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	130.48
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	130.48
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	139.70
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	141.36
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	146.01
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	150.34
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	163.50
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	168.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	182.88
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	187.64
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	190.21
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	194.43
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	198.27

Warrant Register 1824

Invoice	Description	Invoice/Amount
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	223.20
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	248.78
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	275.30
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	286.40
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	292.82
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	328.13
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	328.67
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	381.69
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	409.51
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	481.93
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	502.64
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	532.80
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1,171.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1,568.17
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3,573.00
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	-438.51
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	3.43
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.38
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.38
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.49
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.61
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	5.78
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	6.87
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	6.87
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	6.87
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	7.55
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	8.76
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	9.79
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	10.02
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	11.27
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	13.74
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	17.11
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	18.14
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	22.66
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	35.65
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	39.65
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	43.44
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	57.06
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	60.78
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	75.54
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	78.98
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	82.41

Warrant Register 1824

Invoice	Description	Invoice/Amount
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	89.28
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	96.38
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	126.00
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	137.35
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	143.53
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	151.09
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	168.26
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	170.85
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	215.07
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	237.20
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	669.59
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	825.13
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	899.66
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	923.69
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	1,070.81
70887664201	ELECTRICITY SUPPLY ONLY 05/2024 THRU 06/2025	2,020.21
	Check Date 9/16/2025 Total For Check # 424	**24,421.60**
TOMMY R'S CATERING		
13400-4616	SEPT 25 EMPLOYEE LUNCHEON	802.00
	Check Date 9/10/2025 Total For Check # 122665	**802.00**
VERIZON WIRELESS		
6121371807	PD CAMERAS/IN CAR LAPTOPS 07/19/25-08/18/25	837.90
	Check Date 9/10/2025 Total For Check # 122666	**837.90**
119TH STREET MATERIALS LLC		
116168	PS ROADWAY - STREET SWEEPING/HAULING	217.00
	Check Date 9/16/2025 Total For Check # 122667	**217.00**
3G SAFETY SUPPLY		
212328	FD - METER SENSORS	574.48
	Check Date 9/16/2025 Total For Check # 122668	**574.48**
3SI SECURITY SYSTEMS INC		
INV1291983	PD - TRACKING SERVICES - 01/01/25-12-31/25	360.00
	Check Date 9/16/2025 Total For Check # 122669	**360.00**
A BLOCK MULCH & MARKETING LLC		
LO00119979	PS FORESTRY - WOODCHIP DISPOSAL 08/21/25	40.00
OD00001989	PS FORESTRY - WOODCHIP DISPOSAL 08/26/25	40.00
OD00001998	PS - WOODCHIP DISPOSAL 08/26/25	40.00
	Check Date 9/16/2025 Total For Check # 122670	**120.00**
ABBOTT RUBBER COMPANY, INC		
5560702	PS ROADWAY-REPLACEMENT HOSE FOR WATER TRUCK	150.45
	Check Date 9/16/2025 Total For Check # 122671	**150.45**
ACEVEDO, SANDRA		
REIMB 2025	PD - UNIFORM ALLOWANCE SRO	237.10
	Check Date 9/16/2025 Total For Check # 122672	**237.10**

Warrant Register 1824

Invoice	Description	Invoice/Amount
ALEXANDER EQUIPMENT COMPANY INC		
218069	FORESTRY CHIPPER - MORBARK BVR 19 VBOT 03/04/25	114,642.92
219361	PS FORESTRY-CHIPPER/TRUCK LIGHTS-PIG TAIL CORD	212.35
	Check Date 9/16/2025 Total For Check # 122673	**114,855.27**
BANNERVILLE USA, INC		
038319	COMMUNITY EVENT POSTERS - JUNE	495.00
038752	PD - A-FRAME SIGNS AND INSERTS	415.00
	Check Date 9/16/2025 Total For Check # 122674	**910.00**
BATTERY SERVICE CORP		
122586	PS - BATTERY CHARGER	379.95
	Check Date 9/16/2025 Total For Check # 122675	**379.95**
BERLA CORPORATION		
25-S02-0903	PD - INFOTAINMENT RENEWAL - 11/30/25-11/30/26	3,250.00
	Check Date 9/16/2025 Total For Check # 122676	**3,250.00**
CCP DIRECT		
IN05516518	PS - PPE - SAFETY VEST	64.30
IN05516518	PS - PPE - SAFETY VEST	64.30
IN05516518	PS - PPE - SAFETY VEST	64.30
IN05516518	PS - PPE - SAFETY VEST	64.32
	Check Date 9/16/2025 Total For Check # 122677	**257.22**
CERTICLEAN TEAM LLC		
KLM LODGE-JULY.2025	KLM - AUG 25 CLEANING (9 EVENTS)	1,890.00
	Check Date 9/16/2025 Total For Check # 122678	**1,890.00**
CHARLES EQUIPMENT ENERGY SYSTEM LLC		
19060	VH - GEN BATTERY REPLACEMENT/LABOR	1,175.05
	Check Date 9/16/2025 Total For Check # 122679	**1,175.05**
COMCAST		
8771201110036757/9	VH - 09/05/25 TO 10/04/25	273.85
8771201110036807/9	KLM -09/05/25 TO 10/04/25	126.85
8771201110036815/9	WD - 09/05/25 TO 10/04/25	179.80
8771201110037136/9	POOL- 09/04/25 TO 10/03/25	179.80
	Check Date 9/16/2025 Total For Check # 122680	**760.30**
COMED		
9331142222/6	STREETLIGHTS / 2 S OAK ST - 05/21/25 TO 06/20/25	13.20
9331142222/7	STREETLIGHTS / 2 S OAK ST - 06/20/25 TO 07/22/25	15.29
	Check Date 9/16/2025 Total For Check # 122681	**28.49**
CONRAD POLYGRAPH, INC		
6694	FD - POLYGRAPHS AUG 25	1,030.00
6653	FD - POLYGRAPHS JULY 25	800.00

Warrant Register 1824

Invoice	Description	Invoice/Amount
	Check Date 9/16/2025 Total For Check # 122682	**1,830.00**
CONSERV FS INC		
6443598	PS - FERTILIZER FOR CBD LANDSCAPE BEDS	225.00
	Check Date 9/16/2025 Total For Check # 122683	**225.00**
333 CHESTNUT LLC		
28677	CONT BD / 28677 / P25-2366 / 333 CHESTNUT #101	8,000.00
	Check Date 9/16/2025 Total For Check # 122684	**8,000.00**
ACORN DESIGN GROUP		
28679	CONT BD P25-2349 / 28679 / 408 S LINCOLN	500.00
	Check Date 9/16/2025 Total For Check # 122685	**500.00**
AHMED, JUNAID		
28471	CONT BD / 28471 / P22-0591 / 940 TAFT RD	10,000.00
	Check Date 9/16/2025 Total For Check # 122686	**10,000.00**
ALPHA REFINERY MANAGEMENT		
28712	CONT BD / 28712 / P25-2303 / 12 SALT CREEK #350	5,250.00
	Check Date 9/16/2025 Total For Check # 122687	**5,250.00**
BELA PROPERTIES		
28701	STMWR BD / 28701 / P25-2232 / 114 S STOUGH	7,963.00
	Check Date 9/16/2025 Total For Check # 122688	**7,963.00**
BENNETT KUIKMAN		
29331	CONT BD / 29331 / P25-2184 / 401 W MAPLE	4,500.00
	Check Date 9/16/2025 Total For Check # 122689	**4,500.00**
COURTLAND LLC		
28246	CONT BD / 28246 / P21-0031 / TEMPCO 444 E FOURTH	15,784.50
	Check Date 9/16/2025 Total For Check # 122690	**15,784.50**
COURTLAND LLC		
27783	CONT BD / 27783 / P23-836 / 444 E FOURTH	9,750.00
	Check Date 9/16/2025 Total For Check # 122691	**9,750.00**
COURTYARD CUSTOM BUILDERS		
29141	CONT BD / 29141 / P24-1441 / 322 N BRUNER	10,000.00
	Check Date 9/16/2025 Total For Check # 122692	**10,000.00**
COURTYARD CUSTOM BUILDERS		
29142	SITE MGT BD / 29142 / P24-1441 / 322 N BRUNER	3,000.00
	Check Date 9/16/2025 Total For Check # 122693	**3,000.00**
GRANT & POWER OPCO LLC		
29039	CONT BD / 29039 / P24-1809 / 421 N BRUNER	10,000.00
	Check Date 9/16/2025 Total For Check # 122694	**10,000.00**
GREEN GRASS OPCO LLC		
27835	CONT BOND / 420 E 7TH / P23-920/ 27835	7,000.00
	Check Date 9/16/2025 Total For Check # 122695	**7,000.00**
GREEN GRASS OPCO LLC		
28989	CONT BD / 28989 / P24-1906 / 227 S THURLOW	1,000.00
	Check Date 9/16/2025 Total For Check # 122696	**1,000.00**

Warrant Register 1824

Invoice	Description	Invoice/Amount
INJAYCHOCK, MICHAEL		
28728	CONT BD / 28728 / P25-2191 / 425 N LINCOLN	500.00
	Check Date 9/16/2025 Total For Check # 122697	**500.00**
LOWENTHAL, JODY		
28678	CONT BD / 28678 / P25-2383 / 30 W 57TH ST	500.00
	Check Date 9/16/2025 Total For Check # 122698	**500.00**
MADSEN, ANNELISE		
28670	CONT BD / 28670 / P25-2085 / 911 S BRUNER	1,850.00
	Check Date 9/16/2025 Total For Check # 122699	**1,850.00**
MURPHY CONSTRUCTION SERVICES		
28731	CONT BD / 28731 / P25-2249 / 5837 S MADISON	1,000.00
	Check Date 9/16/2025 Total For Check # 122700	**1,000.00**
RC REMODELS		
28674	CONT BD / 28674 / P25-2062 / 16 E HINSDALE	500.00
	Check Date 9/16/2025 Total For Check # 122701	**500.00**
SCUMACI, RICHARD		
28707	CONT BD / 28707 / P25-2276 / 845 W 7TH ST	500.00
	Check Date 9/16/2025 Total For Check # 122702	**500.00**
WELL EXPERT INC.		
29337	CONT BD / 29337 / P25-2394 / 923 S QUINCY	500.00
	Check Date 9/16/2025 Total For Check # 122703	**500.00**
WONAIS, IRENE		
29339	CONT BD / 29339 / P25-2346 / 232 S CLAY	500.00
	Check Date 9/16/2025 Total For Check # 122704	**500.00**
YORK CONSTRUCTION & MANAGEMENT SERVICES		
28710	CONT BD / 28710 / P25-2421 / 210 E OGDEN	500.00
	Check Date 9/16/2025 Total For Check # 122705	**500.00**
CRAWFORD MURPHY & TILLY INC		
0245375	BURR RIDGE INTERCONN. JUL 25 - VBOT 03/18/25	14,807.60
	Check Date 9/16/2025 Total For Check # 122706	**14,807.60**
DENT TEAM INC		
18555	FD - DENT REMOVAL U84 AND O84	640.00
	Check Date 9/16/2025 Total For Check # 122707	**640.00**
DONEGAL SERVICES LLC		
79472	PS - STREET SWEEPING/HAULING 8/1	265.00
	Check Date 9/16/2025 Total For Check # 122708	**265.00**
ECO CLEAN MAINTENANCE INC		
14116	CUSTODIAL CONTRACT AUG 25 -VBOT 11/19/24	256.00
14116	CUSTODIAL CONTRACT AUG 25 -VBOT 11/19/24	320.00
14116	CUSTODIAL CONTRACT AUG 25 -VBOT 11/19/24	1,136.00
14116	CUSTODIAL CONTRACT AUG 25 -VBOT 11/19/24	1,885.00
14116	CUSTODIAL CONTRACT AUG 25 -VBOT 11/19/24	1,891.00
14116	CUSTODIAL CONTRACT AUG 25 -VBOT 11/19/24	656.00

Warrant Register 1824

Invoice	Description	Invoice/Amount
	Check Date 9/16/2025 Total For Check # 122709	**6,144.00**
EDWIN HANCOCK ENGINEERING CO		
25-0811	2025 RESURFACING CONST OBSERV JUL25-VBOT 5/7/24	25,223.00
	Check Date 9/16/2025 Total For Check # 122710	**25,223.00**
FCWRD		
121255-000-APR25	25 E HINSDALE - 2/27/25 THROUGH 4/28/25	68.90
121255-000-JUN25	25 E HINSDALE - 04/29/25 THRU 06/26/25	75.15
	Check Date 9/16/2025 Total For Check # 122711	**144.05**
FEDEX		
8-889-92002	PD - SHIPPING COST- COMPUTER	49.54
	Check Date 9/16/2025 Total For Check # 122712	**49.54**
BRIDGESTONE RETAIL OPERATIONS LLC		
152236	PD - TIRE REPAIR	19.99
	Check Date 9/16/2025 Total For Check # 122713	**19.99**
FLEET SAFETY SUPPLY		
85368	FD - MDT MOUNT FOR NEW AMBULANCE	420.07
	Check Date 9/16/2025 Total For Check # 122714	**420.07**
FOX VALLEY FIRE & SAFETY CO		
IN00794350	PS - FIRE EXTINGUISHER SVC BRUSH HILL STATION 8/7	50.00
IN794206	WD-FIRE EXTINGUISHER INSPECTION/SERVICE 8/7	289.40
IN00794622	PS - FIRE EXTINGUISHER SVC PARKING DECK 8/8	280.20
IN00794628	VH - FIRE EXTINGUISHER SERVICE 8/7	90.90
IN00794629	MH - FIRE EXTINGUISHER SERVICE 8/7	370.30
IN00794207	PS - FIRE EXTINGUISHER TESTING 8/7	282.70
IN00794627	PD - FIRE EXTINGUISHER SERVICE 8/11	128.40
IN00798402	VH BOARD RM - FIRE EXTINGUISHER 8/29	582.00
	Check Date 9/16/2025 Total For Check # 122715	**2,073.90**
FULLERS HOME & HARDWARE		
255103	PARKS & REC - HORNET SPRAY	67.08
	Check Date 9/16/2025 Total For Check # 122716	**67.08**
FULLER'S SERVICE CENTER INC		
AUGUST 2025	PD CAR WASHES - AUGUST 2025	108.00
	Check Date 9/16/2025 Total For Check # 122717	**108.00**
GARRON, FERNANDO		
082625	VBOT/ZONING - MEETING RECORDINGS 8/12, 8/20	650.00
	Check Date 9/16/2025 Total For Check # 122718	**650.00**
GUDMUNSON FARMS		
1192	FALL FEST2025 PUMPKINS AND DECORATIONS	1,196.20
	Check Date 9/16/2025 Total For Check # 122719	**1,196.20**
HALOGEN SUPPLY COMPANY		
00635797	POOL - REPLACEMENT LADDER POOL RUNGS	121.74
	Check Date 9/16/2025 Total For Check # 122720	**121.74**
HOME DEPOT CREDIT SERVICES		

Warrant Register 1824

Invoice	Description	Invoice/Amount
AUGUST 25 STATEMENT	AUG 25 STATEMENT	23.99
AUGUST 25 STATEMENT	AUG 25 STATEMENT	34.97
AUGUST 25 STATEMENT	AUG 25 STATEMENT	53.85
AUGUST 25 STATEMENT	AUG 25 STATEMENT	64.98
AUGUST 25 STATEMENT	AUG 25 STATEMENT	88.41
AUGUST 25 STATEMENT	AUG 25 STATEMENT	254.57
AUGUST 25 STATEMENT	AUG 25 STATEMENT	88.70
	Check Date 9/16/2025 Total For Check # 122721	**609.47**
HOMER TREE CARE INC		
62118	PARKWY TREE PRUNING- 440 S VINE - VBOT 02-04-25	1,200.00
62120	PARKWY TREE PRUNING- 205 W MAPLE - VBOT 02-04-25	750.00
62119	PARKWY TREE PRUNING- 107 S BRUNER - VBOT 02-04-25	950.00
	Check Date 9/16/2025 Total For Check # 122722	**2,900.00**
IL FIRE CHIEF ASSOC-LISLE		
8699A	FIRE - LT TESTING PROCESS	8,808.56
	Check Date 9/16/2025 Total For Check # 122723	**8,808.56**
IL OFC OF STATE FIRE MARSHALL		
5125155472	PD-FIRE INSPECTION 7/16	75.00
	Check Date 9/16/2025 Total For Check # 122724	**75.00**
ILLINOIS PHLEBOTOMY SVCS		
2409	PHLEBOTOMY SERVICES-HIP25010556	125.00
	Check Date 9/16/2025 Total For Check # 122725	**125.00**
INTEGRITY SOURCING LLC		
109993	PARKS & REC - FALL 25 T-BALL UNIFORMS	599.64
	Check Date 9/16/2025 Total For Check # 122726	**599.64**
INTERNATIONAL EXTERMINATOR COMPANY		
08-3240	PS - PEST CONTROL AUG 25	75.00
	Check Date 9/16/2025 Total For Check # 122727	**75.00**
INTOXIMETERS, INC.		
795866	PD - THERMAL PAPER ROLLS	55.00
	Check Date 9/16/2025 Total For Check # 122728	**55.00**
ITOA		
10718	PD - TRAINING - OFC.M.GALLIK	350.00
	Check Date 9/16/2025 Total For Check # 122729	**350.00**
J G UNIFORM INC		
151344	UNIFORM ALLOW- WODKA	260.00
151345	UNIFORM ALLOW- ACEVEDO	245.00
	Check Date 9/16/2025 Total For Check # 122730	**505.00**

Warrant Register 1824

Invoice	Description	Invoice/Amount
JSN CONTRACTORS SUPPLY		
88001	PS - PAINT MARKING WANDS	68.00
	Check Date 9/16/2025 Total For Check # 122731	**68.00**
K-FIVE HODGKINS, LLC		
70573	PS ROADWAY - HOT PATCH	395.52
	Check Date 9/16/2025 Total For Check # 122732	**395.52**
KATHLEEN W BONO CSR		
9845	HPC-13-2025 HOD LIST ROUND 10 TRANSCRIPT	483.75
	Check Date 9/16/2025 Total For Check # 122733	**483.75**
KING CAR WASH INC		
108-25	PD CAR WASHES -AUGUST 2025	96.00
	Check Date 9/16/2025 Total For Check # 122734	**96.00**
KLEIN,THORPE,JENKINS LTD		
251417-251423	LEGAL EXPENSES - JULY 2025	137.50
251417-251423	LEGAL EXPENSES - JULY 2025	357.50
251417-251423	LEGAL EXPENSES - JULY 2025	21,767.93
	Check Date 9/16/2025 Total For Check # 122735	**22,262.93**
BP/USA CHICAGOLAND CHAPTER		
358296	KLM PAVILLION DEPOSIT REFUND / EN250810	100.00
	Check Date 9/16/2025 Total For Check # 122736	**100.00**
CARLTON BERG		
360012	KLM PAVILLION DEPOSIT REFUND / EN250824	100.00
	Check Date 9/16/2025 Total For Check # 122737	**100.00**
JOHN SANTIAGO		
29229	KLM DEPOSIT REFUND / 29229 / EN250821	250.00
	Check Date 9/16/2025 Total For Check # 122738	**250.00**
KILEY DUFFY		
29213	KLM DEPOSIT REFUND / 29213 / EN250824	500.00
	Check Date 9/16/2025 Total For Check # 122739	**500.00**
NATHAN SCHEETZ		
29155	KLM DEPOSIT REFUND / 29155 / EN250823	500.00
	Check Date 9/16/2025 Total For Check # 122740	**500.00**
VINCENT SVANDRA		
29208	KLM DEPOSIT REFUND / 29208 / EN250617	250.00
	Check Date 9/16/2025 Total For Check # 122741	**250.00**
LAKE VIEW NATURE CENTER		
08262025	PARKS & REC - JUN, JUL & AUG 25 NATURE PROGRAMS	1,897.20
	Check Date 9/16/2025 Total For Check # 122742	**1,897.20**
LORKIEWICZ, REBECCA		
08272025	PARKS & REC - GENTLE YOGA FEES JUL-AUG 25	420.00
	Check Date 9/16/2025 Total For Check # 122743	**420.00**
MCELROY, GRANT		
REIMB 2025	PD - UNIFORM ALLOWANCE - MCELROY	97.12

Warrant Register 1824

Invoice	Description	Invoice/Amount
	Check Date 9/16/2025 Total For Check # 122744	**97.12**
MENARDS		
67023	WD - SUMP PUMP REPAIR	66.88
	Check Date 9/16/2025 Total For Check # 122745	**66.88**
MIDWEST COMMERCIAL FITNESS		
31606	FD - WORKOUT PM AND INSPECTION	510.00
	Check Date 9/16/2025 Total For Check # 122746	**510.00**
MORNING NOON & NIGHT PLUMBING & SEWER INC		
34842	PS-REPAIR/REPLACMENT URINAL	1,800.00
	Check Date 9/16/2025 Total For Check # 122747	**1,800.00**
MORTON SALT INC		
5403407553	PS 24/25 BULK ROCK SALT STATE OF IL - VBOT 11/7/24	1,556.38
	Check Date 9/16/2025 Total For Check # 122748	**1,556.38**
NAPA AUTO PARTS		
767397	FD - DIESEL EXHAUST FLUID FOR E84	51.96
767553	FD - RADIATOR HOSE PARTS FOR E84	78.45
763070	FD - CREDIT FOR BATTERY RETURN E84	-108.00
	Check Date 9/16/2025 Total For Check # 122749	**22.41**
NORTH EAST MULTI-REGIONAL		
376816	PD - ANNUAL SUBS. - 07/01/25-07/01/26	2,850.00
	Check Date 9/16/2025 Total For Check # 122750	**2,850.00**
NORTHWESTERN U CTR FOR PUBLIC SAFETY		
29266	SCHOOL OF POLICE STAFF & COMMAND- SGT. BLAKE	4,600.00
	Check Date 9/16/2025 Total For Check # 122751	**4,600.00**
ARGYRIS, DEMETRIOS		
HNIL-24-0707	REFUND AMB RUN OVERPYMT/24-0707	3,398.15
	Check Date 9/16/2025 Total For Check # 122752	**3,398.15**
CATHERINE BABIK		
25-E155085	REFUND-DUPLICATE AMBULANCE PMNT 25-0217	2,822.67
	Check Date 9/16/2025 Total For Check # 122753	**2,822.67**
CHRISTOPHER, DORIS		
35645	REFUND OF CREDIT ON CLOSED ACCOUNT	40.00
	Check Date 9/16/2025 Total For Check # 122754	**40.00**
PERFECT CLEANING SYSTEM INC		
198	POOL - AUG/SEPT 25 CLEANING	1,740.00
	Check Date 9/16/2025 Total For Check # 122755	**1,740.00**
REPUBLIC SERVICES #551		
0551-016336554	PS - ROLLOFF DUMPSTER OVERAGE 08/12/25	15.80
	Check Date 9/16/2025 Total For Check # 122756	**15.80**
RUTHERFORD, ROBERT		
20251207	JULY 4TH PARADE / 2 CAMERA VIDEO SHOOT	2,340.00
	Check Date 9/16/2025 Total For Check # 122757	**2,340.00**
SHERWIN INDUSTRIES, INC		

Warrant Register 1824

Invoice	Description	Invoice/Amount
SS108275	PS - CONCRETE COLD PATCH	405.00
	Check Date 9/16/2025 Total For Check # 122758	**405.00**
SIMPLE SANITATION INC		
I43454	KLM - PORT A POTTY RENTAL 09/01/25 TO 09/30/25	470.00
	Check Date 9/16/2025 Total For Check # 122759	**470.00**
SPORTSKIDS INC		
363986	SPORTS PROGRAMMING - AUG 25 CAMPS - BOT 01/21/25	833.00
	Check Date 9/16/2025 Total For Check # 122760	**833.00**
STATE INDUSTRIAL PRODUCTS		
903897888	PS - JANITORIAL EXPENSES	342.38
	Check Date 9/16/2025 Total For Check # 122761	**342.38**
THE HINSDALEAN		
16907	PUBLIC NOTICE-AFFORDABLE HOUSING PLAN	142.80
	Check Date 9/16/2025 Total For Check # 122762	**142.80**
THE STEVENS GROUP LLC		
0241743	VOH PRINTED ENVELOPES 7/18	39.77
0241743	VOH PRINTED ENVELOPES 7/18	79.54
0241743	VOH PRINTED ENVELOPES 7/18	79.54
0241743	VOH PRINTED ENVELOPES 7/18	79.54
0241743	VOH PRINTED ENVELOPES 7/18	79.54
0241743	VOH PRINTED ENVELOPES 7/18	119.31
0241743	VOH PRINTED ENVELOPES 7/18	119.34
	Check Date 9/16/2025 Total For Check # 122763	**596.58**
TRANE U.S. INC		
19866714	BLDG MAINT - CELL TOWER - PARTS AC REPAIR	43.02
19860623	VH - HVAC REPAIR	1,117.43
	Check Date 9/16/2025 Total For Check # 122764	**1,160.45**
TYLER TECHNOLOGIES, INC		
045-534395	MUNIS ERP SYSTEM 4TH QTR / BOT 01/21/25	19,861.75
	Check Date 9/16/2025 Total For Check # 122765	**19,861.75**
US GAS		
461418	PARKS & REC - FIELD PAINT & LINING SUPPLIES	104.00
	Check Date 9/16/2025 Total For Check # 122766	**104.00**
VEGA BUILDING MAINTENANCE AND SUPPLIES, INC		
101626	AUG25 WKND CLEANING PARK BATHRMS/CBD EMPTY	3,850.00
	Check Date 9/16/2025 Total For Check # 122767	**3,850.00**
VILLAGE TRUE VALUE HDWE		
266120	VH - FIRE SUPPERSION PARTS	8.98
	Check Date 9/16/2025 Total For Check # 122768	**8.98**
VILLAGE OF WESTERN SPRINGS		
JULY 25	CO-OPERATIVE PROGRAMMING - JULY 25 / VBOT 01/21/25	275.11
AUGUST 25	CO-OPERATIVE PROGRAMMING AUG 25 - VBOT 01/21/25	390.64
	Check Date 9/16/2025 Total For Check # 122769	**665.75**

Warrant Register 1824

Invoice	Description	Invoice/Amount
ZEIGLER CHRYSLER DODGE JEEP RAM OF DOWNERS GROVE		
299600	PD - NON-WARRANTY REPAIRS UNIT #32	949.00
299666	PD - NON-WARRANTY REPAIRS UNIT #45	81.42
90197	PD - PARTS- BRAKE PAD KIT - UNIT #43	327.75
	Check Date 9/16/2025 Total For Check # 122770	**1,358.17**
AEP ENERGY, INC		
3013129837/AUG25	2 E N STOUGH STREET LIGHTS 07/23/25-08/21/25	9,546.66
	Check Date 9/9/2025 Total For Check # 122771	**9,546.66**
BEACON SSI INC		
0000116440	PS - GAS TANK INSPECTION AUG	190.00
	Check Date 9/16/2025 Total For Check # 122772	**190.00**
INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE		
SEPT 25	SEPT 25 RETIREE/EMPLOYEE HEALTH INSURANCE	6,364.01
SEPT 25	SEPT 25 RETIREE/EMPLOYEE HEALTH INSURANCE	180,823.01
	Check Date 9/3/2025 Total For Check # 1000050	**187,187.02**
	Total For ALL Checks	**1,907,956.42**

Warrant Summary by Fund:

RECAP BY FUND	FUND NUMBER		FUND TOTAL
GENERAL FUND	100		1,528,261.34
MIP INFRASTRUCTURE FUND	400		71,375.98
WATER & SEWER OPERATIONS FUND	600		13,550.99
WATER & SEWER CAPITAL FUND	620		14,847.60
ESCROW FUND	720		99,097.50
PAYROLL REVOLVING FUND	740		180,823.01
		TOTALS:	1,907,956.42

END OF REPORT

AGENDA ITEM #7b

REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION: Consent - ACA

SUBJECT: Revised Municipal Grocery Tax Ordinance

MEETING DATE: September 16, 2025

FROM: Carrie Dittman, Chief Financial Officer

Recommended Motion

Approve a revised Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax, effective January 1, 2026.

Background

At the April 22, 2025 Village Board of Trustees meeting, the Village Board adopted ordinance O2025-13, An Ordinance Implementing a Municipal Grocery Retailer' Occupation Tax and a Municipal Grocery Service Occupation Tax for the Village of Hinsdale, DuPage and Cook Counties, Illinois. The purpose of the ordinance was to implement a 1% tax on grocery sales effective January 1, 2026; this is due to the State of Illinois repealing the 1% state grocery tax (PA 103-0781), also effective January 1, 2026, which was part of the state's FY 2025 budget. The Village properly filed the ordinance with the Illinois Department of Revenue (IDOR) on May 20, 2025. Staff periodically checked in with IDOR over the past several months to ensure the ordinance had been accepted and approved, and were told the review was still underway.

Discussion & Recommendation

On September 9, 2025, the Village Clerk received via US mail the attached letter from IDOR dated September 2, 2025, notifying the Village of receipt of the ordinance, but advising that a minor technical language revision to the ordinance was necessary. The attached redlined ordinance illustrates the necessary change. The Village must adopt the revised ordinance and file it with IDOR by October 1, 2025 in order to be effective January 1, 2026.

Budget Impact

N/A

Village Board and/or Committee Action

N/A

Documents Attached

1. September 2, 2025 letter from IDOR
2. AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS

Illinois Department of Revenue
Legal Services Office
101 W. Jefferson St. MC 5-500
Springfield, IL 62794

September 2, 2025

Emily Tompkins
Village Clerk
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

Re: Ordinance No. O2025-13
Municipal Grocery Occupation Tax

Dear Ms. Tompkins:

This is to acknowledge receipt of Hinsdale's Ordinance No. O2025-13 imposing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax at the rate of 1%.

The Illinois Department of Revenue shall collect, administer, and enforce the Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax effective **January 1, 2026**, in accordance with the provisions of 65 ILCS 5/8-11-24.

While we are accepting this ordinance for purposes of meeting the October 1, 2025 filing deadline for implementation on January 1, 2026, we must ask Hinsdale to amend or replace the ordinance to address the following issue(s):

- Correct the tax base in Section 3-2-8 A of the Village Code by replacing "1% of the gross receipts from such sales made in the course of such business" with "1% of the selling price of all groceries transferred by such servicemen as an incident to a sale of service".

- We note that subsection D of Sections 3-2-7 and 3-2-8 of the Code indicate penalties for failure to remit taxes due. While Hinsdale has full authority to administer any business license it may issue, the Illinois Department of Revenue has exclusive authority to administer the Municipal Grocery Retailers' and Service Occupation Taxes.

Please adopt a conforming ordinance and file a certified copy with the Department on or before **October 1, 2025** at the following address:

Local Tax Allocation Division (3-500)
Illinois Department of Revenue
101 W. Jefferson St.
Springfield, IL 62702

If you have any questions regarding this letter, please contact our office at the number listed below. If you have questions concerning the distribution of the tax, please contact the Department's **Local Tax Allocation Division at (217) 785-6518 or rev.localtax@illinois.gov**.

Very truly yours,

Samuel J. Moore
Associate Counsel
(217) 782-7055

SJM:sce

Cc: Aaron Allen, Local Tax Allocation Division

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the Village of Hinsdale ("Village") is a non-home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and

WHEREAS, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and

WHEREAS, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and

WHEREAS, any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale believe that it is appropriate, necessary and in the best interests of the Village and its residents, that the Village levy a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), and as set forth below.

NOW, THEREFORE, be it ordained, by the President and Board of Trustees of the of the Village of Hinsdale, DuPage and Cook Counties, Illinois, as follows:

Section 1: Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2: Municipal Grocery Retailers' Occupation Tax Imposed. New Section 3-2-7 (Municipal Grocery Retailers' Occupation Tax) of Title 3 (Business and License Regulations) of the Village Code of Hinsdale, approved in Ordinance No. O2025-13 on April 22, 2025, is amended to read in its entirety as follows:

"3-2-7: MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX:

A. Beginning January 1, 2026, a tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in the Village of Hinsdale at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect.

B. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

C. The tax imposed by this Section, and all civil penalties that may be assessed as an incident thereto, shall be remitted to, collected by and enforced by the Illinois Department of Revenue in accordance with the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), as amended. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Section.

~~D. The failure to timely collect or remit all taxes due under this Section, or to otherwise comply with state law, is a violation of this Code and is subject to penalty, and may be subject to suspension and/or revocation of any business license issued by the Village. Each failure to collect or remit the tax imposed hereby shall constitute a separate violation.~~"

Section 3: Municipal Grocery Service Occupation Tax Imposed. New Section 3-2-8 (Municipal Grocery Service Occupation Tax) of Title 3 (Business and License Regulations) of the Village Code of Hinsdale, approved in Ordinance No. O2025-13 on April 22, 2025, is amended to read in its entirety as follows:

"3-2-8: MUNICIPAL GROCERY SERVICE OCCUPATION TAX:

A. Beginning January 1, 2026, a tax is hereby imposed upon all persons engaged in the Village in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service at the rate of 1% of the selling price of all groceries transferred by such servicemen as an incident to a sale of service ~~gross receipts from such sales made in the course of such business~~ while this Ordinance is in effect.

B. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

C. The tax imposed by this Section, and all civil penalties that may be assessed as an incident thereto, shall be remitted to, collected by and enforced by the

Illinois Department of Revenue in accordance with the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), as amended. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Section.

~~D. The failure to timely collect or remit all taxes due under this Section, or to otherwise comply with state law, is a violation of this Code and is subject to penalty, and may be subject to suspension and/or revocation of any business license issued by the Village. Each failure to collect or remit the tax imposed hereby shall constitute a separate violation.~~"

Section 4:Clerk to file Ordinance with Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the Village Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.

Section 5: Effective Date. The taxes imposed by this Ordinance shall take effect on January 1, 2026, which is the first day of January next following the adoption and filing of this Ordinance with the Department of Revenue, as provided by law.

Section 6: Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance. The text of this Ordinance replaces the text enacted in Ordinance No. O2025-13 on April 22, 2025.

Section 7: Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 8: Headings/Captions. The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.

Section 9: Publication. The Village Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

ADOPTED this ____ day of _____, 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2025.

_____
Greg Hart, Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____
Emily Tompkins, Village Clerk

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Emily Tompkins, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2025, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____
NAYS: _____
ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2025.

_____
Village Clerk

[SEAL]

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District – 142 E. First Street – Case HPC 15-2025
MEETING DATE:	September 16, 2025
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Application for a Certificate of Appropriateness to Demolish the Existing Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District for 142 E. First Street

Background

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from Robert Cimala, Legacy Homes Cimala, Inc., requesting approval to demolish an existing single-family home and to construct a new single-family home located at 142 E. First Street in the Robbins Park Historic District. The owner of record listed on the application is Grace Episcopal Church and the project architect is listed as Bruce George, Charles Vincent George Architects, Inc.

At the public hearing on August 6, 2025, the Historic Preservation Commission (HPC) denied approval of the COA for the demolition of the existing home and new construction, citing concerns over the historic nature of the home and the compatibility of the design of the proposed home with the historic district. If the HPC issues a denial of a COA, such denial shall be forwarded to the Village Board for further consideration. The Village Board must review the COA and render a decision on the matter within 60 days of the HPC's vote (in this case, no later than October 5). The Village Board may wish to vote on this matter at the September 16 Board meeting, which is within the 60-day time limit required by the Village Code.

The applicant, property owner, and design professional must be in attendance at the meeting. Unless such time is extended by agreement of the applicant, or the applicant, property owner, and/or design professional failed to appear at a meeting, the failure by the Village Board to act within 60 days, shall be deemed approval by the Board. Following the decision of the Village Board, the Village shall issue the COA, allowing the Community Development Department to proceed with other required reviews and permit approvals. The final decision of the Village Board is advisory and shall not prohibit an applicant from proceeding with the proposed course of action upon receiving all other required approvals and permits.

A COA shall be invalid if the plans are substantially changed after a final decision is made, if any conditions are not satisfied, if any building permit issued for the approved work becomes invalid, or actions authorized are not completed within three (3) years following the decision.

Meeting History Summary:

- September 2, 2025 – Village Board – First Read: The Village Board moved this item forward to a Second Reading. Trustee Stifflear summarized the project, background of the existing historic house, and prior feedback at the HPC and Design Review meetings. Trustee Braden emphasized

the purpose of Title 14 revisions to preserve the streetscape in Robbins Park, noting them proposed house's lack of historic or known architectural style, its incompatibility at the gateway of the historic district, and prior feedback on massing, fenestration, and design elements. Mr. Cimala argued the existing house could not be remodeled due to structural and cost issues, and that buyers prefer contemporary styles. He highlighted design changes made in response to feedback.

Staff confirmed the building permit the building permit was not ready to issue and the applicant needed to submit revised plans for review. The architect clarified the property's removal from Grace Church's Planned Development during the process when the Planned Development was created. Trustees asked further questions about design considerations versus market demands. After further discussion, Trustees made no motion, and the project was advanced to a Second Reading.

- August 6, 2025 – Historic Preservation Commission – Public Hearing: By a vote of zero (0) ayes and four (4) nays, with three (3) absent, the HPC voted to deny approval of the COA to demolish the single-family home in the Robbins Park Historic District. By a vote of zero (0) ayes and four (4) nays, with three (3) absent, the HPC voted to deny approval of the COA to construct a new single-family home in the Robbins Park Historic District.

  Staff received an email from Philip Buchanan, Naperville Preservation Vice President prior to the public hearing, which was read into the record. Following the public hearing, staff received an email from Landmarks Illinois. Both letters advocate for preservation of the house and are attached for review.

  The applicant and builder, Robert Cimala, cited significant structural issues and high renovation costs as justification for demolition. He noted, despite receiving 74 inquiries when the house was listed, no potential buyers expressed interest in preserving the home. Mr. Cimala, provided an overview of the design and the adjustments made to the house based on feedback provided at the Design Review Team Meeting, including the reduction to window sizes, adding a front entrance porch on Park Avenue, adding gas lanterns, adding natural stone to the façade, and incorporating a chevron pattern on the garage doors.

  Chairman Bohnen noted concern over the orientation of the house. Bruce George, the project architect, provided an overview of the design decision to orient the home toward Park Avenue rather than First Street. There was discussion over the pricing of the house when it was listed, history of the Grace Church Planned Development, and listing on the National Register of Historic Places, which does not provide protection from demolition.

  Sarah Tims, a Hinsdale resident and Senior Warden of Grace Church, explained that the Hallmark House is currently unoccupied, provided background on the church's declining membership and resources, and noted the Church made the decision to sell the house due to limited resources and a shifting mission. Four realtors were consulted, all of whom advised that the house was best suited as a tear-down. The sale price was based on their evaluations. Despite efforts by the Village to market the property with preservation incentives and design mockups, there was no buyer interest in saving the house. Ms. Tims emphasized that the church's role is not historic preservation and that its focus is better directed toward serving the community through ministries like the church and preschool, rather than maintaining a historic residence.

  Six members of the public provided comments. Some emphasized the architectural loss to the community, while others stressed practical and financial realities for the Church.

  Commissioners raised concerns about the loss of a prominent historic structure, the scale and massing of the proposed replacement house, the new home's orientation, and the architectural design. Commissioners appreciated the revised design efforts based on feedback provided at the Design Review Team Meeting, but ultimately found the house inappropriate and not historically

sensitive to the historic district, especially given the home's prominent location at the gateway point to the neighborhood.

- Design Review Team Meeting – April 28, 2025: Members discussed the home's historical significance and requested a Historical and Architectural Impact Study. Mr. Cimala cited structural issues, high repair costs, and lack of market interest for renovation. Discussion covered challenges in preserving the home, possible relocation, and incorporating historic Italianate or other district-appropriate elements into new construction. Sarah Tims, representing Grace Church, provided a background on the Church's decision to sell the home. There was a discussion over balancing market demands with neighborhood character, maintaining goodwill with the community, and designing a home that respects the historic streetscape. Concerns were raised about the proposed design's heavy use of glass, massing, number of windows, and visible four-car garage. Members noted concerns about losing a historic house that is forward-facing and that serves as a gateway to the historic district, but some members may be willing to compromise if more historic elements are incorporated into the new design. The importance of designing a home with a known architectural style was stressed. Members noted the proposed home is beautiful, however, the home did not seem appropriate for the historic district. Members also noted concerns over the size and massing of the house. Suggestions included reducing fenestration, adding a front porch, using traditional materials, and drawing inspiration from historic homes in Hinsdale and similar communities. Mr. Cimala agreed to look at revising the elevations before formal HPC review.

Discussion

The existing 2.5-story single-family home at 142 E. First Street was constructed in 1869. The building features Italianate architecture and includes a three bay front facade, horizontal wood siding, windows with segmental arched hoods, paired wood scroll brackets and dentil trim, wrap around front porch with slender columns and a wood balustrade, paired front entry doors with panels and a segmental arched hood, and paired attic windows. The one-story rear end of the house was expanded and remodeled in the 1950s. A rear one-story addition, breezeway, and attached garage were added in 1988.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination, a Significant Structure according to the 2002 Architectural Resources in the Robbins I Survey Area, and a Significant / Historically Significant Structure according to the 1999 Reconnaissance Survey. The property was listed on the National Register of Historic Places in 1989. The property was approved for inclusion on the Village's Historically Significant Structures List on August 15, 2023 by Ordinance No. O2023-22.

The house is one of the oldest homes in Hinsdale and is commonly referred to as the "William Whitney House" or the "Hallmark House." In addition to its architectural significance, the house is associated with the life of an important person, William Whitney, who resided in the house from 1870 to 1879. William Whitney was DuPage County's sole representative to the State Legislature from 1871-1873. He was also critical in assisting with the incorporation of Hinsdale in 1873. The Hallmark Card Company used this house as the setting for a television commercial in 1970.

The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the south and east and west in the R-1 Single Family Residential District. Grace Episcopal Church and Redeemer Lutheran Church are located to the north and the west in the IB Institutional Buildings District.

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single-family house on an 30,090 square foot corner lot at the southwest corner of First Street

and Park Avenue. A cover letter, photos of the subject property and neighboring properties, site plan, interior floor plans, rendering of the front elevation, building elevations, streetscape exhibit, and photos of the subject property and neighboring properties have been submitted for review.

The two-story home will be primarily constructed of a white painted brick, beige and gray stone accent areas (Fondulac or Eden Stone), gray vertical and chevron composite siding and trim, black aluminum clad windows, gray and beige smooth face cut stone surrounds, a DaVinci faux slate dark gray roof, and a dark bronze standing seam metal roof above the front covered entrance porch.

The site plan includes a circular drive off of Park Avenue and a driveway off of First Street leading an attached four-car garage facing the west rear lot line. The interior of the site will include a pool and spa as well as a courtyard patio. The proposed plan meets all bulk zoning requirements.

Detailed Meeting History:

Design Review Team Meeting – April 28, 2025: On April 28, 2025, a Preliminary Certificate of Appropriateness application was reviewed by the Ad Hoc Design Review Team. A summary of the discussion at the meeting is attached to this report.

Historic Preservation Commission – Public Hearing – August 6, 2025: The project was reviewed by the Historic Preservation Commission at a public hearing held on August 6, 2025. Robert Cimala, the applicant and builder, Sarah Tims, representing the property owner Grace Church, and Bruce George, the project architect, were in attendance.

Staff received an email from Philip Buchanan, Naperville Preservation Vice President prior to the public hearing, which was read into the record. Following the public hearing, staff received an email from Landmarks Illinois. Both letters advocate for preservation of the house and are attached for review.

Robert Cimala, the applicant, provided an overview of the existing home. His initial assessment revealed significant structural issues, including a crumbling foundation, low basement ceiling, sloping walls and floors, and uneven entrance levels. A local historic architect was consulted regarding potential preservation but concluded that remodeling the home would be unreasonable. He noted that replacing the foundation alone would cost approximately $390,000.

Mr. Cimala stated the relator, Kris Berger, reported receiving 74 inquiries about the property since July 2024. However, none of the interested parties expressed a desire to preserve the home; all were interested solely in demolition and rebuilding. The home's original elements appear to be limited to the floor joists and some framing. Over the years, previous remodels have replaced most of the historic features, significantly compromising the home’s architectural integrity.

Mr. Cimala stated the feedback given from the Design Review Team included recommendations such as the removal of glass on the Park Avenue side, the addition of a covered porch, use of stone siding, incorporation of chevron-patterned garage doors, and installation of gas lanterns.

Chairman Bohnen recounted the historic home that was initially included in a Planned Unit Development (PUD). At the time, inclusion in the PUD was tied to a promise by the church, where they would preserve the home as a condition for being allowed to demolish another historic Italianate house and build a parking lot. Eventually, the home was removed from the PUD, and the preservation promise was broken.

Chairman Bohnen also reflected on the pricing of the property, possibly if the church priced the property based on its value as a rehab project, rather than simply as land, it might have attracted a buyer interested in restoring it. Instead, the church chose to maximize financial return.

Chairman Bohnen stated that each demolition of a historic home represents a loss of Hinsdale's unique architectural and cultural fabric. This is personal and emotional for long-time residents who have fought to preserve the town's character for decades.

Chairman Bohnen acknowledged that Hinsdale is not a home rule municipality, meaning it must follow state-level statues and cannot enact its own preservation protections as freely. Chairman Bohnen reflected on the changes made in 2004, where the town went through significant political change that resulted in better governance and contributed to the peaceful and well-managed town that Hinsdale has become. Chairman Bohnen emphasized that many of the new homes being built do not match the craftsmanship or historical value of the ones they replace.

Mr. Cimala stated he is a high-quality builder, expressed a passion for creativity in homebuilding, and emphasize a personal commitment to high-quality construction. He stated a clear intent to build homes that last "forever", but realistically a builder can only do so much – long-term preservation depends on future owners to maintain the home. Mr. Cimala stated that the decision to take on this project was not easy, but no one else stepped up to take on the property, and ultimately felt that someone would develop it eventually. Mr. Cimala stated he collaborated with his architect to create a home that is not fully contemporary, but more of a transitional style. It is designed to fit the neighborhood. Some specific designs include a covered porch, a suggestion from the design review committee, which helps the house blend in with existing historic homes.

Mr. Cimala did not dismiss the historical preservation arguments, he expressed respect and understanding for those who lament the loss of historic properties, and agreed with many of their points. However, the new home is a thoughtful compromise designed with the community in mind, even if it replaces a historic structure.

Chairman Bohnen referenced living in the neighborhood for 52 years. He noted the neighborhood has actively fought teardown for about 40 years. Recently, the community has started to gain traction in preservation efforts. The installation of signs throughout the historic district to educate and raise awareness, the renovation incentive program, offering incentives for preservation instead of demolition. There are about 100 homes on the historic list.

Chairman Bohnen spoke about the architectural and design issues of the new home. The orientation of the home is to the east side on Park, which is different from the original home which faced north on First Street. This orientation may lead visitors entering the historic district from First Street and Garfield to see the side of a house instead of welcoming or historically resonant front façade. Chairman Bohnen respectfully suggested more imagination to be applied to the design of the north-facing side of the home, the landscaping, or architectural treatment of the facade.

Bruce George, the architect on the project, stated that it was a tough decision on orientation, but the immediate structure on the north side is a church and a parking lot, so there is no real sense of community on that side of the street. The home is also on a corner and if it is facing north then there is not much of a connection to a residential block. The team felt that by orienting the home to face the east, it would feel more integrated with the neighborhood along Park Avenue. That was the main reason behind the decision. He stated facing the home east towards Park Avenue makes it feel like you are part of a community, rather than looking out onto commercial building and the church.

Mr. Cimala stated that the original intention was to have the house face north, but due to setback requirements, the architect could not get anywhere close to the design that was envisioned for the living space. The setback limitations made that impossible and was one of the major challenges. With the price tag of the home, it needed a floor plan that would work.

Chairman Bohnen expressed his concerned over streetscape on both street and the four garage doors on the west façade. Mr. Cimala stated there will be a fence placed on the property. The plan is also to do a nice landscaping job, and he assumes the buyer will likely want to add even more landscaping to make the property appealing.

Commissioner Elder said that his home is old and similar to this house, but he has no plans to tear it down. He has not been inside the home in discussion though. Mr. Cimala stated that the home is not that bad on the inside, but it is too cost prohibited to renovate it. Mr. Cimala stated he had someone contact him to move the house, he agreed to work with them. However, the moving of the home was not pursued further.

Chairman Bohnen stated that maybe if the property had been priced so it could have been a rehab instead of at the land value, it might have enticed someone to come along and renovate it.

Commissioner Elder stated he does not think the home is too far gone. He acknowledged understanding of wanting to demolish the home, however, he expressed that the home does not seem too far gone, that it may not make sense economically to renovate it, but it is a difficult call to demolish it.

Commissioner Weinberger acknowledged the changes that were made from the suggestions made at the Design Review Meeting. Some specific positive improvements noted were the addition of a covered porch, efforts to break up the large fenestration on the Park Avenue side, refinement of roof lines, and the stone materials. She noted the primary concern is the bulk of the home, despite the improvements. The proposed structure is substantially larger than the current home on the lot. The existing home is viewed as an appropriately scaled and aesthetically fitting entry point to the National Register Historic District. The replacement with a much larger house may negatively impact the historic character and visual transition from the surrounding area into the historic district. Commissioner Weinberger emphasized the importance of respecting the historic rhythm and scale of the neighborhood, especially for homes located at such visually prominent gateways into the district.

Mr. Cimala stated it is not a historic home, but believes it will be a beautiful home. He noted there are expectations from a new homebuyer on the floor plan of the home.

Mr. George stated that the home is one and a half story home and, by code, such home is allowed. The team attempted to reduce the bulk as much as possible including the lower rooflines.

Commissioner Olsen stated it is a difficult application and there are two elements that are hard to work with. This home is a gateway to a historic district, the new home is not. The new home is nice, it just should not be a home that sits at the gateway to a historic district. The style is not appropriate for this area.

Chairman Bohnen spoke about the property being placed on the National Register back in the 1980s. The home was not landmarked because Hinsdale's local landmark program did not exist until 2002. It was noted that this property may have been the first ever in Hinsdale listed on the National Register. Being on the National Register does not protect the property from alteration or demolition. Local landmark status would have offered actual protection, but it was not available at the time. There was a discussion about the property being part of the PUD agreement. Chairman Bohnen stated the church had made an agreement

that allowed them to get what they wanted for their property through the PUD approval. Typically, PUDs offer green space or similar public benefits in exchange for development allowances and flexibility. He stated, in this case, it was manipulated to benefit the church for residential use, which was legislative misconduct.

Mr. George stated he attended the original meeting where the initial PUD was created, he personally drew up the entire PUD plan. The home was originally included in the PUD because the church believed that this was what the Village wanted. During the meeting, the Plan Commission asked that the house be intentionally removed from the PUD. The church complied with the request, even though they were not given a clear explanation for why the Commission wanted it removed. Mr. George emphasized that the church did not insist on removing the house from the PUD, rather they were responding to the Commission's directive.

There was a discussion on the history of the PUD and the home.

Commissioner Olsen asked if the home is currently occupied. Mr. George stated no, it is not occupied at this time.

Sarah Tims, resident of Hinsdale and Senior Warden of Grace Church, discussed the home and the church structure. The Hallmark house is currently unoccupied. Until March of 2024, it was occupied by the former rector and between June 2024 to July of 2025 it was occupied by the interim rector.

Ms. Tims provided some historical context and spoke about the decline of church membership since 1994. In 1994, there were more than 300 pledging families, with two full-time clergy, and half a dozen staff members. Today, Grace Church only has one full-time clergy, and a staff of 1.5 full-time equivalents. Sunday attendance and pledging units are both down to about one-third of what they were.

Ms. Tims stated that the church no longer needs the space that the Hallmark House provided. The decision to sell the house was based on current realities - limited resources, a changing mission, and a declining membership. The church interviewed four realtors, all of which advised the home was a tear-down. Ms. Tims emphasized that the church followed professional guidance. The sale price was based on the average of the four evaluations. The church team also met with Village staff and asked their realtor to market the house based on its merits not just the land. Village staff attended the open house, created mockups showing what could be done under the preservation incentives as a Historically Significant Structure. There were zero offers or interest in the house itself. Ms. Tims stated that the church is not a historic preservation society, and such investments do not align with its religious and community purpose. A thriving church and preschool will benefit Hinsdale more than maintaining a historic home.

Chairman Bohnen emphasized that as a preservation advocate, the Commission's role is to encourage owners of significant traditional homes in Hinsdale, including churches, to consider landmarking their properties to ensure long-term protection from demolition. While this is often a difficult proposition, the Historic Preservation Commission maintains that promoting preservation remains essential.

Dennis Fitzpatrick, resident of Hinsdale of 41 years, shared a personal reflection during the discussion. He and his wife, Mary Alice, knew a respected member of the local historical society, and they honor his legacy by including his signature in the documentation of their own home's history. Mr. Fitzpatrick expressed a desire to see more historic homes preserved, but also acknowledged the practical and financial challenges involved in maintaining them, based on his own firsthand experience living just a block away from the Hallmark House. He concluded by wishing the group well in making their decisions, showing empathy for both the preservation goals and the realities of property ownership.

There was a discussion among the Commissioners about the orientation of the house. They expressed mixed feelings about the proposed redevelopment of the historic Hallmark House property. While acknowledging that the orientation of the new house might make sense due to setback requirements, they noted it could still warrant further consideration. They also pointed out the dramatic shift from a notable historic home to a large, dense new build and the difficulty in justifying such change—especially given the Hallmark House's status as one of Hinsdale's most recognized homes. Chairman Bohnen reflected on the limitations of the Commission's role, noting that they are advisory only, and ultimately economic factors will likely dictate the outcome.

Commissioner Weinberger expressed gratitude for the time and financial investment made in conducting the Historic and Architectural Impact Study related to the Hallmark House. While acknowledging the potential loss of the historic home, she noted that at the very least, the result is a well-documented record that can serve as a resource or preservation artifact, even if the physical structure is ultimately demolished.

Laurel Rugen, a resident of Westmont, spoke about her concerns over the widespread loss of historic homes in Hinsdale and surrounding communities. Although not from Hinsdale, she expressed frustration with similar trends in her own town and beyond, where older homes are routinely torn down in favor of large, generic new builds driven by profit. She lamented the shift away from unique, smaller homes and criticized the rise of "standard market-looking houses" that replace historic properties. Ms. Rugen shared that people she has spoken to from Hinsdale feel they are losing their town's historic character. She cited examples from Clarendon Hills and unincorporated Westmont, where significant properties are being demolished for high-density development. She reflected a deep admiration for older homes, viewing them as valuable pieces of history, and she expressed sadness that preservation is too often sacrificed.

Mary Lyne, a resident of Robbins Park and longtime owner of two century-old homes in Hinsdale, expressed her appreciation for the Village's historic character, but also shared her concerns as a property owner. While she values preservation, she cautioned against criticizing property owners—like Mr. Cimala—who propose to build within existing zoning laws. If the community objects to the size or style of new homes, she suggested the Village should revisit its zoning regulations, rather than shaming individuals acting within their rights. Ms. Lyne also highlighted the financial challenges of restoring old homes, referencing a neighbor's beautifully renovated house that likely sold at a loss. She noted that there are few buyers willing to invest in historic homes without expecting a return, and urged the Commission to show understanding and fairness to those complying with current laws, even if their plans involve replacing older structures.

Dr. Bridget Nord, a relatively new Hinsdale resident and mother of two young daughters, shared her appreciation for the historic charm and green spaces that define the community. Having lived in Hinsdale for only a year, she described how walking through the neighborhood and admiring the beautiful older homes has already made her feel deeply rooted in the area. As a single working mother, she acknowledged the practical appeal of newer homes, but emphasized the importance of preserving the Village's character, including yard space for children to safely play, hold lemonade stands, and enjoy the outdoors—something she sees as vital, especially compared to more urban environments.

Mr. Cimala clarified that, despite concerns about the size of the proposed new home, the zoning requirements ensure it will be set back 53 feet from the property line. This significant setback, combined with planned landscaping and green space on all visible sides of the property, will help soften the visual impact of the structure. They emphasized that although the home may be large, it won't feel intrusive

or overwhelming due to its placement and surrounding greenery, aiming to reassure those worried about how the new build will affect the streetscape.

Mike Naimu, a longtime Hinsdale resident and parishioner at Grace Church, spoke in strong support of the church's decision-making regarding the sale of the Hallmark House. He recalled buying his first home—a teardown—25 years ago, emphasizing his deep roots in the community. Mr. Naimu expressed concern over the suggestion that the church should reduce the sale price of the property, stating that expecting the church to forgo maximizing its return is unreasonable and inappropriate. He echoed earlier remarks by Sarah Tims, affirming that the church's mission is to serve the community through efforts like soup kitchens and preschools—not to subsidize preservation.

Mary Alice Fitzpatrick, a resident of Hinsdale and neighbor to Grace Church, reflected on living in town for 41 years. Having personally restored her own historic home, she expressed how her love for it has grown over time. Ms. Fitzpatrick lamented the loss of many of Hinsdale's most beautiful and character-rich homes, which have been torn down and replaced with newer builds that, while attractive, lack the uniqueness and charm of the originals. She voiced concern that the Village is gradually losing its distinct identity, comparing the trend to becoming an "Oak Brook South"—a place lacking charm. Ms. Fitzpatrick stated appreciation for the value of restoring and preserving historic homes.

Commissioner Olsen stated that while he believes the proposed new house is beautiful, it is not architecturally appropriate for its specific location within the historic district.

By a vote of zero (0) ayes and four (4) nays, with three (3) absent, the HPC voted to deny approval of Case HPC-15-2025 – 142 E. First Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District.

By a vote of zero (0) ayes and four (4) nays, with three (3) absent, the HPC voted to deny approval of Case HPC-15-2025 – 142 E. First Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District.

Review Process

Pursuant to Title 14, Section 14-5-1(B), no permits shall be issued for the demolition, relocation, or removal of an existing residence, or the construction of a new residence, located within the Robbins Park Historic District without a final decision by the Commission or Village Board, as applicable, on a Certificate of Appropriateness in accordance with the procedures and criteria specified in the Village Code. The final decision of the Commission or Village Board shall be advisory only. Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2.

A Preliminary Certificate of Appropriateness Review is required for applications related to the demolition, removal, relocation, or new construction in the Robbins Park Historic District in accordance with Section 14-5-3.

After the filing of a properly completed formal application for demolition, removal, relocation, or new construction in the Robbins Park Historic District, public notice shall be completed in accordance with Section 14-1-4 and the Commission shall review the application at a public hearing. The applicant, property owner and design professional must be in attendance at the public meeting to ensure both receive and understand any comments provided by the Commission. The hearing shall be commenced, conducted and concluded and a decision shall be made by the Commission as soon as practicable, but in no event later than sixty (60) days after the public hearing on the application has commenced, unless

such time is extended by agreement of the applicant or the applicant, property owner and/or design professional failed to appear. Unless such time is extended, the failure by the Commission to conclude the hearing and render a decision within sixty (60) days shall be deemed approval by the Commission.

The following applies to decisions of the Commission on applications for demolition, removal, relocation, or new construction in the Robbins Park Historic District:

- Approval: If the application is approved without conditions, the Commission shall issue the COA permitting the Building Commissioner to proceed with other required reviews and approvals.
- Approval With Conditions: If the application is approved with conditions, the Commission shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons for doing so with regard to the Standards in Section 14-5-2. If the applicant notifies the Commission in writing that the conditions are acceptable, the Commission shall issue the COA, subject to the conditions. If the applicant does not notify the Commission within ten (10) days of the decision having been made, the approval with conditions will be considered to be a denial, subject to further consideration by the Village Board.
- Denial: If the Commission issues a denial of a COA, such denial shall be forwarded to the Village Board for further consideration.
- Review by the Village Board: No later than sixty (60) days following a vote by the Commission approving a COA with conditions the applicant does not accept, or denying a COA, the Village Board shall review the decision of the Commission and either deny the COA or approve the COA, with or without conditions. The applicant, property owner, and design professional must be in attendance at the meeting. Unless such time is extended by agreement of the applicant, or the applicant, property owner, and/or design professional failed to appear at a meeting, the failure by the Village Board to act within sixty (60) days, shall be deemed approval by the Board. Following the decision of the Village Board, the Village shall issue the COA, allowing the Community Development Department to proceed with other required reviews and permit approvals. The final decision of the Village Board is advisory and shall not prohibit an applicant from proceeding with the proposed course of action upon receiving all other required approvals and permits.

A COA shall be invalid if the plans are substantially changed after a final decision is made, if any conditions are not satisfied, if any building permit issued for the approved work becomes invalid, or actions authorized are not completed within three (3) years following the decision.

Recommendation

N/A

Budget Impact

N/A

Village Board and/or Committee Action

The project was reviewed at a First Reading at the Village Board meeting on June 10, 2025. No members of the public spoke at the meeting. Trustee Stifflear provided an overview of the project, the existing historic house, discussions and recommendations provided at the prior HPC and Design Review Team meetings, and the COA review process.

Trustee Braden spoke on the history and purpose of revisions to Title 14, stating that the process is intended to protect the streetscape and slow down demolitions in Robbins Park. Trustee Braden commented on the historic aspect of the house. She noted that Grace Church is no longer the owner of the property, but stated the house was removed from the Planned Development for the Church and

these past decisions limit the ability to protect the home today. She noted the importance of maintaining the streetscape in the historic district and that the process is working, nothing examples of other new homes that have incorporated thoughtful designs to fit in with the district. She stated, while it is a lovely design, there is no known historic architectural style for the proposed house. The house does not fit with the district, particularly at the gateway to the district. Trustee Braden then provided an overview of all of the feedback provided to the applicant at the Design Review Meeting and the HPC meeting, including massing, fenestration, and lack of historic architectural elements.

The applicant, Robert Cimala, stated the house was on the market for months, no one wanted to preserve it, and it was considered a demolition project. He consulted a local architect and professionals that said the house cannot be remodeled due to structural issues and costs.

Mr. Cimala spoke to the comments he received at the Design Review Meeting, but stated he had to design a home that people want to buy. He noted other homes in the district look like this house and have a similar design, but he believes the house he is proposing is better. Trustee Braden commented that these designs are what they are trying to avoid.

Mr. Cimala noted the house had been neglected over the years. He stated he did not have to make design changes, but he did. He stated he added stone, reduced the windows, added chevron garage doors, and added gas lanterns. Mr. Cimala stated he would like the Board to vote tonight. This process has cost him money and there is no reason to delay him further.

Trustee Braden asked about the status of the building permit. Robb McGinnis stated the Community Development Department issued a rejection letter and they are awaiting revised plans with corrections. Mr. Cimala noted they are resubmitting permit plans the next day.

Bruce George, the project architect, clarified that the house was not pulled out of Grace Church Planned Development, but it was removed during the process when the Planned Development was created.

Trustee Stifflear summarized the recommendations from the Design Review Team and asked if there were other considerations besides cost that stopped Mr. Cimala from making changes. Mr. Cimala stated the recommendations and a historic style do not reflect want buyers want. In this price range, buyers want a contemporary style. He noted he made changes to the design through the process.

No motion was made by Trustees. The Village Board moved this item forward to a Second Reading.

Documents Attached

1. Comparison of Renderings – Design Review Team vs. Historic Preservation Commission Plans
2. Public Comment
3. Zoning Map and Project Location
4. Aerial View
5. Birds Eye View
6. Street View
7. Robbins Park Historic District Map
8. National Register of Historic Places Sheet
9. Historically Significant Structures Property Information
10. Design Review Meeting Summary – February 10, 2025
11. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
12. Application for a Certificate of Appropriateness and Exhibits

Preliminary COA – Design Review Team Meeting – April 28, 2025	COA – Historic Preservation Commission Meeting – August 6, 2025
	
Park Avenue Elevation	
	
First Street Elevation	

Preliminary COA – Design Review Team Meeting – April 28, 2025	COA – Historic Preservation Commission Meeting – August 6, 2025
	
Interior Side Yard Elevation	
	
Rear Yard Elevation	

LANDMARKS ILLINOIS

People Saving Places for People

EXECUTIVE COMMITTEE

Jackie Taylor Holsten
Chairman

Ron Clewer
Vice Chairman

Emilio Padilla, AIA
Secretary

Terri Salas, CPA
Treasurer

Bonnie McDonald
President & CEO

Gary Anderson, AIA
Joe Antunovich, FAIA
Peter Babaian, PE
Mariah DiGrino
Tracy Dillard
Jean Follett, PhD
Jeff Goulette
Brad Moeller, AIA, LEED
Magdalena Novoa Echaurren
Lauren Pacheco
Sandra Rand
Ziad Salameh, PhD, PE
Will Tippens
Allison Toonen-Talamo
Sarah Van Domelen, PE
Alex Wolking, Realtor®

BOARD OF DIRECTORS

Catherine Baker, FAIA
Eric Dexter
Alyssa Frystak
Stacy Grundy, PhD
Evan Jahn, LEED AP
Cheryl Johnson
Jayne Lourash
Zeb McLaurin
Jackie Montesdeoca
Brad Mulay
Jeffrey Pezza
Sara Phalen
Steve Schneider
Diana Shott
Martin C. Tangora*
Judy Tighe

*Life Director

CHAIRMAN EMERITUS
Christy Webber

**Life Director*

CHAIRMAN EMERITUS
Richard A. Miller

233 S. Wacker Dr.
Suite 4400
Chicago, IL 60606
www.Landmarks.org

August 6, 2025 (VIA EMAIL)

Historic Preservation Commission of the City of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

Re: 142 East First Street – Certificate of Appropriateness to Demolish

To the Hinsdale Historic Preservation Commission:

On behalf of Landmarks Illinois, the statewide nonprofit organization dedicated to historic preservation, I would like to express our opposition to the demolition of 142 East First Street. We recognize the historical significance of the architectural style and history of this home and oppose the erasure of the historical context it provides to the community of Hinsdale.

142 East First Street was added to The National Register of Historic Places in 1989. Named "The William Whitney House" this house holds historical significance for its association to William Whitney, the man who incorporated Hinsdale as a village in 1873. This home also referred to as "The Hallmark House" was used as a backdrop for many Hallmark commercials in the 1970s. Originally built in 1869 this house is in remarkable condition for its age and carries so much history that pays homage to the village of Hinsdale. We at Landmarks Illinois find it imperative to support the preservation of places that communities identify and share history with.

We ask upon The Hinsdale Historic Preservation Commission to live up to its charge in preserving and protecting historic assets. We support the citizens who have expressed concern with a cherished building being demolished. We encourage the commission to work with the current owner of the property and local community advocates towards a solution for the home that does not include the demolition of this historically significant property.

Sincerely,

Amber Delgado
Easements and Advocacy Associate

From:	Philip Buchanan
To:	ghart@villageofhindale.org; #VOH Website HPC
Subject:	William Whitney house
Date:	Wednesday, August 6, 2025 1:13:13 PM

Greg Hart
Village President
Hinsdale, IL

Dear President Hart,

I am writing regarding Case HPC-14-2025 COA, which concerns the proposed demolition of the historic William Whitney House located in the Robbins Historic District.

This home holds significant historical value, not just for Hinsdale but for the region as a whole. Among its notable contributions to our community's heritage:

- It was once the residence of DuPage County's sole State Representative at the time.
- It brought national attention to Hinsdale through Hallmark's marketing efforts.
- It is featured in *Hinsdale's Historic Homes and the People Who Lived in Them*.

Hinsdale has long been admired for its commitment to historic preservation. This legacy is a point of pride and identity for our village. I respectfully urge the Village to reconsider the demolition of this important home and work toward preserving it for future generations.

I would also like to thank the Hinsdale Historic Preservation Commission for its ongoing dedication to protecting our community's architectural and cultural history.

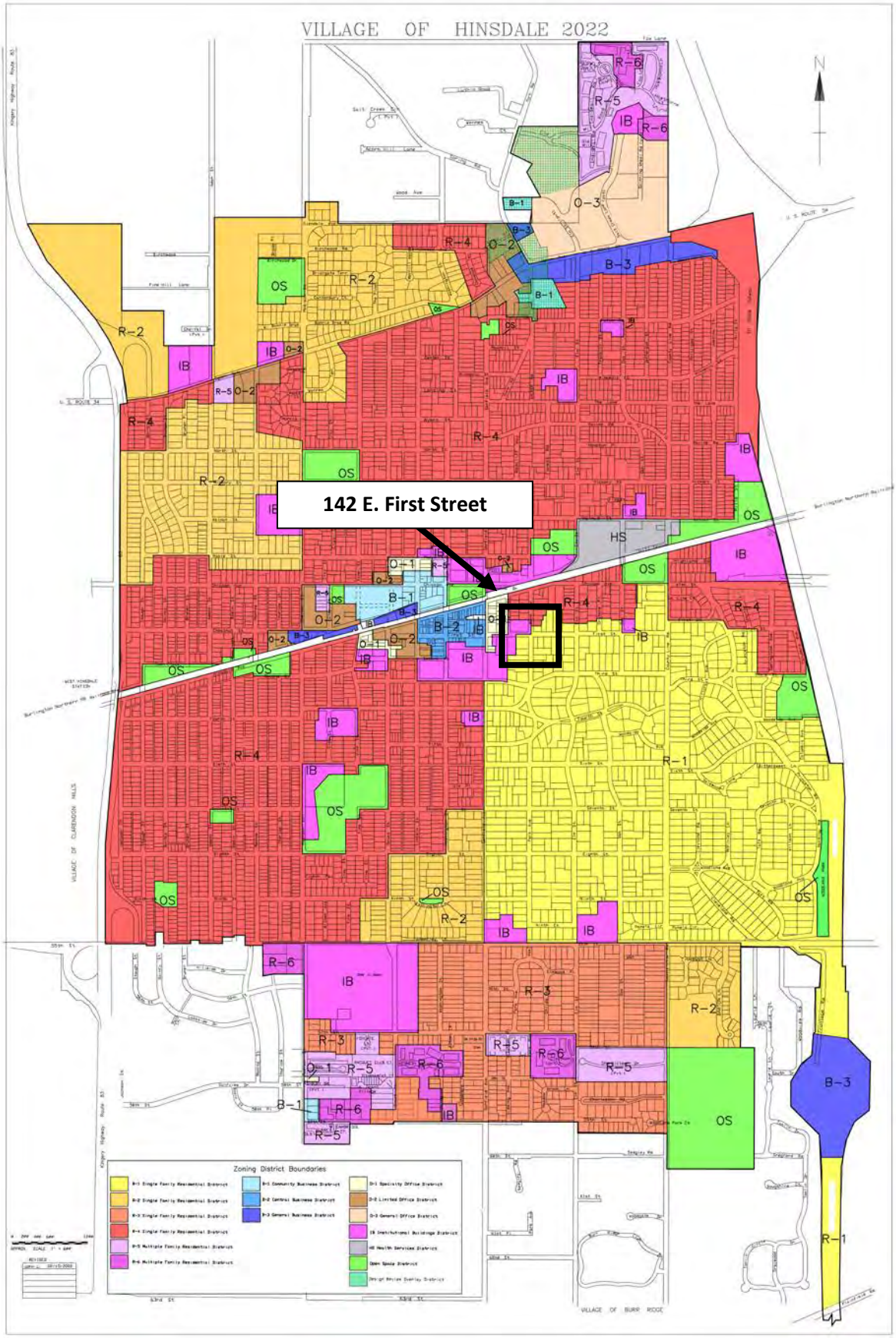
Sincerely,

Philip Buchanan

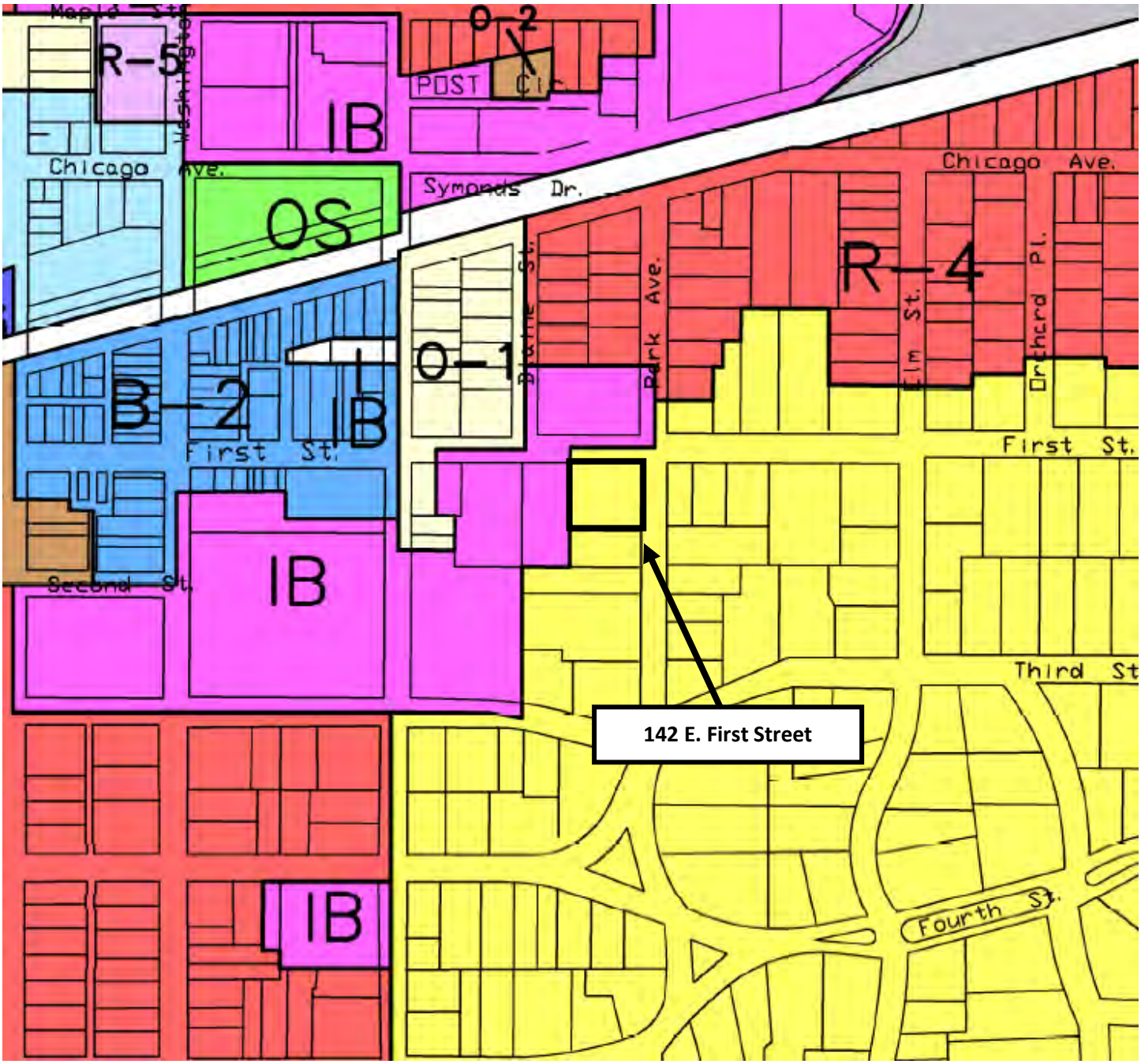
Naperville Preservation

Vice President

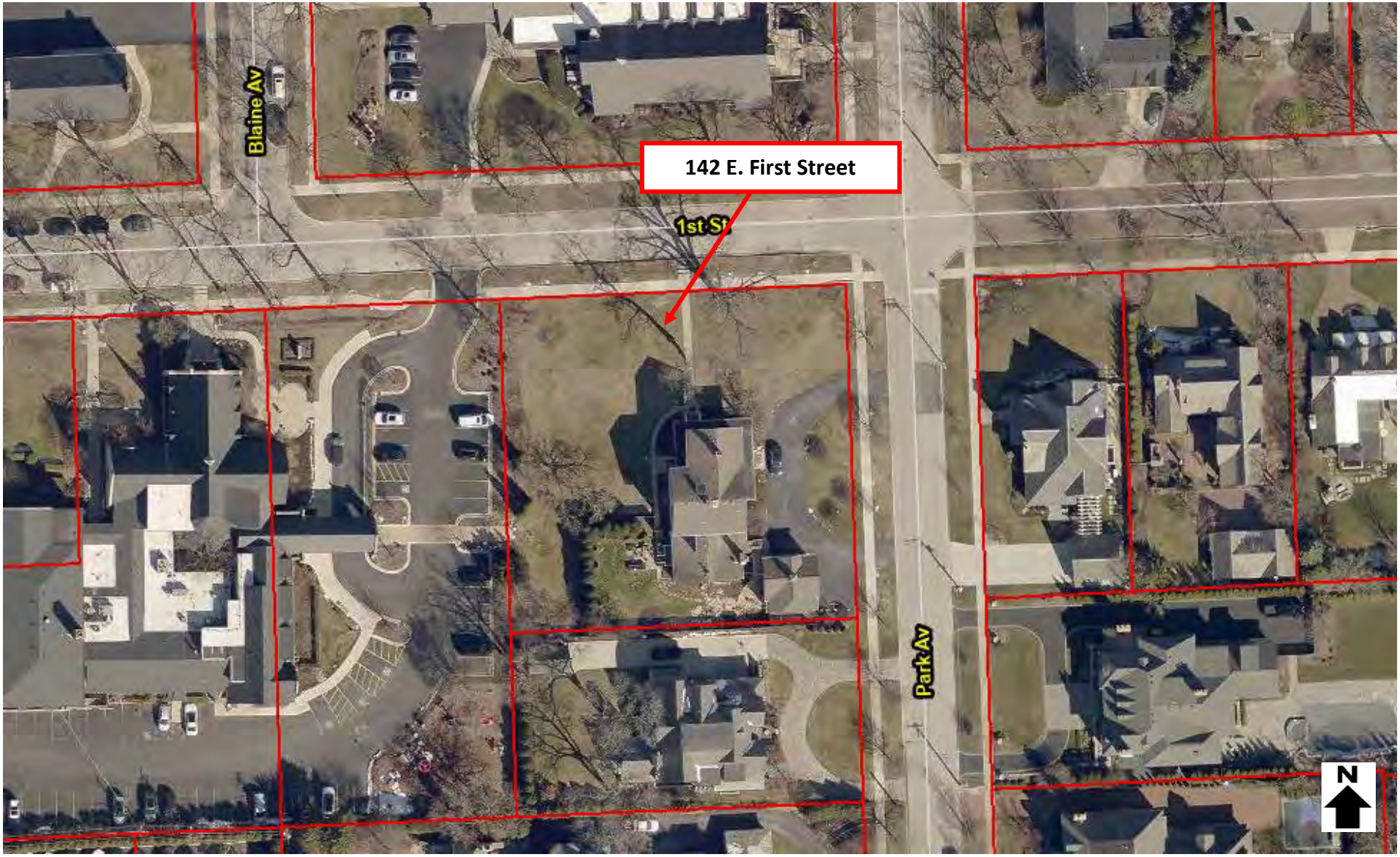
Village of Hinsdale Zoning Map and Project Location



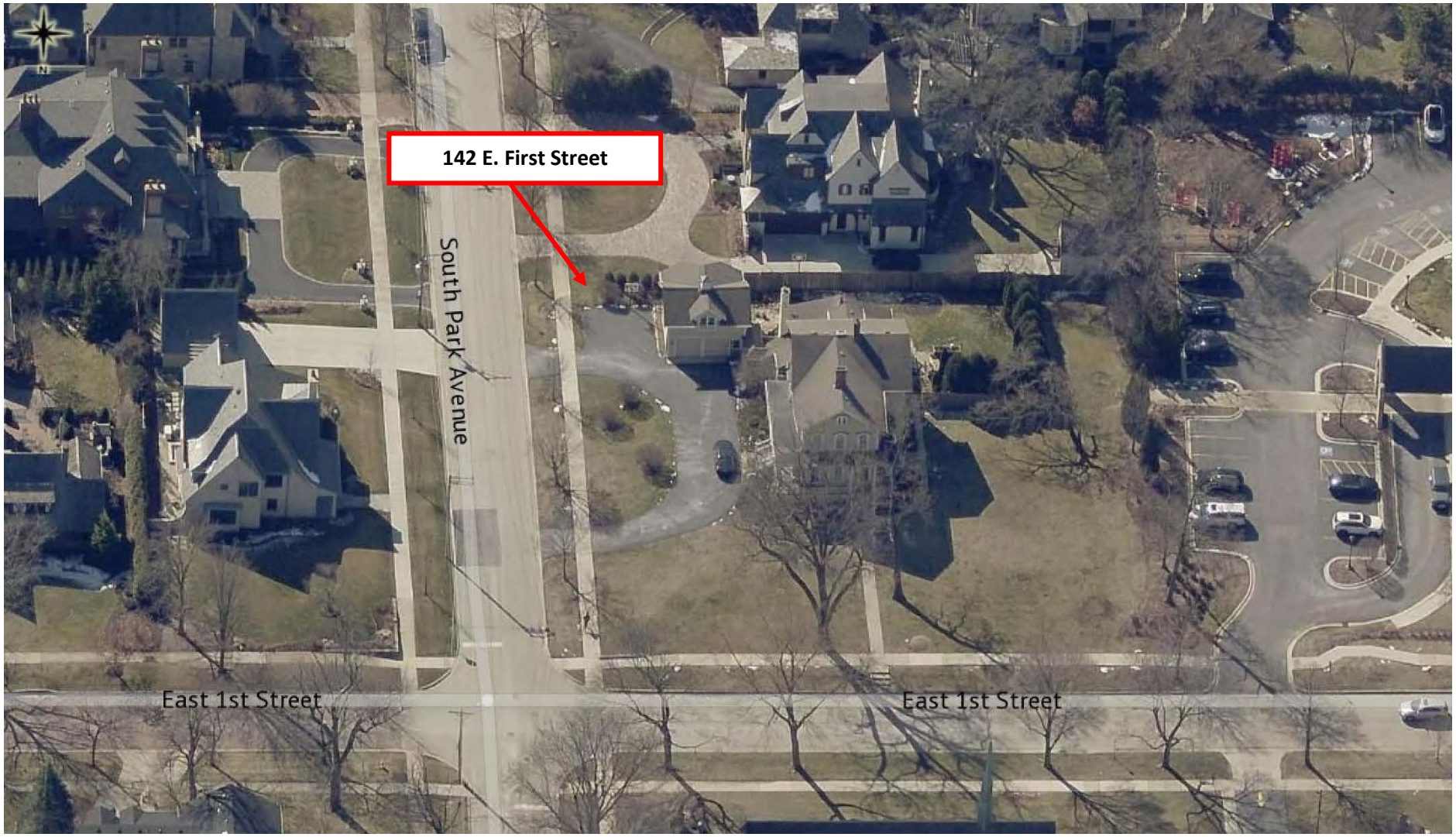
Village of Hinsdale Zoning Map and Project Location



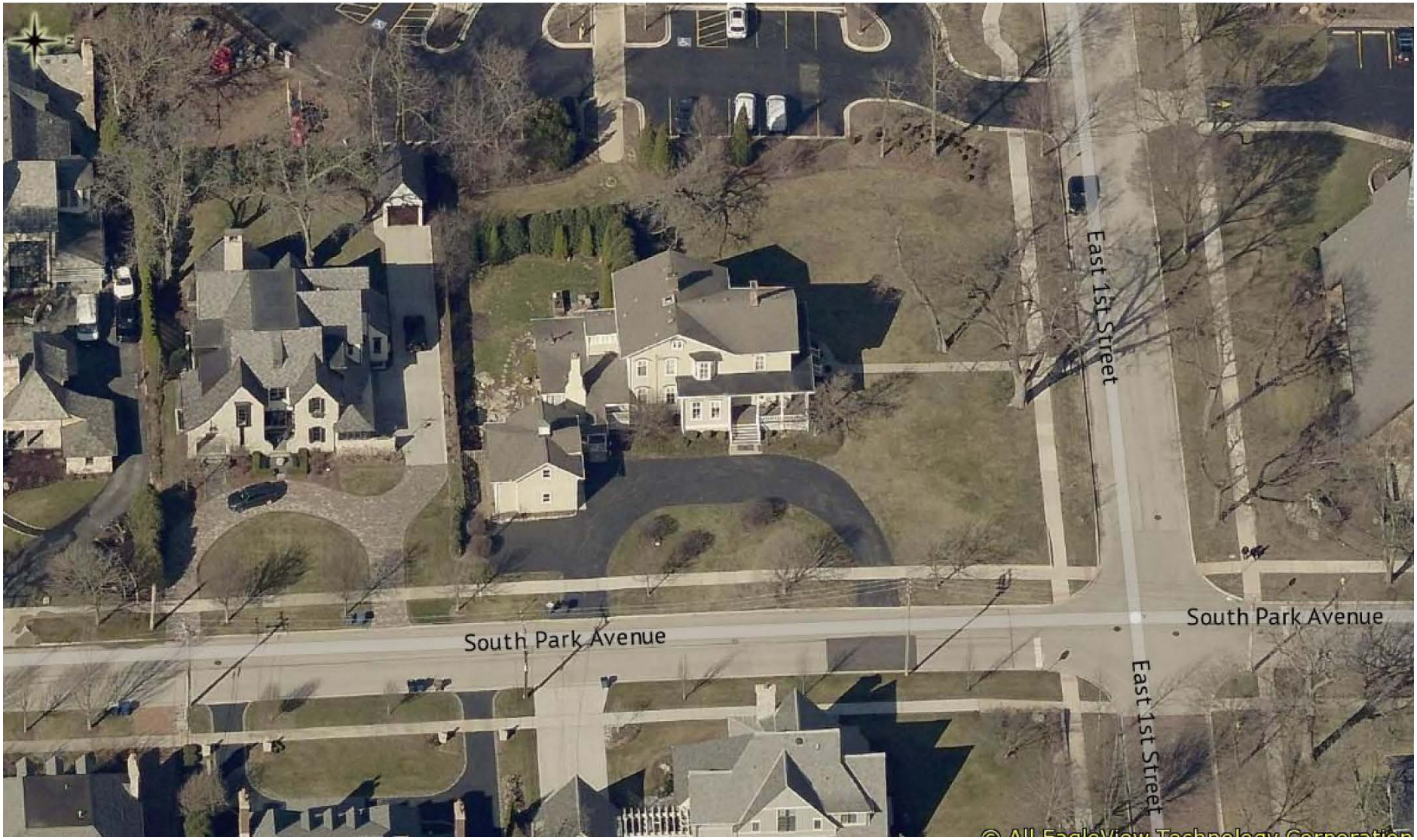
Aerial View – 142 E. First Street



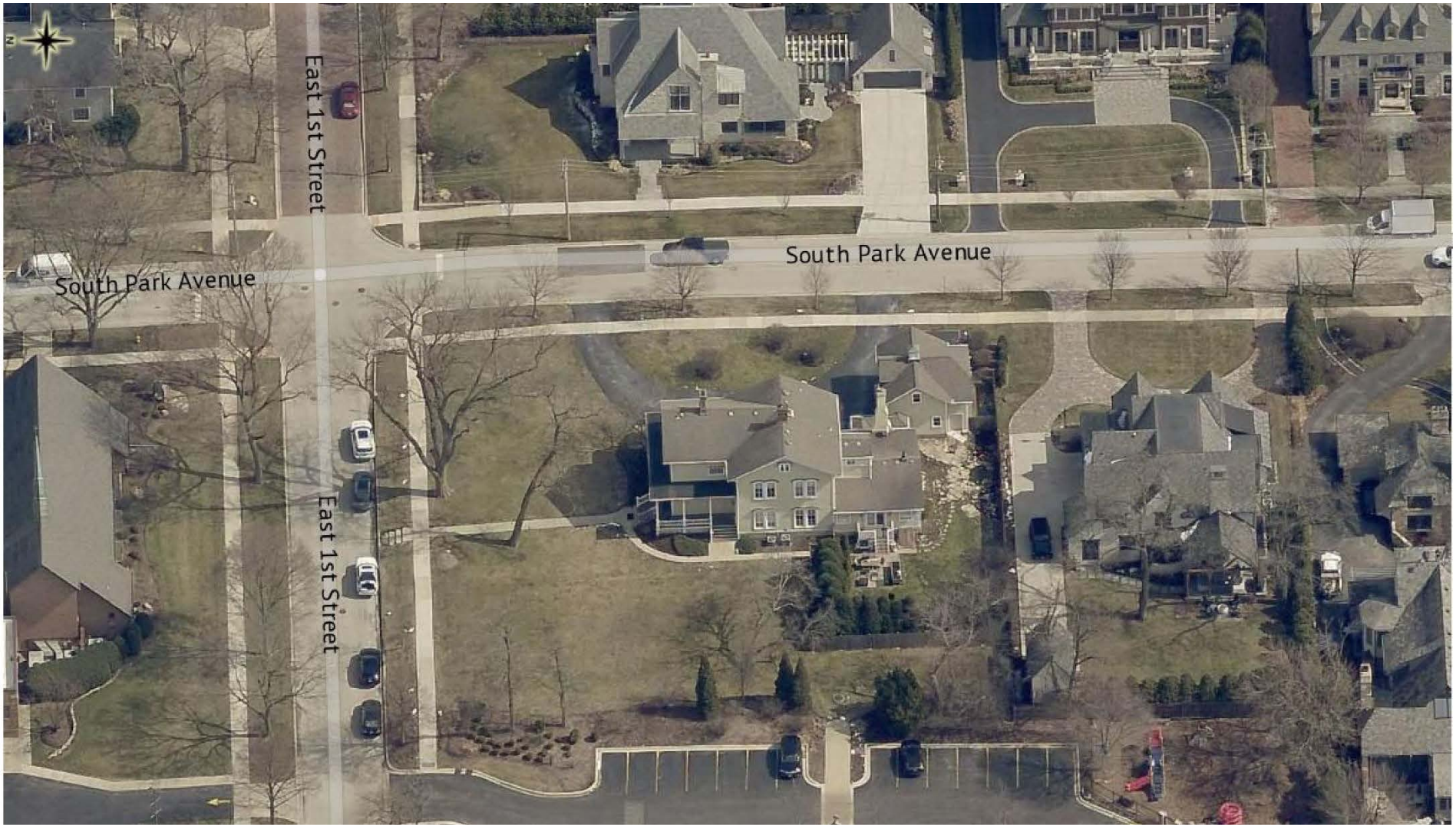
Birds Eye View – 142 E. First Street



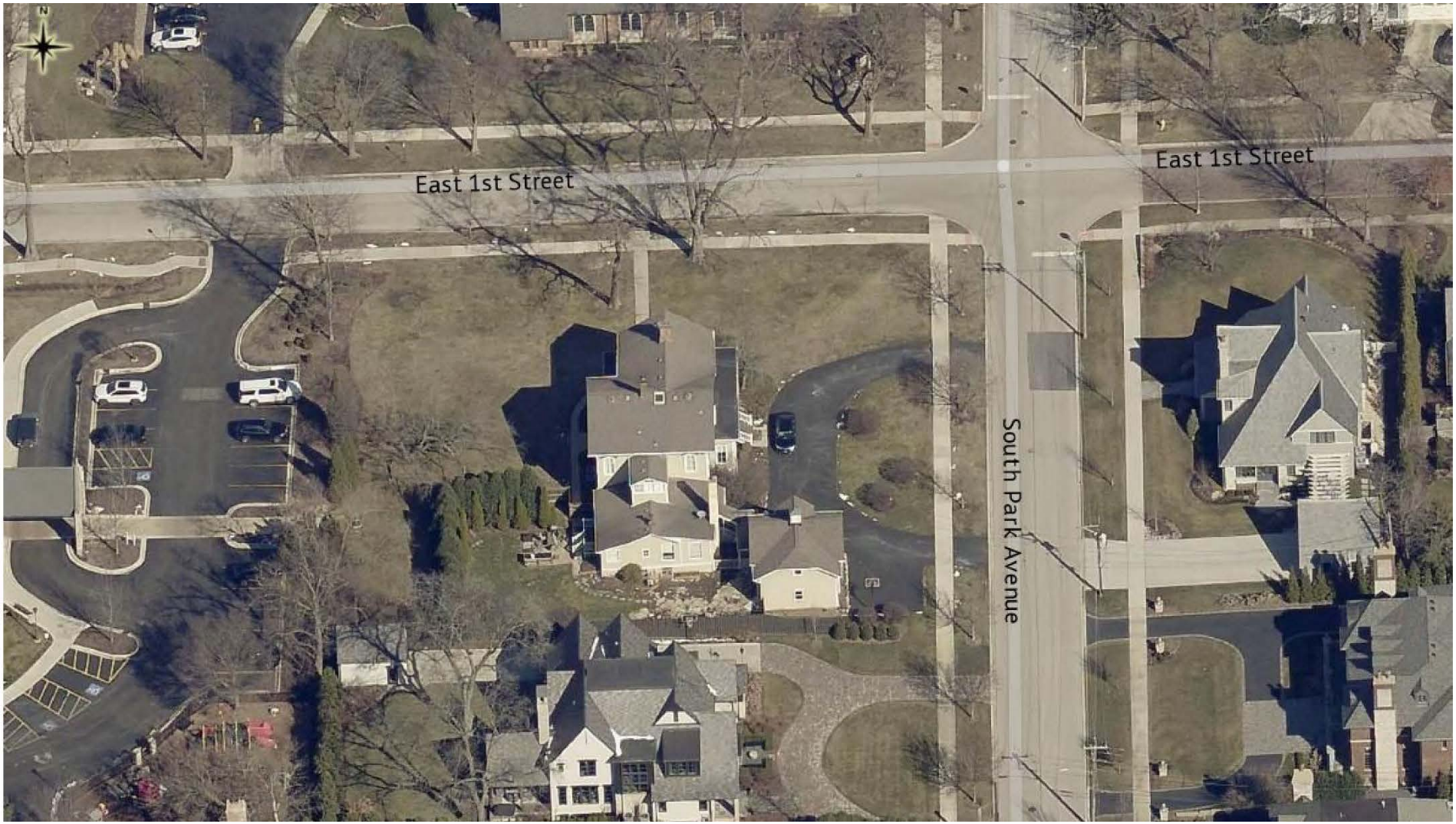
Birds Eye View – 142 E. First Street



Birds Eye View – 142 E. First Street



Birds Eye View – 142 E. First Street

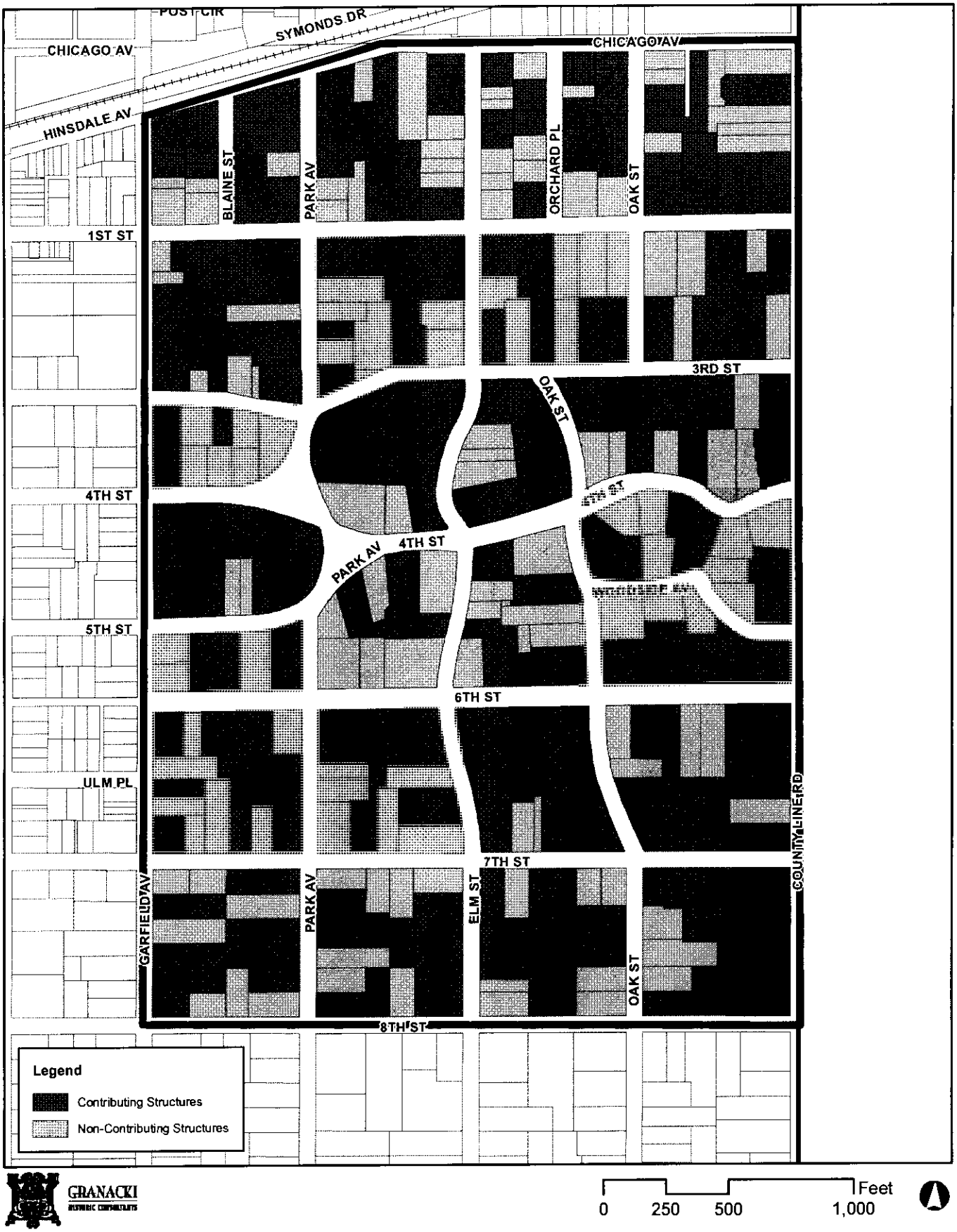


Street View – 142 E. First Street





ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO.		STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
105	E	FIRST	Freestanding	1984	The Professional Center of Hinsdale	NC	-	Mizani & Associates		
108	E	FIRST	Vacant			NC	NC			detached garage
114	E	FIRST	School/Tudor Revival	1956	Grace Episcopal School	C	-			
115	E	FIRST	Neo-Colonial	c. 1975		NC	-			
120	E	FIRST	Church/Gothic Revival	1885	Grace Episcopal Church	C	-			
130	E	FIRST	Vacant			NC	-			
139	E	FIRST	Church/Contemporary	1958	Redeemer Lutheran Church	C	-			
142	E	FIRST	Italianate	1869	Whitney, William House	C	C			detached garage
212	E	FIRST	Tudor Revival	1924	Johnson, Frank C. House	C	NC		Soltwisch, William and Sons	detached garage
215	E	FIRST	Neo-Tudor Revival	1974		NC	-	Pieple	Mac Diarmid & Palumbo	
218	E	FIRST	Colonial Revival	1949	Watt House	C	NC	Field, Harford	Wendell, A. W. & Sons	detached garage
219	E	FIRST	Dutch Colonial Revival	1924	Nold, John H. House	C	C	Barfield, William Gibson	Soltwisch, William	detached garage
225	E	FIRST	Colonial Revival	c. 1900		C	-			
230	E	FIRST	Colonial Revival	1898	Butler, Frank Osgood House	C	C	Ashby, George William		coach house
241	E	FIRST	Queen Anne	1887	Clarke, Robert and Mary House	C	-	Isaacson, G.		
244	E	FIRST	Colonial Revival	1893	Mitchell, George H. and Carrie R. House	C	C	Shepley, Rutan & Coolidge		detached garage
305	E	FIRST	Queen Anne	c. 1895	Shaw House	NC	NC			detached garage
306	E	FIRST	Romanesque Revival	1890	Grant, Elizabeth House	C	NC			detached garage
316	E	FIRST	Dutch Colonial Revival	c. 1894	Hinckley, William B. House	C	C			detached garage
317	E	FIRST	Queen Anne	1888	Mihm, Charles and Mary House	C	NC			detached garage
326	E	FIRST	Neo-Traditional	1957	Sherman, Mr. & Mrs. J. House	NC	-	Smithson, A. T. Jr.	Wendell & Sons, A. W.	
335	E	FIRST	Neo-Traditional	2002		NC				

The Congregational congregation was organized in 1866. They began construction of their original building in 1873, and completed it in 1881. That structure was razed in 1916 for the current building constructed by William Soltwisch and Henry Bucholz. It was consolidated and became the Union Church in 1918.

Redeemer Lutheran Church was derived from Zion Lutheran Church and organized in 1922. The congregation joined the English District of the Missouri Synod in 1925. The group's first church building was replaced by the current structure in 1958.

The First Church of Christ, Scientist was first organized and recognized as a branch of the Mother Church in 1931. Prior to the construction of their present church building in 1950-1951, they held regular services in the auditorium of the Monroe School. The congregation also maintains a reading room at 14 E. 14th Street in Hinsdale.

PROMINENT RESIDENTS OF THE ROBBINS PARK HISTORIC DISTRICT

Prominent late 19th- and early 20th-century residents of Hinsdale lived in the Robbins Park Historic District. Many were Chicago businessmen who traveled to and from the City of Chicago on the Burlington line daily. Based on *Chicago Blue Books*, available *Hinsdale City Directories*, and other published sources, the known homes built by notable Hinsdale residents in the Robbins Park Historic District include:

- Lawrence Reginald Capes, 330 S. County Line Road, Treasurer and Directory of Charles H. Besly & Company, a machinist's supply company.
- William Whitney, 142 E. First Street, State Legislator and Village incorporator.
- Frank Osgood Butler, 230 E. First Street, Vice President of J.W. Butler Paper Company.
- George H. Mitchell, 244 E. First Street, President of Mitchell Granite Company of Chicago.
- William G. Barfield, 136 S. Oak Street, Architect.
- Alfred Payne, 14 Orchard Place, Portrait Artist.
- Howard George Hetzler, 26 S. Park Avenue, Superintendent of the Chicago

overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. One principal urban subtype found in large cities is a frame or brick style with a gable roof and Italianate details.

There are six Italianate-style houses in the Robbins Park Historic District. Of these, four are locally significant. They include the David Roth House at 222 E. Chicago Avenue built in 1866; the William Whitney House at 142 E. First Street built in 1869; the Landis House at 332 S. Elm Street built in 1873; and the F. A. McIntyre House at 639 S. Garfield, built 1873. The Whitney House at 142 E. First Street was listed on the National Register of Historic Places in 1989 for its historic associations with William Whitney, a state legislator responsible for incorporating the village of Hinsdale. It is known locally as the Hallmark House, having been featured on a national television commercial for Hallmark Cards in 1970. William Whitney's daughter, Augusta Sawyer, built an Italianate style home of her own next door to the west in 1875. After serving the Grace Episcopal Church Rectory since 1953,[27] the church will be demolishing the home at 130 E. First Street in May 2008 for a parking lot.

The David Roth House at 222 E. Chicago Avenue is an outstanding example of Italianate-style architecture in Hinsdale. Of the hipped roof asymmetrical type, characteristic Italianate features include the scroll brackets and dentil trim under the wide eaves, the segmental arched and dog-eared window hoods and surrounds, and the arched front entry with paired wood doors. The front porch wraps around the front and both sides of the house and has restored porch columns typical of the style. The porch balustrade has been removed. Existing six-over-six and six-over-nine wood windows appear to be a historic alteration. At one time, the Roth property was five acres and covered with fruit trees.[28]

Another notable frame Italianate-style residence is the Landis House, built in 1873 at 332 S. Elm Street. Arched front windows with label and dog eared moldings distinguish the house. Also of interest is its front entry door with sidelights and transom and south side bay window with hipped roof. The wrap around front porch is a later addition, but historic.

---

[27] Sterling, Mary. *Hinsdale's Historic Houses. Volume 1*, p. 41.
[28] Chamberlain, Everett. *Chicago and Its Suburbs*, 1874, p. 419.

Village of Hinsdale
Community Development Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
(630) 789-7030

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 142 E. First Street	
County DuPage	
PIN / Parcel Number 09-12-207-026	
Zoning District R-1 Single Family Zoning District	
Land Use Single-Family / Former Rectory	
Historic Name William Whitney House / Hallmark House	
Architect N/A	
Date Constructed 1869	
Architectural Style Italianate	

Past Historic Surveys / Historic Significance

- Reconnaissance Survey (1999) - Significant / National Register / Historically Significant
- Robbins Park I Survey (2002) – Significant
- Listed on the National Register of Historic Places (1989)
- Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997

Additional Photos



Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	142
DIRECTION	E
STREET	FIRST
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	NR; IHSS, HHS/plaque; Arch



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNFICANCE	Listed individually on the National Register of Historic Places in 1989 for its historic associations with early Hinsdale resident, William Whitney.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Italianate	PLAN	L
DETAILS		NO OF STORIES	2
DATE of construction	1869	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	NR nomination	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Wrap around
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/fixed
		WINDOW CONFIG	2/4; 6 light

SIGNIFICANT FEATURES	Three bay front façade; windows with segmental arch hoods; paired wood scroll brackets and dentil trim; wrap around front porch with slender columns and wood balustrade; paired front entry doors with panels and segmental arch hood; paired attic windows
ALTERATIONS	Rear one story addition, breezeway, and attached garage (1988)

HISTORIC INFORMATION

HISTORIC NAME	Whitney, William House
COMMON NAME	
PERMIT NO	8753; 13601
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	William Whitney was a state legislator who was responsible for incorporating the Village of Hinsdale. In 1970, the house was featured in a national television commercial by Hallmark Cards, thus leading to it being locally known as the "Hallmark House."
LANDSCAPE	Large corner lot on a primarily residential street (SW corner First and Park Ave); mature trees; rear driveway; house faces north

PHOTO INFORMATION

ROLL1	3
FRAMES1	24-25
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/15/02
SURVEYAREA	Robbins

The Italianate style was popular in the Midwest from 1860 to 1885, when designers were interpreting architectural precedents in a romantic rather than a literal way. The style was loosely based on the Italian country villa and grew as a reaction to the formal classical ideals that had dominated art and architecture for 150 years. Italianate houses are generally a full two stories and are topped by low-pitched, hipped roofs. They have deep overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. One principal urban subtype found in large cities is a frame or brick style with a gable roof and Italianate details.

There are five Italianate-style houses in the survey area. Of these, four are ranked locally significant and were included in the Illinois Historic Sites Survey. They include the Roth House at 222 E. Chicago Avenue built in 1866, the William Whitney House at 142 E. First Street built in 1869, the Landis House at 332 S. Elm Street built in 1873, and the Edgar and Augusta Sawyer House at 130 E. First Street built in 1875. The Whitney House was listed on the National Register of Historic Places in 1989 for its historic associations with William Whitney, a state legislator responsible for incorporating the village of Hinsdale. It is known locally as the Hallmark House, having been featured on a national television commercial for Hallmark Cards in 1970.



Figure 9: Roth House, 222 E. Chicago Avenue

The Roth House is an outstanding example of Italianate-style architecture in Hinsdale. Of the hipped roof type, characteristic Italianate features include the scroll brackets and dentil trim under the wide eaves, the segmental arched and dog-eared window hoods and surrounds, and the arched front entry with paired wood doors. The front porch wraps around the front and both sides of the house and has restored porch columns typical of the style. The porch balustrade has been removed. Existing six-over-six and six-over-nine wood windows appear to be a historic alteration.

GOTHIC REVIVAL

There are two variations of Gothic Revival style in the survey area, early Victorian Gothic Revival, popular in the Chicago area from about 1860 to 1880, and Late Gothic Revival, used from the late 19th century through the 1920s. The Victorian Gothic Revival style takes its inspiration from Europe's great medieval cathedrals, which were characterized by verticality, structural expression, and richly carved stonework. The relationship, however, is more sentimental than literal. In Gothic Revival houses, steeply pitched gable roofs are often decorated with crisply cut ornamental barge board (commonly called gingerbread) or stickwork

142 E. First



One of Hinsdale's oldest and best-known homes, the Hallmark House at 142 E. First Street, is owned by the Grace Episcopal church and used as the rectory for Rev. John Lawrence. This charming Italianate-style house, with rounded windows and square nails, has had many alterations and many owners over the years. It has managed, however, through diligent preservation, to keep its outside appearance virtually untouched since it was built in 1869.

In 1989 its owners Frederick C. and Elaine Cue researched its history so thoroughly that it was placed on the National Register of Historic Places, the only building in Hinsdale to be graced with that designation. It's official title is now the William Whitney House.

The Hallmark Card Company used the house as the lovely setting for a television commercial in 1970, hence the well used nickname, Hallmark House.

The house has had 20 owners. It was built originally for Levi and Maria Stodder of Naperville. They lived there only a few months before selling to a prominent man of the time, William M. Whitney, a real estate developer and DuPage County's sole

"Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997

representative to the state legislature from 1871-1873. Whitney helped with the incorporation of Hinsdale as a village in 1873.

The property originally had a larger adjacent yard. In 1875, Whitney sold the west 120 feet of the property to his daughter and son-in-law, who built the house currently used as the rectory for Grace Episcopal Church.

After a few other owners, the George Hinckley family bought the house in 1882 and retained ownership until 1915. A fascinating facet about their time is that the Hinckley family rented the house for the summer to the Robert W. Clarke family of Chicago. The following year the Clarke family returned to Hinsdale and built their home on the northwest corner of First and Elm streets. The Clarkes still continue to add to the fullness of Hinsdale's history.

Some of the other owners include Dr. and Mrs. William Wilson. He practiced medicine out of an office on the ground floor from 1912-1927 and used the door to the east on the front porch for an entrance for his patients into his office on the first floor. A carriage house at one time stood behind the house. A neighbor recalls "learning to smoke" behind it while growing up in the 1930s.

James Proctor Brown wrote to explain that his family, the J. McAfees lived in this house during World War II and that the family still has fond memories of it. He remembers the Victory Garden his grandfather kept in the yard and even the weddings he attended as a child. His aunt took some of the old shutters from this house and used hinges to make them into an indoor screen for her home. Mr. Brown is now a professor at a university in Virginia.

Elaine and Fred Cue who owned the house from 1983 until 1995 did a marvelous job of caring for the old beauty. Fred was a credit to the history of Hinsdale having served as president of the Hinsdale Historical Society and having helped in the Fullersburg Foundation. It is Fred who developed the packet homeowners receive from the Historical Society when they wish to research their homes. He did much to help preserve the history of this fine village. Sadly, Fred died unexpectedly a few years ago. Elaine Cue sold the house to the Grace Episcopal Church in 1995 to be used as their rectory.

This is truly one of Hinsdale's magnificent homes and a credit to the village. In 1990 this house won the Hinsdale Historical Society's Historic Preservation Award in the residence category.



Residence of G.W. Hinckley - 1886

Washington, D.C.

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018 9/15/95

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name William Whitney House
other names/site number "Hallmark House"

2. Location

street & number 142 East First Street ☐ not for publication
city, town Hinsdale ☐ vicinity
state Illinois code Il county DuPage code 043 zip code 60521-4202

3. Classification

Ownership of Property
- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — Date 9-13-89

Illinois Historic Preservation Agency
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- [ ] entered in the National Register. [ ] See continuation sheet.
- [ ] determined eligible for the National Register. [ ] See continuation sheet.
- [ ] determined not eligible for the National Register.
- [ ] removed from the National Register.
- [ ] other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic/single dwelling
Health care/medical business/office

Current Functions (enter categories from instructions)
Domestic/single dwelling

7. Description

Architectural Classification (enter categories from instructions)
Late Victorian/Italianate

Materials (enter categories from instructions)
foundation Limestone
walls Wood/weather board
roof Asphalt
other

Describe present and historic physical appearance.

Overview

The William Whitney House is located in the center of Hinsdale on the southwest corner of First Street and Park Avenue, one block east of the commercial area and one block south of the Burlington Railroad tracks. The Whitney House stands in its original location on a slight rise overlooking a quiet street of stately chrches and traditional homes, surrounded by full grown American elms and other mature shade trees.

Built in 1869 as one of the first residences in Hinsdale, the Whitney House faces north from the highest part of a 177 x 170 corner lot. See Exhibit A for a plat of the site drawn in 1983. The Whitney House is shaded on three sides by six full grown American elms plus mature maple, ash, catalpa and other varieties.

The House is a wood, balloon frame structure about 80 feet deep and 35 feet wide built as an assymetric, front gabled L-shaped structure with Italianate trim. It has two full stories for two thirds of its length with one story in the rear. A one story porch covers the entire front of the house with partial porches wrapping around the west and east sides which lead to side entrances. The Italianate style is evident by segmental arch windows, paired eave brackets, ccrnice rope molding, chamfered porch posts and other details. All siding is wood, most of it original.

A two car garage is located in the southwest corner of the lot. It was built in 1988 in the style of a 19th century carriage house, replacing a nondescript one story garage erected in the 1950's. The new garage is connected to the house by an open covered walkway. Except for the rear of the structure, the exterior appearance of the Whitney House is almost unchanged from 100 years ago according to a photograph taken in 1886 (See Exhibit B).

Detailed Description

Starting with the front gable side that faces north, one first sees three double hung sash windows with segmental arches on the second story. The windows are evenly spaced across the front. Directly

X See continuation sheet

below and under the front porch roof are two floor length windows on the left and a double door entrance on the right, all three having segmental arches with an additional decorative crown over the recessed doorway. The doors are nine feet tall with rounded windows in the top panels. All five windows and the entrance are flanked by arched shutters. A porch runs the full front of the House with a low railing and classically shaped balusters. On either side of the front elevation, one can see a side entrance under the roof of each of the side porches. On the right side a louvered door shows the location of a former entrance (once used as the waiting room entrance to a doctor's office) which is now sealed off. On the left, or east side, a door opens to a side entrance enclosure which provides access to a curved driveway. At the attic level in the gable, a paired window is capped by a double arched hood. A brick chimney rises through the ridge of the roof.

The east facade shows the partial porch as it continues from the front porch. It ends at the side carriage entrance. By comparing Exhibit B with an earlier sketch of the house from an 1882 bird's eye view of Hinsdale (Exhibit C), we have concluded that the entrance and the side porch were added between 1882 and 1886. Above the side entrance roof on the second story is a bay window believed to have been directly below on the first floor until the side entrance was added. All four windows on the main wall have segmental arches. The three windows in the side entrance and the bay window have flat tops. Like the front gable, the east gable contains the same paired window capped with a double arched hood. The one story south end of the House was extended in the 1950's to enlarge the summer kitchen into a family room. It has two rectangular windows and a rear entrance door. A two story brick chimney was added at the same time to vent a new family room fireplace.

The south side of the house still shows the original roof line of the summer kitchen even though the side walls have been extended to the full width of the main structure. The original kitchen chimney remains near the rear wall although it is now sealed off from use. Sitting on top of the kitchen roof is a many windowed "cure porch" built in the World War I era for a child with tuberculosis. It is accessible from the rear of the second floor hallway.

The west side of the one story extension shows the extended summer kitchen wall with two windows and a sliding glass door, the latter with an entrance landing. The two story main structure has four paired windows, all capped by double arch tops and flanked by arched shutters. The west gable, as in the other two gables, contains a

paired window capped with a double arched hood. A third chimney rising from the rear main roof is also visible. When built it vented a central hot air furnace. Today it is used for a modern gas-fired hot water furnace.

The entire area under the house contains a basement except for the space under the east entrance. Basement walls consist of limestone blocks and irregular stone shapes laid 16 inches thick with lime mortar except for a 25 foot poured concrete section under the southeast extension of the summer kitchen. The roof of the main structure was originally wood shingles but is now covered with asphalt shingles, as are the roofs of the summer kitchen/family room and "cure porch". All window sashes in the entire house are original and over 90% of the panes appear to be original glass.

In addition to a major exterior remodeling in the 1880's and the widening of the summer kitchen into a family room in the 1950's, the interior spaces have been changed several times. Based on extensive study of the structure by the author, the floor plan has undergone at least four major changes in the 120 year history of the House. See Exhibit D.

Description of the interior

Despite many interior changes, most details remain original. As one enters the front hall through the double door entrance, the eleven foot ceiling conveys a spaciousness not suspected from the outside. A curved stair with a walnut bannister reaches to the second floor hall. To the left of the front entrance the front parlor continues to be graced with the original marble fireplace. Original moldings frame most doorways and windows. Upstairs the spacious feeling continues with nine foot ceilings in all four bedrooms. The master bedroom was created in 1982 from two smaller bedrooms.

The basement remains unfinished. In fact, two areas remain with a dirt surface. The Attic contains two interesting features -- a water tank, now disconnected, and the parlor fireplace chimney which twists and shifts, by offset placement of several courses of brick, so that the chimney exits in the center of the roof even though it ascends through the floor off center and at a 90 degree angle. A rear stair connects the south end of the second floor with the family room in the summer kitchen area.

Summary

Despite remodeling of the summer kitchen area in the 1950's, the Whitney House has excellent exterior architectural integrity. It is by far the best preserved of five or six remaining Italianate structures in Hinsdale. Because of its architectural integrity and central location, it is one of the best known structures in Hinsdale and the surrounding area.

EXHIBIT A
William Whitney House
Plat of Property

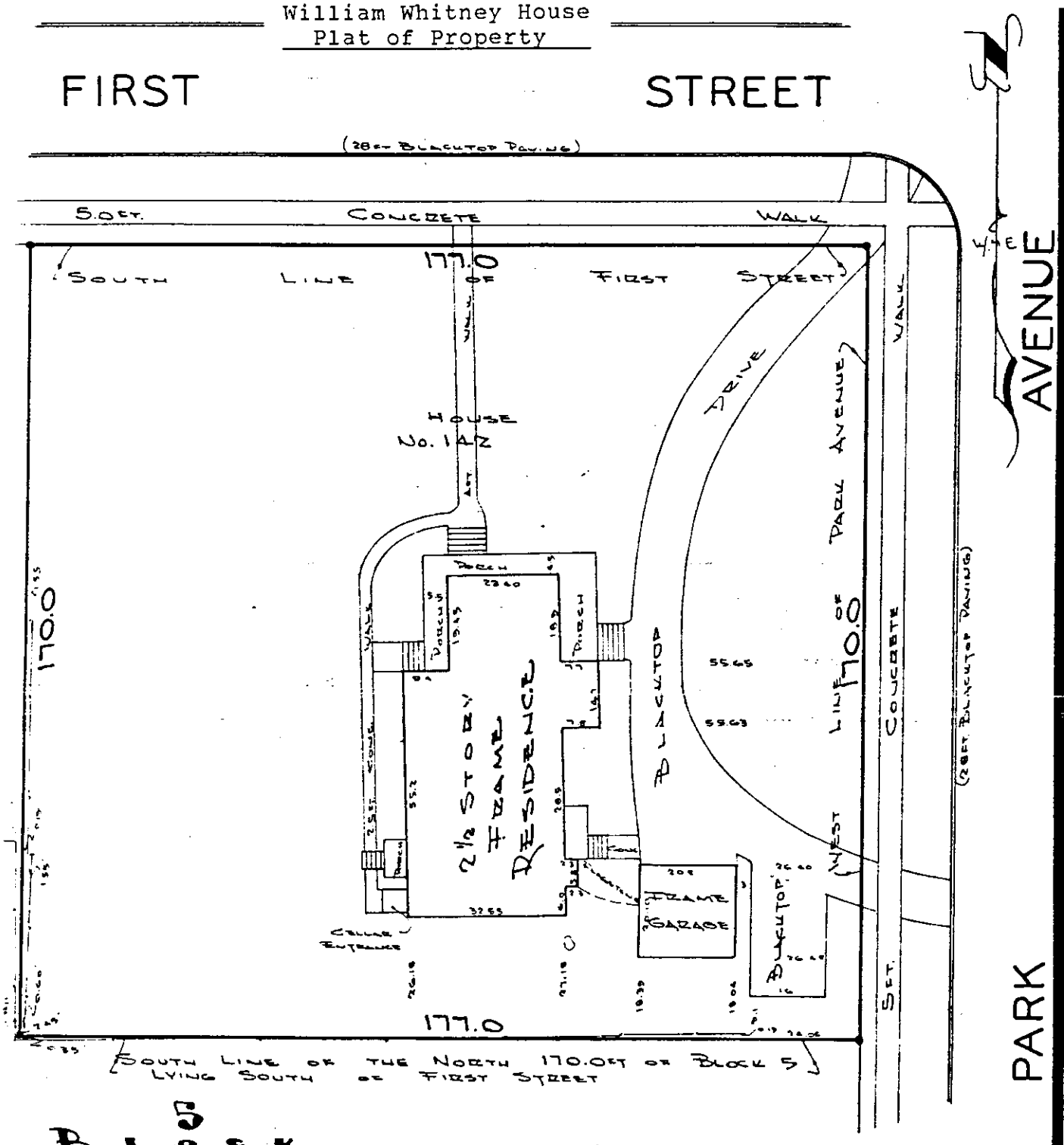


EXHIBIT C
William Whitney House
Bird's Eye View of Hinsdale-1882

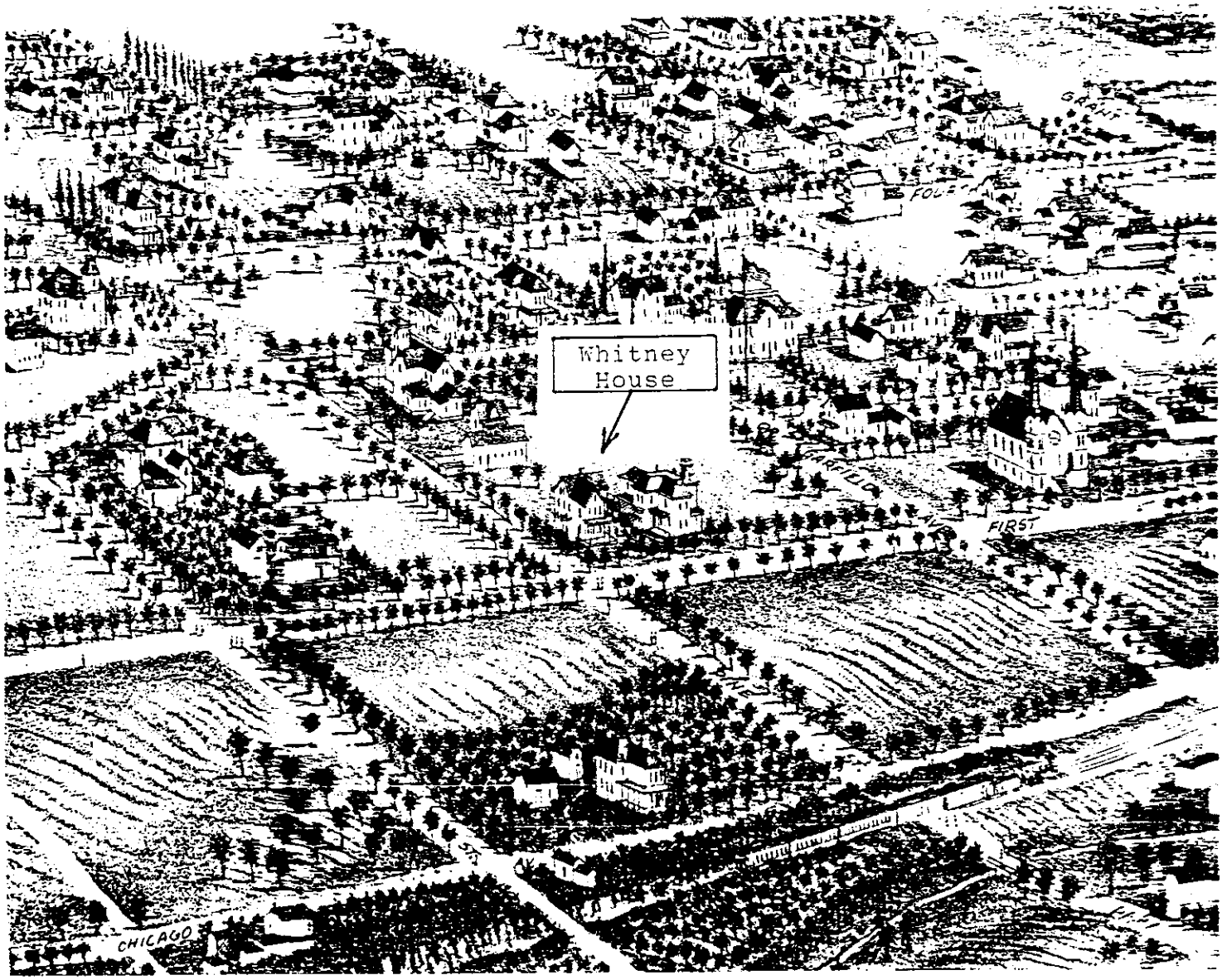


EXHIBIT D
William Whitney House
First Floor Plan

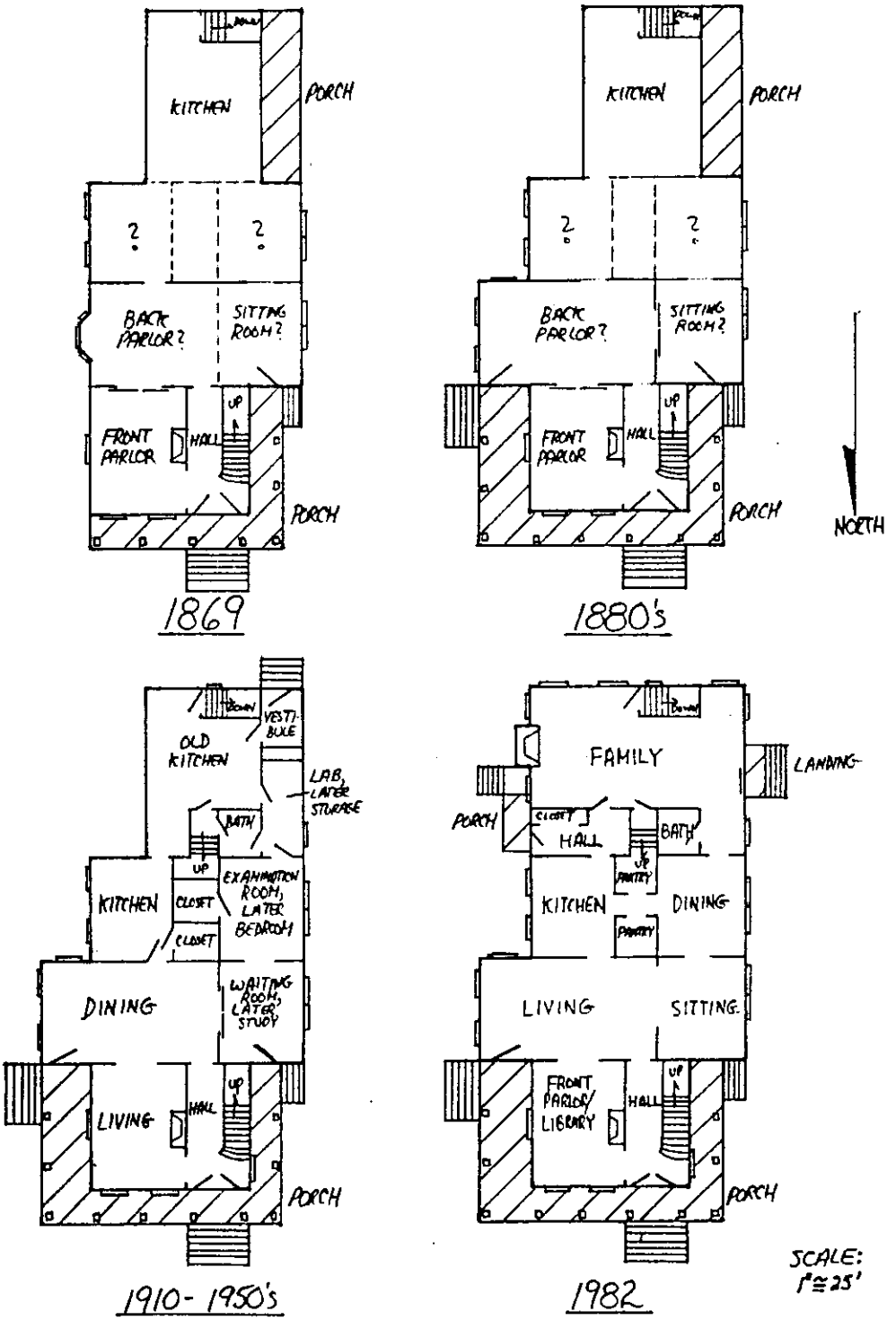
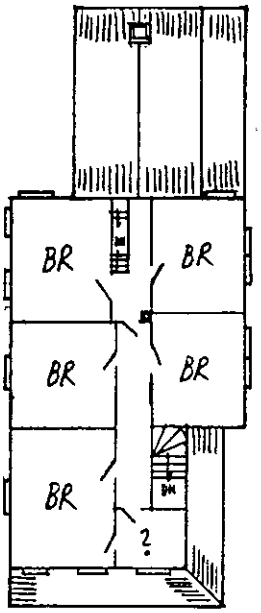
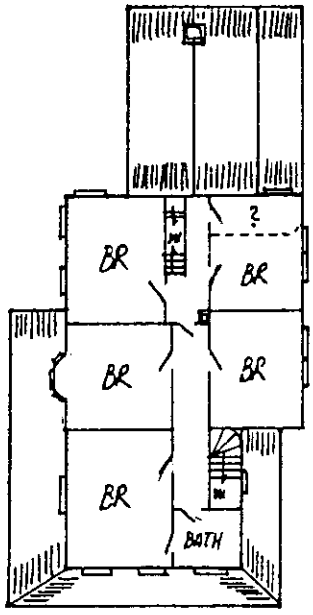


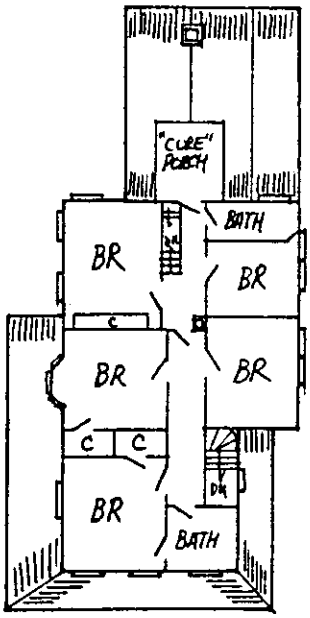
EXHIBIT D(continued)
William Whitney House
Second Floor Plan



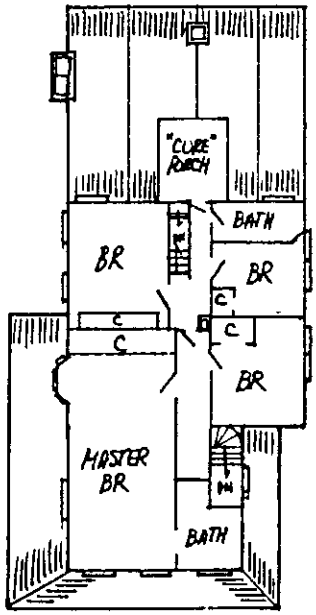
1869



1880's



1910-1981



1982

SCALE:
1"≈25'

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☒ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Politics and government	1872-1873	1872,1873

Cultural Affiliation: N/A

Significant Person: Whitney, William M.

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary

The William Whitney House meets Criterion B for listing on the National Register of Historic Places because it is associated with William Whitney, the man who got Hinsdale incorporated as a village in 1873. Whitney, who resided in the house from 1870 to 1879, rose to prominence in DuPage County political and business affairs in the 1860's until misfortune caused him to drop from view in the mid 1870's. His subsequent obscurity led a historian 100 years later to aptly characterize Whitney's role in founding the village as "Forgotten man, memorable deed" (1).

Who was William Whitney?

In 1858 at the age of 28 William Whitney, his wife Sarah and five year old daughter Augusta came to Illinois from upstate New York and settled in Winfield, a small town in west central DuPage County (2). In 1860 the ambitious Whitney was elected county Circuit Clerk and Recorder and served until 1868 (3). In 1862 the Whitneys, the family now larger by two more daughters, moved to Naperville, probably to be closer to County offices which at that time were located there. In 1868 the county seat was transferred to Wheaton, a controversial event (4) which may have caused Whitney to serve his final term as Clerk. Another reason to leave this position may have been his growing real estate business activity. Beginning in 1865 Whitney became involved in numerous transactions in DuPage County real estate as an agent, developer and investor. In 1868 with partner Charles W. Richmond they platted one of the first subdivisions in Downer's Grove, the Whitney and Richmond addition (5). In the prior year Whitney bought his first property in Hinsdale, a half block for $1,000 which he sold three years later for $3,000 (6). In 1870 Whitney, his wife Sarah, now six daughters, a son and two servants moved to the just completed house in Hinsdale on First Street, the

☒ See continuation sheet

subject of this nomination. The 1870 census shows that the Whitneys declared real and personal property worth $17,000, an amount which marked them as one of the most well-to-do families in the village.

In the fall of 1870 Whitney was elected as DuPage County's sole Representative to the State Legislature where he served in the 27th General Assembly for two years. At the 1872 session the Assembly passed a new general incorporation law effective July 1, 1872 which empowered the Secretary of State under the newly adopted 1870 State Constitution to issue certificates of incorporation instead of the Legislature. It is possible that voting for this law spurred Whitney to seek incorporation for his newly adopted village later that year (7).

The Incorporation of Hinsdale

Whitney's role in the incorporation of Hinsdale was described by Timothy Bakken in his recent history of Hinsdale as follows:

> "After the adjournment of the 27th General Assembly in April 1872, Whitney headed home for Hinsdale with the intention of getting his Village chartered, and that summer he drafted a petition to the County Judge asking for a referendum on the matter. He wrote out a faircopy of the petition, dating it August 1, 1872; affixed his signature as the first to the document; and during the next month persuaded various friends and neighbors to sign it also. It was then proudly presented to County Judge Myron C. Dudley . . . the petition was signed by 37 of the most prominent residents."(8)

Judge Dudley approved the petition and set the voting day for March 29, 1873. The referendum was overwhelmingly approved 60 to 2. Judge Dudley certified the results and declared that ". . . said proposed Village . . . shall from henceforth be deemed an organized village"(9). To again quote Bakken,

> ". . . it is probable that William Whitney, who had so far capably carried through the incorporation of the Village, was now the one who arranged Hinsdale's first election and buttonholed a few men to run for office."(10)

In the first election held on April 15, 1873, six trustees were selected who in turn elected two village clerks, a police magistrate and one of their own as village President. The village of Hinsdale now had a working government to guide its growth and improvement.

Significance of Incorporation

How does the incorporation fit into the context of early Hinsdale? Hinsdale is one of Chicago's oldest suburbs with its first streets being platted in 1865, the year the Chicago, Burlington, and Quincy Railroad was completed to Aurora and trains began to run. A St. Louis banker, William Robbins, was the first to foresee the area's potential for development as a residential community because of the rolling terrain and its proximity to Chicago. In 1862 Robbins bought 800 acres where Hinsdale exists today for a cost of $14 to $20 per acre, and within a few years sold his holdings for 30 to 50 times that amount (11)!

The Whitney house, one of the first on land platted by Robbins, was initially built for Levi and Maria Stodder of Naperville for a cost of about $3800. They moved to the new house in Hinsdale in the fall of 1869. A few months later, in February 1870, the Whitneys purchased the house for $7500 thus giving the Stodders a substantial gain. By that time the population of Hinsdale had grown to about 500 (12). Other new residents included real estate developers, Chicago businessmen, lawyers and railroad officials. The latter may help explain the excellent rail service between Hinsdale and Chicago, with 24 trains a day for trips of 30 to 60 minutes duration according to an 1874 account (13).

While growth slowed for a time in the 1870's, as Chicago emerged as a center of transportation and manufacturing Hinsdale grew rapidly in population and reputation as a desirable suburban community. The newly incorporated village began a series of street improvements and gradually assumed additional municipal functions. By 1890 its population had grown to 1600 and the village was being touted as the "Gold Coast of DuPage". Hinsdale was the first community in DuPage County to establish a municipal water works and power plant. Palatial homes along County Line Road became known throughout the country as "Millionaires' Row". By the early 1900's ". . . Hinsdale was about as comfortable and prosperous a suburban town as any in America."(15). Today, 90 years later, Hinsdale's population is now 17,000 and the village continues to remain one of Chicago's most attractive and desirable suburbs. Village government remains at the center of community actions to maintain and improve Hinsdale.

What Happened to Whitney?

In 1873 Whitney's business and political career seemed to be at a peak. In Chicago and its Suburbs, published in 1874, some three dozen leading citizens of Hinsdale were mentioned including the ". . . Honorable Wm. M. Whitney . . . and others (which) have pleasant and commodious homes"(16). But misfortune soon befell the Whitney family.

The Panic of 1873 greatly depressed real estate in the area which must have hurt Whitney's business. The death of his wife Sarah a few years later may have caused additional problems. In 1879 the Whitney House was sold for overdue property taxes going back to 1875. The selling price was 75% of the amount paid by Whitney in 1870 (17). Other real estate transactions of Whitney's showed similar results. Whitney dropped from view after serving as Hinsdale's police magistrate from 1878 to 1880, with no further record found about him in local histories, County property records or the U.S. census (18). It was not until the village's centennial in 1973 that the role of Whitney was rediscovered by Timothy Bakken, a local historian, as explained in his book Hinsdale in a chapter entitled "Forgotten Man, Memorable Deed".

While Whitney was ultimately unsuccessful in his real estate ventures, his influence in leading the local residents to incorporate certainly was, by definition, a seminal event in the history of the village. In a broader sense, he appeared to be typical of the new species of American businessman on the frontier so well described by Daniel Boorstin as

> "Businessman Americanus . . . a peculiarly American type of community maker and community leader. His starting belief was in the interfusing of public and private prosperity . . . when he first appeared, his primary commodity was land and his secondary commodity transportation. This transformation of land rights and transport rights from political symbols and heirlooms into mere commodities was also an American phenomenon." (19)

EPILOGUE

Subsequent to William Whitney 18 different families have owned his house and hundreds of people have called it home. Over the years the more noteworthy owners and residents included Adam and Emilie Glos who bought the house in 1879 for back taxes, probably as an investment. The Glos' were part of an Elmhurst family considered the richest in DuPage County at the time. Later the four offspring of the Hinckley family (1880 - 1912) became involved in law, street railways, mining and education activities across the U.S. Later residents made their mark in medicine, real estate, manufacturing and banking and three were listed in Who's Who of Chicago. In 1970 the Whitney House was featured in a national television commercial by the Hallmark Greeting Card Company (20). Because of this and its central location and excellent architectural integrity, it is now widely known locally as the "Hallmark House".

ENDNOTES

1. Bakken, Timothy, Hinsdale, the Hinsdale Doings, pp.24-26.

2. U.S. Census records on file at the Wheaton Public Library, Wheaton, Illinois.

3. Bateman, Newton and Selby, Paul(eds.), Historical Encyclopedia of Illinois and History of DuPage County, Volume II, Munsell Publishing Co., Chicago, 1913, p.642.

4. Thompson, Richard A., DuPage Roots, DuPage County Historical Society, 1985, p.42.

5. DuPage County property and tax records, Recorder and Tax Collector offices, Wheaton, Illinois.

6. Ibid.

7. Bakken, op. cit. p.24.

8. Bakken, op. cit. pp.24-25.

9. Bakken, op. cit. p. 26.

10. Bakken, op. cit. p. 27.

11. DuPage County records, op. cit.

12. U. S. Census, op. cit.

13. Chamberlin, Everett, Chicago and its Suburbs, T. A. Hungerford and Co., Chicago, 1874, p.419.

14. Thompson, op. cit. p. 52.

15. Grow,Lawrence, On the 8:02 - An Informal History of Commuting by Rail in America, Mayflower Books, New York, 1979, p.158.

16. Chamberlin, op. cit. p. 420.

17. DuPage County records, op. cit.

18. Bakken, op. cit. p. 26 as well as author's own extensive search.

19. Boorstin, Daniel J., The Americans: The National Experience, Vintage Books Random House, New York, 1965, pp.115-116.

20. Chicago Daily News, "A Glimmer of Stardom for a Quiet Suburb", November 13, 1970. Also Chicago Tribune, "Snowy Hinsdale Home Glistens", November 26, 1970.

Chamberlin, Everett, Chicago and its Suburbs, T. A. Hungerford and Co., Chicago, 1874.

DuPage County property and tax records, Recorder and Tax Collector offices, Wheaton, Illinois.

Grow, Lawrence, On the 8:02 - An Informal History of Commuting by Rail in America, Mayflower Books, New York, 1979.

McAlester, Virginia and Lee, A Field Guide to American Houses, New York, Alfred A. Knopf, 1984, pp. 210-229.

Thompson, Richard A., DuPage Roots, DuPage County Historical Society, 1985.

U.S. Census records on file at the Wheaton Public Library, Wheaton, Illinois.

9. Major Bibliographical References

BIBLIOGRAPHY

Bakken, Timothy, Hinsdale, the Hinsdale Doings, 1976.

Bateman, Newton and Selby, Paul (eds.), Historical Encyclopedia of Illinois and History of DuPage County, Volume II, Munsell Publishing Co., Chicago, 1913.

Boorstin, Daniel J., The Americans: The National Experience, Vintage Books Random House, New York, 1965.

☐ See continuation sheet

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:
- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

	Zone	Easting	Northing
A	16	423195	4627910
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

The north 170.0 feet of the east 177.0 feet of the northeast quarter of block 5 lying south of the south line of First Street and west of the west line of Park Avenue, in William Robbins First Addition to Hinsdale, being a subdivision of part of the north-east quarter of Section 12, Township 38 north, Range 11, east of the Third Principal Meridan, according to ~~XXXXXXXXXXXXXXXX~~ the plat thereof recorded on October 13, 1866 as document no. 7893 in DuPage County, Ill.

☐ See continuation sheet

Boundary Justification

The William Whitney House has historically been associated with this property.

☐ See continuation sheet

11. Form Prepared By

name/title Frederick C. Cue

organization –

street & number 142 East First Street

city or town Hinsdale

date July 8, 1989

telephone (312)440-6401(w),655-0549

state Illinois zip code 60521-4202

*U.S.GPO:1988-0-223-918

Community Development Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
630-789-7030
villageofhinsdale.org

PRELIMINARY CERTIFICATE OF APPROPRIATENESS REVIEW
AD HOC DESIGN REVIEW TEAM MEETING SUMMARY

APPLICATION: HPC-9-2025 – Preliminary Certificate of Appropriateness Review – Demolition and New Construction in the Robbins Park Historic District

ADDRESS: 142 E. First Street

MEETING DATE: April 28, 2025

MEMBERS: Alexis Braden, Trustee
Shannon Weinberger, Historic Preservation Commissioner
Richard Olsen, Historic Preservation Commissioner

ATTENDEES: Robert Cimala, Applicant and Contract Purchaser, Legacy Homes Cimala, Inc.
Colin Cimala, Legacy Homes Cimala, Inc.
Sarah Tims, Grace Church, Property Owner
Bruce George, Architect, Charles Vincent George Architects
Mimi Collins, Resident
Catie Knoebel, HomeCrafters
Bethany Salmon, Village Planner
Robb McGinnis, Community Development Director / Building Official

---

MEETING SUMMARY

Alexis Braden provided an overview of the purpose of the Design Review Team meeting and the process.

Shannon Weinberger spoked about the significance of historic and landmark structures, noting the house was on the National Register and highlighting the importance of preserving the streetscape. The house is not a local landmark, but is listed on the National Register of Historic Places and has been approved for inclusion on the Village's Historically Significant Structures List.

Ms. Braden referenced homes that were on that street, including the Italianate house that was previously torn down to make way for the church parking lot. The Hallmark house that is left is considered significant due to its historical allure and the notable residents who lived there. This home is one of the few remaining original structures from the late 1800s in town.

There was a discussion over the historical importance of the home, features, condition, and age. Catie Knoebel noted that there are very few original Italianate homes left in town. Ms. Weinberger stated the Hallmark house stands as the gateway to the Historic District and it is very important to the District and Village. Richard Olsen agreed that it is a significant structure.

Based on the significance of the home, the Design Review Team requested a Historical and Architectural Impact Study (HAIS) be completed by the applicant. There was a discussion over staff providing a list of consultants to the applicant to complete this work. Robert Cimala stated that this will cause a delay in his project.

Mr. Cimala stated that the home originally was marketed for sale and potential remodel, but interest for the property was primarily for tear downs due to the house's poor condition. He stated there are structural issues such as non-plumb walls and doors, sloped windows, and a crumbling foundation. A quote he received for lifting and replacing the foundation was $390,000, and there would be no guarantee of success. Mr. Cimala stated he contacted an architect that assessed the home and deemed it not economically feasible to remodel due to the extensive structural issues. Remodeling would require significant investment, potentially taking three to four years with unlimited funds, which is not economically viable. The thought of moving the home to KLM was looked into, however, he believed the Village would not have the funds to maintain it as well as no company would want to agree to moving the structure. Mr. Cimala stated he looked at remodeling as an option, but the house does not have an appealing floor plan and it would require a lot of time. He noted the garage and addition were not historic.

Ms. Braden understood the challenges that come with this home. Mimi Collins stated the main floor of the home is in good shape, but noted the basement does have issues and understands that it is not cheap to fix foundation issues.

There was a brief discussion over moving the house and the condition. Mr. Cimala said one company said they would not move it.

Ms. Braden recommended for the new home fit in with the historic district's streetscape and should include historic elements. She stated there is a concern about losing a historic house that is forward-facing and that serves as a gateway to the historic district, but some members may be willing to compromise if more historic elements are incorporated into the new design. She stressed the importance of designing a home with a known architectural style. Ms. Braden noted that the design would take elements from the former Italianate homes on the block or other historic styles in the district. She stated she was okay with the front of the house facing Park Avenue to maintain site lines to the Church.

Mr. Olsen stated the proposed home is beautiful, however, the home did not seem appropriate for the lot since it is the gateway to the historic district. Mr. Olsen understood that the spec home is a current trend, but recommended reducing fenestration to make the design more aligned with a historic style.

The Design Review Team suggested exploring styles with less fenestration to align with the historic district's character. Members commented that there appeared to be too many windows on the street facing facades.

Code compliance was discussed. The plan will be reviewed for compliance prior to the formal COA submittal for review by the HPC. Some initial issues identified included the proposed parking pad off Park Avenue and the proximity of site elements to the rear lot line, as well as adjustments to be made for the driveway and parking arrangements to meet setback requirements.

Mr. Cimala stated that as a builder and investor he aims to appeal to 85% of the market to minimize financial risk, acknowledging diverse architectural preferences. The design is intended to balance market demands with personal architectural tastes. Selling historic homes can take years, requiring a passion project approach.

Sarah Tims stated Grace Church's decision to sell the historic home was driven by financial needs and the lack of necessity for clergy housing. She provided an overview of the decision to sell the property and internal process for the Church. The Church's property committee evaluated the need for the historic home and considered borrowing money for renovations. The decision was made not to invest in the home as it does not align with the

Church's mission. Realtors advised that the home would likely be torn down. The Church met with the Village and attempted to market the Preservation Incentive program for someone to renovate the property. The Church received only one offer since the home went on the market and they had limited interest after holding an open house. The Church went under contract in January.

Mr. Cimala expressed his knowledge of others who showed interest but decided not to pursue the home due to the new regulations and Title 14 being implemented.

Ms. Weinberger spoke about the property being next to a parking lot with limited neighbors, which impacts its desirability. Proximity to amenities such as a train station, downtown, and a middle school is highlighted as a positive aspect. The presence of two churches nearby was noted for contributing to a quiet neighborhood. The unique location presents both challenges and opportunities for potential buyers.

Ms. Knoebel asked if an addition has been considered instead of a new construction due to new construction costs being so high. Mr. Cimala stated there is no passion to remodel this home.

Mr. Cimala proposed incorporating light-colored stone into the elevations to match nearby buildings and churches. He stated he is looking at using slate or faux slate by DaVinci for the roofing material.

There was a discussion on the interior floor plan and design. The design of the new home includes a two-story foyer with an art wall, high windows, and a staircase visible from Park Street. The house design includes a future elevator system, a back staircase, and a prep kitchen, catering to market expectations. The house features four bedrooms on the second floor, a master bedroom on the first floor, a family room, an office, and a dining room. Mr. Cimala stated that the market research indicates a preference for a primary bedroom on the second floor for families with young children, while the first-floor suite caters to older family members or guests. The design aims to minimize risk by offering flexibility in bedroom placement.

The Design Review Team and attendees voiced concerns about the extensive number of windows, which may not align with classic architectural styles. The group suggested to make the entryway more traditional to fit better with the neighborhood's aesthetic. There was a discussion over the use of stone and white brick in the design in relation to historic styles.

Discussion took place on incorporating traditional southern iron work beneath the windows, inspired by a house on Elm, or chevron details. Members suggested to reduce window sizes by the front door or create an enclosure to cover them. Ms. Braden suggested including large gas lanterns as a significant feature of the design. Consideration of adding a front porch to pay homage to the former house, possibly incorporating Italianate elements, was also suggested.

Mr. Olsen and other members noted concerns over the size and massing of the house. Mr. Olsen asked if they removed the first-floor bedroom or redesigned the interior if it would help reduce massing.

Mr. Cimala emphasized on the current trend of glass-heavy designs, with 90% of clients requesting this transition to a modern French country style.

Members also suggested incorporating elements from historic homes, like those from the 1920s, into the design. Reference to a recent HPC meeting where a modern addition to a historic home was accepted due to its low

visibility from the street and no impact to the front of the house. Members suggested the applicant look at new homes being built in Lake Forest or the North Shore as examples. They also suggested modern designs by notable local architect Philip Duke West may help guide the design.

Discussion took place on the feasibility of adding a front porch. Mr. Cimala expressed the importance of maintaining a balance between aesthetic appeal and market demands.

Team members voiced their concerns about large glass entryway revealing too much of the interior, such as dining areas, which is a common objection among those interested in historic preservation. A suggestion was made to reduce glass on the Park Street elevation to address concerns.

The design includes a four-car garage, which is a significant feature visible from the street. There were some concerns about the visual impact of the garage and the street facade, with some members expressing appreciation for the design. Suggestions were made to enhance the design by incorporating a porch and adjusting the roofline to reflect Italian architectural influences.

There was a discussion over the Certificate of Appropriateness (COA) review process. The HPC review of the formal COA involves two votes: one for demolition and the other for new construction. It was noted that the advisory nature of the HPC means initial votes may not be in favor, but adjustments could improve chances of approval. The importance of incorporating traditional elements, such as revisions to the windows, was highlighted to align with HPC expectations. The meeting is intended to help prepare for HPC meetings and reduce potential conflicts for the design of the house. The significance of maintaining goodwill with the community and the church was discussed, with a focus on creating designs that respect historical context. Concerns were expressed about the longevity and desirability of current architectural trends, such as large windows and "McMansions." The discussion emphasized the need for designs that blend with the neighborhood's character and appeal to future buyers.

The importance of community feedback was acknowledged, with suggestions to consult local designers familiar with historic homes. The potential impact on property values and neighborhood aesthetics was considered, with an emphasis on creating a design that benefits the community.

The applicant agreed to explore adjustments to Park Street elevation and other design elements to enhance historical alignment. Collaboration with local designers and community members was encouraged to ensure the design meets both aesthetic and historical standards. There were no further questions. Mr. Cimala confirmed he will present options to the owners to review based on the discussion at the meeting.

REVIEW PROCESS

In accordance with Section 14-5-3 of the Village Code, the review of a Preliminary Certificate of Appropriateness Application by the Ad Hoc Historic District Design Review Team is required for the demolition, removal or relocation of an existing residence within the Robbins Park Historic District, or the construction of a new residence within the Robbins Park Historic District.

The Design Review Meeting is intended to be informal, in order to facilitate productive discussion between an applicant and the Ad Hoc Historic District Design Review Team members. The applicant, property owner and design professional must be in attendance at the Design Review Meeting to ensure both receive and understand any comments provided by the Team. Any views expressed in the course of the Team's review of any preliminary

Community Development Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
630-789-7030
villageofhinsdale.org

application shall be deemed to be advisory and only the individual preliminary views of the Team member expressing them.

At the meeting, the Design Review Team may determine that the affected residence has sufficient architectural or historic merit to warrant conducting a full Historic and Architectural Impact Study. Such Study shall be prepared by the applicant, at the applicant's sole cost and expense, and be provided to the Village as part of a formal application with the information set forth in Section 14-5-4.B of the Village Code. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Historic Preservation Commission or Village Board, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Title.

At the conclusion of the Design Review Meeting, the Ad Hoc Historic District Design Review Team shall summarize its recommendations and comments on the proposed design and any other matters before it. Such recommendations and comments shall be reduced to writing and may include any proposed changes it would like an applicant to make to the conceptual design prior to submission of a formal certificate of appropriateness application. The recommendations and comments shall be provided to the applicant, along with a copy to village staff and a copy to the Historic Preservation Commission, within fifteen (15) days following the conclusion of the Design Review Meeting.

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

14-5-2: CRITERIA:

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

A. General Standards:

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

B. Design Standards:

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

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

VILLAGE OF HINSDALE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR 142 E. 1ST STREET, HINSDALE

TABLE OF CONTENTS

DESCRIPTION
LOCATION

A. Application ..... Section 1
B. Certificate of Zoning Compliance (COZC)..... Section 2
C. Cover Letter/Description of Work..... Section 3
D. Statement 1 (Describe the Existing Conditions of the Subject Property)..... Section 4
E. Statement 2 (Description of Work Proposed) ..... Section 5
F. Existing Exterior and Interior Photos of the Subject Property..... Section 6
G. Photos of Properties Surrounding the Subject Property). Section 7
H. Current Survey for the Existing Subject Property..... Section 8
I. Site Plan for Proposed New Residence ..... Section 9
J. Proposed Architectural Exterior Elevations ..... Section 10
K. Proposed Architectural Floor Plans ..... Section 11
L. Streetscape Exhibit/Landscaping..... Section 12
M. Quote From Donegal Services ..... Section 13
N. Historical and Architectural Impact Study ..... Section 14
O. Proof of Ownership/Letter of Authorization ..... Section 15

CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PROJECT INFORMATION	
Property Address: 142 E. 1st Street, Hinsdale, IL 60521	
PIN(s): 09-12-207-026	
Zoning District: R-1 and Robbins Park Historic District	Land Use: Residential Single Family

APPLICATION TYPE (CHECK ALL THAT APPLY):	PROPERTY INFORMATION (CHECK ALL THAT APPLY):
☐ Preliminary Certificate of Appropriateness – Design Review ☑ Certificate of Appropriateness – Demolition and New Construction in the Robbins Park Historic District ☐ Certificate of Appropriateness – Designated Landmark	☐ Listed as a Local Designated Landmark ☑ Located in a Designated Historic District ☑ Listed on the National Register of Historic Places

APPLICANT	
Name: Robert L. Cimala	Company: Legacy Homes Cimala, Inc.
Address: 1501 Burr Ridge Club	City / State / Zip: Burr Ridge, IL 60527
Phone: (630) 886-7715	Email: legacyhomescimala@comcast.net

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name: Attention: Mrs. Sarah Tims	Company: Grace Church
Address: 120 E. 1st Street	City / State / Zip: Hinsdale, IL 60521
Phone: (312) 350-2004	Email: wardens@gracehinsdale.org

ARCHITECT	
Name: Bruce F. George	Company: Charles Vincent George Architects, Inc.
Address: 1245 E. Diehl Road, Suite 101	City / State / Zip: Naperville, IL 60563
Phone: (630) 886-3956	Email: bgeorge@cvgarchitects.com

ATTORNEY	
Name: Dominic J. Mancini	Company: Law Offices of Dominic J. Mancini
Address: 133 Fuller Road	City / State / Zip: Hinsdale, IL 60521
Phone: (630) 325-2580	Email: domm1@msn.com

ENGINEER	
Name: Jon Green	Company: Engineering Resource Associates, Inc.
Address: 3s701 West Avenue, Suite150	City / State / Zip: Warrenville, IL 60555
Phone: (630) 393-3060	Email: jgreen@eraconsultants.com

BRIEF DESCRIPTION OF PROJECT

See Statement 1 (Describe the Existing Conditions of the Subject Property and the Existing Exterior and Interior Photos of the Subject Property), both contained in this binder and which together describe the current condition of the subject property, the reason the home can't be reasonably remodeled, and the reason why it will be demolished and a new home constructed on the property; and see also Statement 2 (Description of the Work Proposed), Proposed Architectural Exterior Elevations, Proposed Architectural Floor Plans, Current Survey for the Existing Property, and Site Plan for Proposed New Residence, all of which are contained in this binder and describe the new home to be constructed, the building materials to be used for its exterior, and the new home's location on the property.

PROJECT TYPE (CHECK ALL THAT APPLY):	PROJECT DETAILS
☐ Exterior Alterations	Property Size (Square Feet) 30,090 SF
☐ Building Addition	
☑ New Construction	Existing Building Size (Square Feet) 3,962 SF & 574 SF Garage
☑ Demolition	
☐ Relocation / Removal	Proposed Building Size (Square Feet) 6,841.1 SF + 4 Car Garage

PROPERTY OWNER & APPLICANT SIGNATURES

The Applicant (and Owner, if different) certifies, acknowledges and agrees that:

1. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The Owner of the property, if different from the Applicant, states that they consent to the filing of this application and that all information contained in this application is true and correct to the best of their knowledge.
2. The Applicant understands that an incomplete application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant shall make the subject property available for inspection by the Village at reasonable times. The Village and its representatives have the right, and are hereby granted permission, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
4. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant(s) 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 (10) days following the change, and that failure to do so may be grounds for denial of the application.
5. The Applicant understands that they are responsible for all application fees and any other fees required by the Village Code Zoning Code, unless otherwise waived as part of this application process. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of application fees. The Owner has agreed to pay said fees, unless otherwise waived, and to consent to the filing and foreclosure of a lien against the property for the fee plus costs of collection, if the account is not settled within thirty (30) days after the mailing of a request for payment.
6. The Applicant acknowledges that the information submitted in connect with this application becomes public record and that it may be subject to disclosure under the Freedom of Information Act.
7. The Applicant agrees that all work shall be completed in accordance with the plans, specifications and conditions which accompany this application, and acknowledges compliance with all Zoning Code and Village Code requirements.

Legacy Homes Chicago, Inc.		6/18/25
Printed Name of Applicant	Signature of Applicant	Date
Printed Name of the Property Owner	Signature of the Property Owner	Date

the Subject Property and [illegible] in this permit and which together describe the nature and scope of the project attached. [illegible] [illegible] [illegible]

TABLE OF COMPLIANCE

Address of property: 142 E. 1st Street, Hinsdale, IL 60521

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

Write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	30,000sf (.689 Acres)	30,090sf (.691 Acres)	30,090 (.691 Acres)
Lot Depth	125'	177'	177'
Lot Width	125'	170'	170'
Building Height	30.96' Max	26'	30.5'
Number of Stories	3 Stories Max	2 stories	1 1/2 stories
Front Yard Setback	53.55'	55.17'	53.72'
Corner Side Yard Setback	49.23'	69.32'	49.46'
Interior Side Yard Setback	18'	26.04'	18.77'
Rear Yard Setback	28.55'	81.31'	29.61'
Maximum Floor Area Ratio (F.A.R.)*	8,018sf	4,536sf	7,990.25 sf
Maximum Total Building Coverage*	7,522.5 sf (25%)	3,571.74sf (11.9%)	5,853 sf
Maximum Total Lot Coverage*	15,045 sf (50%)	7,836 sf (26.1%)	13,926 sf
Parking Requirements	2-car	2-car	4-car
Parking Front Yard Setback	N/A	N/A	N/A
Parking Corner Side Yard Setback	N/A	N/A	N/A
Parking Interior Side Yard Setback	N/A	N/A	N/A
Parking Rear Yard Setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	Allowed	Detached Garage	None

* Both the calculated number in square feet and the percentage must be provided.

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:

All in compliance

VILLAGE OF HINSDALE

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Legacy Homes Cimala, Inc.

Owner's name (if different): Grace Church

Property address: 142 E. 1st Street, Hinsdale, Illinois

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential

Square footage of property: 30,090 SF

Lot area per dwelling: 30,090 SF

Lot dimensions: 177' x 170'

Current use of property: Single family

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

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

Brief description of request and proposal:

New single family residence

Plans & Specifications: [submit with this form]

	Provided:	Required by Code:
Yards:		
front:	53.72'	53.55'
interior side(s)	18.77' / ____	18' / ____

	Provided:	Required by Code:
corner side	49.46'	49.23'
rear	29.61'	26.55'
Setbacks (businesses and offices):		
front:	N/A	N/A
interior side(s)	N/A / N/A	N/A / N/A
corner side	N/A	N/A
rear	N/A	N/A
others:	N/A	N/A
Ogden Ave. Center:	N/A	N/A
York Rd. Center:	N/A	N/A
Forest Preserve:	N/A	N/A
Building heights:		
principal building(s):	30.5'	30.96'
accessory building(s):	N/A	N/A
Maximum Elevations:		
principal building(s):	36.0'	40.96'
accessory building(s):	N/A	N/A
Dwelling unit size(s):	N/A	N/A
Total building coverage:	5,853 SF	7,522.5 SF
Total lot coverage:	13,926 SF	15,045 SF
Floor area ratio:	7,990.2 SF	8,018 SF
Accessory building(s):	N/A	

Spacing between buildings: [depict on attached plans]

principal building(s):	N/A	N/A	N/A
accessory building(s):	N/A	N/A	N/A

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

Statement of applicant:

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

By: _____
Applicant's signature

Legacy Homes Group, Inc.-
Robert L. Cimaki
Applicant's printed name

Dated: June 17, 2025

LEGAL DESCRIPTION

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST ¼ OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITON TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. 1st STREET, HINSDALE, ILLINOIS

LEGACY HOMES CIMALA, INC.
1501 Burr Ridge Club
Burr Ridge, IL 60527
legacyhomescimala@comcast.net
(630) 886-7715

June 9, 2025

Hinsdale Historic Preservation Commission
Hinsdale Village Board
19 E. Chicago Avenue
Hinsdale, IL 60521

Re: 142 E. 1st Street

Dear Sirs:

The undersigned is the President of Legacy Homes Cimala, Inc. ("Legacy"), and I have inspected the subject property twice. The first time occurred January 13, 2025 and the second time occurred January 29, 2025.

During my initial inspection, I noticed the following: many of the floors are not level; many of the walls are not plumb; many of the windows slope; the fireplace in the living room slopes; one entry into the living room is a different height than the other entry into such room; the foundation has many gaps and is crumbling; the home's floor plan is choppy and in my opinion, not appealing to a buyer; the home is outdated; and I didn't notice anything on the exterior or interior of the home that was as originally built. (See Existing Exterior and Interior Photos of the Subject Property contained in this binder)

After my initial inspection of the home, I researched the economic feasibility of remodeling it. I determined that it would cost a minimum of $390,000 to install a new foundation. To do so, the home would have to be lifted up on steel beams while the existing foundation is removed and a new foundation installed; however, there is no certainty that the home is structurally sound enough to lift it up on steel beams. (See Quote from Donegal Services contained in this binder) I finally determined that the home would basically have to be completely demolished in order to remodel it because of the poor status of its floors, walls, windows, etc. Accordingly, after taking everything into consideration, I determined that it is not economically feasible to remodel the home.

I also had a lengthy conversation with Kris Berger, the listing agent for the home. She informed me that the home has been marketed for sale as a remodeling project since July 1, 2024 and that all of the real estate brokers and potential buyers who have inspected the home through an open-house or otherwise said the home should be demolished. Nobody had any interest in remodeling it. Also, at the recommendation of Bethany Salmon, I contacted a well-known and respected local architect who's had experience remodeling historical homes. This architect had previously inspected the home and agreed with my above-referenced observations and succinctly summed up his opinion of the home by telling me that "remodeling is hopeless." He also told me that nothing on the exterior or interior of the home has any architectural significance and that remodeling the home is not economically feasible.

Taking everything into consideration, Legacy decided to acquire the subject property, demolish the home on it, and build a new home in its place.

When determining the style of a "spec" home that Legacy builds, I base my decision on what I believe at least 85% - 90% of potential buyers want and then design the home accordingly. After talking with three well-known and respected Hinsdale real estate brokers, three well-known and respected Hinsdale architects, and one well-known and respected Hinsdale interior designer, and based on their opinions and my own, I determined that the style of the "spec" home I want to build on the subject property is a transitional style home with traditional style accents. Many new homes nearby the subject property in the Robbins Park Historic District have been built in this style and I believe the new home will be a beautiful addition to the neighborhood.

Legacy has hired Bruce George of Charles Vincent George Architects to design the new home. (See the Proposed Architectural Exterior Elevations and Floor Plans contained in this binder) Legacy has also hired Jon Green of Engineering Resource Associates, Inc. for the civil engineering work for the project. (See the Survey for the Proposed New Residence contained in this binder)

After the design review meeting for the preliminary COA, I listened to the changes the members of that committee wanted and made a couple of other changes. The committee members wanted us to change the Park Avenue elevation and a couple of the members also suggested we add gas lanterns to the front entry. Based on their recommendations the following changes were made: we changed the Park Avenue elevation by reducing glass and providing a large covered porch entry; we added stone to certain elevation areas; we added gas lanterns for the front entry; and we changed the garage doors to chevron style panels.

The exterior of the home will have Glen-Gery Aspen White brick with white mortar, Fondulac or Eden Stone (light beige with some light gray tones), a DaVinci gray engineered slate roof or a natural gray slate roof, LP SmartSide engineered siding in a gray color to match the roof, black Pella or Marvin or other manufacturer's windows, bluestone porches, and concrete and/or gray paver brick or stone driveways.

Sincerely,



Robert L. Cimala
Legacy Homes Cimala, Inc.
1501 Burr Ridge Club
Burr Ridge, IL 60527
legacyhomescimala@comcast.net
(630) 886-7715

STATEMENT 1

DESCRIBE THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY

Robert L. Cimala, the President of Legacy Homes Cimala, Inc., inspected the subject property twice. The first time occurred January 13, 2025 and the second time occurred January 29, 2025.

During his initial inspection, he noticed the following: many of the floors are not level; many of the walls are not plumb; many of the windows slope; the fireplace in the living room slopes; one entry into the living room is a different height than the other entry into such room; the foundation has many gaps and is crumbling; the home's floor plan is choppy and in his opinion, not appealing to a buyer; the home is outdated; and he didn't notice anything on the exterior or interior of the home that was as originally built. (See Existing Exterior and Interior Photos of the Subject Property contained in this binder)

After Mr. Cimala's initial inspection of the home, he researched the economic feasibility of remodeling it. He determined that it would cost a minimum of $390,000 to install a new foundation. To do so, the home would have to be lifted up on steel beams while the existing foundation is removed and a new foundation installed; however, there is no certainty that the home is structurally sound enough to lift it up on steel beams. (See Quote from Donegal Services contained in this binder). He finally determined that the home would basically have to be completely demolished in order to remodel it because of the poor status of its floors, walls, windows, etc. Accordingly, after taking everything into consideration, he determined that it is not economically feasible to remodel the home.

Mr. Cimala also had a lengthy conversation with Kris Berger, the listing agent for the home. She informed him that the home has been marketed for sale as a remodeling project since July 1, 2024 and that all of the real estate brokers and potential buyers who have inspected the home through an open-house or otherwise said the home should be demolished. Nobody had any interest in remodeling it. Also, at the recommendation of Bethany Salmon, Mr. Cimala contacted a well-known and respected local architect who's had experience remodeling historical homes. This architect had previously inspected the home and agreed with Mr. Cimala's above-referenced observations and succinctly summed up his opinion of the home by telling Mr. Cimala that "remodeling is hopeless." He also told Mr. Cimala that nothing on the exterior or interior of the home has any architectural significance and that remodeling the home is not economically feasible.

Taking everything into consideration, Legacy Homes Cimala, Inc. decided to acquire the subject property, demolish the home on it, and build a new home in its place.

STATEMENT 2

DESCRIPTION OF WORK PROPOSED

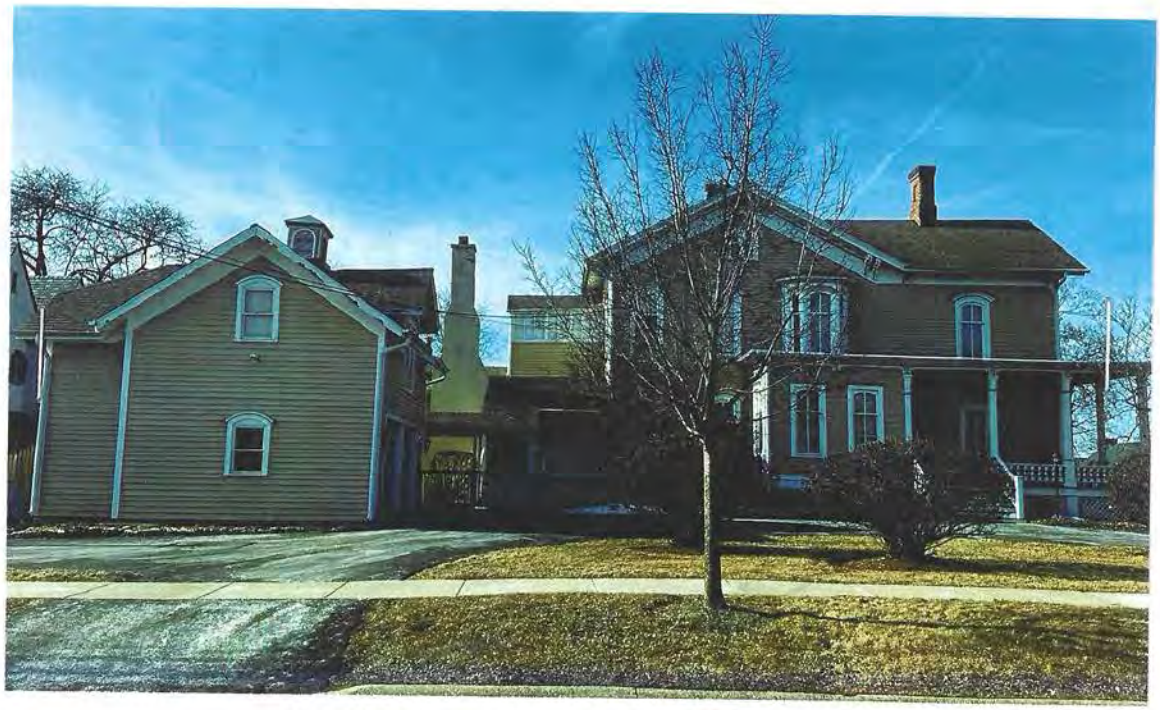
Legacy Homes Cimala, Inc. has decided to acquire the subject property, demolish the home on it, and build a new “spec” home in its place. When determining the style of a “spec” home that he builds, Mr. Cimala bases his decision on what he believes at least 85% - 90% of potential buyers want and then designs the home accordingly. After talking with three well-known and respected Hinsdale real estate brokers, three well-known and respected Hinsdale architects, and one well-known and respected Hinsdale interior designer, and based on their opinions and his own, Mr. Cimala determined that the style of the “spec” home he wants to build on the subject property is a transitional style home with traditional style accents. Many new homes nearby the subject property in the Robbins Park Historic District have been built in this style and Mr. Cimala believes the new home will be a beautiful addition to the neighborhood.

Legacy Homes Cimala, Inc. has hired Bruce George of Charles Vincent George Architects to design the new home. (See the Proposed Architectural Exterior Elevations and Floor Plans contained in this binder)

Legacy Homes Cimala, Inc. has hired Jon Green of Engineering Resource Associates, Inc. for the civil engineering work for the project. (See the Survey for the Proposed New Residence contained in this binder)



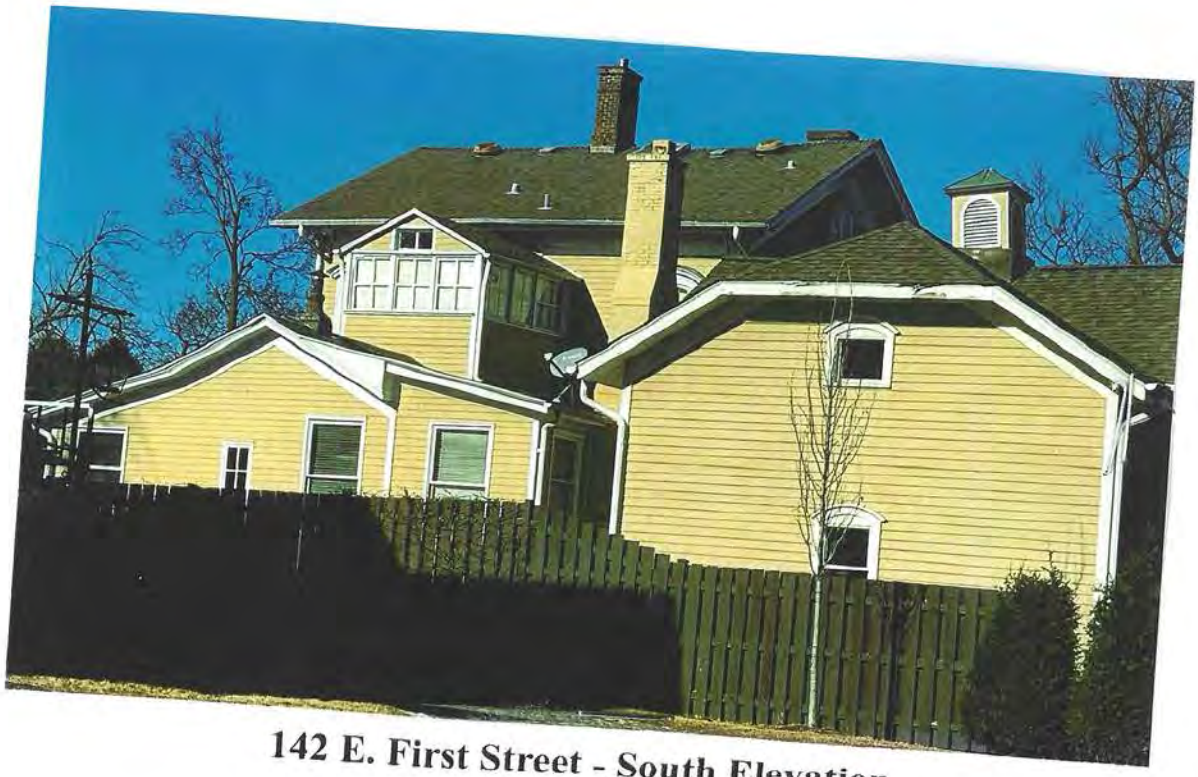
142 E. First Street - North Elevation



142 E. First Street - East Elevation



142 E. First Street - West Elevation



142 E. First Street - South Elevation



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



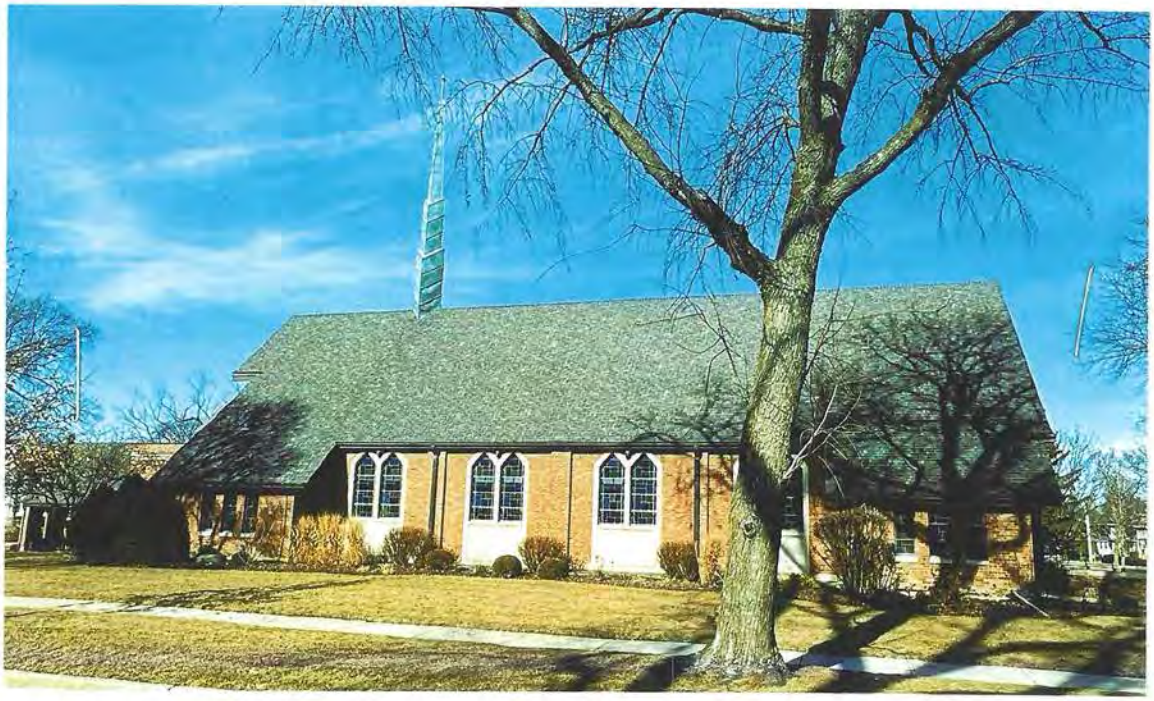
142 E. First Street - Interior Photo



142 E. First Street - Interior Photo



120 E. First Street - Adjacent to and West of Subject Property



139 E. First Street - Across Street and North of Subject Property



45 S. Park Avenue - Across Street and Northeast of Subject Property



107 S. Park Avenue - Across Street and East of Subject Property



124 S. Park Avenue - Adjacent to and South of Subject Property



117 S. Park Avenue - Across Street and Southeast of Subject Property



132 S. Park Avenue - South of Subject Property



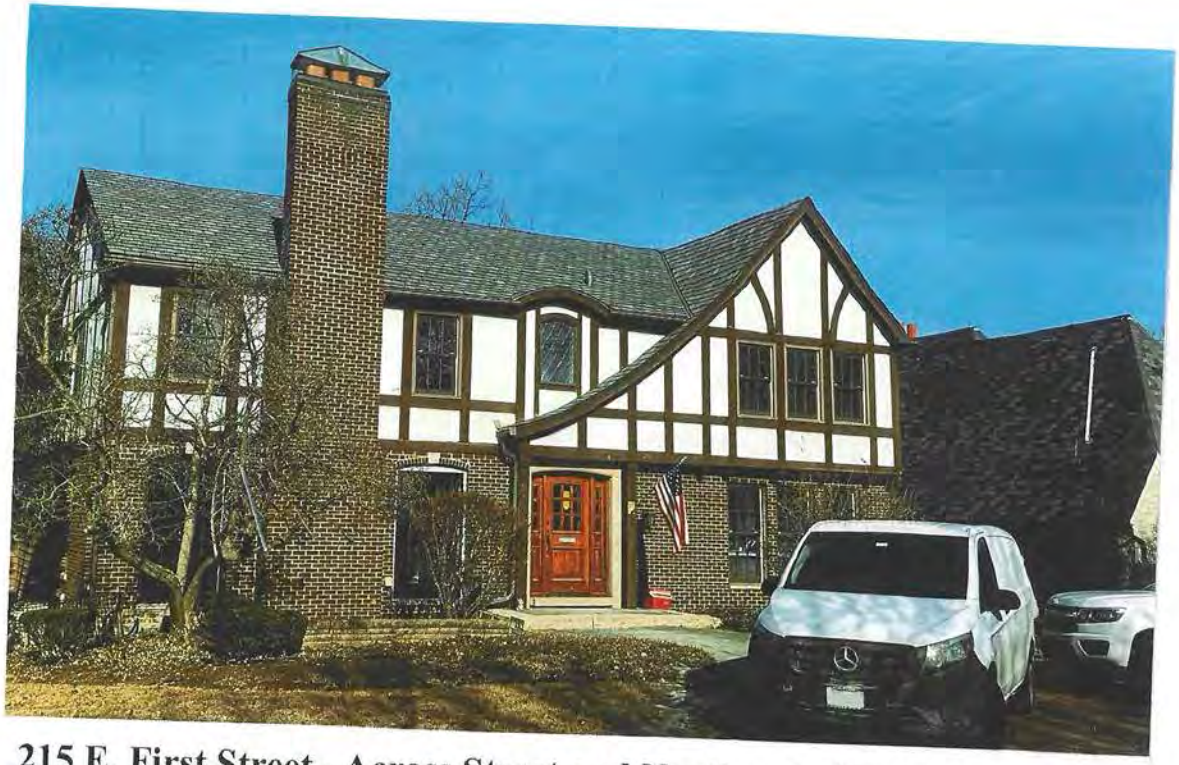
108 E. First Street - West of Subject Property



115 E. First Street - Across Street and Northwest of Subject Property



39 S. Park Avenue - Across Street and Northeast of Subject Property



215 E. First Street - Across Street and Northeast of Subject Property



212 E. First Street - Across Street and East of Subject Property

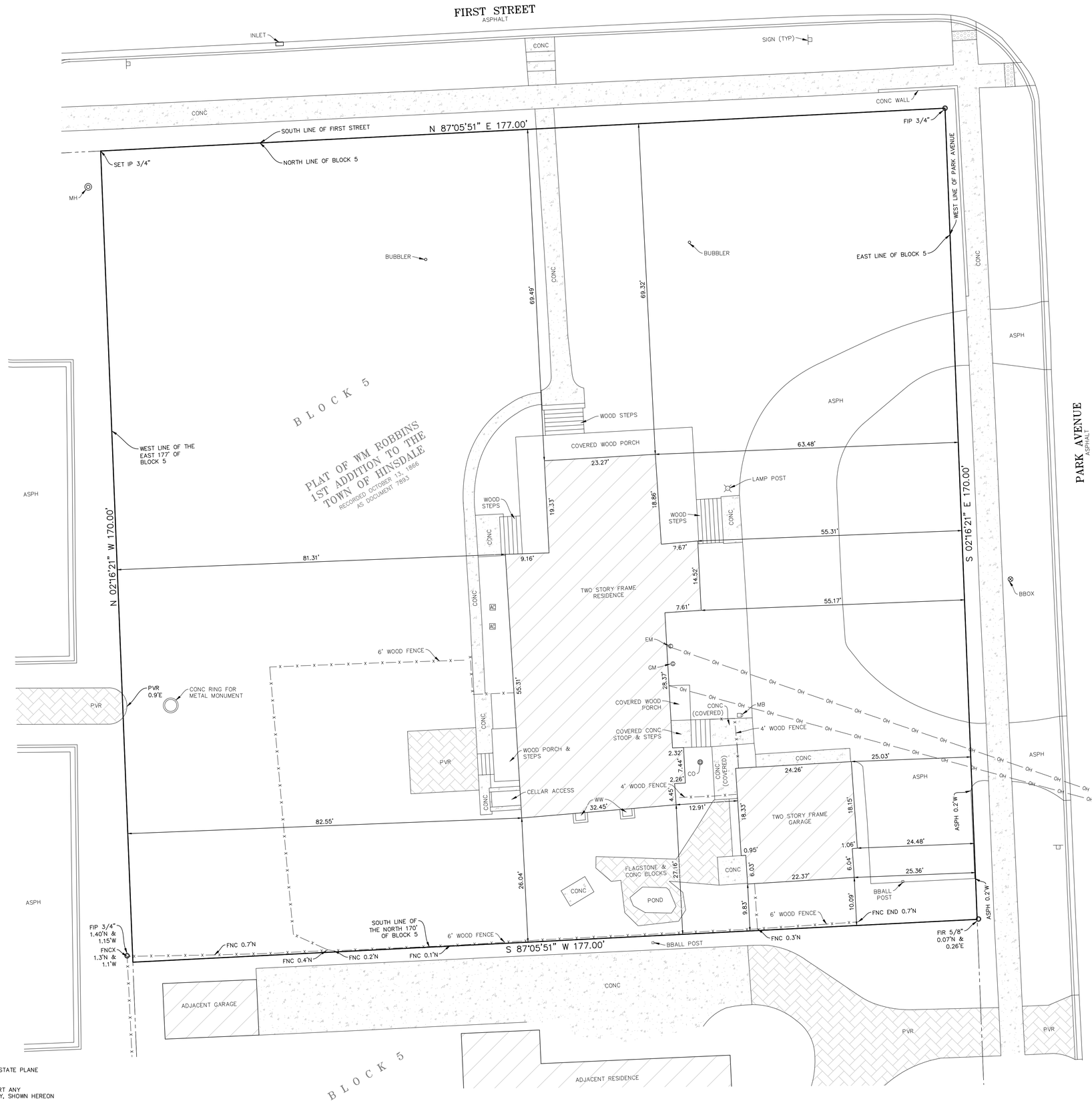
PLAT OF SURVEY

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST 1/4 OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. FIRST STREET, HINSDALE, ILLINOIS

SURVEY AREA: 30,088 (0.691 ACRES±)



0 10' 20'
SCALE: 1"=10'

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EX. FENCE
- = EX. CONCRETE CURB & GUTTER
- = EX. OVERHEAD WIRE

ABBREVIATIONS

ASPH	ASPHALT
AC	AIR CONDITIONER UNIT
BBALL	BASKETBALL
CO	CLEANOUT
CONC	CONCRETE
E	EAST
EM	ELECTRIC METER
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FNC	FENCE
FNCX	FENCE CORNER
GM	GAS METER
MH	MANHOLE
MB	MAILBOX
N	NORTH
PVR	PAVERS
S	SOUTH
UP	UTILITY POLE
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM – EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF FEBRUARY, 2025

Timothy B. Martinek

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2025

FIELD WORK COMPLETED FEBRUARY 4, 2025

TIMOTHY B. MARTINEK 3782 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR: LEGACY HOMES CIMALA, INC.

TITLE: PLAT OF SURVEY
142 E. FIRST STREET
HINSDALE, ILLINOIS

SCALE: 1"=10'
DATE: 02-04-2025
JOB NO: W25024.00
SHEET 1 OF 1

G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 142 E 1st St, Hinsdale\CADD\SURVEY\W25024.00 Plat of Survey.dwg Updated by: sskulich 2/3/2025

EXISTING CONDITIONS & DEMOLITION

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST 1/4 OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. FIRST STREET, HINSDALE, ILLINOIS

SURVEY AREA: 30,088 (0.691 ACRES±)

N

0 10' 20'

SCALE: 1"=10'

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. WATER LINE
- = EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
- = EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- = EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
- = EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
- = EX. FENCE
- = EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CONTOURS
- = EX. SANITARY MANHOLE
- = EX. STORM CATCH BASIN
- = EX. STORM FLARED END SECTION
- = EX. STORM INLET
- = EX. STORM MANHOLE
- = EX. VALVE VAULT
- = EX. FIRE HYDRANT
- 7XX.X = EX. SPOT ELEVATION
- = EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
- = EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES
- = EX. BUSH

ABBREVIATIONS

A	ARC LENGTH
ASPH	ASPHALT
AC	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
BW	BOTTOM OF WALL
B/	BOTTOM OF
CH	CHORD
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DS	DOWNSPOUT
E	EAST
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
ICB	IRRIGATION CONTROL BOX
INV	INVERT
LSP	LANDSCAPED AREA
MB	MAILBOX
MTF	MEASURED TOP OF FOUNDATION
N	NORTH
PEDC	CABLE PEDESTAL
PEDE	ELECTRIC PEDESTAL
PEDT	TELEPHONE PEDESTAL
PTF	PROPOSED TOP OF FOUNDATION
PVC	POLYVINYL CHLORIDE PIPE
PVR	PAVERS
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
TRANS	TRANSFORMER
T/	TOP OF
TW	TOP OF WALL
UP	UTILITY POLE
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND PARK AVENUE.

ELEV: 706.56 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF FIRST STREET AND BLAINE STREET.

ELEV: 706.35 (NAVD 88)

It's smart It's free It's the law

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

PREPARED FOR: LEGACY HOMES CIMALA, INC.

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: JPG

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2025

SITE PLAN REVISED: JUNE 12, 2025
SITE PLAN DATED: MAY 28, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 142 E 1st St, Hinsdale\CADD\SHEETS\SITE DEVELOPMENT\W25024.00 Existing Conditions & Demolition.dwg Updated by kknoppl 6/12/2025

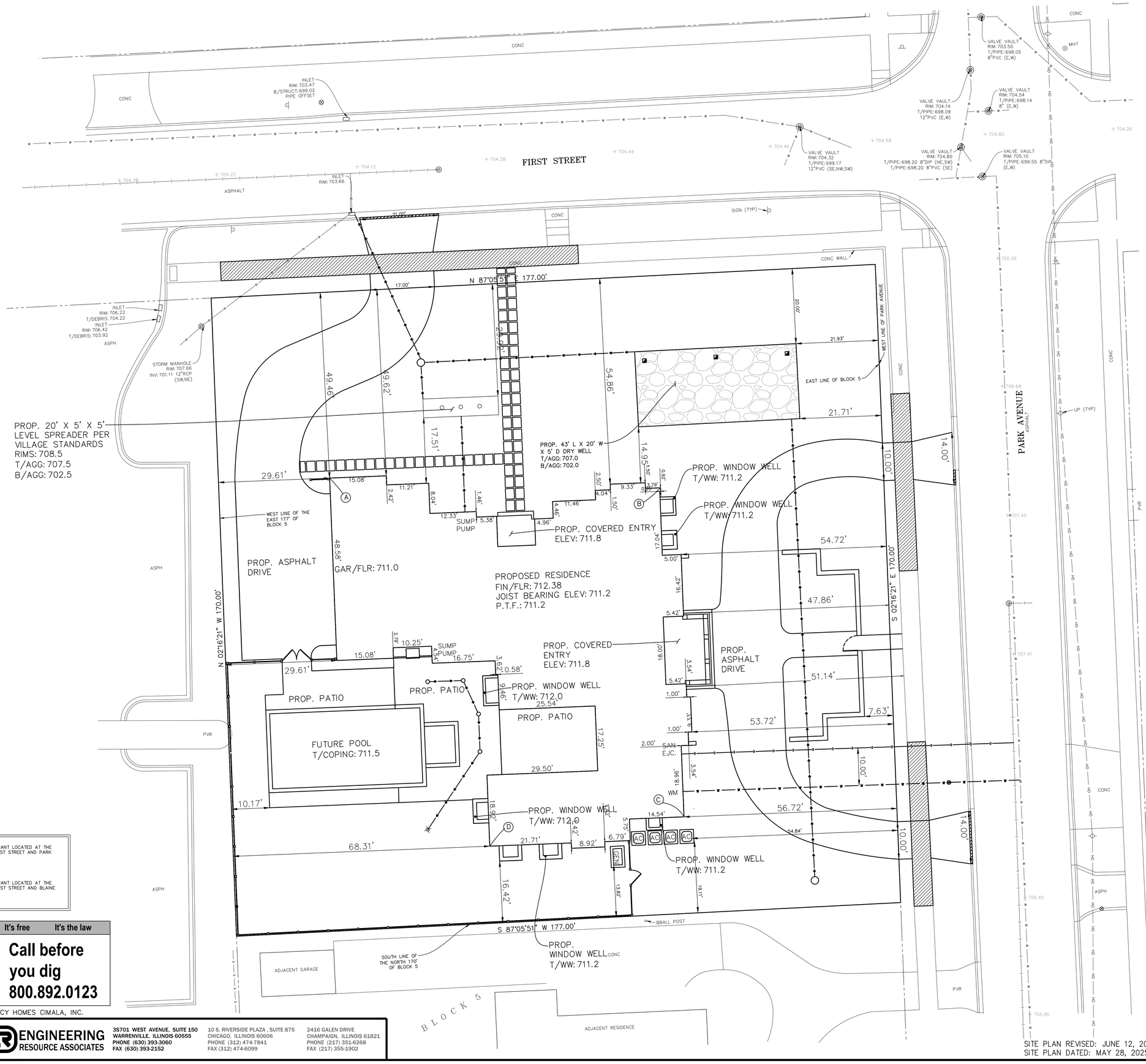
GEOMETRY PLAN

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST 1/4 OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. FIRST STREET, HINSDALE, ILLINOIS

SURVEY AREA: 30,088 (0.691 ACRES±)



LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. WATER LINE
- = EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
- = EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- = EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
- = EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
- = EX. FENCE
- = EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CONTOURS
- = EX. SANITARY MANHOLE
- = EX. STORM CATCH BASIN
- = EX. STORM FLARED END SECTION
- = EX. STORM INLET
- = EX. STORM MANHOLE
- = EX. VALVE VAULT
- = EX. FIRE HYDRANT
- + 7XX.X = EX. SPOT ELEVATION
- = EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
- = EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES
- = EX. BUSH

ABBREVIATIONS

A	ARC LENGTH
ASPH	ASPHALT
AC	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
BW	BOTTOM OF WALL
B/	BOTTOM OF
CH	CHORD
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DS	DOWNSPOUT
E	EAST
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
ICB	IRRIGATION CONTROL BOX
INV	INVERT
LSP	LANDSCAPED AREA
MB	MAILBOX
MTF	MEASURED TOP OF FOUNDATION
N	NORTH
PEDC	CABLE PEDESTAL
PEDE	ELECTRIC PEDESTAL
PEDT	TELEPHONE PEDESTAL
PTF	PROPOSED TOP OF FOUNDATION
PVC	POLYVINYL CHLORIDE PIPE
PVR	PAVERS
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
TRANS	TRANSFORMER
T/	TOP OF
TW	TOP OF WALL
UP	UTILITY POLE
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

ADDRESS	SETBACK TO E FIRST ST
108 E FIRST ST	29.14'
142 E FIRST ST	69.32'
AVERAGE SETBACK:	49.23'

	SETBACK TO S PARK AVE
142 E FIRST ST	55.17'
124 S PARK AVE	52.80'
132 S PARK AVE	~~51.24'~~
134 S PARK AVE	~~66.73'~~
154 S PARK AVE	52.67'
AVERAGE SETBACK:	53.55'

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND PARK AVENUE.

ELEV: 706.56 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF FIRST STREET AND BLAINE STREET.

ELEV: 706.35 (NAVD 88)

It's smart It's free It's the law

Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

PREPARED FOR: LEGACY HOMES CIMALA, INC.

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: JPG

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152
10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099
2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902

SITE PLAN REVISED: JUNE 12, 2025
SITE PLAN DATED: MAY 28, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 142 E 1st St, Hinsdale\CADD\SHEET\SITE DEVELOPMENT\W25024.00 Geometry Plan.dwg Updated by: kknoepfl 6/12/2025

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST 1/4 OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY, ILINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. FIRST STREET, HINSDALE, ILLINOIS

SURVEY AREA: 30,088 (0.691 ACRES±)

CONTRACTOR SHALL CONFIRM DEPTH OF EXISTING GAS MAIN AND COORDINATE RELOCATION FOR SIDEWALK LOWERING WITH NICOR.

CORE EX. INLET @ INV: 700.0±

MATCH @ 704.1±

REMOVE AND REPLACE SIDEWALK PER VILLAGE STANDARDS.

PROP. DEPRESSED CURB. EXISTING BARRIER CURB & GUTTER TO BE NATIONAL SAW CUT OR EQUIVALENT

COMBO MANHOLE RIM: 704.09 INV: 698.94 12"PVC (W)

INLET RIM: 703.47 B/STRUCT: 699.02 PIPE OFFSET

INLET RIM: 703.66

FIRST STREET ASPHALT

VALVE VAULT RIM: 703.50 T/PIPE: 698.05 8"PVC (E,W)

VALVE VAULT RIM: 704.54 T/PIPE: 698.14 8" (E,W)

VALVE VAULT RIM: 704.14 T/PIPE: 698.09 12"PVC (E,W)

VALVE VAULT RIM: 704.80 T/PIPE: 698.20 8"DIP (NE,SW) T/PIPE: 698.20 8"PVC (SE)

VALVE VAULT RIM: 704.32 T/PIPE: 699.17 12"PVC (SE,NW,SW)

VALVE VAULT RIM: 705.10 T/PIPE: 699.55 8"DIP (E,W)

MHT

CONC

MATCH @ 706.9±

SIGN (TYP)

SAW CUT EXISTING SIDEWALK

CONC WALL

MATCH @ 707.1±

INV: 706.5

PROP. 12" X 12" YARD DRAIN INLET W/PERFORATED BOTTOM RIM: 708.2 INV: 707.0

PROP. STEPPER (TYP.)

57' OF PROP. 6" PVC SDR35 DRY WELL OVERFLOW PIPE @ 2.6%.

N 87°05'51" E 177.00'

42'± OF PROP. 6" PVC SDR35 LEVEL SPREADER OVERFLOW PIPE @ 12.0%.

MATCH @ 707.0±

INLET RIM: 706.22 T/DEBRIS: 704.22

INLET RIM: 706.42 T/DEBRIS: 703.92

PROP. 24" TYPE C CATCH BASIN W/BEEHIVE GRATE RIM: 707.5 INV: 706.5(S) INV: 705.0(N,E)

STORM MANHOLE RIM: 707.66 INV: 707.11 12"RCP (SW,NE)

9'± OF PROP. 6" PVC SDR35 LEVEL SPREADER OVERFLOW PIPE @ 11%.

PROP. 20' X 5' X 5' LEVEL SPREADER PER VILLAGE STANDARDS RIMS: 708.5 T/AGG: 707.5 B/AGG: 702.5

26'± OF PROP. 4" PVC SDR35 SUMP PUMP DISCHARGE @ 1.0% MIN.

WEST LINE OF THE EAST 177' OF BLOCK 5

PROP. ASPHALT DRIVE

GAR/FLR: 711.0

PROP. 43' L X 20' W X 5' D DRY WELL T/AGG: 707.0 B/AGG: 702.0

PROP. WINDOW WELL T/WW: 711.2

PROP. WINDOW WELL T/WW: 711.2

PROP. COVERED ELEV: 711.8

SUMP PUMP

PROP. 12" X 12" YARD DRAIN INLET W/PERFORATED BOTTOM RIM: 708.2 INV: 707.0

SAW CUT EXISTING SIDEWALK

MATCH @ 708.2±

REMOVE AND REPLACE SIDEWALK PER VILLAGE STANDARDS.

MATCH @ 707.0±

EAST LINE OF BLOCK 5

WEST LINE OF PARK AVENUE

PARK AVENUE ASPHALT

INV: 705.0

PROP. DEPRESSED CURB. EXISTING BARRIER CURB & GUTTER TO BE NATIONAL SAW CUT OR EQUIVALENT

MATCH @ 707.3±

122' OF PROP. 6" PVC SDR35 @ 1.1%

6.4%

88± OF PROP. 6" PVC SDR26 SANITARY SERVICE @ 1% MIN FROM HOUSE TO MAIN.

MATCH @ 708.9±

MATCH @ 708.8±

SANITARY MANHOLE RIM: 707.52 INV: 701.82 6"PVC (E) INV: 697.62 12"VCP (S)

SAW CUT EXISTING SIDEWALK

PROP. WALK

T/W: 711.5 B/W: 709.5

170.00' S 02°16'21" E

PROPOSED RESIDENCE FIN/FLR: 712.38 JOIST BEARING ELEV: 711.2 P.T.F.: 711.2

PROP. GRILL

PROP. 6" DRAIN W/SLOTTED CAP (TYP.) RIM: 711.4

PROP. COVERED ENTRY ELEV: 711.8

ONE RISER

PROP. PATIO

PROP. WINDOW WELL T/WW: 712.0

PROP. ASPHALT DRIVE

SAW CUT EXISTING SIDEWALK

MATCH @ 708.3±

CONNECT. PROP. SANITARY SERVICE TO EXISTING MAIN PER DISTRICT REQUIREMENTS. RESTORE PAVEMENT PER VILLAGE REQUIREMENTS.

PROP. B-BOX.

FUTURE SPA

FUTURE POOL T/COPING: 711.5

10' OF PROP. 6" PVC SDR35 @ 1%

SAN. EJC.

ONE RISER

PROP. WINDOW WELL T/WW: 712.0

MATCH @ 706.8±

CONNECT PROP. WATER SERVICE TO EXISTING MAIN PER VILLAGE REQUIREMENTS. RESTORE PAVEMENT PER VILLAGE STANDARDS.

25' OF PROP. 6" PVC SDR35 @ 1%.

PROP. BUBBLER (TYP.)

PROP. WINDOW WELL T/WW: 711.2

PROP. WINDOW WELL T/WW: 711.2

MATCH @ 706.4±

PROP. DEPRESSED CURB. EXISTING BARRIER CURB & GUTTER TO BE NATIONAL SAW CUT OR EQUIVALENT

REMOVE AND REPLACE SIDEWALK PER VILLAGE STANDARDS.

MATCH @ 707.46

SAW CUT EXISTING SIDEWALK

PROP. 24" TYPE C CATCH BASIN W/BEEHIVE GRATE RIM: 707.5 INV: 706.3

MATCH @ 707.53

90' ± OF PROP. 1.5" TYPE "K" COPPER WATER SERVICE FROM HOUSE TO MAIN.

S 87°05'51" W 177.00'

PROP. WINDOW WELL T/WW: 711.2

SOUTH LINE OF THE NORTH 170' OF BLOCK 5

ADJACENT GARAGE

ADJACENT RESIDENCE

BLOCK 5

ARCHITECT 100'-0" = 711.2 CIVIL SITE DATUM

AVG. GRADE DATA (HOUSE)

POINT:	HOUSE:
Ⓐ	709.70
Ⓑ	709.80
Ⓒ	709.60
Ⓓ	709.90
AVG.:	709.75

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND PARK AVENUE.

ELEV: 706.56 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF FIRST STREET AND BLAINE STREET.

ELEV: 706.35 (NAVD 88)

It's smart It's free It's the law

Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

N

0 10' 20'

SCALE: 1"=10'

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. WATER LINE
- = EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
- = EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- = EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
- = EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
- = EX. FENCE
- = EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CONTOURS
- = EX. SANITARY MANHOLE
- = EX. STORM CATCH BASIN
- = EX. STORM FLARED END SECTION
- = EX. STORM INLET
- = EX. STORM MANHOLE
- = EX. VAULT
- = EX. FIRE HYDRANT
- = EX. SPOT ELEVATION
- = EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
- = EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES
- = EX. BUSH

ABBREVIATIONS

A	ARC LENGTH
ASPH	ASPHALT
AC	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
BW	BOTTOM OF WALL
B/	BOTTOM OF
CH	CHORD
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DS	DOWNSPOUT
E	EAST
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
IRR CB	IRRIGATION CONTROL BOX
INV	INVERT
LSP	LANDSCAPED AREA
MB	MAILBOX
MTF	MEASURED TOP OF FOUNDATION
N	NORTH
PEDC	CABLE PEDESTAL
PEDE	ELECTRIC PEDESTAL
PEDT	TELEPHONE PEDESTAL
PTF	PROPOSED TOP OF FOUNDATION
PVC	POLYVINYL CHLORIDE PIPE
PVR	PAVERS
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
TRANS	TRANSFORMER
T/	TOP OF
TW	TOP OF WALL
UP	UTILITY POLE
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

IMPERVIOUS DATA TABLE

EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
HOUSE:	2,369 S.F.	HOUSE:	5,853 S.F.
GARAGE:	579 S.F.	COVERED ENTRIES:	350 S.F.
DRIVE:	2,799 S.F.	DRIVES:	4,320 S.F.
WOOD PORCHES, STEPS:	691 S.F.	PATIOS & GRILL:	1,648 S.F.
CONCRETE WALKS, PATIOS, PADS:	892 S.F.	WALKS:	168 S.F.
PAVER PATIO:	187 S.F.	AC & GEN PADS:	74 S.F.
FLAGSTONE PATIO:	319 S.F.	WALLS:	98 S.F.
TOTAL:	7,836 S.F.	STEPPERS:	384 S.F.
		FUTURE POOL & SPA:	1,031 S.F.
		TOTAL:	13,926 S.F.

LOT COVERAGE CALCULATIONS
LOT AREA = 30,088 S.F.
PROPOSED SURFACE AREA = 13,926 S.F.
LOT COVERAGE = 13,926/30,088 = 46.28%

NET NEW IMPERVIOUS AREA= 13,926 S.F. - 7,836 S.F. = 6,090 S.F.

SINCE 6,090 S.F. > 2,500 S.F. A BMP IS REQUIRED FOR THIS SITE.

DRY WELL CALCULATIONS

1.25" X 13,926 S.F. = 1,451 CF STORAGE REQUIRED

(43' L X 20' W X 5' D) X 36% AIR VOID = 1,548 CF STORAGE PROVIDED

1,548 CF PROVIDED > 1,451 CF REQUIRED

PREPARED FOR: LEGACY HOMES CIMALA, INC.

DRAWN BY: KDK
CHECKED BY: JPG
APPROVED BY: JPG

ENGINEERING RESOURCE ASSOCIATES

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

SITE PLAN REVISED: JUNE 12, 2025
SITE PLAN DATED: MAY 28, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 142 E 1st St, Hinsdale\CADD\SHEETS\SITE DEVELOPMENT\W25024.00 Site Development Plan.dwg 6/12/2025 Updated by: kknepp

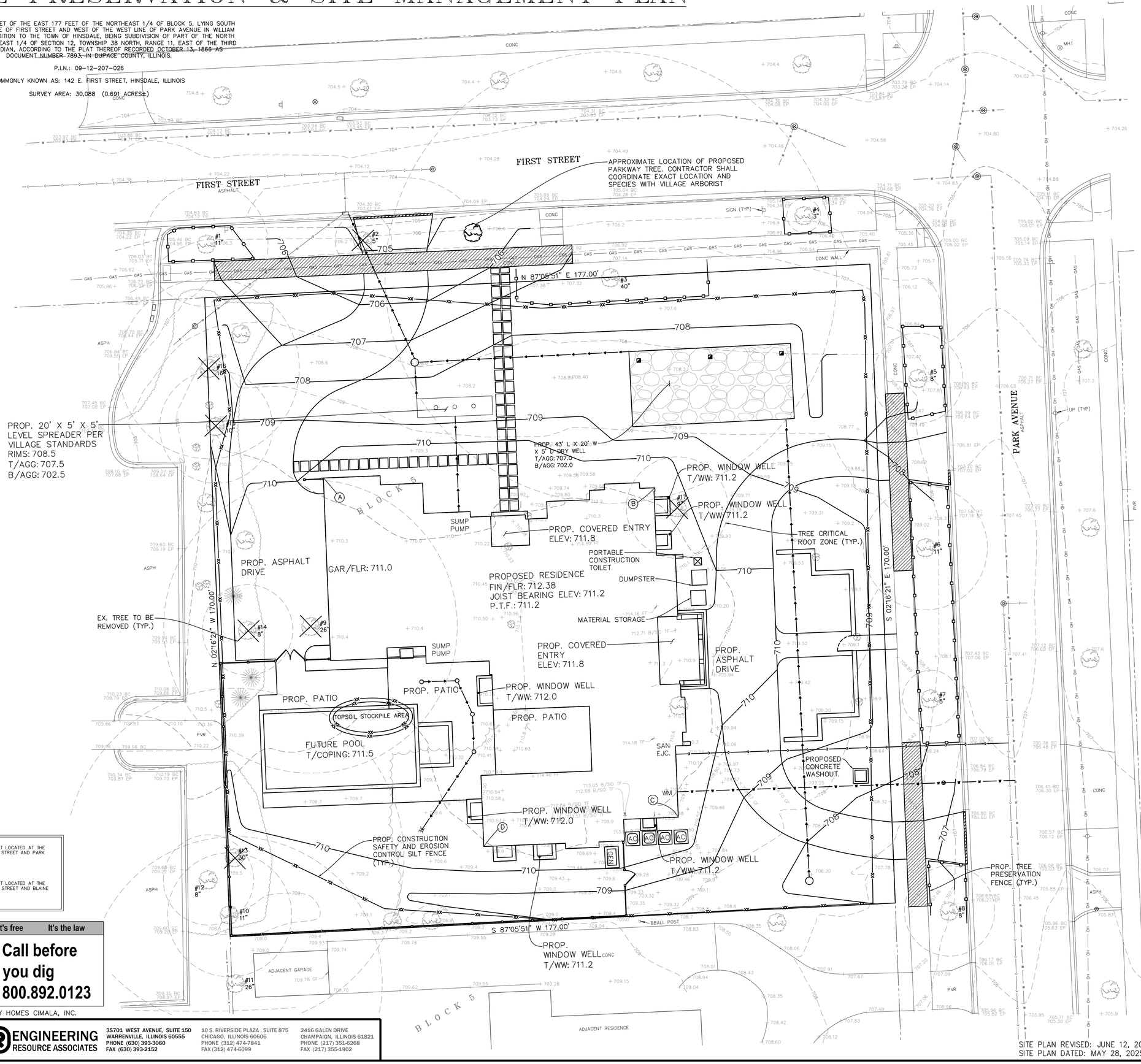
TREE PRESERVATION & SITE MANAGEMENT PLAN

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST 1/4 OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. FIRST STREET, HINSDALE, ILLINOIS

SURVEY AREA: 30,088 (0.691 ACRES±)



SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND PARK AVENUE.

ELEV: 706.56 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF FIRST STREET AND BLAINE STREET.

ELEV: 706.35 (NAVD 88)

It's smart It's free It's the law

Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

PREPARED FOR: LEGACY HOMES CIMALA, INC.

DRAWN BY:	KDK
CHECKED BY:	JPG
APPROVED BY:	JPG

ENGINEERING RESOURCE ASSOCIATES

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

SCALE: 1"=10'

NOTES:

1. All work must be performed according to the approved Tree Preservation Plan.
2. An approved Tree Preservation Plan must be available on the building site.
3. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
4. Fence the public portion (parkways) of the ***entire*** Tree Protection Zone(s) with a 6' chain-link fence to prevent wounds to the parkway trees(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone – Keep Out"
5. All required tree protection fencing shall remain in place until the time of the finish grading and landscaping.
6. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
7. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
8. Should it be necessary to trench within the TPZ for utilities, **including disconnection or capping of existing utilities**, all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
9. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. **Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone**
10. The proposed water service line valves (B-Boxes), is to be ten feet (10') from parkway trees. If future utility excavations need to occur, this reduces the chances of extensive stem or root damage, which could lead to tree decline.
11. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).
12. Removal of any hardscape within the Tree Protection Zones will be done by hand. No roots larger than two inches (2") shall be cut unless there is no alternative is feasible. Cuts will be made with a sharp pruning saw to avoid tearing and will be flush with the tree side of the trench
13. Demolition and construction of any proposed sidewalk should follow the Village detail for sidewalk construction within Tree Protection Zones, including no to minimal excavation (see Mandatory Tree Protection During Construction Policy)
14. The Tree Protection Zone may be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn.

All parties acknowledge that penalties outlined under Title 7 Chapter 2 will be enforced. Title 7 Section 1-Chapter 2-B(3): Any person who removes or cuts down any tree in any public street or parkway or other public place without a permit from the Village or **causes the death of the tree in any public street or parkway or other public place by negligence or failure to adequately protect said tree during construction on that person's property shall pay the Village a permit fee of twenty-five thousand dollars ($25,000).**

**NOTIFY THE VILLAGE 24 HOURS PRIOR TO THE START OF WORK WITHIN THE DRIPLINE OF THE PUBLIC TREES

- THE PROPOSED STORM SERVICE SHOULD BE INSTALLED USING TECHNIQUES TO MINIMIZE DAMAGE TO THE PARKWAY TREES. INSTALLATION OF THE AUGER PITS OR THE PROPOSED CATCH BASIN WITHIN 10' OF A PARKWAY TREE IS NOT PERMITTED.
- THE LOCATION OF THE PROPOSED DRIVEWAY APRON IS REQUIRED TO BE A MINIMUM OF 10' FROM THE NEAREST FACE OF THE TRUNK OF ANY PARKWAY TREE. AT NO POINT WILL THE NEW APRON OR EXCAVATION FOR NEW APRON BE CLOSER THAN 10' FROM THE FACE OF A PARKWAY TREE, OR OUTSIDE OF THE EXISTING DRIVE. IF THIS OCCURS, THE PARTY ACKNOWLEDGES THE FACT THAT PENALTIES OUTLINED UNDER TITLE 7 CHAPTER 2 WILL BE ENFORCED.
- THE PROPOSED DRIVEWAY AREA SHOULD BE INSTALLED USING TECHNIQUES TO MINIMIZE DAMAGE TO PARKWAY TREES
- THE VILLAGE WILL REQUIRE THAT THE TREE PROTECTION FENCE BE INSTALLED A MINIMUM DISTANCE FROM THE TREE
- HAND DIGGING ONLY WITHIN TREE PROTECTION ZONES
- ROOT PRUNING WILL BE USED AS NECESSARY PRIOR TO DRIVEWAY DEMOLITION TO PRUNE TREE ROOTS.
- ALL TREE PROTECTION FENCING WILL BE MAINTAINED IN ALL AREAS OUTSIDE OF THE APRON EXCAVATION AREA.
- MINIMAL EXCAVATION NOT TO EXCEED 8" DEEP WITHIN TREE PROTECTION ZONES.
- NO MATERIAL STORAGE OR EQUIPMENT STORAGE WITHIN DRIPLINE OF THE PUBLIC TREES
- THE USE OF BRICK PAVERS FOR THE DRIVE IS RECOMMENDED
- NOTIFY THE VILLAGE 24 HOURS PRIOR TO THE START OF WORK WITHIN THE DRIPLINE OF THE PUBLIC TREES

142 E 1st St Tree Inventory

Tree #	Size (in.)	Scientific Name	Common Name	Condition	Recommended Action
1	11	*Tilia americana*	Linden	good	Root prune/fencing
2	5	*Ulmus x 'Morton'*	Accolade Elm	good	Tree protection fence
3	40	*Ulmus americana*	American Elm	fair	Root prune/fencing
4	3	*Tilia americana*	Linden	good	Tree protection fence
5	8	*Celtis occidentalis*	Hackberry	good	Root prune/fencing
6	11	*Tilia cordata*	Little Leaf Linden	good	Root prune/fencing
7	5	*Celtis occidentalis*	Hackberry	good	Tree protection fence
8	8	*Celtis occidentalis*	Hackberry	good	Root prune/fencing
9	26	*Morus alba*	White Mulberry	fair	Remove
10	11	*Ulmus rubra*	Slippery Elm	good	No action needed
11	26	*Acer saccharinum*	Silver Maple	fair	No action needed
12	8	*Diospyros virginiana*	American Persimmon	good	No action needed
13	30	*Acer saccharinum*	Silver Maple	poor	Remove
14	8	*Pyrus calleriana*	Callery Pear	good	Remove
15	10	*Acer saccharum*	Sugar Maple	fair	Remove
16	16	*Acer saccharum*	Sugar Maple	poor	Remove
17	9	*Magnolia soulangeana*	Flowering Magnolia	good	Remove

- Rating is based on tree health and structural integrity.
- Adjacent private property trees requiring protective fencing will be protected using perimeter construction fencing instead of individual tree fencing.
- Install Tree Protection Fence per Tree Protection Plan prior to any construction activity
- Fence the public portion (parkways) of the entire Tree Protection Zones with a 6' chain-link fence to prevent wounds to the parkway tree(s) as well as soil compaction prior to any construction activity. Post the fence with a sign stating "Tree Protection Zone – Keep Out"
- At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zones.
- The entire Tree Protection Zone(s) should be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn.
- Tree Protection Zone is the designated area that encompasses and entire tree canopy.

This tree preservation plan incorporates all reasonable steps necessary to minimize damage to trees on property and adjacent to the property.
The Tree Preservation Plan was performed by Certified Arborist Bradley Earnest

5/29/2025
Bradley Earnest Certified Arborist # IL-9808-A

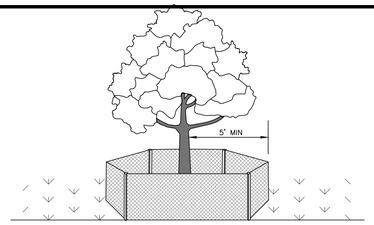
SITE PLAN REVISED: JUNE 12, 2025
SITE PLAN DATED: MAY 28, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

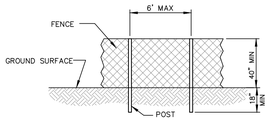
G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 - 142 E 1st St, Hinsdale\CADD\SHEET\SITE DEVELOPMENT\W25024.00 Tree Preservation Plan.dwg Updated by: sknoepl 6/12/2025

NOTES:

1. ANY DEMOLITION SHALL BE IN ACCORDANCE WITH THE VILLAGE CODE OF HINSDALE RELATED TO STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE VILLAGE.
2. THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
3. THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
4. DUST AND AIRBORNE PARTICLES SHALL BE CONTROLLED DURING DEMOLITION BY SPRAYING WATER ON STRUCTURES TO BE RAZED BY MEANS OF A WATER TRUCK AND SPRAYING EQUIPMENT.
5. GRAVEL MAT CONSTRUCTION ENTRANCE SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. GRAVEL MAT SHALL BE 3 INCH AGGREGATE WITH A MINIMUM DEPTH OF 6 INCHES.
6. CONTRACTOR SHALL KEEP STREETS CLEAN.
7. ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED, EXCEPT THE PARKWAY WHICH SHALL BE RESTORED WITH TOPSOIL AND SOD.
8. NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
9. AT TIME OF BACKFILL, SWALES WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
10. THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
11. PROPOSED WATER SERVICE SHALL BE 1.5" TYPE K COPPER SIZE ACCORDING TO VILLAGE REQUIREMENTS.
12. SANITARY SERVICE SHALL BE 6" PVC (SDR26) @ 1.00% MIN.
13. MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
14. EXISTENCE OF UTILITY STUBS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
15. WHEN PREPARING FOR CONSTRUCTION OF FOUNDATION, PUMPING OF STORMWATER OUT OF EXCAVATED AREAS MAY BE REQUIRED. DEWATERING DISCHARGE SHALL BE PUMPED TO THE FRONT TO EXISTING PARK AVENUE CURB AND GUTTER.
16. CONSTRUCTION SCHEDULE:
    - A. SEDIMENT AND EROSION CONTROL AND TREE PROTECTION FACILITIES SHALL BE INSTALLED. – SUMMER 2025
    - B. EXISTING STRUCTURES SHALL BE DEMOLISHED. – FALL 2025
    - C. RESTORE DISTURBED AREAS, BACKFILL FOUNDATION & EXISTING SWALES. & EXISTING SWALES. – WINTER 2025
    - D. CONSTRUCT PROPOSED RESIDENCE AND INSTALL DRIVEWAY. – SPRING 2026
    - E. PREPARE AND SUBMIT RECORD DRAWINGS. – SUMMER 2026
    - F. LANDSCAPING AND PLANT LAWN AND REMOVE TEMPORARY FENCING. – FALL 2026
17. CONTACT PERSON FOR SITE:
    BOB CIMALA
    (630) 886-7715
18. WASH DOWN AREA FOR CONSTRUCTION VEHICLES SHALL BE LOCATED ON SITE SOUTH OF CONSTRUCTION ENTRANCE (WITH SILT FENCE PROTECTION FOR RUN OFF).
19. REMOVE AND REPLACE SIDEWALK WHERE NECESSARY.
20. SIDEWALK MUST REMAIN PASSABLE FOR STUDENT PEDESTRIAN TRAFFIC AT ALL TIMES.
21. OVERFLOW PIPE IS TO BE CONNECTED TO THE EXISTING STORM SEWER. CONTRACTOR SHALL COORDINATE WITH VILLAGE ROADWAY CONTRACTOR DURING CONSTRUCTION OF THE OVERFLOW PIPE CONNECTION.
22. THE PROPOSED DRIVEWAY AREA AND UTILITY INSTALLATION SHOULD BE INSTALLED USING TECHNIQUES TO MINIMIZE DAMAGE TO THE PARKWAY TREE.
    - THE VILLAGE WILL REQUIRE THAT THE TREE PROTECTION FENCE BE INSTALLED A MINIMUM DISTANCE FROM THE TREE.
    - HAND DIGGING ONLY, WITHIN TREE PROTECTION ZONES.
    - ROOT PRUNING WILL BE USED AS NECESSARY PRIOR TO THE DRIVEWAY DEMOLITION TO PRUNE TREE ROOTS.
    - ALL TREE PROTECTION FENCING WILL BE MAINTAINED IN ALL AREAS OUTSIDE OF THE APRON EXCAVATION AREA.
    - MINIMAL EXCAVATION NOT TO EXCEED 8" DEEP WITHIN TREE PROTECTION ZONES.
    - NO MATERIAL OR EQUIPMENT STORAGE WITHIN THE DRIP LINE OF PUBLIC TREES.
    - THE USE OF BRICK PAVERS FOR THE DRIVES IS RECOMMENDED.
    - NOTIFY THE VILLAGE 24 HOURS PRIOR TO THE START OF WORK WITHIN THE DRIP LINE OF THE PUBLIC TREES
    - ALL PARTIES ACKNOWLEDGE THAT PENALTIES OUTLINED UNDER TITLE 7 CHAPTER 2 WILL BE ENFORCED. TITLE 7 SECTION 1–CHAPTER 2–B(3): ANY PERSON WHO REMOVES OR CUTS DOWN ANY TREE IN ANY PUBLIC STREET OR PARKWAY OR ANY OTHER PUBLIC PLACE WITHOUT A PERMIT FROM THE VILLAGE OR CAUSES THE DEATH OF THE TREE IN ANY PUBLIC STREET OR PARKWAY OR ANY OTHER PUBLIC PLACE BE NEGLIGENCE OR FAILURE TO ADEQUATELY PROTECT SAID TREE DURING CONSTRUCTION ON THAT PERSON'S PROPERTY SHALL PAY THE VILLAGE A PERMIT FEE OF TWENTY–FIVE THOUSAND DOLLARS ($25,000).



SECTION VIEW



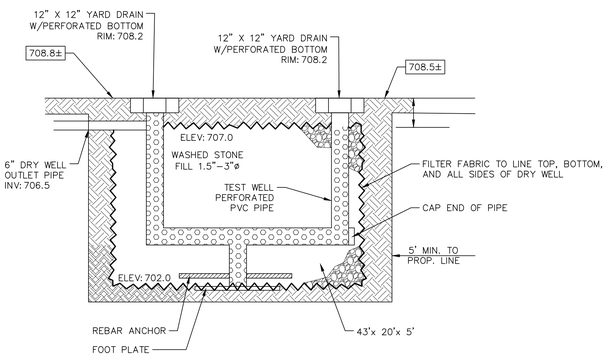
POST AND FENCE DETAIL

NOTES:

1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINUMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE PROJECT MANAGER.

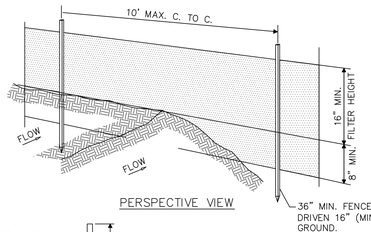
TREE PROTECTION

NOT TO SCALE

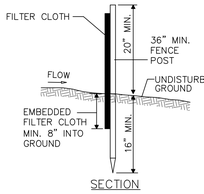


DRY WELL SECTION DETAIL

NOT TO SCALE



PERSPECTIVE VIEW



SECTION

1. FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

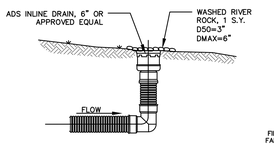
POSTS: STEEL EITHERT OR U TYPE OR 2" HARDWOOD.

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE.

SILT FENCE

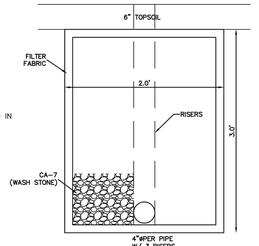
- BMP'S INSPECTION – INSPECTION IS REQUIRED WHEN EXCAVATION IS COMPLETE, PIPES ARE CONNECTED AND EXPOSED AND STONE FOR BACKFILLING IS ON SITE.
- LEVEL SPREADER INSPECTION – INSPECTION IS REQUIRED WHEN EXCAVATION IS COMPLETE, PIPES ARE CONNECTED AND EXPOSED AND STONE FOR BACKFILLING IS ON SITE.
- ANY CONNECTIONS TO THE STORM SEWER – INSPECTION IS REQUIRED WHEN EXCAVATION IS COMPLETE, PIPES ARE CONNECTED AND EXPOSED AND STONE FOR BACKFILLING IS ON SITE.
- DRIVEWAYS, SIDEWALKS & CURBS IN THE PARKWAY – ASPHALT OR CONCRETE, WHEN DRIVEWAY IS LAID–OUT, EXCAVATED, FORMWORK IS IN PLACE, AND SUBGRADE HAS BEEN PLACED.
- STREET PATCHES FOR SANITARY CONNECTION – 3 INSPECTIONS
  CONNECTION INSPECTION TO BE CARRIED OUT AND APPROVED BY FLAGG CREEK
  PRE–POUR INSPECTION FOR FLOW–ABLE FILL, STONE BACKFILLED 1 FT ABOVE PIPEWORK, FLOW–ABLE FILL ON SITE
  PRE–POUR FOR FINAL CONCRETE, 10 INCHES FROM FINAL GRADE, CONCRETE ON SITE.
- STREET PATCHES FOR WATER CONNECTION – 3 INSPECTIONS
  CONNECTION INSPECTION TO BE CARRIED OUT AND APPROVED BY HINSDALE WATER DEPARTMENT
  PRE–POUR INSPECTION FOR FLOW–ABLE FILL, STONE BACKFILLED 1 FT ABOVE PIPEWORK, FLOW–ABLE FILL ON SITE
  PRE–POUR FOR FINAL CONCRETE, 10 INCHES FROM FINAL GRADE, CONCRETE ON SITE
- FINAL GRADE INSPECTION
  WHEN THE SITE IS COMPLETE IN ACCORDANCE WITH THE PERMITTED SITE GRADING PLAN, 70% VEGETATED AND ALL OTHER ENGINEERING AND PUBLIC WORKS INSPECTIONS ARE COMPLETE.
- STORMWATER BOND INSPECTION
  CARRIED OUT 12 MONTHS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.



BUBBLER DETAIL

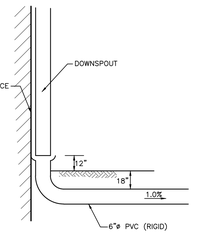
NOT TO SCALE

*NOTE: COST OF WASHED RIVER ROCK SHALL BE INCLUDED IN THE COST OF BUBBLER.



SUMP PUMP DRAINAGE SYSTEM DETAIL

NOT TO SCALE



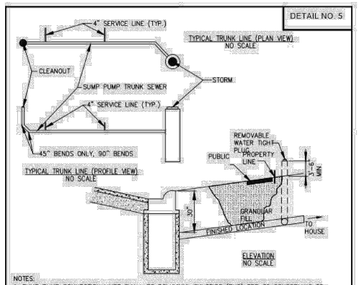
DOWNSPOUTS SHALL EITHER SPLASH TO GRADE, OR CONNECT TO STORM SEWER SYSTEM WHEN SHOWN.

DOWNSPOUT DETAIL

NOT TO SCALE

Village of Hinsdale — July 2017 - Engineering Standards

DETAIL NO. 5



NOTES:
1. SUMP PUMP CONNECTION LINES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 CONFORMING TO ASTM D–3034, SIZE AS INDICATED ON THE PLANS.
2. TRUNK LINES SHALL BE INSTALLED A MINIMUM OF THIRTY (30) INCHES BELOW THE TOP OF CURB AND FOLLOW THE CURB LINE FOR GRADE, AND SHALL BE LOCATED 2 FEET BEHIND THE FRONT PROPERTY LINE.
3. 10 GAUGE UNDERGROUND FEEDER TRACER WIRE SHALL BE INSTALLED IMMEDIATELY ABOVE THE TRUNK LINES AND SHALL TERMINATE AT THE CLEANOUTS OR STUBS. TRACER WIRE SHALL BE STRAPPED TO ALL STUBS AND CLEANOUTS AND SHALL EXTEND CONTINUOUSLY ALONG ALL PIPES, STUBS, AND CLEANOUTS. ADEQUATE WIRE SHALL BE LEFT IN ALL STRUCTURES TO ALLOW IT TO BE RAISED ABOVE THE FRAME. TRACER WIRE SHALL BE LOOPED BACK TO THE SERVICE STUB AND SHALL BE EXTENDED UP THROUGH THE CLEANOUT TO SURFACE GRADE. SPLICES IN TRACER WIRE SHALL USE A NO. 8 SPLIT BOLT SEALED WITH SELF–VULCANIZING TAPE.
4. UNDERGROUND CONTRACTOR SHALL ROTATE ELBOWS TO INSTALL SERVICES AS SHOWN IN TEMPORARY LOCATION.
5. HOUSE CONTRACTOR SHALL ROTATE ELBOWS TO INSTALL SERVICES AS SHOWN IN FINISHED LOCATION.
6. ALL CONNECTIONS TO INLETS, CATCH BASINS, OR MANHOLES FOR SERVICE STUBS OF SUMP PUMP MANLINES SHALL BE CORED AND NOT SAWCUT.
7. PRIOR TO FINAL ACCEPTANCE OF THE SUMP PUMP COLLECTION SYSTEM, THE ENTIRE SYSTEM SHALL BE TELEVISED. A COPY OF THE VIDEO TAPE SHALL BE DELIVERED TO THE PUBLIC WORKS DEPT. AND ANY OBSTRUCTIONS SHALL BE REPAIRED.

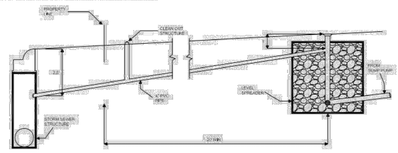
VILLAGE OF HINSDALE STANDARD DETAIL FOR SUMP DISCHARGE SERVICE LINE

REV:	
DATE:	APRIL 2008
FILE:	STORM\SUMPDIS

Village of Hinsdale — July 2017 - Engineering Standards

DETAIL NO. 45

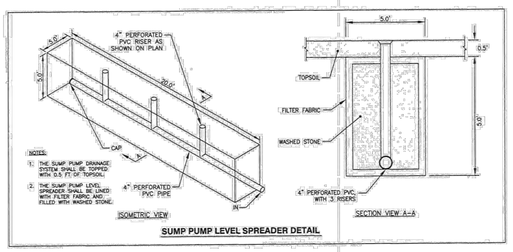
Notes:
1. SUMP PUMP / LEVEL SPREADER / OVERFLOW LINES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 CONFORMING TO ASTM D-3034. SIZE AS INDICATED ON THE PLANS.
2. HOUSE CONTRACTOR SHALL ROTATE ELBOWS TO INSTALL SERVICE STUBS AS SHOWN IN LOCATION 1.
3. ALL CONNECTIONS TO INLETS, CATCH BASINS, OR MANHOLES FOR SERVICE STUBS OF SUMP PUMP OVERFLOWS SHALL BE CORED AND NOT SAW CUT.
4. OVERFLOW CAN ONLY BE CONNECTED TO STORM SEWER (CAN NOT BE CONNECTED TO COMBINED OR SANITARY).



VILLAGE OF HINSDALE STANDARD DETAIL FOR LEVEL SPREADER (OVERFLOW OPTIONAL) SHEET 2 / 2

DATE:	10/01/08
FILE:	STORM\SUMPDIS

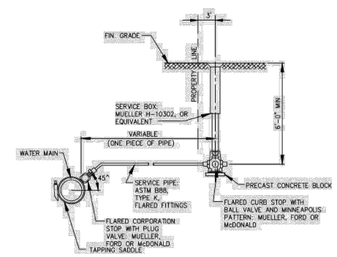
Village of Hinsdale — July 2017 - Engineering Standards



SUMP PUMP LEVEL SPREADER DETAIL

Village of Hinsdale — July 2017 - Engineering Standards

DETAIL NO. 18



NO SCALE

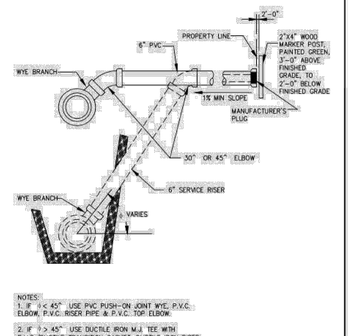
NOTE:
1. TRENCH BACKFILL SHALL BE INSTALLED PER WATER MAIN INSTALLATION DETAIL.
2. WATER SERVICES SHALL NOT EXCEED 100' IN LENGTH. SPLICES IN THE WATER SERVICE SHALL NOT BE PERMITTED.
3. ALL SERVICES SHALL REQUIRE SADDLES. THE SADDLE SHALL BE STAINLESS, SMITH BLAIR #264 OR JCM #163.

VILLAGE OF HINSDALE STANDARD DETAIL FOR WATER SERVICE

REV:	1 – TAPPING SADDLE
DATE:	AUG. 2011
FILE:	WATER\WSRV

Village of Hinsdale — July 2017 - Engineering Standards

DETAIL NO. 22



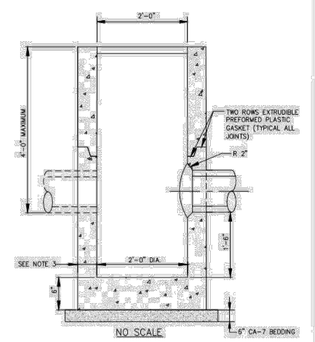
NOTES:
1. IF 0° < 45° USE PVC PUSH–ON JOINT WYE, P.V.C. ELBOW, P.V.C. RISER PIPE & P.V.C. TOP ELBOW.
2. IF 0° > 45° USE DUCTILE IRON M.J. TEE WITH P.V.C./DUCTILE TRANSITION GASKET, DUCTILE IRON RISER PIPE AND DUCTILE IRON TOP ELBOW. ALL DUCTILE IRON COMPONENTS SHALL BE COATED WITH PROTECTO 401 OR APPROVED EQUAL.
3. ALL PVC PIPE AND FITTINGS SHALL BE ASTM D3034, SDR 26, WITH ELASTOMERIC GASKET TYPE JOINTS, COMPLYING WITH ASTM F477 AND ASTM D3212
4. A MINIMUM DISTANCE OF 3 FT IS REQUIRED BETWEEN 45° BENDS.
5. TRENCH BACKFILL SHALL BE INSTALLED PER SANITARY SEWER INSTALLATION DETAIL.

Village of Hinsdale — July 2017 - Engineering Standards

VILLAGE OF HINSDALE STANDARD DETAIL FOR SEWER SERVICE FOR SANITARY SEWERS

REV:	
DATE:	APRIL 2008
FILE:	SANITARY\SWSERT

DETAIL NO. 2



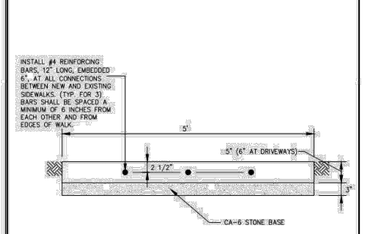
NO SCALE

NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAIL FOR CASTING REQUIREMENTS.
2. STRUCTURE SHALL COMPLY WITH ASTM C478.
3. WALL THICKNESS SHALL BE IN ACCORDANCE WITH IDOT HIGHWAY STANDARD 602011.

VILLAGE OF HINSDALE STANDARD DETAIL FOR CATCH BASIN, TYPE C

REV:	
DATE:	APRIL 2008
FILE:	STORM\CBSET–C

DETAIL NO. 42



NOTES:
1. SIDEWALKS ADJACENT TO THE BACK OF CURB SHALL BE A MINIMUM OF 6' IN WIDTH.
2. ALL SIDEWALK SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.
3. PREFORMED EXPANSION JOINTS (3/4" THICK) SHALL BE CONSTRUCTED IN SIDEWALK EVERY 100 FEET AND AT ALL ABUTTING DRIVEWAYS AND CURB AND GUTTER.
4. TOOLED CONTRACTION JOINTS SHALL BE CONSTRUCTED IN SIDEWALK EVERY FIVE FEET.
5. SIDEWALK SHALL HAVE 1/4" PER FOOT CROSS–SLOPE.
6. SIDEWALKS SHALL BE TESTED PER VILLAGE CODE 11–6–6(B)

VILLAGE OF HINSDALE STANDARD DETAIL FOR SIDEWALK

REV:	
DATE:	APRIL 2008
FILE:	MISC\SIDEWALK

PREPARED FOR: LEGACY HOMES CIMALA, INC.

DRAWN BY:	KDK
CHECKED BY:	JPG
APPROVED BY:	JPG

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

SITE PLAN REVISED: JUNE 12, 2025
SITE PLAN DATED: MAY 28, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 142 E 1st St, Hinsdale\CADD\SHEET\SITE DEVELOPMENT\W25024.00 Tree Preservation Plan.dwg Updated by: sknoepl 6/12/2025



Park Avenue Elevation



First Street Elevation

Legacy Homes Cimala, Inc.
142 E. First Street. - Hinsdale, IL, 60521
May 27, 2025 | project 2025-042

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



Park Avenue Elevation

Legacy Homes Cimala, Inc.
142 E. First Street. - Hinsdale, IL, 60521
May 15, 2025 | project 2025-042

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



Park Avenue Elevation

Legacy Homes Cimala, Inc.
142 E. First Street. - Hinsdale, IL, 60521
May 15, 2025 | project 2025-042

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



First Street Elevation

Legacy Homes Cimala, Inc.
142 E. First Street. - Hinsdale, IL, 60521
May 15, 2025 | project 2025-042

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



Interior Side Yard Elevation

Legacy Homes Cimala, Inc.
142 E. First Street. - Hinsdale, IL, 60521
May 15, 2025 | project 2025-042

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



Rear Elevation (West)

Legacy Homes Cimala, Inc.
142 E. First Street. - Hinsdale, IL, 60521
May 15, 2025 | project 2025-042

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



N

SITE PLAN

SCALE: 1" = 10'-0"

LEGAL PROPERTY DESCRIPTION:
THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST ¼ OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAMS ROBBIN'S FIRST ADDITION TO THE TOUN OF HINSDALE, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOUNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 1893, IN DUPAGE COUNTY, ILLINOIS

POST OFFICE ADDRESS:
142 E. 1ST. STREET, HINSDALE, ILLINOIS 60521

P.I.N. 09-12-201-026

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:
LEGACY HOMES CIMALA, INC
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
SITE PLAN

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:	SHEET:
BFG	A0.1

PROJECT MGR: WJG | DRAWN BY: WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
A0.1 SITE PLAN



C **FRONT COVERED PORCH 1ST STREET ELEVATION**

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

A **FRONT YARD (EAST) PARK AVENUE ELEVATION**

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



B **CORNER SIDE YARD (NORTH) 1ST STREET ELEVATION**

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

charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
ELEVATIONS AND DETAILS

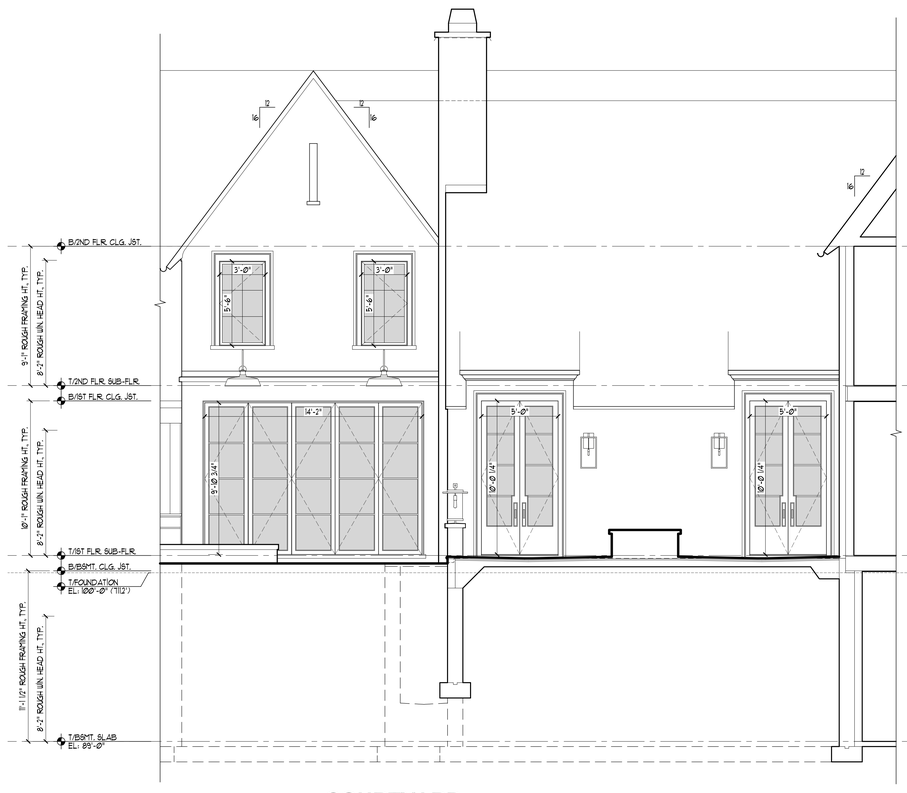
DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:		SHEET:
BFG		A1.1
PROJECT MGR: WJG	DRAWN BY: WJG	

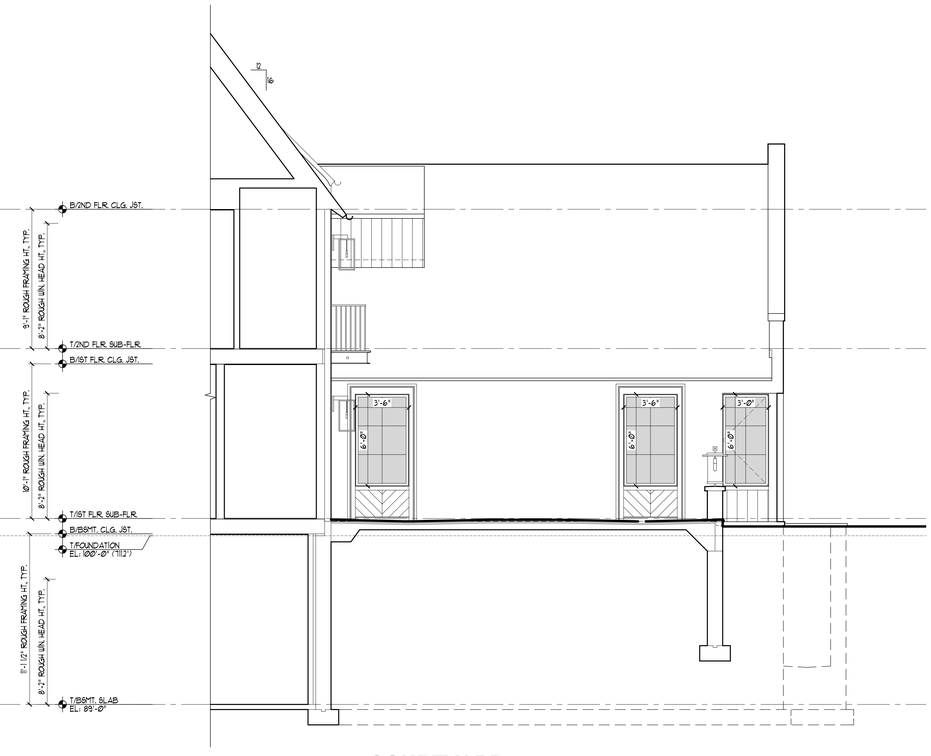
DRAWING FILE PATH:
M:/2025/DRAWINGS/
A1.1 ELEVATIONS AND DETAILS



A **REAR (WEST) ELEVATION**
SCALE: 1/4" = 1'-0"



C **COURTYARD (SOUTH) ELEVATION**
SCALE: 1/4" = 1'-0"



B **COURTYARD (NORTH) ELEVATION**
SCALE: 1/4" = 1'-0"

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
EXTERIOR ELEVATIONS AND DETAILS

DATE:	PROJECT #
6/12/2025	2025-042

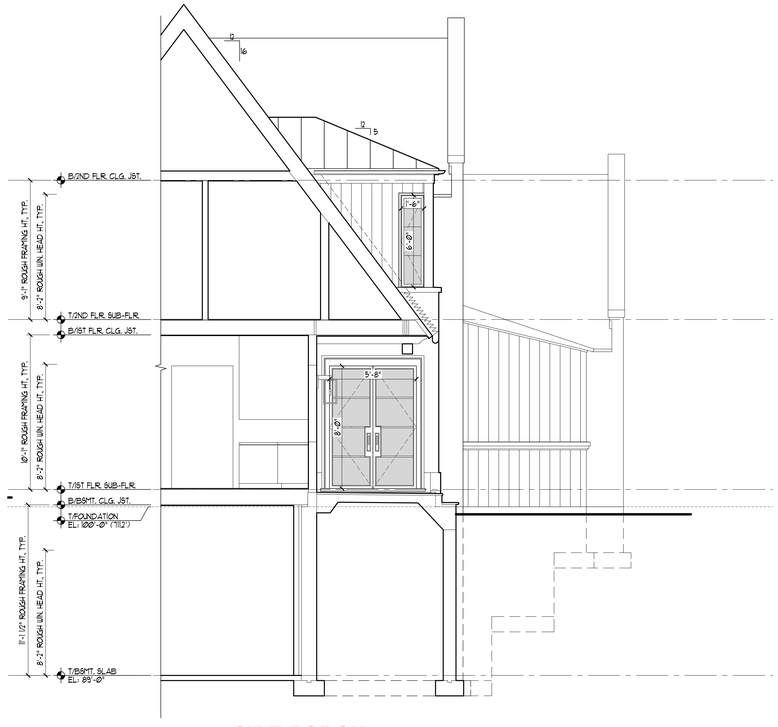
PRINCIPAL:	SHEET:
BFG	A1.2

PROJECT MGR:	DRAWN BY:
WJG	WJG

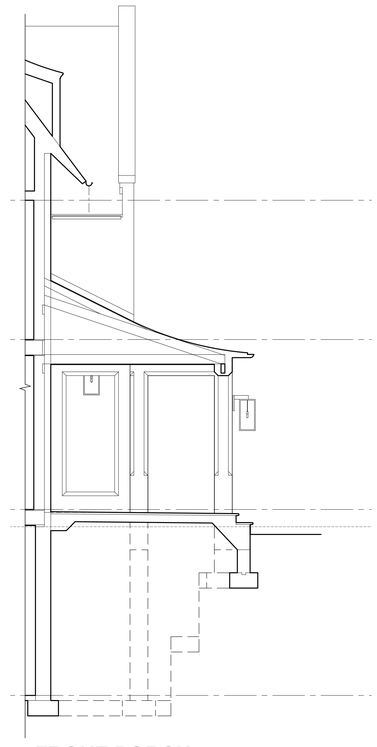
DRAWING FILE PATH:
M:/2025/DRAWINGS/
A1.2 EXTERIOR ELEVATIONS AND DETAILS



A **SIDE (SOUTH) ELEVATION**
SCALE: 1/4" = 1'-0"



C **SIDE PORCH PARK AVE ELEVATION**
SCALE: 1/4" = 1'-0"



B **FRONT PORCH 1ST STREET ELEVATION**
SCALE: 1/4" = 1'-0"

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

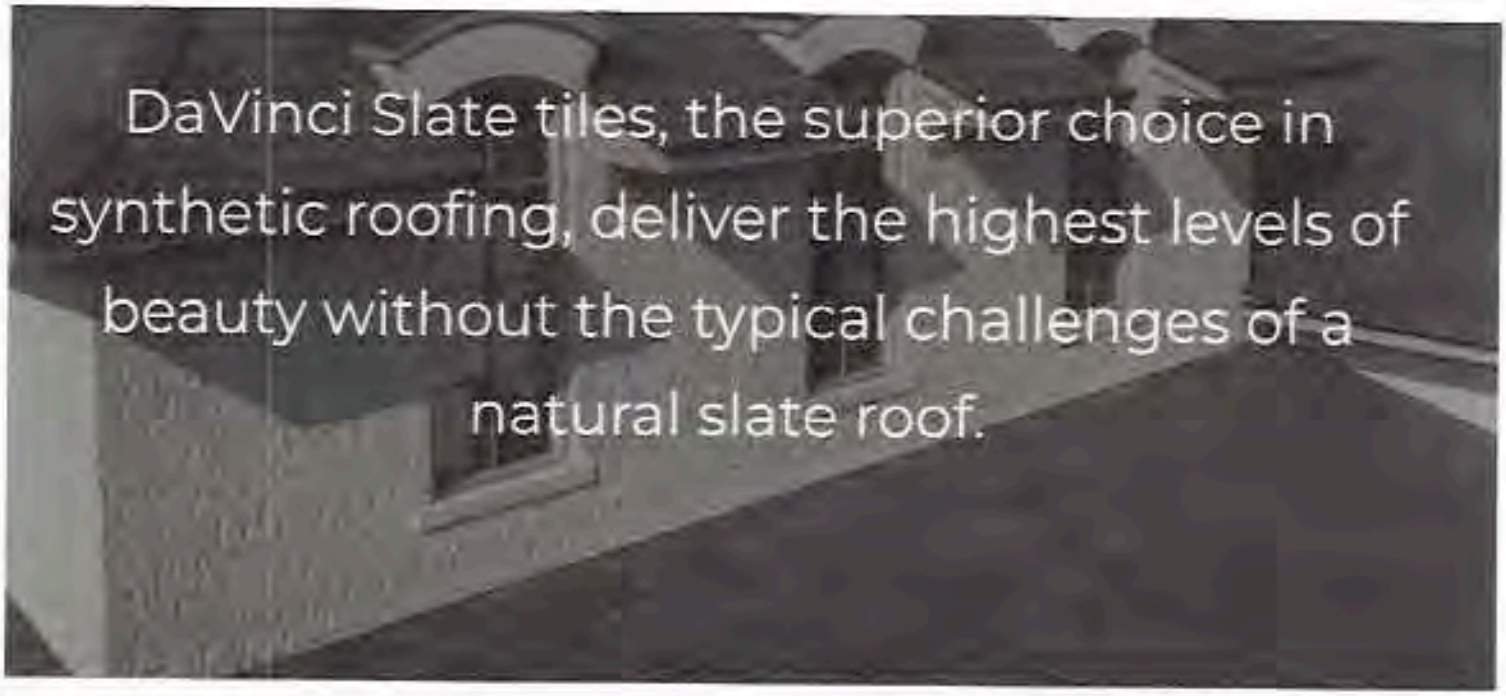
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
EXTERIOR ELEVATIONS

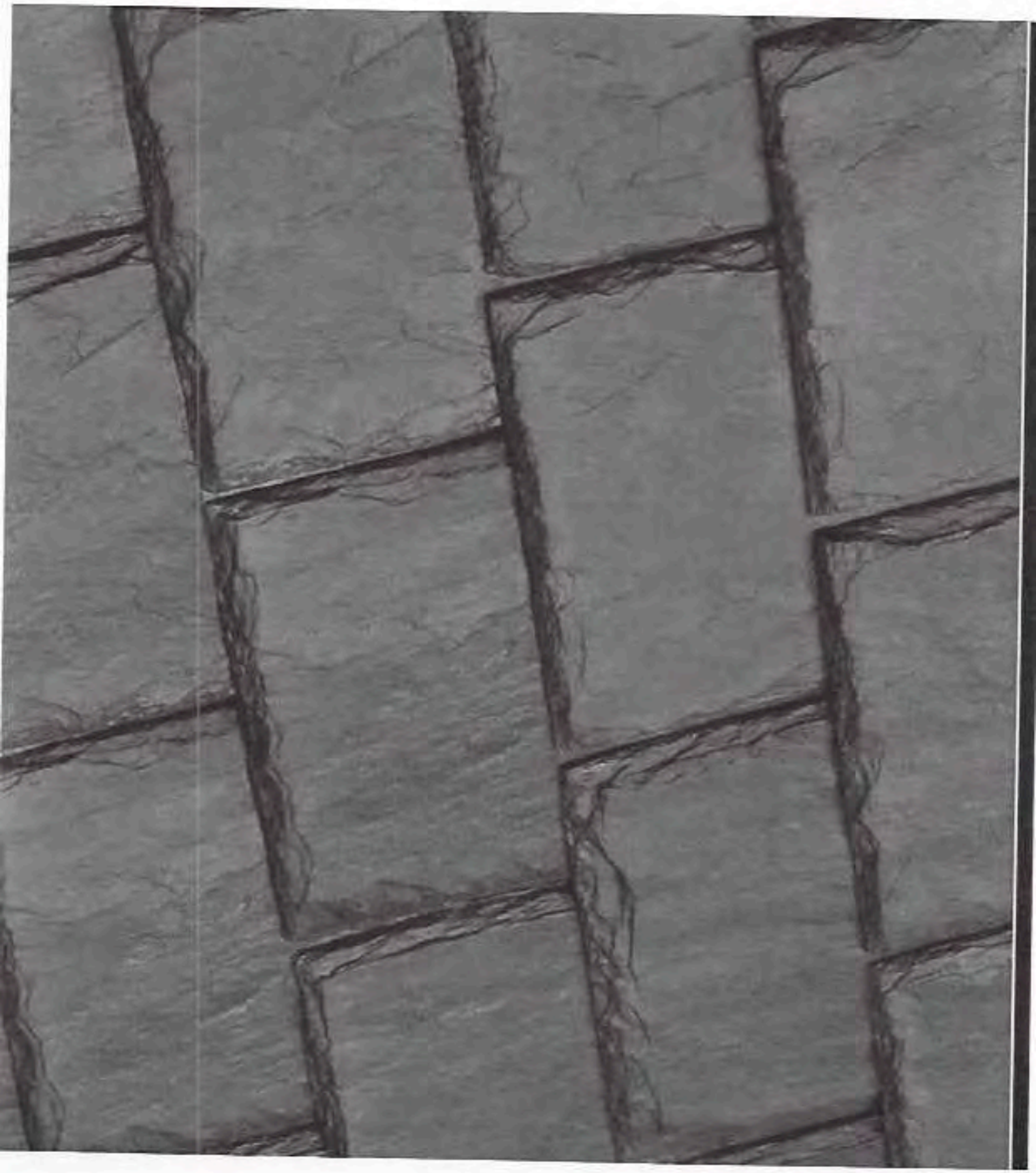
DATE:	PROJECT #
6/12/2025	2025-042
PRINCIPAL: BFG	SHEET: A1.3
PROJECT MGR: WJG / DRAWN BY: WJG	
DRAWING FILE PATH: M:/2025/DRAWINGS/A1.3 EXTERIOR ELEVATIONS	

Fondulac or Eden Stone





Some homes were created with the promise of a slate roof in mind. DaVinci Slate shingles deliver on that promise with astonishing versatility. Our slate tiles are engineered to be lighter, to resist impact and to maintain their color longer. Designed to withstand harsh weather conditions, our composite shingles are a cost-effective solution to traditional roofing materials. It's hard to beat Mother Nature, but DaVinci has done it.



Courtyard Dark Gray-Pewter-Charcoal





NEW LP® SMARTSIDE® NICKEL GAP SIDING



LP® SmartSide® Nickel Gap Siding offers a modern profile using SmartGuard technology. Nickel Gap features locking flanges with a fastener groove that hides nails. This also allows for the siding to be stacked and tapped into place creating a gap between the boards about the size of a nickel.

- Features include a nominal 1/2" thickness and 7" reveal.
- Can be installed vertically or horizontally
  - Local/regional building codes should be followed
- Install with LP SmartFlash™ Metal Pan Flashing accessory (100 pieces/box; only available in primed) or comparable alternative to support a complete system
- Backed by an industry-leading 5/50-year limited warranty

DESCRIPTION	LENGTH	NOMINAL WIDTH	NOMINAL THICKNESS	WEIGHT PER PIECE	SQ. FT. PER UNIT	PIECES PER UNIT	PID
LP® SmartSide® Nickel Gap Siding	16'	8"	1/2"	Approx. 16 lbs	1920 ft (surface area)	180	46545
LP SmartFlash™ Metal Pan Flashing	10'	4"	0.024"	-	-	-	46180

LP® SmartSide® 5/50 YEAR LIMITED WARRANTY

LP SmartSide® TRIM & SIDING

For more information, visit LPCorp.com/SmartSide

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

© 2024 Louisiana-Pacific Corporation. All rights reserved. All trademarks are owned by Louisiana-Pacific Corporation.

Sign in with Google

Use your Google Account to sign in to Pinterest

No more passwords to remember. Signing in is fast, simple and secure.



499

From Bell 2 Law

2 Comments

Jiri Just lovely, looks modern thanks to the black large doors and yet classic with the gable roof. Also thanks to the choice of black and white, non colors.

highness I love houses like this, what's this type of style/architecture called??

More to explore







Outdoor Oasis

For more home decor & inspiration, follow me at @stellaflallasinteriors



Sophisticated Interior De a Classy Look

Sophisticated Interior De a Classy Look

More to explore

State Material
Mason Supply

About Us Shop By Project Products Masonry
Resources Contact Clearance Wishlist



Thermal Pennsylvania Bluestone

Add to Wishlist

SKU: BPT

Categories: Bluestone, Natural Flagstone

Tag: Blue



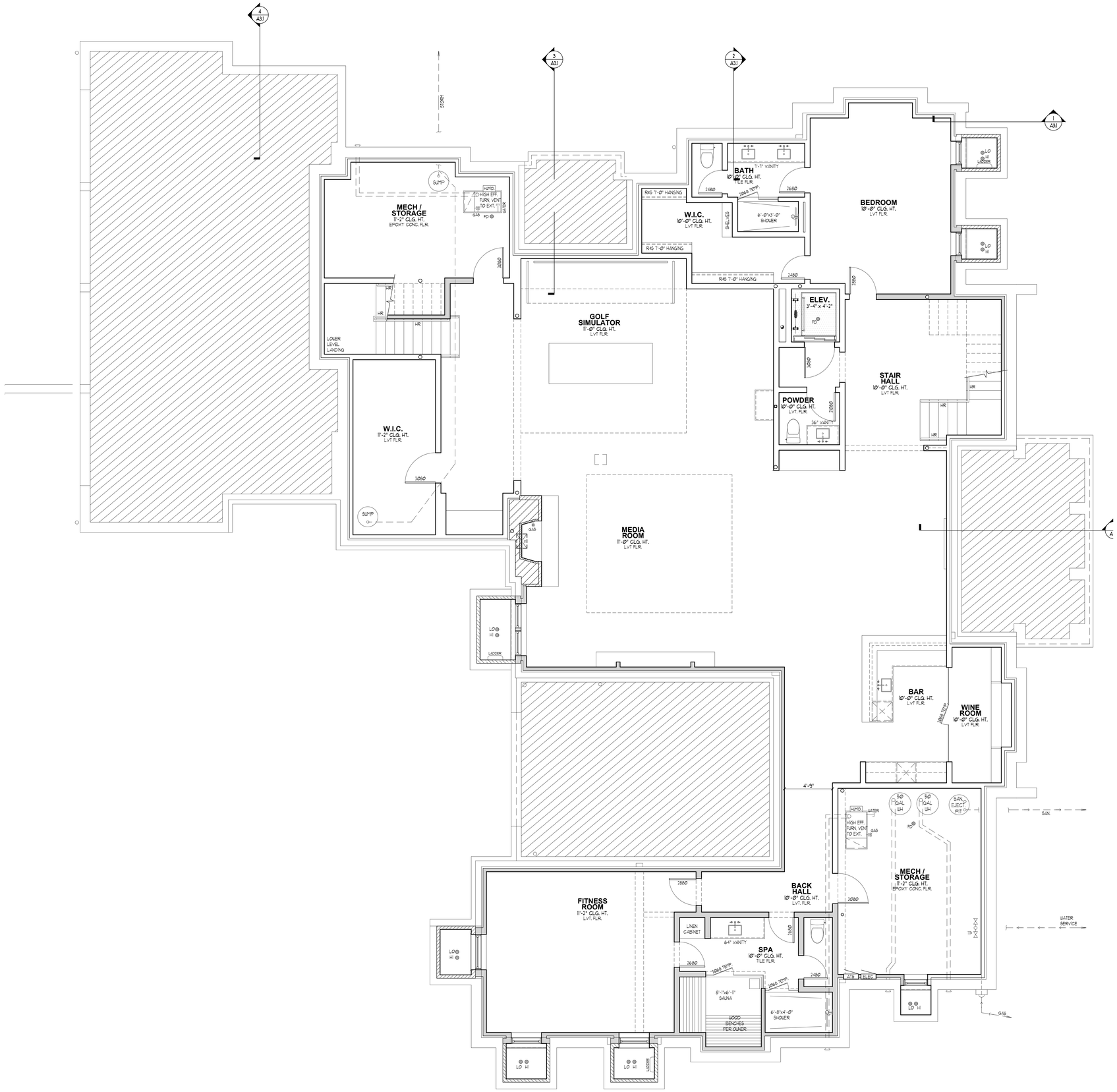


Description Additional Information

Thickness	1 1/4", 1"
Dimensions (Width X Length)	12"x12" 12"x18" 12"x24" 12"x30" 12"x36" 18"x18" 18"x24" 18"x30" 18"x36" 24"x24" 24"x30" 24"x36"
Natural Flagstone Color	Blue

Courtyard Dark Gray-Pewter-Charcoal





N

LOWER LEVEL PLAN

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

charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

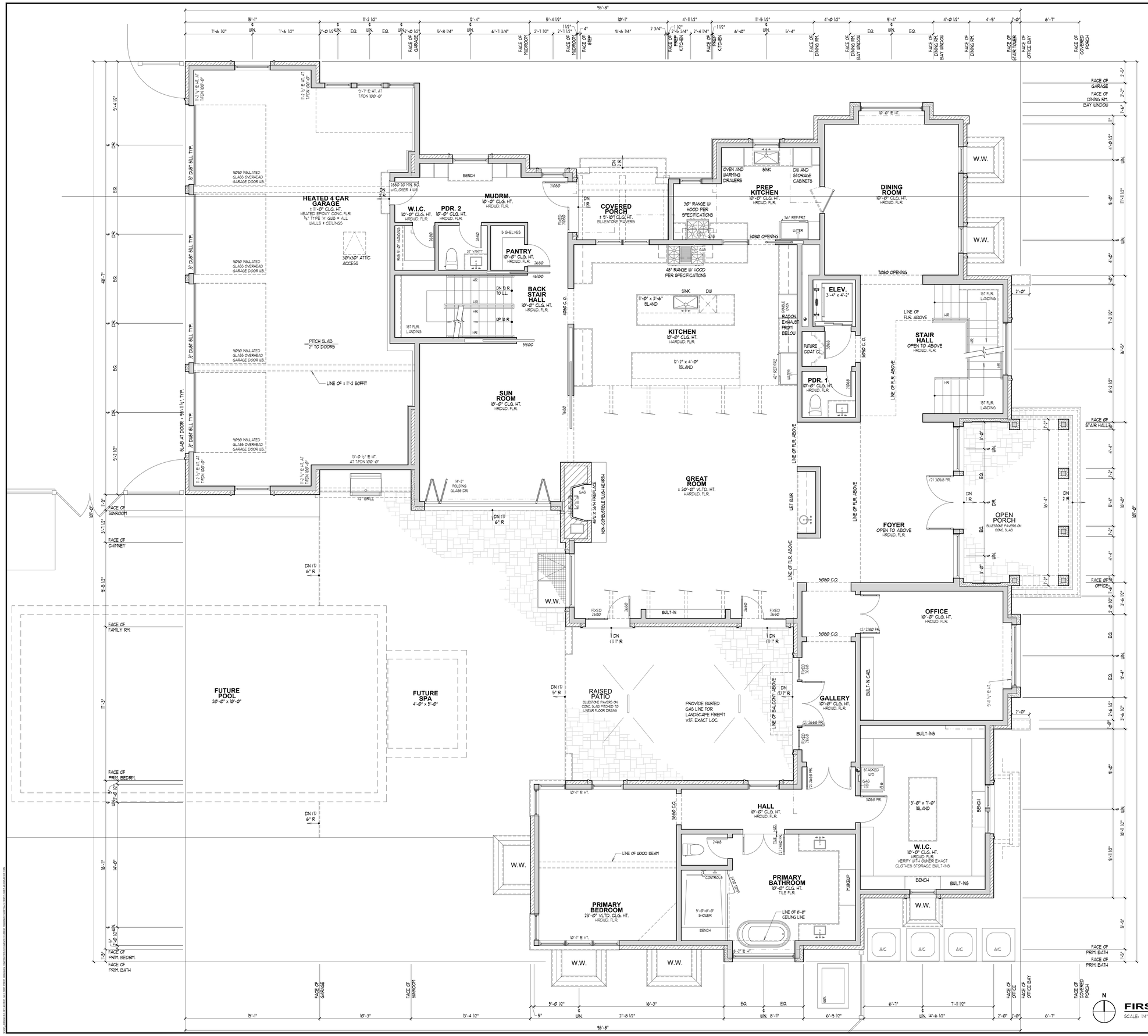
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
LOWER LEVEL FLOOR PLAN

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:		SHEET:
BFG		A2.1
PROJECT MGR:	DRAWN BY:	
WJG	WJG	

DRAWING FILE PATH:
M:/2025/DRAWINGS/
A2.1 LOWER LEVEL FLOOR PLAN



charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

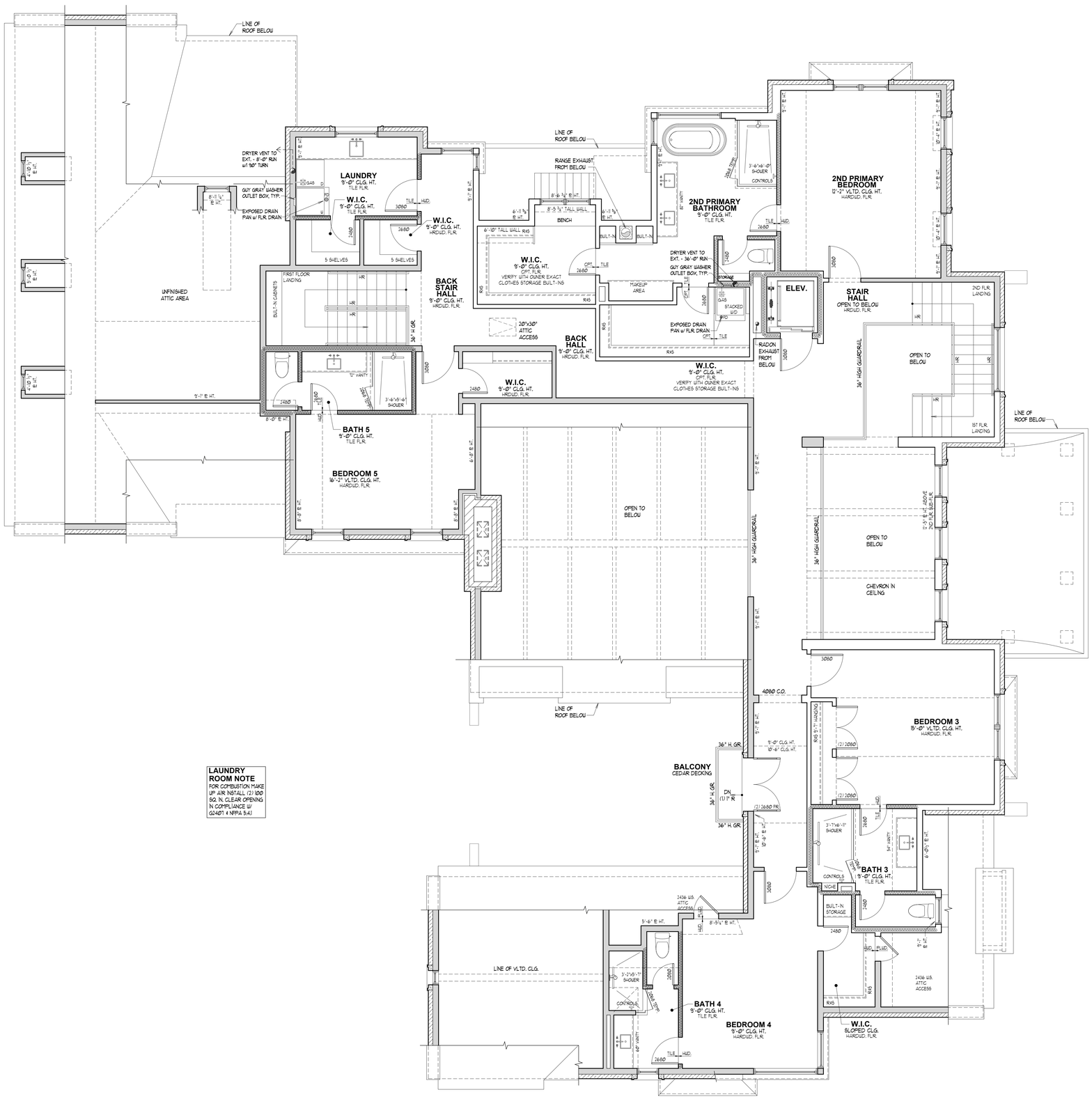
TITLE:
FIRST FLOOR PLAN

DATE:	PROJECT #
6/12/2025	2025-042
PRINCIPAL: BFG	SHEET: A2.2
PROJECT MGR: WJG	DRAWN BY: WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
A2.2 FIRST FLOOR PLAN

FIRST FLOOR PLAN

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



LAUNDRY ROOM NOTE
FOR COMBUSTION MAKE UP AIR INSTALL (2) 100 SQ. IN. CLEAR OPENING IN COMPLIANCE W/ G2407.1 & NFPA 54.1

N

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

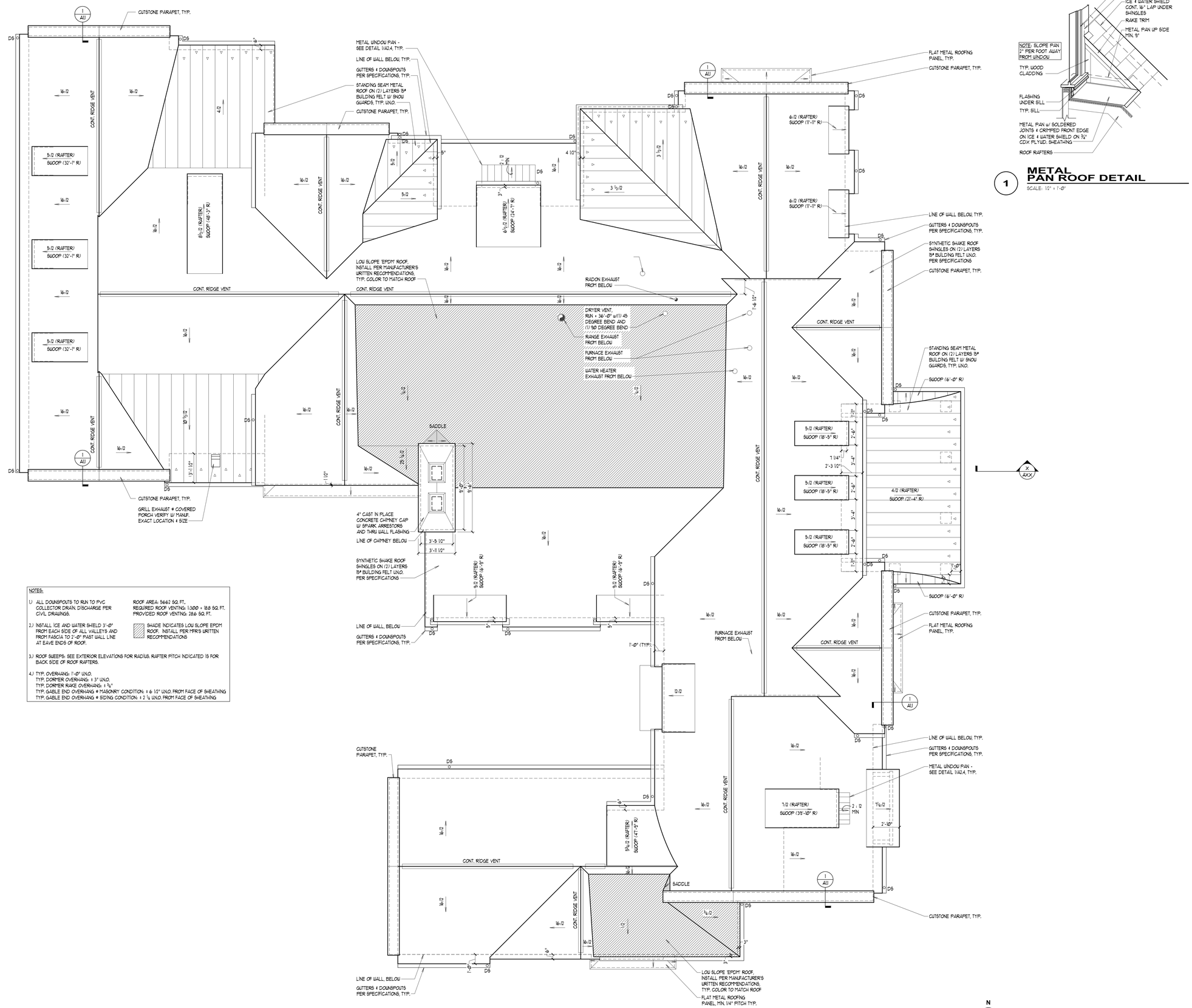
PROJECT:

NEW RESIDENCE FOR:
LEGACY HOMES CIMALA, INC
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
SECOND FLOOR PLAN

DATE:	PROJECT #
6/12/2025	2025-042
PRINCIPAL: BFG	SHEET: A2.3
PROJECT MGR: WJG	DRAWN BY: WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
A2.3 SECOND FLOOR PLAN



NOTES:

1) ALL DOWNSPOUTS TO RUN TO PVC COLLECTOR DRAIN. DISCHARGE PER CIVIL DRAWINGS.

2) INSTALL ICE AND WATER SHIELD 3'-0" FROM EACH SIDE OF ALL VALLEYS AND FROM FASCIA TO 2'-0" PAST WALL LINE AT EAVE ENDS OF ROOF.

3) ROOF SWEEPS: SEE EXTERIOR ELEVATIONS FOR RADIUS. RAFTER PITCH INDICATED IS FOR BACK SIDE OF ROOF RAFTERS.

4) TYP. OVERHANG: 1'-0" U.N.O.
TYP. DORMER OVERHANG: ± 3" U.N.O.
TYP. DORMER RAKE OVERHANG: ± ¾"
TYP. GABLE END OVERHANG @ MASONRY CONDITION: ± 6 1/2" U.N.O. FROM FACE OF SHEATHING
TYP. GABLE END OVERHANG @ SIDING CONDITION: ± 2 ½ U.N.O. FROM FACE OF SHEATHING

ROOF AREA: 5662 SQ. FT.
REQUIRED ROOF VENTING: 1:300 = 18.8 SQ. FT.
PROVIDED ROOF VENTING: 28.6 SQ. FT.

SHADE INDICATES LOW SLOPE EPDM ROOF. INSTALL PER MFR'S WRITTEN RECOMMENDATIONS

1 METAL PAN ROOF DETAIL

SCALE: 1/2" = 1'-0"

ROOF PLAN

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

A1.2

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
ROOF PLAN AND DETAILS

DATE:	PROJECT #
6/12/2025	2025-042
PRINCIPAL: BFG	SHEET: A2.4
PROJECT MGR: WJG	DRAWN BY: WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
A2.4 ROOF PLAN AND DETAILS

FOUNDATION PLAN

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

UNEXCAVATED 5" MIN. COMPACTED GRAVEL FILL

BASEMENT

4" HEATED CONC. SLAB w/6x6-W2.9xW2.9 WWM ON 12 MIL V.B. (LAP SEAMS 12" MIN. EACH DIRECTION FOR RADON SYSTEM) ON 2" TYPE IX RIGID INSULATION (R-10) ON 5" MIN. GRAVEL FILL
T/SLAB EL. = 89'-0"

ELEVATOR PIT
T/SLAB EL. = 88'-0"
VERIFY PIT DIMENSION & DEPTH w/ELEVATOR TYPE

TYPICAL CONCRETE WINDOW WELL
EGRESS WINDOW WELL PROVIDE PREFAB. METAL LADDER & HINGED GRATE OR GATE COVER w/3'-0" x 3'-0" PANEL FOR EGRESS (SEE FIRST FLR. PLAN). PAINT LADDER & GRATE COVER
(2) HI-LO PVC DRAINS TO PERIMETER DRAIN, TYP.

TYP. SLAB REINFORCING
⅝ BARS x 18" LONG @ 24" O.C. HORIZ. DRILL INTO CONC. FDN. 4" MIN. @ SET IN EPOXY, TYP. @ ALL SLAB/WALL CONNECTIONS
⅝ REBARS @ 18"x18" BENT @ 24" OC, TYP. @ ALL SLAB LOC.

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR ACCURACY. THE DRAWINGS ARE NOT TO BE USED BY ANY THIRD PARTY FOR ANY PURPOSE. THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE: FOUNDATION PLAN AND LEGEND

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:	SHEET:
BFG	S1.1

PROJECT MGR:	DRAWN BY:
WJG	WJG

DRAWING FILE PATH:
M:\2025\DRAWINGS\
S1.1 FOUNDATION PLAN AND LEGEND

STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

- STEEL BEAM
- ENGINEERED BEAM
- DIMENSIONAL LUMBER BEAM
- STANDARD STEEL PIPE COL, SEE POST LEGEND
- POST, SEE POST LEGEND
- LOAD BEARING WALL
- LOAD BEARING WALL ABOVE (BWA)
- 3" ø STD. STL. PIPE ON 3'-0"x3'-0"x12" CONCRETE FOOTING W/ (4) #4 BARS EA. WAY, U.N.O.
- DEPRESSED SLAB

NOTE:

ALL RAFTERS TO BE SPF #2 2 X 12'S @ 16" O.C. U.N.O.

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE

DOUBLE JOISTS UNDER ALL TUBS & KITCHEN ISLANDS.

ALL HEADERS TO BE (2) 2 X 8 @ MOUNTED @ ROUGH 8'-1" HEAD HEIGHTS NOTED UNLESS NOTED OTHERWISE.

EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O.

ALL CONNECTION DETAILS TO FOLLOW IRC. 602.3.1 (TABLE) GUIDELINES.

- AREA OF OVERFRAME
- AREA OF ALT. BRACING PER IRC R602.10.3.3
- BRACED WALL PIER IRC 602.10.1 TO BE 1/2" GWB. FASTENED W/ 1¼" SCREWS, TYPE U OR S @ 7" O.C. PER SCHEDULE R602.3.1()

POST LEGEND

ALL POSTS SHOWN ARE (2) 2x4'S IN 4½" WALLS OR (2) 2x6'S IN 6½" WALLS, U.N.O.

P1	(3) 2X4 POST
P2	(3) 2X6 POST
P3	3½" x 3½" PARALLAM PSL POST
P4	3½" x 5¼" PARALLAM PSL POST
P5	5¼" x 5¼" PARALLAM PSL POST
P6	3½" x 7" PARALLAM PSL POST
P7	5¼" x 7" PARALLAM PSL POST
P8	7" x 7" PARALLAM PSL POST
P9	TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR
PØ	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR
P11	(4) 2X4 POST
P12	(4) 2X6 POST
C1	3" ø STD. STL. PIPE
C2	3" ø STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION OR STEEL BELOW PER PLAN
C3	3-½" ø STD. STL. PIPE
C4	3-½" ø STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION OR STEEL BELOW PER PLAN
C5	4" ø STD. STL. PIPE (2 STORY TALL)
C6	4" X 4" X .25" STD. STL TUBE COLUMN W/ BASE PLATE BOLTED TO FDN BELOW AND CAP PLATE FOR TWO STEEL ANGLES FOR MASONRY
C7	4" X 4" X .25" STD. STL TUBE COLUMN W/ BASE PLATE BOLTED TO FDN BELOW

STEEL MASONRY LINTELS

CLEAR SPAN (MAX.)	EXTERIOR ANGLES
4'-0"	3½" x 3½" x 5/16"
6'-0"	4" X 3½" X 5/16"
8'-0"	5" X 3½" X 5/16"

SECOND FLOOR FRAMING PLAN

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

charles vincent george ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

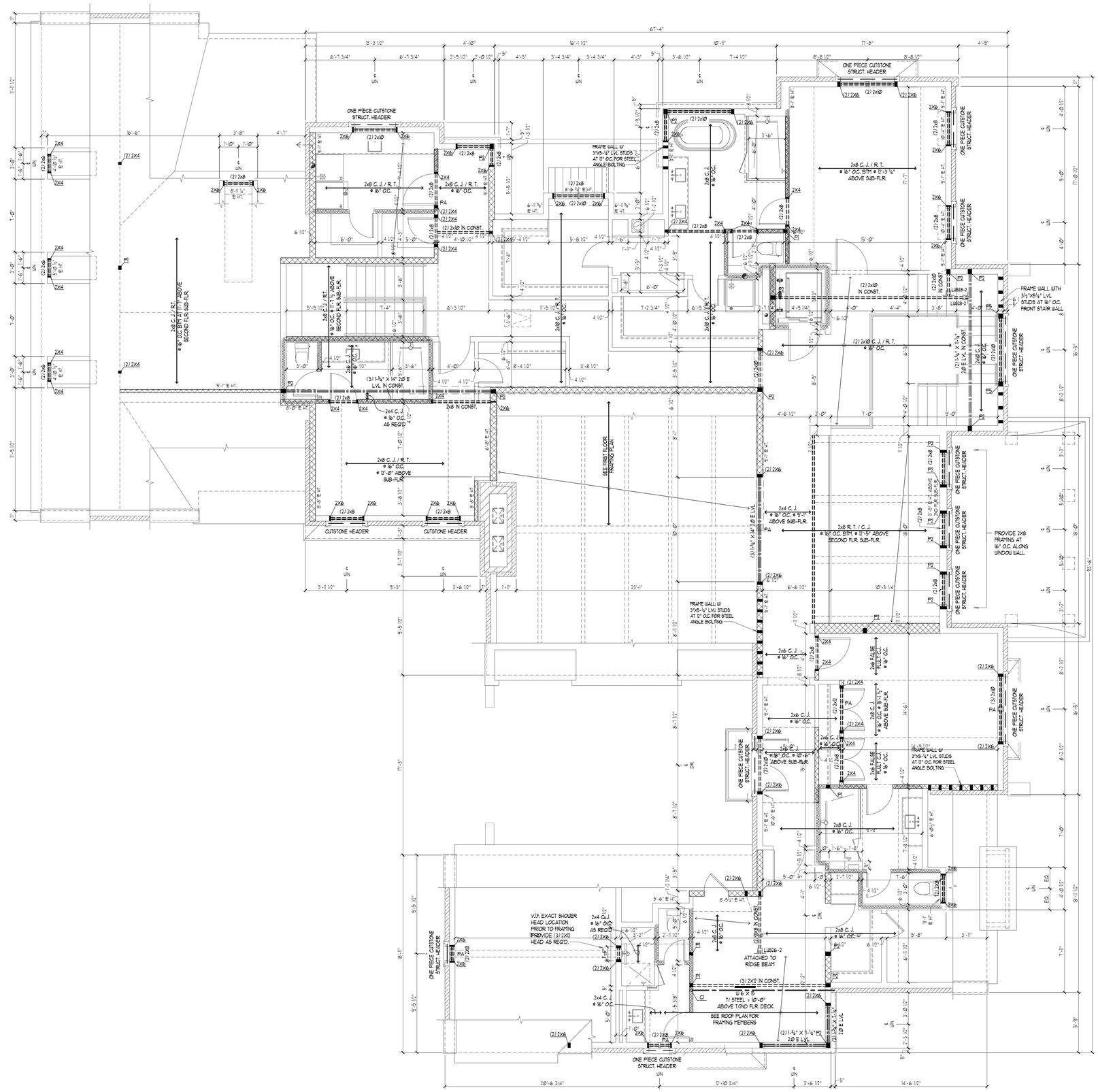
TITLE:
SECOND FLOOR FRAMING PLAN, LEGEND AND DETAILS

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:	SHEET:
BFG	S1.2

PROJECT MGR:	DRAWN BY:
WJG	WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
S1.2 SECOND FLOOR FRAMING PLAN, LEGEND AND DETAILS



STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

- STEEL BEAM
- ENGINEERED BEAM
- DIMENSIONAL LUMBER BEAM
- STANDARD STEEL PIPE COL, SEE POST LEGEND
- POST, SEE POST LEGEND
- LOAD BEARING WALL
- LOAD BEARING WALL ABOVE (BW)
- 3' ø STD. STL. PIPE ON 3'-0"x3'-0"x12" CONCRETE FOOTING W/ (4) #4 BARS EA. WAY, U.N.O.
- DEPRESSED SLAB

NOTE:

ALL RAFTERS TO BE 5PF @ 2 X 12'S @ 16" O.C. U.N.O.

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE

DOUBLE JOISTS UNDER ALL TUBS & KITCHEN ISLANDS.

ALL HEADERS TO BE (2) 2 X 8 @ MOUNTED @ ROUGH HEAD HEIGHTS NOTED UNLESS NOTED OTHERWISE.

EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O.

ALL CONNECTION DETAILS TO FOLLOW IRC. 602.3.1 (TABLE) GUIDELINES.

- AREA OF OVERFRAME
- AREA OF ALT. BRACING PER IRC R602.10.3.3
- BRACED WALL PER IRC 602.10) TO BE ½" GWB. FASTENED W/ #4 SCREWS, TYPE W OR S @ 7" O.C. PER SCHEDULE R602.3.1)

STEEL MASONRY LINTELS

CLEAR SPAN (MAX.)	EXTERIOR ANGLES
4'-0"	3½" X 3½" X 5/16"
6'-0"	4" X 3½" X 5/16"
8'-0"	5" X 3½" X 5/16"

POST LEGEND

ALL POSTS SHOWN ARE (2) 2x4'S IN 4½" WALLS OR (2) 2x6'S IN 6½" WALLS, U.N.O.

P1	(3) 2X4 POST
P2	(3) 2X6 POST
P3	3½" X 3½" PARALLAM PSL POST
P4	3½" X 5¼" PARALLAM PSL POST
P5	5¼" X 5¼" PARALLAM PSL POST
P6	3½" X 7" PARALLAM PSL POST
P7	5¼" X 7" PARALLAM PSL POST
P8	7" X 7" PARALLAM PSL POST
P9	TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR
PØ	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR
P11	(4) 2X4 POST
P12	(4) 2X6 POST
C1	3" ø STD. STL. PIPE
C2	3" ø STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION OR STEEL BELOW PER PLAN
C3	3-½" ø STD. STL. PIPE
C4	3-½" ø STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION OR STEEL BELOW PER PLAN
C5	4" ø STD. STL. PIPE (2 STORY TALL)
C6	4" X 4" X .25" STD. STL TUBE COLUMN W/ BASE PLATE BOLTED TO FDN BELOW AND CAP PLATE FOR TWO STEEL ANGLES FOR MASONRY
C7	4" X 4" X .25" STD. STL TUBE COLUMN W/ BASE PLATE BOLTED TO FDN BELOW

N

SECOND FLOOR CEILING FRAMING PLAN

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

charles vincent george ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

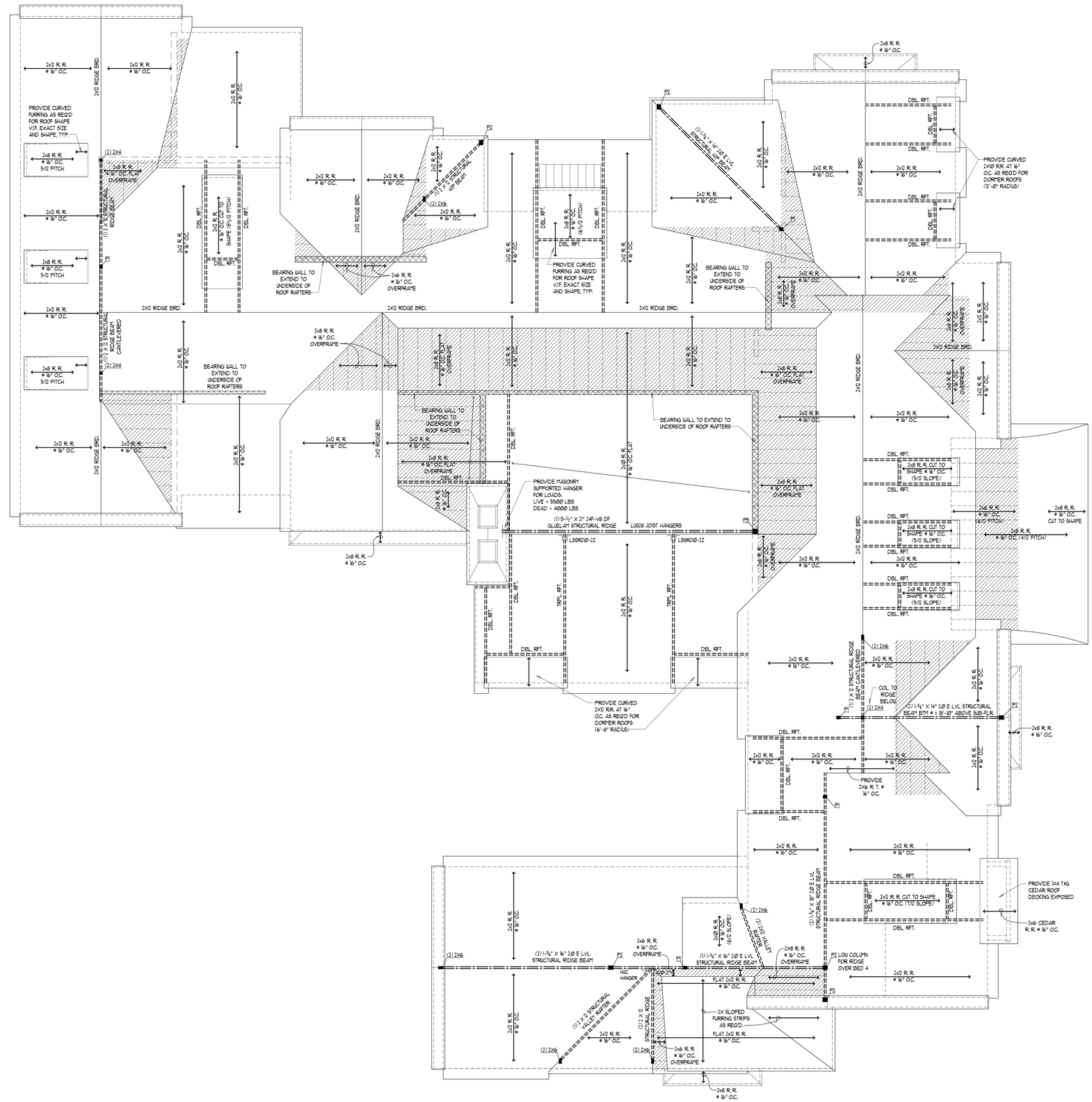
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
SECOND FLOOR CEILING FRAMING PLAN, LEGEND AND DETAILS

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:		SHEET:
PROJECT MGR: WJG	DRAWN BY: WJG	S1.3

DRAWING FILE PATH:
M:/2025/DRAWINGS/
S1.3 SECOND FLOOR CEILING FRAMING PLAN, LEGEND AND DETAILS



STRUCTURAL LEGEND

(SEE PLANS FOR MORE INFORMATION)

- STEEL BEAM
- ENGINEERED BEAM
- DIMENSIONAL LUMBER BEAM
- STANDARD STEEL PIPE COL, SEE POST LEGEND
- POST, SEE POST LEGEND
- LOAD BEARING WALL
- LOAD BEARING WALL ABOVE (BU)
- 3" ø STD. STL. PIPE ON 3'-0"x3'-0"x12" CONCRETE FOOTING W/ (4) #4 BARS EA. WAY, U.N.O.
- DEPRESSED SLAB

NOTE:

ALL RAFTERS TO BE 2FF 1/2 X 12'S @ 16" O.C. U.N.O.

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OFFSET JOISTS 4" FROM CENTER OF WALL ABOVE

DOUBLE JOISTS UNDER ALL TUBS & KITCHEN ISLANDS.

ALL HEADERS TO BE (2) 2 X 8 MONITED @ ROUGH HEAD HEIGHTS NOTED UNLESS NOTED OTHERWISE.

EXTERIOR WALL BRACING TO BE CS-WSP PER IRC 602.10.4 AND 602.3 U.N.O.

ALL CONNECTION DETAILS TO FOLLOW IRC. 602.3 (TABLE) GUIDELINES.

- AREA OF OVERFRAME
- AREA OF ALT. BRACING PER IRC R602.10.3.3
- BRACED WALL PER IRC 602.10) TO BE ½" GWB. FASTENED W/ 1¼" SCREWS, TYPE U OR S @ 7" O.C. PER SCHEDULE R602.3(1)

STEEL MASONRY LINTELS

CLEAR SPAN (MAX.)	EXTERIOR ANGLES
4'-0"	3½" X 3½" X 5/16"
6'-0"	4" X 3½" X 5/16"
8'-0"	5" X 3½" X 5/16"

POST LEGEND

ALL POSTS SHOWN ARE (2) 2x4'S IN 4½" WALLS OR (2) 2x6'S IN 6½" WALLS, U.N.O.

P1	(3) 2X4 POST
P2	(3) 2X6 POST
P3	3½" X 3½" PARALLAM PSL POST
P4	3½" X 5¼" PARALLAM PSL POST
P5	5¼" X 5¼" PARALLAM PSL POST
P6	3½" X 7" PARALLAM PSL POST
P7	5¼" X 7" PARALLAM PSL POST
P8	7" X 7" PARALLAM PSL POST
P9	TRTD. 4 X 4 POST ON STAND-OFF POST ANCHOR
PØ	TRTD. 6 X 6 POST ON STAND-OFF POST ANCHOR
P11	(4) 2X4 POST
P12	(4) 2X6 POST
C1	3" ø STD. STL. PIPE
C2	3" ø STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION OR STEEL BELOW PER PLAN
C3	3-½" ø STD. STL. PIPE
C4	3-½" ø STD. STL. PIPE ON BASE PLATE BOLTED TO FOUNDATION OR STEEL BELOW PER PLAN
C5	4" ø STD. STL. PIPE (2 STORY TALL)
C6	4" X 4" X .25" STD. STL TUBE COLUMN W/ BASE PLATE BOLTED TO FDN BELOW AND CAP PLATE FOR TWO STEEL ANGLES FOR MASONRY
C7	4" X 4" X .25" STD. STL TUBE COLUMN W/ BASE PLATE BOLTED TO FDN BELOW

ROOF FRAMING PLAN

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

charles vincent george ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

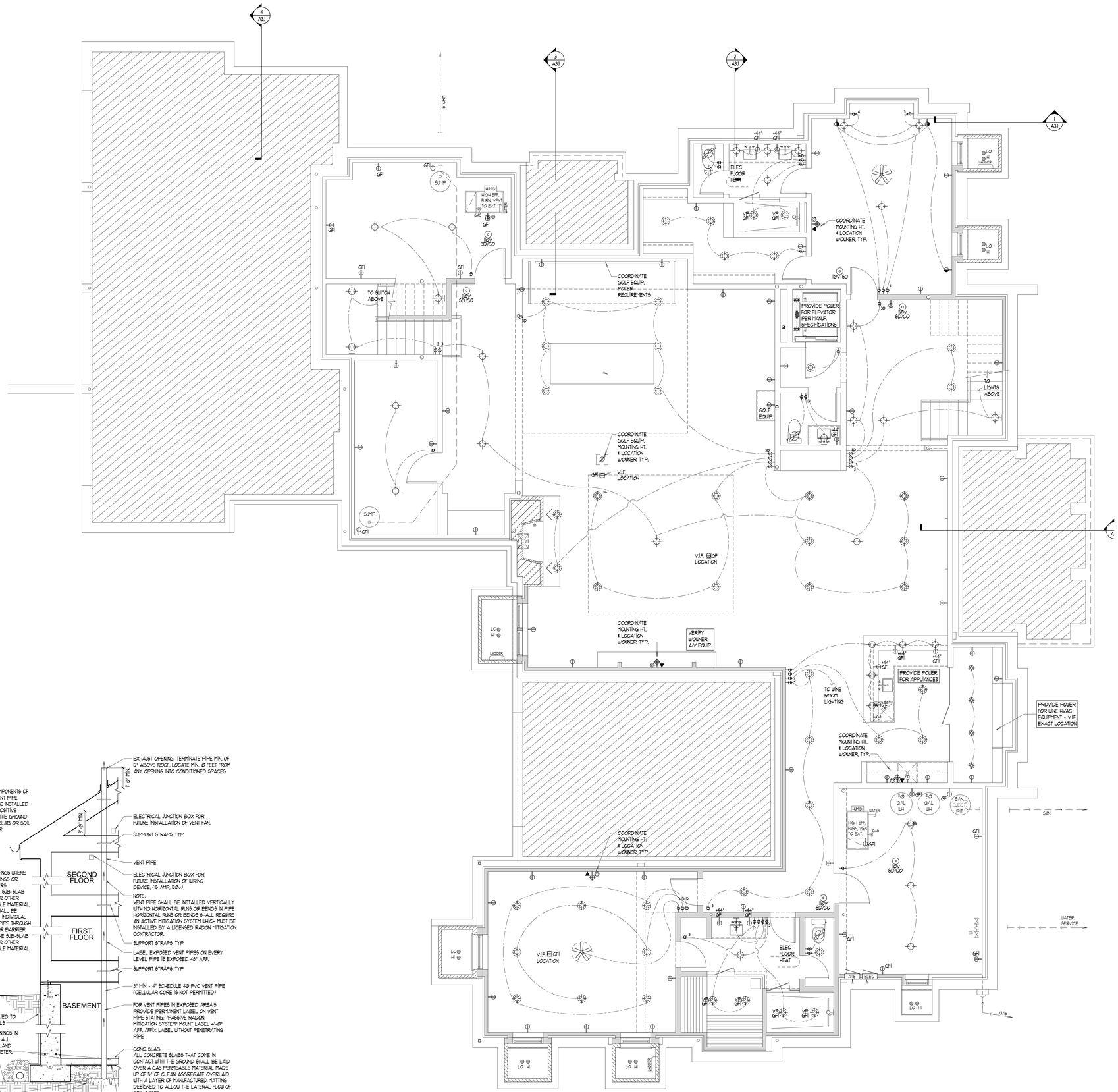
TITLE:
ROOF FRAMING PLAN, LEGEND AND DETAILS

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:	SHEET:
BFG	S1.4

PROJECT MGR:	DRAWN BY:
WJG	WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
S1.4 ROOF FRAMING PLAN, LEGEND AND DETAILS



1 **PASSIVE RADON MITIGATION SYSTEM**
NOT TO SCALE
THE VENT PIPE MUST BE STRAIGHT WITH NO OFF-SETS OR BENDS

ELECTRICAL GENERAL NOTES

1. INSTALL ARC FAULT CIRCUITS AT ALL HABITABLE ROOMS.
2. GFCI PROTECTION:
   A. ALL GFCI OUTLETS TO BE LED TYPE.
   B. UNFINISHED AREAS TO BE GFCI PROTECTED.
   C. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS)
3. SPACING OF ELECTRICAL OUTLETS:
   A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(A).
   B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(C).
   C. ALL OUTLETS TO BE TAMPER RESISTANT.
   D. KITCHEN ISLAND RECEPTICALES SHALL NOT BE LOCATED BELOW A COUNTER OVERHANG OF 6" OR MORE.
4. ATTIC FIXTURES TO BE SPACED MAX DISTANCE OF 20'-0" O.C.
5. CLOSET SURFACE MOUNTED INCANDESCENT FIXTURES TO BE MOUNTED A MIN. OF 12" FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE MOUNTED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
6. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE DESIGNATED FOR WET LOCATION.
7. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
8. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
9. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
10. ALL SMOKE DETECTORS TO BE HARD WIRED IN SERIES.
11. ALL SMOKE AND CARBON MONOXIDE DETECTORS LOCATED ON THE UNDERSIDE OF UNCONDITIONED SPACE SHALL BE SEALED AT THE CONDUIT CONNECTION TO PREVENT MOISTURE FROM CONDENSATION SETTING OFF FALSE ALARMS
12. THERMOSTATS TO BE PROGRAMMABLE IN ACCORDANCE w/IECC 403.1.1.

ELECTRICAL LEGEND

	CEILING ELECTRICAL BOX FOR LIGHT FIXTURE		SWITCH
	RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL	3	3-WAY SWITCH
	RECESSED DIRECTIONAL	4	4-WAY SWITCH
	WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR	D	DIMMER SWITCH
GFI	GROUND FAULT INTERRUPT DUPLEX		EXHAUST FAN VENT TO EXTERIOR
WP GFI	GROUND FAULT INTERRUPT WATER PROOF DUPLEX w/"IN USE" COVER	110V-SD	SMOKE DETECTOR DIRECT WIRE
	DEDICATED SINGLE PLUG RECEPTACLE	110V-CO	CARBON MONOXIDE DETECTOR DIRECT WIRE
	DUPLEX RECEPTACLE	HEAT	200°F HEAT DETECTOR DIRECT WIRE
	SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED		TELEPHONE
	SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE		DATA
	QUAD RECEPTACLE		DOOR BELL
	220 V. OUTLET	CH	DOOR CHIME
TV	TELEVISION JACK		POST LIGHT
GFI	FLOOR OUTLET		CEILING FAN
	RECESSED RISER LIGHT		POP UP COUNTERTOP OUTLET
			INFRARED RADIANT HEATER
			ROPE LIGHT

PROJECT NOTES:

1. VERIFY LOCATION, NUMBER & SWITCHING OF ALL FLOOR OUTLETS w/OWNER.
2. G.C. TO COORDINATE POWER REQUIREMENTS w/A.V. CONSULTANT PER OWNER.
3. LIGHTING IN ALL CABINETS TO BE COORDINATED w/CABINET SUPPLIER PER OWNER.
4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED w/MILLWORK SUPPLIER PER OWNER.
5. ALL DECORATIVE FIXTURES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL CONTRACTOR.
6. ALL AREAS w/WALL PANELING TO HAVE BASEBOARD OUTLETS.

N

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:
LEGACY HOMES CIMALA, INC
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
LOWER LEVEL SCHEMATIC ELECTRICAL PLAN AND LEGAND

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:		SHEET:
BFG		
PROJECT MGR: WJG	DRAWN BY: WJG	E1.1

DRAWING FILE PATH: M:/2025/DRAWINGS/E1.1 LOWER LEVEL SCHEMATIC ELECTRICAL PLAN AND LEGAND

ELECTRICAL GENERAL NOTES

1. INSTALL ARC FAULT CIRCUITS AT ALL HABITABLE ROOMS.
2. GFCI PROTECTION:
   A. ALL GFCI OUTLETS TO BE LED TYPE.
   B. UNFINISHED AREAS TO BE GFCI PROTECTED.
   C. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS)
3. SPACING OF ELECTRICAL OUTLETS:
   A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(A).
   B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(C).
   C. ALL OUTLETS TO BE TAMPER RESISTANT.
   D. KITCHEN ISLAND RECEPTICALES SHALL NOT BE LOCATED BELOW A COUNTER OVERHANG OF 6" OR MORE.
4. ATTIC FIXTURES TO BE SPACED MAX DISTANCE OF 20'-0" O.C.
5. CLOSET SURFACE MOUNTED INCANDESCENT FIXTURES TO BE MOUNTED A MIN. OF 12" FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE MOUNTED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
6. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE DESIGNATED FOR WET LOCATION.
7. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
8. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICENCY LAMPS.
9. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
10. ALL SMOKE DETECTORS TO BE HARD WIRED IN SERIES.
11. ALL SMOKE AND CARBON MONOXIDE DETECTORS LOCATED ON THE UNDERSIDE OF UNCONDITIONED SPACE SHALL BE SEALED AT THE CONDUIT CONNECTION TO PREVENT MOISTURE FROM CONDENSATION SETTING OFF FALSE ALARMS.
12. THERMOSTATS TO BE PROGRAMMABLE IN ACCORDANCE W/IECC 403.1.1.

ELECTRICAL LEGEND

	CEILING ELECTRICAL BOX FOR LIGHT FIXTURE	S	SWITCH
	RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL	S^3	3-WAY SWITCH
	RECESSED DIRECTIONAL	S^4	4-WAY SWITCH
	WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR	S^D	DIMMER SWITCH
GFI	GROUND FAULT INTERRUPT DUPLEX		EXHAUST FAN VENT TO EXTERIOR
GFI	GROUND FAULT INTERRUPT WATER PROOF DUPLEX w/"IN USE" COVER	110V-SD	SMOKE DETECTOR DIRECT WIRE
	DEDICATED SINGLE PLUG RECEPTACLE	110V-CO	CARBON MONOXIDE DETECTOR DIRECT WIRE
	DUPLEX RECEPTACLE	HEAT	200°F HEAT DETECTOR DIRECT WIRE
	SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED		TELEPHONE
	SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE		DATA
	QUAD RECEPTACLE		DOOR BELL
	220 V. OUTLET	CH	DOOR CHIME
TV	TELEVISION JACK		POST LIGHT
GFI	FLOOR OUTLET		CEILING FAN
	RECESSED RISER LIGHT		POP UP COUNTERTOP OUTLET
			INFRARED RADIANT HEATER
			ROPE LIGHT

PROJECT NOTES:

1. VERIFY LOCATION, NUMBER & SWITCHING OF ALL FLOOR OUTLETS w/OWNER.
2. G.C. TO COORDINATE POWER REQUIREMENTS w/A.V. CONSULTANT PER OWNER.
3. LIGHTING IN ALL CABINETS TO BE COORDINATED w/CABINET SUPPLIER PER OWNER.
4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED w/MILLWORK SUPPLIER PER OWNER.
5. ALL DECORATIVE FIXTURES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL CONTRACTOR.
6. ALL AREAS w/WALL PANELING TO HAVE BASEBOARD OUTLETS.

FIRST FLOOR SCHEMATIC ELECTRICAL PLAN

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

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

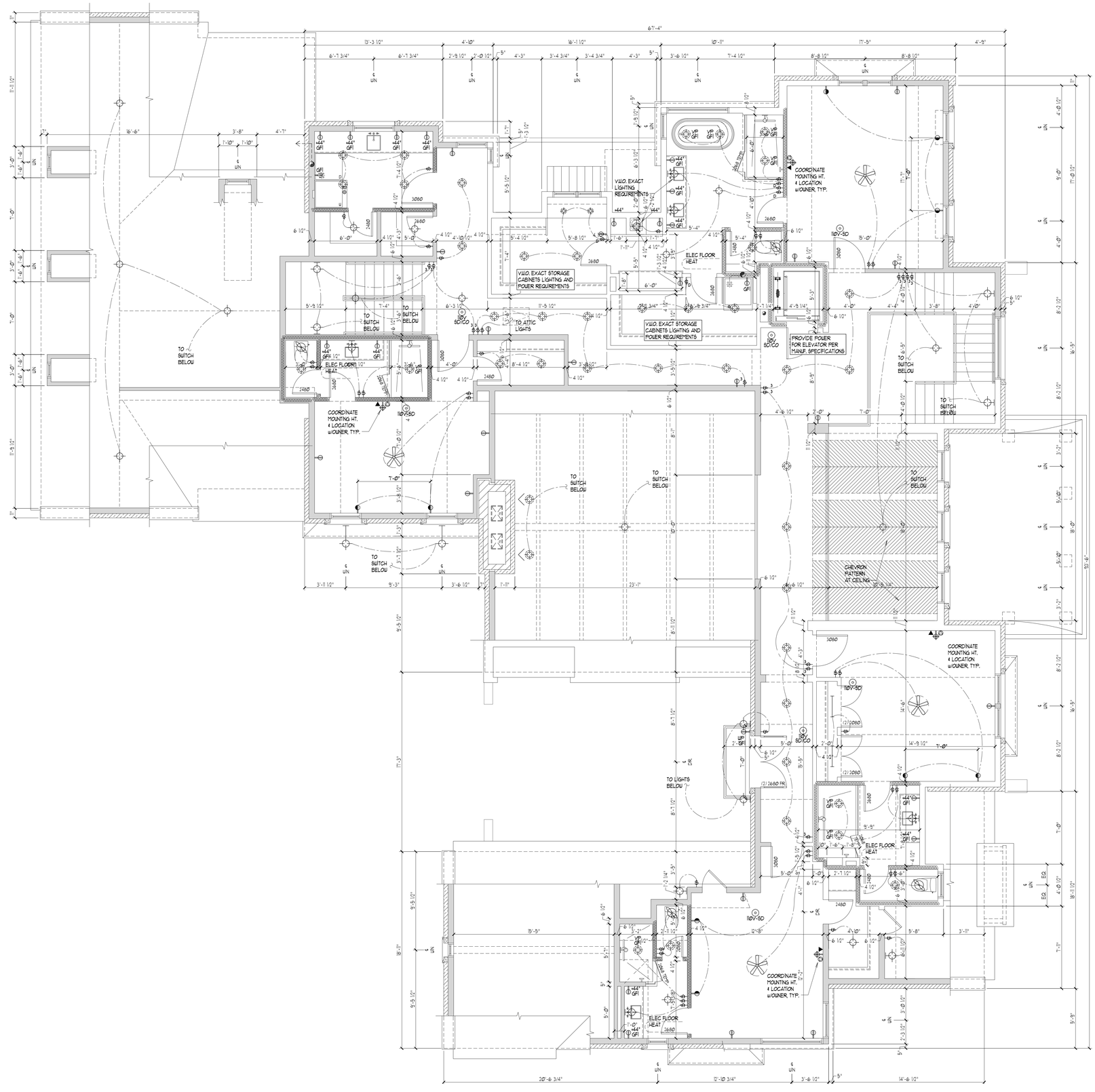
LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
FIRST FLOOR SCHEMATIC ELECTRICAL PLAN AND LEGAND

DATE:	PROJECT #
6/12/2025	2025-042
PRINCIPAL: BFG	SHEET: E1.2
PROJECT MGR: WJG	DRAWN BY: WJG

DRAWING FILE PATH:
M:/2025/DRAWINGS/
E1.2 FIRST FLOOR SCHEMATIC ELECTRICAL PLAN AND LEGAND



ELECTRICAL GENERAL NOTES

1. INSTALL ARC FAULT CIRCUITS AT ALL HABITABLE ROOMS.
2. GFCI PROTECTION:
   - A. ALL GFCI OUTLETS TO BE LED TYPE.
   - B. UNFINISHED AREAS TO BE GFCI PROTECTED.
   - C. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS)
3. SPACING OF ELECTRICAL OUTLETS:
   - A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(A).
   - B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(C).
   - C. ALL OUTLETS TO BE TAMPER RESISTANT.
   - D. KITCHEN ISLAND RECEPTICALES SHALL NOT BE LOCATED BELOW A COUNTER OVERHANG OF 6" OR MORE.
4. ATTIC FIXTURES TO BE SPACED MAX DISTANCE OF 20'-0" O.C.
5. CLOSET SURFACE MOUNTED INCANDESCENT FIXTURES TO BE MOUNTED A MIN. OF 12" FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE MOUNTED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
6. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE DESIGNATED FOR WET LOCATION.
7. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
8. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICENCY LAMPS.
9. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
10. ALL SMOKE DETECTORS TO BE HARD WIRED IN SERIES.
11. ALL SMOKE AND CARBON MONOXIDE DETECTORS LOCATED ON THE UNDERSIDE OF UNCONDITIONED SPACE SHALL BE SEALED AT THE CONDUIT CONNECTION TO PREVENT MOISTURE FROM CONDENSATION SETTING OFF FALSE ALARMS.
12. THERMOSTATS TO BE PROGRAMMABLE IN ACCORDANCE W/IECC 403.1.1.

ELECTRICAL LEGEND

	CEILING ELECTRICAL BOX FOR LIGHT FIXTURE	S	SWITCH
	RECESSED DOWNLIGHT IN CEILING/SOFFIT DROPPED BEZEL	S^3	3-WAY SWITCH
	RECESSED DIRECTIONAL	S^4	4-WAY SWITCH
	WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR	S^D	DIMMER SWITCH
GFI	GROUND FAULT INTERRUPT DUPLEX		EXHAUST FAN VENT TO EXTERIOR
WP GFI	GROUND FAULT INTERRUPT WATER PROOF DUPLEX w/"IN USE" COVER	110V-SD	SMOKE DETECTOR DIRECT WIRE
	DEDICATED SINGLE PLUG RECEPTACLE	110V-CO	CARBON MONOXIDE DETECTOR DIRECT WIRE
	DUPLEX RECEPTACLE	HEAT	200°F HEAT DETECTOR DIRECT WIRE
	SWITCHED DUPLEX ONE IS LIVE ONE IS SWITCHED		TELEPHONE
	SWITCHED CEILING MOUNTED DUPLEX RECEPTACLE		DATA
	QUAD RECEPTACLE		DOOR BELL
	220 V. OUTLET	CH	DOOR CHIME
TV	TELEVISION JACK		POST LIGHT
GFI	FLOOR OUTLET		CEILING FAN
	RECESSED RISER LIGHT		POP UP COUNTERTOP OUTLET
			INFRARED RADIANT HEATER
			ROPE LIGHT

PROJECT NOTES:

1. VERIFY LOCATION, NUMBER & SWITCHING OF ALL FLOOR OUTLETS w/OWNER.
2. G.C. TO COORDINATE POWER REQUIREMENTS w/A.V. CONSULTANT PER OWNER.
3. LIGHTING IN ALL CABINETS TO BE COORDINATED w/CABINET SUPPLIER PER OWNER.
4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED w/MILLWORK SUPPLIER PER OWNER.
5. ALL DECORATIVE FIXTURES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL CONTRACTOR.
6. ALL AREAS w/WALL PANELING TO HAVE BASEBOARD OUTLETS.

SECOND FLOOR SCHEMATIC ELECTRICAL PLAN

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

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

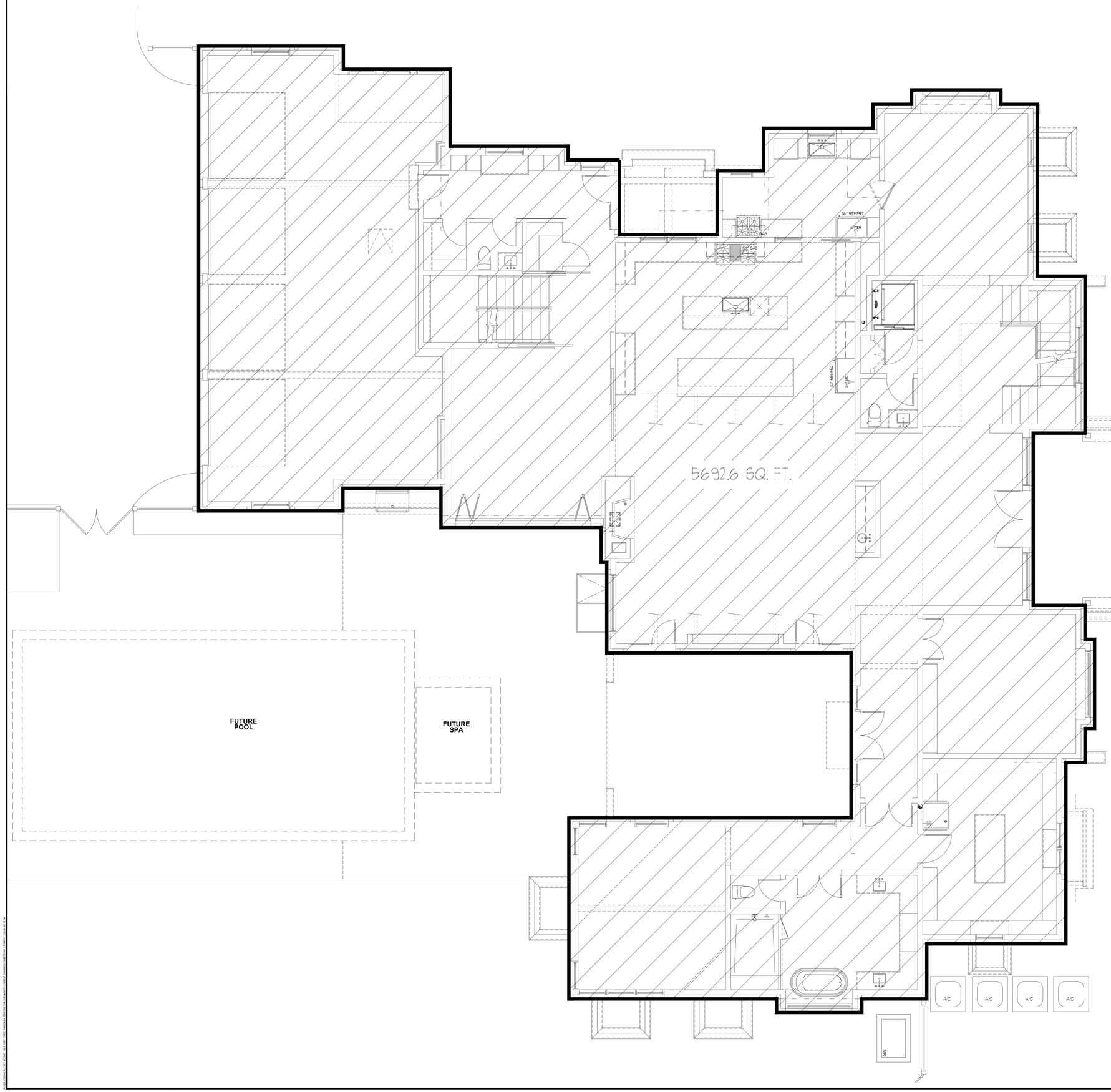
142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
SECOND FLOOR SCHEMATIC ELECTRICAL PLAN AND LEGAND

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:	SHEET:
BFG	E1.3
PROJECT MGR: WJG	DRAWN BY: WJG

DRAWING FILE PATH: M:/2025/DRAWINGS/E1.3 SECOND FLOOR SCHEMATIC ELECTRICAL PLAN AND LEGAND



FLOOR AREA (FAR)

FIRST FLOOR INCLUDING GARAGE	5692.6 SQ. FT.
GREAT ROOM OVER 14'	523 SQ. FT.
PRIMARY BEDROOM OVER 14'	180 SQ. FT.
TOTAL FIRST FLOOR	6,394.0 SQ. FT.
50% OF FIRST FLOOR	3,197.0 SQ. FT.
SECOND FLOOR (ANY FLOOR AREA OVER 7'-0" TALL INCLUDING STAIRS AND FOYER)	1,598.2 SQ. FT.
1/2 OF SECOND STORY	1,598.2 SQ. FT.
TOTAL FAR	7,992.2 SQ. FT.

LOT AREA 30,088

ALLOWABLE FAR:

30,088 x 2 + 6,018 + 2,000 = 8,018 SQ. FT. (-145 SQ FT)

N

FIRST FLOOR F.A.R.

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

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
FAR 1ST

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL: BFG

PROJECT MGR: WJG | DRAWN BY: WJG

SHEET: FAR 1ST

DRAWING FILE PATH:
M:/2025/DRAWINGS/
FAR 1ST FAR 1ST

FLOOR AREA (FAR)	
FIRST FLOOR INCLUDING GARAGE	5690.6 SQ. FT.
GREAT ROOM OVER 14'	503.3 SQ. FT.
PRIMARY BEDROOM OVER 14'	180.1 SQ. FT.
TOTAL FIRST FLOOR	6,394.0 SQ. FT.
50% OF FIRST FLOOR	3,197.0 SQ. FT.
SECOND FLOOR	3192.5 SQ. FT.
(ANY FLOOR AREA OVER 7'-0" TALL INCLUDING STAIRS AND FOYER)	
1/2 OF SECOND STORY	1596.2 SQ. FT.
TOTAL FAR	7,990.2 SQ. FT.
LOT AREA 30,088	
ALLOWABLE FAR: 30,088 x .2 + 6,018 + 2,000 =	8,018 SQ. FT. (-7.45 SQ FT)

UNFINISHED ATTIC SPACE

VAULTED CEILING OVER 14'-0" AT GREAT ROOM

521.2 SQ. FT.

3192.5 SQ. FT.

VAULTED CEILING OVER 14'-0" AT PRIMARY BEDROOM

180.1 SQ. FT.

UNFINISHED ATTIC SPACE

SECOND FLOOR F.A.R.

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

charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/ OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

NEW RESIDENCE FOR:

LEGACY HOMES CIMALA, INC

142 E FIRST ST
HINSDALE, ILLINOIS 60521

TITLE:
FAR 2ND

DATE:	PROJECT #
6/12/2025	2025-042

PRINCIPAL:	SHEET:
BFG	FAR 2ND
PROJECT MGR: WJG / DRAWN BY: WJG	

DRAWING FILE PATH: M:/2025/DRAWINGS/FAR 2ND FAR 2ND

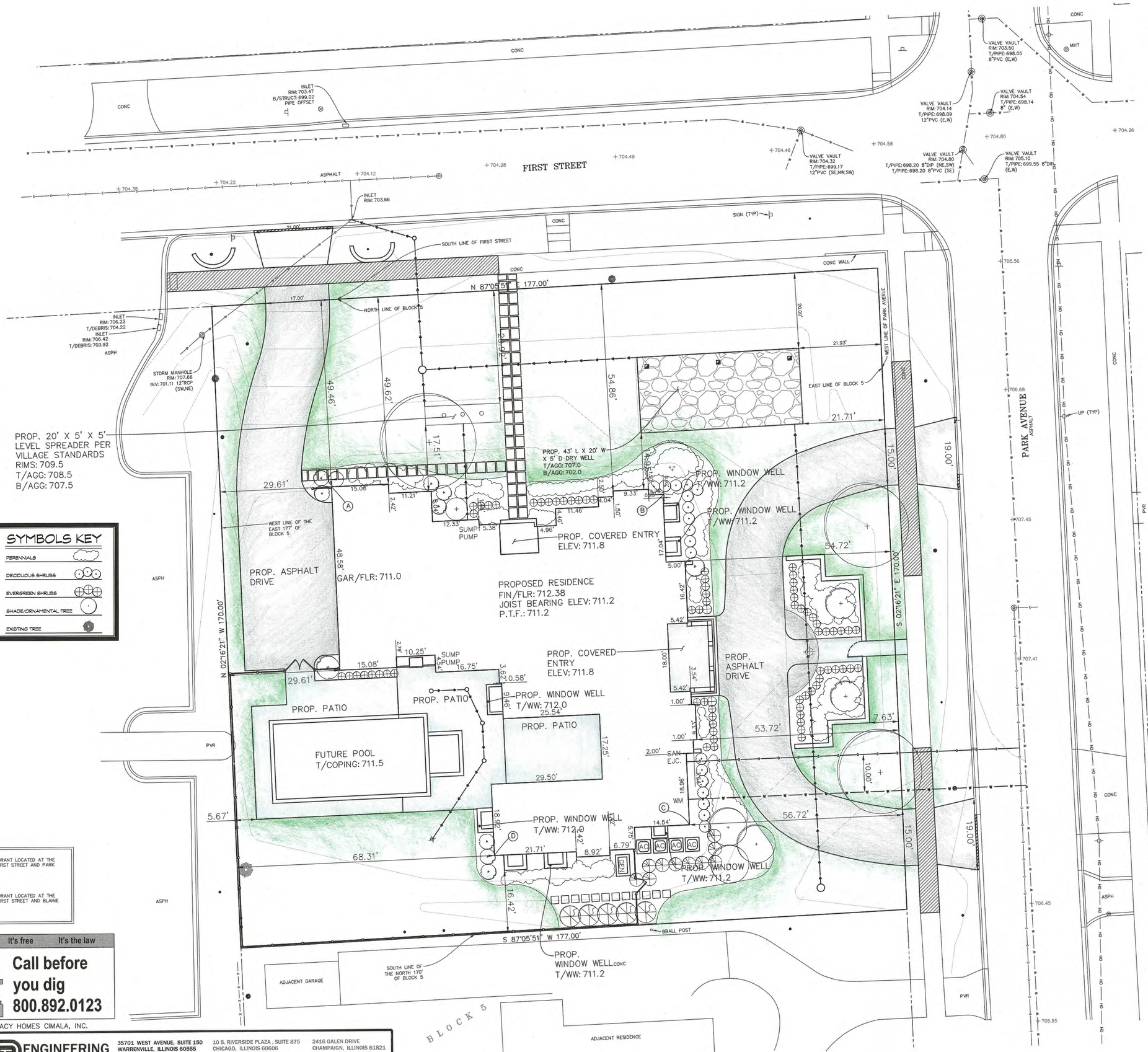
GEOMETRY PLAN

THE NORTH 170 FEET OF THE EAST 177 FEET OF THE NORTHEAST 1/4 OF BLOCK 5, LYING SOUTH OF THE SOUTH LINE OF FIRST STREET AND WEST OF THE WEST LINE OF PARK AVENUE IN WILLIAM ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT NUMBER 7893, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-207-026

COMMONLY KNOWN AS: 142 E. FIRST STREET, HINSDALE, ILLINOIS

SURVEY AREA: 30,088 (0.691 ACRES±)



SYMBOLS KEY

- PERENNIALS
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- SHADE/ORNAMENTAL TREE
- EXISTING TREE

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND PARK AVENUE.

ELEV: 706.56 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF FIRST STREET AND BLAINE STREET.

ELEV: 706.35 (NAVD 88)

It's smart It's free It's the law

Call before you dig JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

0 10' 20'
SCALE: 1"=10'

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. WATER LINE
- = EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
- = EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- = EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
- = EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
- = EX. FENCE
- = EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CONTOURS
- = EX. SANITARY MANHOLE
- = EX. STORM CATCH BASIN
- = EX. STORM FLARED END SECTION
- = EX. STORM INLET
- = EX. STORM MANHOLE
- = EX. VALVE VAULT
- = EX. FIRE HYDRANT
- +700.X = EX. SPOT ELEVATION
- = EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
- = EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES
- = EX. BUSH

ABBREVIATIONS

A	ARC LENGTH
ASPH	ASPHALT
AC	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
BW	BOTTOM OF WALL
B/	BOTTOM OF
CH	CHORD
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DS	DOWNSPOUT
E	EAST
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
ICB	IRRIGATION CONTROL BOX
INV	INVERT
LSP	LANDSCAPED AREA
MB	MAILBOX
MTF	MEASURED TOP OF FOUNDATION
N	NORTH
PEDC	CABLE PEDESTAL
PEDE	ELECTRIC PEDESTAL
PEDT	TELEPHONE PEDESTAL
PTF	PROPOSED TOP OF FOUNDATION
PVC	POLYVINYL CHLORIDE PIPE
PVR	PAVERS
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
TRANS	TRANSFORMER
T/	TOP OF
TW	TOP OF WALL
UP	UTILITY POLE
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

ADDRESS	SETBACK TO E FIRST ST
108 E FIRST ST	29.14'
142 E FIRST ST	69.32'
AVERAGE SETBACK:	49.23'

	SETBACK TO S PARK AVE
	55.17'
142 E FIRST ST	52.80'
124 S PARK AVE	~~51.24'~~
132 S PARK AVE	~~66.73'~~
134 S PARK AVE	52.67'
154 S PARK AVE	
AVERAGE SETBACK:	53.55'

PREPARED FOR: LEGACY HOMES CIMALA, INC.

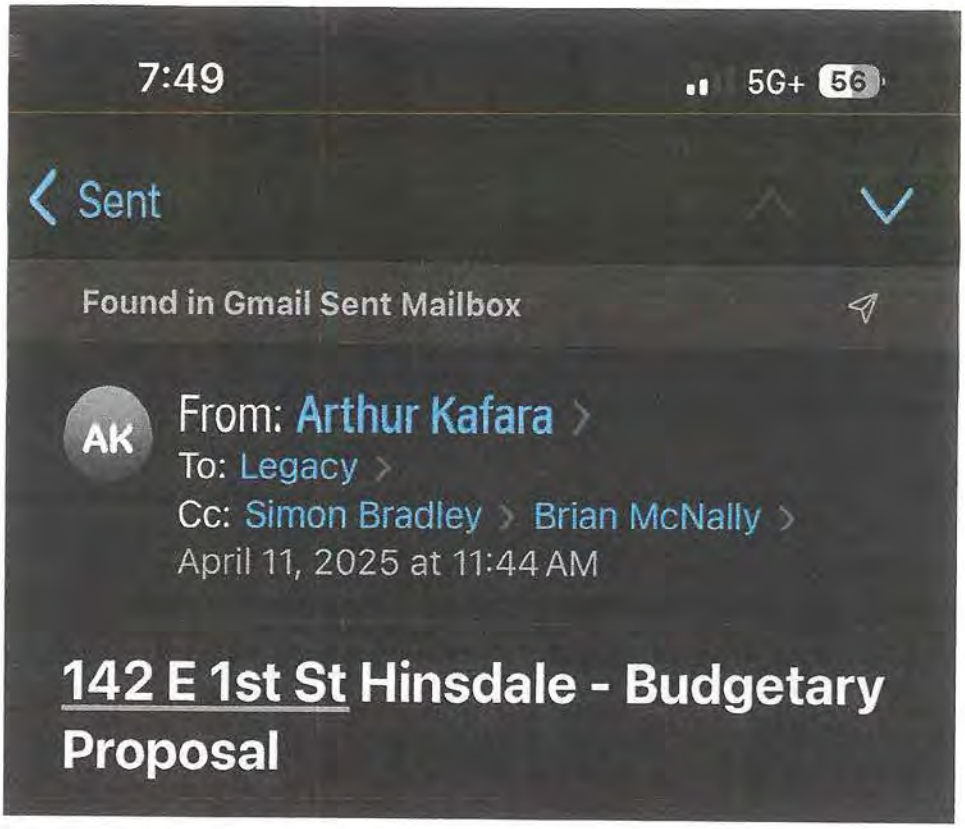
DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: JPG

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152
10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099
2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 355-6268 FAX (217) 355-1902

SITE PLAN DATED: MAY 28, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Legacy Homes Cimala Inc\W25024.00 142 E 1st St, Hinsdale\CADD\SHEET\SITE DEVELOPMENT\W25024.00 Geometry Plan.dwg Updated by: kmoppl 5/28/2025



Bob,

Reaching out regarding the project at **142 E 1st St. Hinsdale.**

Please note that our budgetary proposal encompasses lifting the existing structure, removing the current foundation, and completing the pouring of the new foundation.

We have estimated the budgetary cost for this project to be $390,000.00.

Thank you for your consideration.

Sincerely,
Donegal Estimating



HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE WILLIAM WHITNEY HOUSE AT 142 E. FIRST STREET
HINSDALE, ILLINOIS



Built 1868-69

HAIS PREPARED BY:
Jean L. Guarino, Ph.D.
Guarino Historic Resources Documentation
844 Home Avenue | Oak Park, IL, 60304
708.386.1142
guarinojl@gmail.com | jeanguarino.com

May 2025

Synopsis of Findings of Significance

The Whitney House at 142 E. First Street has local architectural significance as a rare, and well-preserved, example of an Italianate style house in Winnetka, featuring many hallmarks of this style. Built in 1868-69, it also has local historical significance as one of the few extant houses in the Village that pre-date 1871 and for its association with William Whitney (1828-1917), who in 1873 led the successful effort to incorporate Hinsdale. Whitney—a local real estate developer who served as a member of the Illinois House of Representatives from 1870-72—lived in this house from 1870-79 with his wife and seven children. Demolition of the Whitney House would have a negative impact on Hinsdale, as it would remove a residence that dates from its early development, is associated with an individual that spurred its incorporation, and exemplifies a style that is now rare in the Village.

Ownership History for the house at 142 E. First Street

Name	**Period of Ownership**
Levi L. and Maria L. Stodder	April 9, 1868
William M. and Sarah Whitney	February 21, 1870
Adam S. and Emilie Glos	November 3, 1879
George W. and Mary S. Hinckley	March 1, 1882
Gracia M.F. Barnhardt	February 27, 1915
Dr. William and Julia Wilson	March 24, 1925
Thomas H. and Josephine Willis	April 30, 1927
James and Henrietta McAfee	1941 to 1950
George Edmonds and Cornelia Mackey	September 23, 1950
Nelson C. and Glad C. Works, Jr.	September 27, 1952
Julius and Paula Mayer	November 20, 1962
Margaret S. White and William T. White	April 1, 1963
Albert V. and Nancy F. Issleib	January 31, 1966
William L. and Loriot D. Reineman	August 15, 1971
Louis J. and Suzanne W. Zimmel	December 23, 1975
Martin P. and Elizabeth S. Miller	May 18, 1979
John H. and Kim L. Lotka	March 27, 1981
Frederick C. and Elaine Cue	March 4, 1983
Grace Episcopal Church	August 1, 1994 to present

Property owners were identified through a review of Grantor-Grantee and Grantee-Grantor books at the DuPage County Recorder of Deeds Office in Wheaton and property records on the DuPage County Recorder of Deeds website, which were cross-checked with the ownership list compiled by former Whitney House owner, Richard Cue, in his unpublished manuscript titled: "The William Whitney House: A Chronicle of its History and People" (1991).

Biographies of historic (pre-1976) owners are below.

Levi and Maria Stodder

Levi and Maria Stodder were the first owners of the house at 142 E. First Street. Levi L. Stodder (1830-1901) was born in Maine. He married Pennsylvania native Marie L. Hoffman (1836-1898) in LaSalle, Illinois, on December 16, 1857. The couple had five children during their marriage: Mirabell (b. 1859), Ida (b. 1860), Levi (b. 1862), Eva (b. 1866), and Arthur (b. 1881). The Stodders and their two oldest children lived in Peoria, Illinois, in 1860, where Stodder was employed as a merchant, according to the U.S. Census for that year.

On April 9, 1968, Levis and Maria Stodder purchased a large parcel at the southwest corner of present-day First Avenue and Park Street from William Robbins, at a cost of $1,000. The parcel comprised the northeast quarter of Block 5 in William Robbins First Addition to Hinsdale, which was platted on October 5, 1866.

Levi Stodder commissioned an unknown builder in 1868 to construct a wood-frame, Italianate style house on his new Hinsdale property, the cost of which was financed by Robbins. "By November [1868] the structure was far enough along so that Robbins held a $2,500 mortgage on the property."[1] Frederick Cue, a former owner and historian of the Whitney House, believes that the house was completed in the Fall of 1869.

It is unknown whether Levi Stodder moved his family into the house, as he sold it to William Whitney in February 1870, just a few months after its completion. The Levi Stodder family later moved to Chicago's Hyde Park neighborhood, where in 1883 Levi was employed as a "purchasing agent." Marie Stodder died in 1898, and Levi Stodder died in 1901 in his home at 626 Englewood Avenue in Chicago's Englewood community area.

William M. and Sarah Whitney

William and Sarah Whitney purchased the house on February 21, 1870, and lived there for nine years. William Whitney (1828-1917) was born in Ontario, New York, on September 23, 1828. He became a teacher in 1848 and married Sarah Clark (1828-1880) in 1851. The couple had seven children: Augusta (b. 1853); Mary (b. 1857); Anna (b. 1859); Nellie (b. 1861); Frank (b. 1863); William (b. 1866); and Grace (b. 1869).

The Whitneys relocated from upstate New York to the small village of Winfield, in DuPage County, Illinois, with their daughter Augusta in 1858. Whitney was elected DuPage County Circuit Clerk and Recorder in 1860 and served in that role until 1868. In 1862, the Whitney family moved to Naperville, which was then the DuPage County seat.

William Whitney also began a real estate business in the mid-1860s, serving as an agent, developer, and investor. In 1868, he platted one of the first subdivisions in Downers Grove with Charles W. Richmond, named the Whitney and Richmond Addition. The two men sold lots in this subdivision for total proceeds of nearly $10,000 over the next four years. He was also

[1] Frederick C. Cue, "The William Whitney House: A Chronicle of its History and People," 1991: 4. (unpublished manuscript).

involved in real estate transactions in Naperville. In Hinsdale, Whitney bought the west half of Block 6 in William Robbins First Addition in 1867 at a cost of $1,000. He then sold property—which was across First Street from the site of his future house—as two lots in 1869 and 1870 for a total of $3,000.

William Whitney purchased Levi Stodder's recently completed Italianate style house in February 1870. The U.S. Census for 1870 identified Whitney's occupation as "real estate agent" with a net worth of $17,000 ($15,000 in real estate and $2,000 in his personal estate). The Whitney family of nine—which included William and Sarah's seven children, ages one through seventeen—shared their Hinsdale house with a servant and gardener.

In 1870, Whitney was elected to the Illinois House of Representatives as the only representative from DuPage County and served one two-year term. Whitney's subsequent role in the incorporation of Hinsdale was described by Timothy Bakken in his book *Hinsdale* (1976):

> After the adjournment of the 27th General Assembly in April 1872, Whitney headed home to Hinsdale with the intention of getting his Village chartered, and that summer he drafted a petition to the County Judge asking for a referendum on the matter. He wrote out a faircopy of the petition, dating it August 1, 1872; affixed his signature as the first to the document; and during the next month persuaded various friends and neighbors to sign it also. It was then proudly presented to County Judge Myron C. Dudley…the petition was signed by 37 of the most prominent residents…
>
> Judge Dudley approved the petition and set the voting day for March 29, 1873. The referendum was overwhelmingly approved 60 to 2. Judge Dudley certified the results and declared that "…said proposed Village…shall from henceforth be deemed an organized village.[2]

William Whitney continued working as a real estate agent during the 1870s with an office at 149 Madison Street in Chicago. His listings in 1874 included several houses in Hinsdale, ranging in price from $1,500 to $9,000, and a house in Chicago on Wabash Avenue, near 29th Street, according to classified advertisements placed on March 22, 1874, in the *Chicago Tribune*. In 1875, Whitney sold the west 120 feet of his property on First Street to his daughter, Augusta, and her husband, Edward Sawyer, who married in 1871. The couple built an Italianate house on the property in that year, a photograph of which is included at the end of this report.[3]

Whitney's real estate business was impacted by the Panic of 1873 and the depression that followed. In 1879 he sold his Hinsdale house to pay taxes going back to 1875. Whitney took a position as business manager of the Illinois Eastern Hospital for the Insane in Kankakee. He relocated with his youngest five children to that city by 1880, according to the U.S. Census for that year. Sarah Whitney died at an unknown date early in 1880. Whitney married Lois (Colton) Morgan (1824-1893) on August 12, 1880, in Kankakee. His second wife died in 1893.

---

[2] Timothy H. Bakken, *Hinsdale*. Hinsdale: The Hinsdale Doings, 1976.

[3] Augusta and Edward Sawyer's house had an address of 130 E. First Street. It served as a rectory for Grace Episcopal Church before its demolition in recent years.

The U.S. Census for 1900 lists William Whitney as a widower and his occupation as "retiree." He then lived in a house at 129 S. Schuyler Avenue in Kankakee. Whitney devoted his retirement years to bee culture, in which he became an authority. Post-1900, Whitney moved into the house of one of his daughters, Mrs. William G. Stearns, who lived at 320 Lake Street in Evanston. Here he died on November 21, 1917, at the age of 89.

Adam S. and Emilie Glos

Adam S. and Emilie Gloss purchased the house on November 3, 1879, and sold it less than three years later. Adam S. Gloss (1848-1927) was born in Elmhurst, Illinois, the son of Adam Glos and Catherine (Soffel) Glos, both of whom were born in Germany. Adam worked on his father's Elmhurst farm in 1870, according to the U.S. Census for that year. He started a hardware business in Elmhurst in the 1870s.

Adam Glos married Emilie Fischer (1852-1940) on July 1, 1877. No evidence was found that the couple had children. It is unknown if Adam and Emilie Glos ever resided in the Hinsdale residence that they purchased in 1879. The U.S. Census for 1880 census showed that the couple then lived in Elmhurst and identified Adam's occupation as "merchant." They sold their Hinsdale house in 1882.

Adam and Emilie Gloss lived in a house at 113 York Street in Elmhurst in 1900, according to the U.S. Census for that year, which identified Adams's occupation as "hardware dealer," as did the U.S. Census for 1910 and 1920. An obituary for Adam Glos, published in the October 27, 1927 issue of the *Chicago Tribune*, noted that he was "believed one of the wealthiest men of DuPage County." It also stated that, "Glos was a stockholder in two Elmhurst banks and is said to have been a large stockholder in the Chicago Title and Trust Company. He was chairman of the board of directors and former president of the Elmhurst State Bank and a stockholder of the First National Bank of Elmhurst." Emilie Glos died in 1940 in her home in Beverly Hills, California.

George W. and Mary S. Hinckley

The house was owned by George W. and Mary S. Hinckley from 1882 to 1912, and from 1915 to 1915 by their Estate. The couple's 30 years of residence in the house was the longest period of same family ownership. George Hinckley (1828-1912) was born on a farm in Delhi (Delaware County), New York on June 23, 1828, the son of Alfred and Eliza Hinckley. He moved to Galesburg, Illinois, as a young adult. There he met his future wife, Mary Mauck (1830-1906), who attended Knox College in Galesburg. The couple married in Monmouth, Illinois, in 1853 and had five children together: Alfred (b. 1854), Martha (b. 1856), Stella (1858), Walter (b. 1864), and daughter Francis (b. 1870).

George Hinckley moved his young family to Atchinson, Kansas by 1864, where he and his brother, William, operated a freighting business, hauling supplies from the Missouri River to Denver with ox-drawn trains until the expansion of the railroads supplanted this form of transportation. The family moved to Kansas City, Missouri, by 1870, and then relocated to Chicago in 1875, where George and his brother, William, were engaged in the lumber planning mill business, which later expanded to include two other mills in the city. One of their mills was

located on Damen (then called Robey) Avenue, about 300 feet south of Blue Island Avenue, in the city's lumber district along the South Branch of the Chicago River.

George and Mary Hinckley were 54 and 52 years of age, respectively, when they purchased the Whitney House in 1882. The first known photograph of the house was taken in 1886, during the early years of Hinckley ownership. (See Supplemental Materials section of this report.) Changes undertaken during their ownership included the expansion of the present-day living room eastward, which entailed the relocation of an original bay window to a second-floor bedroom on the east side of the house. The enlarged space was provided with a side entrance that opened onto the newly built porch on the east side of the house.

George and Mary Hinckley's two youngest children, Walter and Francis, attended school in Hinsdale. Their son, Walter, died in 1888 at the age of 24. The cause of death is unknown. In 1900, George and Mary Hinckley resided in the Whitney House with their daughter Stella and her husband, Warren Wilson, as well as their daughter Francis (Frankie) Coleman and her two children: Walter, age 8, and Mary, age 2. The couple's daughter, Martha, relocated from Kansas City to Hinsdale with her husband Eugene Crosby and son Francis by 1900.

Mary Hinckley died on July 3, 1906, at the age of 76. After Martha (Hinckley) Crosby died in 1908, Eugene Crosby moved into the Hinckley household where he lived in 1910, according to the U.S. Census. George Hinckley also shared his house with Stella and Warren Wilson, his daughter and son-in-law, and granddaughter Mary Colemen. George died on August 24, 1912, at the age of 84. His Estate rented the Whitney House to the Dr. William Wilson family until selling it in 1915.

Gracia M.F. Barnhardt

Gracia M.F. Barnhardt (1870-1953) purchased the house from Hinckley's Estate in 1915, presumably as an investment, and owned it until 1925. Barnhardt lived in a house at 202 E. Fourth Street in Hinsdale during the decade she owned the Whitney House, which she rented to the Dr. William Wilson family. Her father, Alson Barnhardt, was one of the owners of Barnhardt Brothers and Spindler, a big Chicago printing company.

Dr. William and Julia Wilson

The Wilson family lived in the Whitney House from 1912 to 1927. They were initially renters (1912 to 1925) and were later owners (1925 to 1927). Dr. William Wilson was born in Centerville, New York, on July 19, 1869, the son of Andrew and Anna Wilson. He graduated from Northwestern University medical school in 1893 and was assistant professor of medicine at Rush Medical College from 1900 to 1910. He married Julia Mulligan in Oak Park on June 29, 1900. The couple had two children: Paul (b. 1902) and Dorothy (b. 1904).

Dr. Wilson moved his young family to Hinsdale by 1910, where they lived in a house at 45 S. Washington Street, which they shared with Julia's mother, Ada Mulligan; Julia's brother Frank Mulligan and his wife, Helen; and a 19-year-old servant named Helen Hallenert. The Wilson family relocated in about 1912 to the Whitney House, where Dr. Wilson maintained a medical

practice out of a first-floor office (current dining room), that patients entered through a door once located on the west side of the wraparound porch. In a 1975 Letter to the Editor published in the *Hinsdale Doings*, Dr. Wilson's daughter, Dorothy, described her father's offices in the Whitney House and construction of the second-floor sun porch during her family's residence:

> Father's offices were on the west side of the house. There was a waiting room entered from the west wing of the porch, his office behind it and a very small bathroom to its left and laboratory right behind the office. The bathroom led into a small passageway to back stairs or the kitchen.
>
> Father did not do surgery there except possibly some minor things as setting a simple fracture or incising a boil. He took his patients to the Hinsdale San (Hinsdale Hospital) or to a Chicago hospital, or referred them to those he felt were more expert. I suppose the area he used is now a bedroom (now the dining room) with bath expanded to include the laboratory area.
>
> I am the sick child for whom a "solarium" was built. When we moved to Hinsdale in 1909 I had verified tuberculosis of the cervical glands, which were removed. Treatment for any tuberculosis at that time involved "fresh air" day and night. The "solarium" when I was first near it was a wood based tent, fixed onto the kitchen roof, entered by steps from the second-floor rear hall. Eventually instead of canvas it had screens and some glass. I slept "our doors" in this throughout my life at 142.[4]

Dr. Wilson died unexpectedly on March 17, 1927 at the age of 58 following a brief illness. Julia Wilson sold their house in the Fall of that year. She moved to Downers Grove and later, to Oak Brook, where she died in 1946.

Thomas H. and Josephine Willis

The Willis family lived in the house for 23 years, from 1927 to 1941, during which time they rented it to various boarders. Thomas Hite Willis (1872-1967) was born on November 14, 1872, in Jefferson County, West Virginia, the son of Nathaniel and Jane Charlotte (Washington) Willis. Willis was a direct descendant of George Washington's half-brother, Lawrence. His grandfather, John Augustine Washington III, was the last family member to own Mount Vernon before it was obtained by the U.S. Government. His mother, Jane Charlotte Washington Willis, was the last child to be born at Mt. Vernon, the George Washington family home in Virginia.

Thomas H. Willis married Josephine Bangs (1877-1971) on October 10, 1903, in Louisville, Kentucky. The couple had four children: Adelia (b. 1905), Jane (b. 1908), Nathaniel (b. 1914), and Josephine (b. 1917). In 1920, the Willis family lived in Downers Grove, in a house that they shared with two maids. They purchased the Whitney House in 1927 when William was 54 and Josephine was 49. The U.S. Census for 1930 shows that Thomas and Josephine Willis continued to reside in Downers Grove. They subsequently lived in a large house at 419 E. First Street in Hinsdale, according to the U.S. Census for 1940 and 1950.

---

[4] "Doctor's daughter responds," Letter to the Editor, Hinsdale Doings (6 November 1975).

Thomas H. Willis died in June 1967 at the age of 94 in his home at 419 E. First Street in Hinsdale. His obituary identified him as a "pioneer west suburban land developer." He was a real estate and mortgage broker with offices at 10 S. LaSalle Street.

James H. and Henrietta McAfee

James and Henrietta McAffee owned the house from 1941 to 1950, where they lived with their extended family as well as boarders. James H. McAfee (1881-1962) was born on July 28, 1881, in McAfee, Kentucky, the son of Thomas and Sarah (Armstrong) McAfee. He was educated in Park College, Parkville, Missouri, and worked for various religious and charitable organizations over the years. McAfee married Henrietta Kingman (1877-1977) in 1910. The couple had four children: Lue (b. 1911), Henrietta (b. 1914), William (b. 1915) and Martha (b. 1918).

In 1930, James and Henrietta McAfee lived in Winneconne, Wisconsin, with their four children and two boarders. Their oldest daughter, Lue, graduated from Ripon College in Ripon, Wisconsin in 1933. In 1939, Lue McAfee married James Proctor Brown, Jr., in Madison, Wisconsin, where the McAfee family then lived.

James and Henrietta McAfee purchased the Whitney House in 1941 for $11,000, according to a letter written by their grandson, James Proctor Brown III, to the Hinsdale Historical Society, dated July 28, 1995. The couple may have relocated to Hinsdale from Madison due to James McAfee's employment at the Chicago Presbytery during the 1940s. James Proctor Brown's letter states that he and his mother, Lue (McAfee) Brown, resided with his grandparents during World War II, while his father served in the Army. They shared the house with various lodgers and extended family members during the war years. Brown identified the various residents of the house during his grandparent's ownership:

> By 1945 all my mother's siblings were married, and after the war everyone came home and lived in that house. My great grandmother, my grandparents and three of their children and spouses had their own bedrooms on the second floor, where there were two baths, but my parents, who lived there originally with my grandparents, had a three-room apartment on the first floor, in what had been the doctor's office. There were five couples and four babies or small children (in addition to my great grandmother), and they all lived there for about two years, until they got on their feet again.[5]

The 1950 census shows that James and Henrietta McAfee then shared the Whitney house with four boarders. They sold the house that year and retired to a farm in Markesan, Wisconsin, next to their son William's family.

George Edmonds and Cornelia Mackey

The Mackeys only owned the house for 22 months, from 1950 to 1952. G. Edmonds Mackey (1905-1980) was born in 1905 in Webster Groves, Missouri, the son of Rexford and Catherine Mackey. He attended the University of Missouri-Columbia. He lived with his parents in Kansas

[5] James Proctor Brown, Letter to the Hinsdale Historical Society dated 28 July 1995.

City, Missouri in 1930, according to the U.S. Census for that year, which identified his occupation as "bonds" in the "security investments" industry. Mackey started his career with Armour & Company in 1931, eventually rising to the position of Vice President. He married Cornelia Materne of St. Louis in February 1937. In 1950, the year that George and Cornelia Mackey purchased the Whitney House, the couple lived in Mission (Johnson County) Kansas with their three children: Edmonds (b. 1939); Barbara (b. 1941), and John R. (b. 1946). Mackey retired from Armour & Co. in 1961 and relocated with his family to Kansas City.

Nelson C. and Glad C. Works, Jr.

The Works purchased the Whitney House in 1952 and lived there for ten years with their four sons. Nelson Clark Works was born on December 1, 1918, in Massachusetts, the son of Nelson C. and Harriette Works. He resided in Hinsdale with his parents and five siblings in a house at 344 E. Seventh Street in 1940, after graduating from Yale University.

Nelson Works served in the U.S. Army from 1940-45 during World War II and was discharged as a major. A recipient of the bronze star, he served in five campaigns in the European theater. During the war, Works married Glad Campbell (1922-2006), the daughter of Mr. and Mrs. Wallace R. Campbell of Windsor, Ontario, at All Saints Episcopal Church in Chicago. The bride's father was the president of the Ford Motor Company of Canada. The couple had four children: Jonathan (b. 1943), Emily (b. 1944), Benjamin (b. 1949), and Andrew (b. 1950).

In 1950, Nelson and Glad Works lived with their four children and a maid in Essex Falls, New Jersey, where he worked as an "executive" with the "life insurance" industry, according to the U.S. Census. The family relocated to Hinsdale and purchased the Whitney House in 1952, the year that Nelson joined the staff of the Northern Trust Company as second vice president of the banking department. He was promoted to vice president of the Northern Trust's banking department in 1955. The Works converted the rear wing of the Whitney House to a family room during their ownership and built a two-car garage.

In 1958, Nelson Works was elected to the Board of Trustees of Western College for Women in Oxford, Ohio. He was active in Yale alumni work and in Boy Scout, Community Chest, and the Red Cross. He was also active in the Union Church of Hinsdale. Nelson and Glad Works relocated to Greenwich, Connecticut, after they sold the Whitney House in 1962.

Julius and Paula Mayer

The Mayers owned the Whitney House for a little over four months, from November 1962 to April 1963. They never lived in the house.

William T. and Margaret S. White

William T. and Margaret S. White bought the Whitney House in April 1963 and lived there with their five children until January 1966, when they relocated to North Muskegon, Michigan, where White took a new job. No additional information was found on this couple.

Albert V. and Nancy F. Issleib

The Issleibs owned the Whitney House from 1966 to 1971. Albert V. Issleib (1926-2003) was born on March 5, 1926, in Columbus, Ohio, and he graduated from Ohio State University. In 1950 he lived with his parents, Albert and Lennie Issleib, in Oakwood, Ohio, where worked as a "salesman" in the "children's clothing" industry. Albert married Nancy Felman of Joliet in 1958. She was a graduate of Smith College.

The Issleibs owned the Whitney House n 1970, the year it was used by the Hallmark Card Company as the setting for a television commercial, hence its nickname, the Hallmark House. The commercial pictured the arrival of a family arriving to spend Christmas at Grandma's in the 1930s, as a part of a series of cards entitled, Childhood Christmas." The Issleib's eventually moved to Dayton, Ohio, after they sold the Whitney House.

William L. and Loriot D. Reineman

The Reinemans lived in the Whitney House for less than two of their four-year ownership from 1971 to 1975. They rented the house to two families for the remaining time. William L. Reineman (1931-2011) was born in 1931 in Rochester, New York, the son of Mr. and Mrs. Howard Hartje Reineman. He attended Allendale School and Babson Institute of Business Administration and received his master's degree from the University of Michigan. He married Loriot De La Cour (b. 1939), the daughter of Mr. and Mrs. J. Carl De La Cour Jr., on July 7, 1972. Loriot attended the Columbia School and graduated from the Masters School, Dobbs Ferry, and Briarcliff College. She also studied at the School of the Museum of Fine Arts in Boston. The couple had two children: Holly and Derek. William Reineman served as a Vice President of the Rochester Envelope Company and moved to the Pacific Palisades neighborhood of Los Angeles by the early 1990s, where he established a hydro seeding business.

Louis J. and Suzanne W. Zimmel

The Zimmels owned the Whitney House for four years, from 1975 to 1979. Louis J. Zimmel was born in 1927 in Detroit, the son of Joseph and Eleanor (Benda) Zimmel. He graduated from Mackenzie High School in Detroit in 1944, after which time he was enlisted in the U.S. Navy, from which he was discharged in the summer of 1946. He then resumed his studies in industrial engineering at the University of Michigan. Louis Zimmel married Suzanne Binns, also a Detroit native, on June 21, 1947. In 1950 the couple lived in Gratiot, Michigan, where Louis worked in the "milk carton" industry. They had a daughter, Lisa Jane, in 1955.

The Zimmel family lived in Lima, Ohio, in 1967, the year that Zimmel accepted an executive position with General Electric in Chicago. The following year, the Zimmels moved to a house they constructed at 6 Foxiana Court in west suburban Oakbrook, near Chicago. By 1972, Louis was vice president of the Sunbeam Corporation of Chicago. No additional information was found on this couple.

Post-1975 House History

The Whitney house had four additional owners post-1975. Among them were Frederick (Fred) C. and Elaine Cue, who lived in the house from 1983 to 1995 with their daughter Melissa and son Bradley. Fred, who served as a president of the Hinsdale Historical Society at one time, took a great interest in the history of the house and undertook intensive research, which included interviews with individuals who knew some of its previous owners. In 1989, Mr. Cue authored a successful National Register of Historic Places nomination for the William Whitney House, which was officially approved and listed in 1990. Mr. Cue also used his research to develop an unpublished history of the Whitney House, which is on file at the Hinsdale Historical Society. Both documents were helpful in the development of this report, as was extensive research in the Ancestry.com and Newspapers.com databases and a review of records at the DuPage County Recorder of Deeds Office in Wheaton and on their website.

Grace Episcopal Church purchased the Whitney House from the Cue family in 1994 for use as a rectory and remains the owner as of May 2025. The William Whitney House is a contributing building in the Robbins Park Historic District, which was listed on the National Register in 2008. The Whitney House was added to the Hinsdale Historically Significant Structures Property List in 2023.

Description of the Whitney House

P.I.N.: 09-12-403-207-026

Legal Description for 142 E. First Street, Hinsdale: The North 170 feet of that part of the East 177 feet of the Northeast quarter of Block 5 lying south of the south line of first Street and west of the west line of Park Avenue, in William Robbins First Addition to the Town of Hinsdale, in the North half of the Northeast quarter of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County (Downers Grove Township), Illinois.

Construction Date: 1868-69

House Description: The Whitney House is located on a square parcel at the southwest corner of First Street and Park Avenue that measures 177 feet east-west and 170 feet north-south. The north-facing residence is set far back from the public right-of-way on its expansive lot featuring a grassy lawn. A two-car garage with loft area is in the southeast corner of the lot, approached by a semicircular, black-topped driveway. The garage is sheathed in wood siding and was built in 1988 in the style of a nineteenth century carriage house, replacing a nondescript two-car garage built in the 1950s. It is connected to the house by an open covered walkway.

The two-story Italianate style house with attic, built 1868-69, has a rectangular footprint that measures approximately 80 feet in length (east-west) and 35 feet in width (north-south) and includes a one-story rear wing with a sleeping porch above. It is situated on a raised stone foundation and features original wood clapboard siding painted yellow. The two-story main house block has a cross-gable roof covered with asphalt shingles and its overhanging eaves are detailed with scrolled wood brackets. The roof has two orange brick chimneys, one on the ridge of each gable, as well as an exterior brick chimney painted yellow on the east façade of the one-story rear wing. A plain wood frieze band is situated beneath the eaves. A flat-roof wood porch with bracketed eaves, squared wood posts, and turned balustrades wraps around the front and both sides of the house, and has a flight of wood stairs on each.

The front (north) façade has an off-center entrance with a pair of original segmental-arched, wood paneled doors with wood casing with a segmental hood. This façade has an additional wood paneled door with transom that opens onto the east side of the wraparound porch. The south end of the east façade has a wood paneled door accessed via a wood entry porch. The west façade of the one-story rear wing has a pair of sliding glass doors, also accessed via a wood entry porch, as well as an adjacent pair of wood cellar doors on the ground that open upward.

Fenestration on the first and second floors of the main house block is primarily comprised of original two-over-four wood windows with segmental arched upper sashes, arranged alone or in pairs, each of which features wood casings and segmental hoods. The two first floor windows on the front façade are nine feet in height. Each of the gable ends on the main house block has a pair of original one-over-one round-arch wood windows with wood casings and round-arch hoods. The west façade of the main house block also has two multi-paned fixed wood windows: one each on the first and second floors. The one-story rear wing has one-over-one wood windows

arranged alone. The second-story rear sleeping porch has a series of one-over-one wood windows on each side. Basement fenestration is comprised of awning windows, each of which is divided into three panes by wood muntins.

The first-floor plan includes a front entrance hall with staircase that extends to the second floor; an adjacent front library; a living room and adjacent sitting room; a kitchen; a dining room; a short hallway that opens onto a pantry on one side and a rear staircase on the other; a mud room; and a rear family room with a full bathroom.

The second floor has a double-loaded, north-south hallway with four bedrooms, including a master bedroom with an ensuite bathroom; a hall bathroom; a rear sleeping porch; and a rear stairway that extends to the unfinished attic. The unfinished basement is comprised of two primary spaces.

Walls and ceilings are finished in plaster, and flooring is finished in wood except for the entrance hall (marble tiles) and bathrooms (ceramic tiles). The basement is unfinished and has concrete flooring, perimeter walls with exposed stone, and exposed ceiling joists. The interior retains many of its wood paneled doors, painted white, with original hardware. Most rooms throughout the house have simple, unadorned wood baseboard molding, as well as equally simple wood door and window casings, all painted white.

The front hall has an original oak staircase with spindle balustrade painted white, a tapered newel post, and walnut handrail. The front library has a marble fireplace on its west wall and built-in, floor-to-ceiling bookshelves on the east wall. The house has four decorative light sconces that appear to the original: two in the entrance hall and two in the second-floor hallway. The living room chandelier also appears to be original, as does the ceiling light fixture in bedroom 4. The east wall of the family room has a brick fireplace painted white.

Integrity

The house has very good architectural integrity. Alterations have been minimal and include expansion of the living room eastward, which entailed the relocation of an original bay window to a second-floor bedroom on the east side of the house. The enlarged living room was provided with a side entrance that opened onto the newly built porch on the east façade of the house. A second-story rear sleeping porch was built c. 1915 and an original entrance on the west side of the wraparound porch was later removed. The rear summer kitchen wing was converted to a family room with full bathroom in the 1950s by expanding the east wall flush with the main house block and creating a new entrance at the south end of the east façade. All these changes were historic, as they occurred prior to 1975.

During the 1980s, two front bedrooms were combined to create a single master bedroom with an ensuite full bathroom. The kitchen was remodeled in 1990, and the rear staircase was altered at that time to enter through a former butler pantry area between the kitchen and dining room.

Landmark Status of the Property

The Whitney House is individually listed on the National Register of Historic Places and is a contributing building in the Robbins Park National Register Historic District. It is listed in the Illinois Historic Structures Survey conducted in the early 1970s. It is not a locally designated landmark but is included in the Village of Hinsdale's Historically Significant Structures list.

Evaluation of Historic Significance

The Whitney House is locally significant for its association with William Whitney (1828-1917), who in 1873 led the successful effort to incorporate Hinsdale. Whitney—a local real estate agent and developer who served as a member of the Illinois House of Representatives from 1870-72—lived in this house from 1870-79 with his wife and seven children.

Completed in 1869, the Whitney House also has local historical significance as one of the few extant pre-1871 houses built in Hinsdale. The Hinsdale Reconnaissance Survey, which was undertaken in 1999 by Historic Certification Consultants, identified only 25 houses out of 5,654 principal structures with either a pre-1870 or a circa 1870 construction date. Seven of those houses were razed post-1999. They were located at 314 N. Garfield (1868); 119 N. Lincoln (c. 1870): 115 E. Maple (c. 1870); 205 E. Sixth (c. 1870); 323 S. Washington (c. 1870); 517 S. Washington (1865); and 119 S. Garfield (c. 1870). As a result, there are only 18 extant houses in Hinsdale that likely pre-date 1871. (See Attachment E for a list of these houses.)

Evaluation of Architectural Significance

The Whitney House possesses local architectural significance as a rare, and well-preserved, example of the Italianate style in Hinsdale. The 1999 Hinsdale Reconnaissance Survey identified only 17 houses out of 5,654 principal structures in the Village as examples of the Italianate style, which was popular in the U.S. from 1850 through 1880. The 17 houses included the Whitney House. Four of those Italianate style houses were razed post-1999. They were located at 119 N. Lincoln (c. 1870); 115 E. Maple (c. 1870); 130 E. First Street (1875); and 205 E. Sixth Street (c. 1870). As a result, there are only 13 extant Italianate style houses in the Village, all of which were built in the 1860s and 1870s. (See Attachment D for photos of these houses.)

The Whitney House at 142 E. First Street is easily recognizable as an Italianate style house, featuring hallmarks of the style that include its two-story height; gable roof with overhanging eaves and decorative wood brackets; plain wood frieze band beneath the eaves; tall, double-hung windows with segmental or round-arch upper sashes and decorative window hoods, arranged alone or in pairs; a porch wraparound porch; a pair of original round-arch wood paneled doors; and a bay window.

Minor exterior changes—including the extension of the porch to the east side of the house and the construction of a second-story rear sleeping porch—occurred in the early twentieth century and are thus historic. Such changes do not detract from the overall integrity of the house, which retains its distinctive Italianate features.

Evaluation of Neighborhood Impact

The Whitney House at 142 E. First Street is located on an east-west street, one block east of downtown Hinsdale and one block south of the Metra train tracks. Its expansive lot at the southwest corner of First Street and Park Avenue is part of William Robbins First Addition to Hinsdale, which was platted in 1866.

The Whitney House has prominently stood on its large lot at First Street and Park Avenue for over 150 years and is easily visible from the public right-of-way. Grace Episcopal Church at 120 E. First Street is located on a large parcel with a parking lot directly west of the Whitney House parcel, while First Redeemer Lutheran Church at 139 E. First Street is directly across the street. The adjacent 200 block of First Street and the 100 block of S. Park Avenue are residential, tree-lined streets with wide parkways, sidewalks on both sides, and houses that are easily visible from the public right-of-way. The houses have uniform setbacks, side driveways, and oriented to their respective streets.

The Whitney House, built 1868-69, is the oldest house in its vicinity, which has experienced extensive teardown activity. Of the 17 nearby houses, ten were built post-2000. The remaining houses were built in different eras, including the 1890s (1), 1900s (1), 1920s (1), 1930s (1), 1950s (1) and 1970s (2). The houses are generally medium or large in size and two or 2 ½ stories in height.

The Whitney House is the only Italianate style house in its vicinity. Houses on the 200 block of First Street and the 100 block of S. Park Avenue feature styles that include the Colonial Revival (4), Neo-Colonial Revival (3), Tudor Revival (2), Neo-French Renaissance Revival (4), or Eclectic (4). The ten post-2000 houses constitute the "Neo" styles or are considered Eclectic as they feature elements of various styles. Most of the post-2000 houses (8) are clad in stone veneer. Other cladding materials include wood siding (3), brick (4), or a combination of brick and stucco (2). Rooflines are hipped, gabled, or pyramidal, and many are steeply pitched. Many of the roofs are covered with slate tiles.

The construction of a large new house or houses on the Whitney House property would not appear unusual in its immediate neighborhood, as nineteenth-century houses in its vicinity are the exception, rather than the rule. However, demolition of the Whitney House would have an adverse effect on Hinsdale as a whole, by removing one of the oldest houses in the Village as well as a rare extant example of an Italianate style house with good integrity and one that is associated with a prominent individual who spearheaded the drive for its incorporation.



Photo of the Whitney House showing its oversized lot, view southwest.

Person Responsible for Performing the Study

Jean L. Guarino, Ph.D., has worked as an independent architectural historian since 1998, documenting hundreds of buildings through local and national landmark nominations, architectural survey work, and Historic American Buildings Survey (HABS) projects. Clients include architectural firms, non-profit organizations, development firms, and municipalities, including the City of Chicago. She has also developed over 30 HAIS reports for houses in Winnetka, Lake Forest, and Kenilworth. She is the co-author of a book titled, *Benjamin H. Marshall, Chicago Architect* (Acanthus Press, 2016), and a contributor to the book titled, *Art Deco Chicago* (Yale University Press, 2011).

Bibliography

"Adam S. Glos Dead; Banker at Elmhurst," *Chicago Tribune,* 16 October 1927.
Ancestry.com. Cook County, Illinois, Marriage Index, 1871-1920.
Ancestry.com. Cook County, Illinois, U.S., Deaths Index, 1878-1922.
Ancestry.com. U.S., Find a Grave Index.
Ancestry.com. U.S., City Directories, 1822-1995.
Bakken, Timothy H. *Hinsdale*. Hinsdale: The Hinsdale Doings, 1976.
"Betrothal Told," *Chicago Tribune*, 12 January 1958.
Brown, James Proctor. Letter to the Hinsdale Historical Society dated 28 July 1995.
Chamberlain, Everett. *Chicago and Its Suburbs*. Chicago: T.A. Hungerford & Co., 1874.
Cue, Frederick. "William Whitney House," National Register of Historic Places nomination, dated July 8, 1989.
Cue, Frederick C. "The William Whitney House: A Chronicle of its History and People," 1991.
"Dr. W.L. Wilson Is Dead After a Brief Illness," *Chicago Tribune*, 18 March 1927.
DuPage County Recorder of Deeds Office: Grantor-Grantee and Grantee-Grantor Tract Books.
DuPage County Recorder of Deeds Office, online deed information for the house at 142 E. First Street, Hinsdale, varying years: https://recorder.dupageco.org/Search.aspx.
"G. Edmonds Mackey," *The Kansas City Star*, 27 February 1980.
"Hard for the Firemen: Three Threatening Blazes in a Single Day," *Chicago Tribune,* 18 June 1887.
"Hinckley," Chicago Tribune, 26 August 1912.
Historic Certification Consultants, "Hinsdale Reconnaissance Survey," 1999.
"James McAfee," *The Oshkosh Northwestern,* 22 August 1962.
Leonard, John W. *The Book of Chicagoans*. Chicago: A.N. Marquis Company, 1905.
The Lima News (Lima, Ohio) 8 September 1968.
The Lima News (Lima, Ohio), 17 February 1972.
"Lue M. Brown," *The Pantagraph,* 4 March 1992.
"Nelson C. Works Jr., Lieutenant in Navy, Weds Canadian Girl," *Chicago Tribune,* 31 December 1941.
"Ohio College Picks Hinsdale Man to Board," *Chicago Tribune,* 7 December 1958.
"People and Events," *Chicago Tribune,* 21 May 1952.
"Reineman, William Lawrence," *Democrat and Chronicle* (Rochester, New York), 26 June 2011.
"Red Hearts Reveal Betrothal," *Detroit Free Press,* 11 August 1946.
Sanborn Fire Insurance Company Map for Hinsdale. New York: Sanborn Fire Insurance Company, March 1933, rev. October 1957.
Sterling, Mary. *Hinsdale's Historic Homes and the People Who Lived in Them, Volume 1*. 1997.
"Sunbeam Sees Profit Surge," *Chicago Tribune,* 8 June 1968.
U.S. Census for 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940, 1950 for historic homeowners of 142 E. First Street, Hinsdale.
"W.M. Whitney, GOP Leader in the Past, Is Dead," *Chicago Tribune*, 22 November 1917.
"Willis," *Oroville Mercury Register* (Oroville, California), 28 July 1970.
"Zimmel Baby," *Detroit Free Press,* 24 April 1955.

List of Attachments

Attachment A: Exterior photographs, May 2025

Attachment B: Interior photographs, May 2025

Attachment C: Buildings in the Vicinity of the Whitney House

Attachment D: Italianate style houses in Hinsdale

Attachment E: Table listing extant pre-1871 houses in Hinsdale

Supplemental Materials

Attachment A: Exterior Photographs



Front façade, view south.



Original wood paneled from door.



Original windows, front porch.

Attachment A: Exterior Photographs



Detail of wraparound porch.



Detail of porch columns and scrolled brackets.



Front façade, detail of windows and bracketed eaves, view south.

Attachment A: Exterior Photographs



Front (north) and west facades, view southeast.



West side of porch.



Detail of engaged column capital and scroll on porch.

Attachment A: Exterior Photographs



Gable roof wing of west façade, view east.



Front (north) and east facades, view southwest.

Attachment A: Exterior Photographs



East façade, view west.



East façade detail.

Attachment A: Exterior Photographs



East side of wraparound porch showing balustrade detail.



East side of wraparound porch, view south toward door to living room.

Attachment A: Exterior Photographs



East façade of the house with the garage on the left, view west.



Southeast corner of the house.



East façade entrance.

Attachment A: Exterior Photographs



West (left) and south (right) facades of the house, view northeast.



Cellar doors alongside the west façade.



Sliding glass doors on the west façade.

Attachment B: Interior Photographs



Original front entrance doors.



Front hall with original sconces.



Front hall staircase.

Attachment B: Interior Photographs



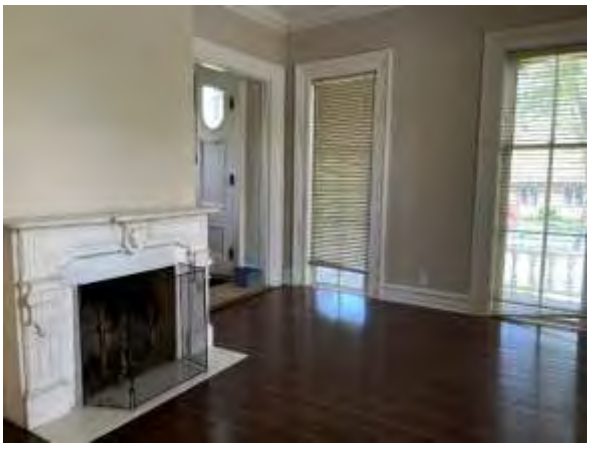
Front hall staircase newell post.



Front hall staircase.



One of two original sconces in front hall.



Library, view northwest to front hall.

Attachment B: Interior Photographs



Library with built-in bookshelves, view north.



Original marble fireplace in library.

Attachment B: Interior Photographs



Library, showing doorways to front hall (right) and living room (left), view southwest.



Living room, showing door to east side of wraparound porch, view northwest.

Attachment B: Interior Photographs

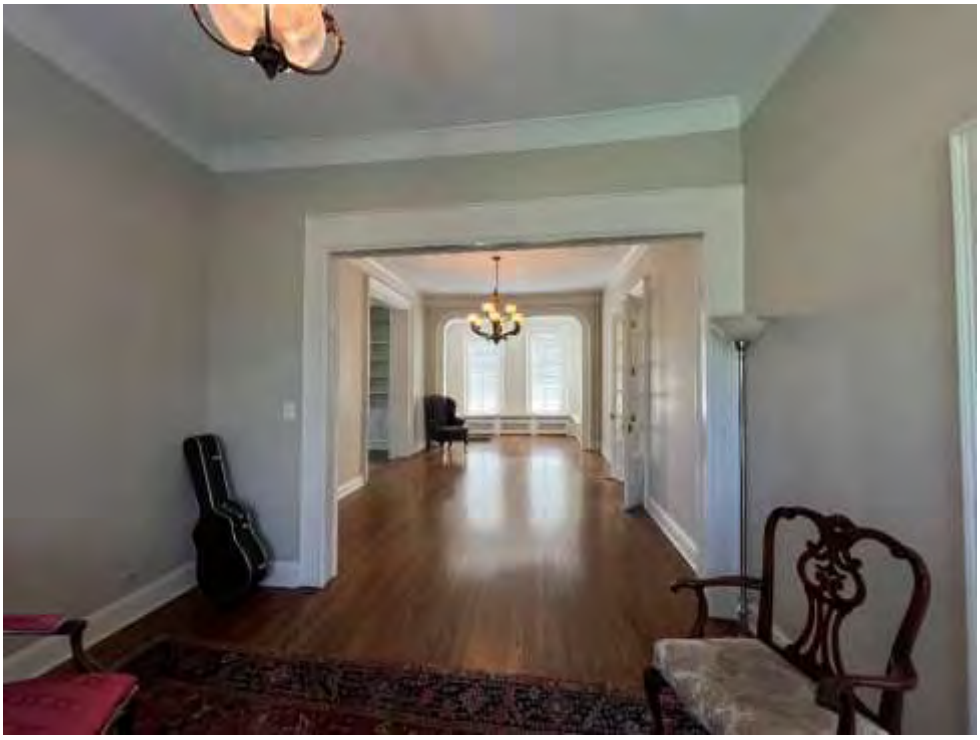


Living room, showing original chandelier, view southwest.



Sitting room, showing doorway to dining room.

Attachment B: Interior Photographs



Living room, view east from sitting room.



Living room, view east.

Attachment B: Interior Photographs



Living room, view into kitchen.

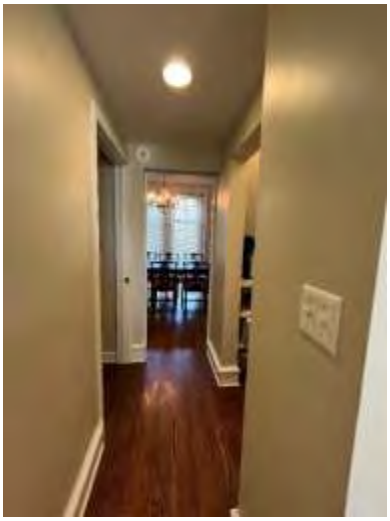


Kitchen.

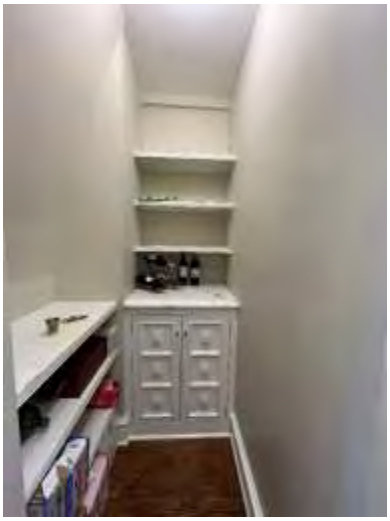
Attachment B: Interior Photographs



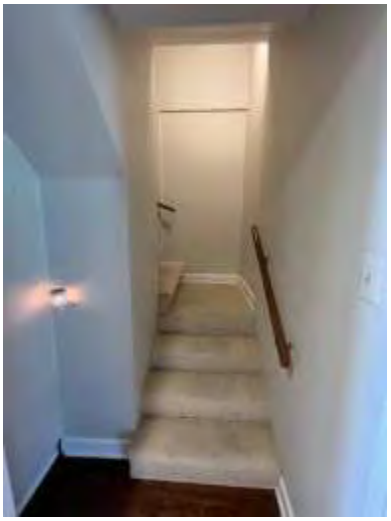
Kitchen, view north.



Hallway, view west.



Pantry.



Rear stairway.

Attachment B: Interior Photographs



Dining room, view south.

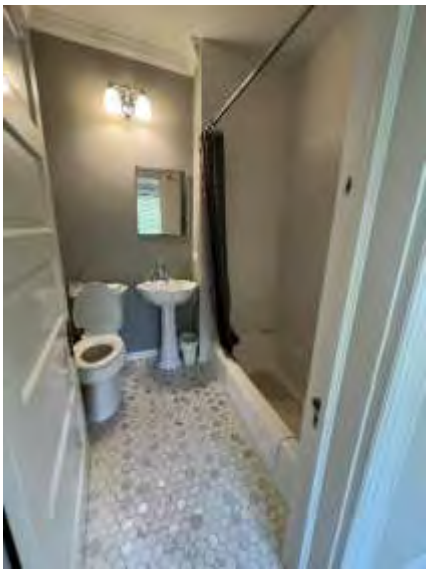


Dining room, view northeast.

Attachment B: Interior Photographs



First floor bathroom and family room.



First floor bathroom.



Family room, view southeast.

Attachment B: Interior Photographs



Family room fireplace.

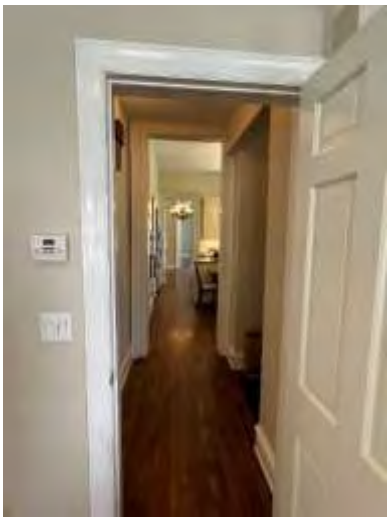


Family room, view northwest.

Attachment B: Interior Photographs



Family room, view north.



Hallway, view north.

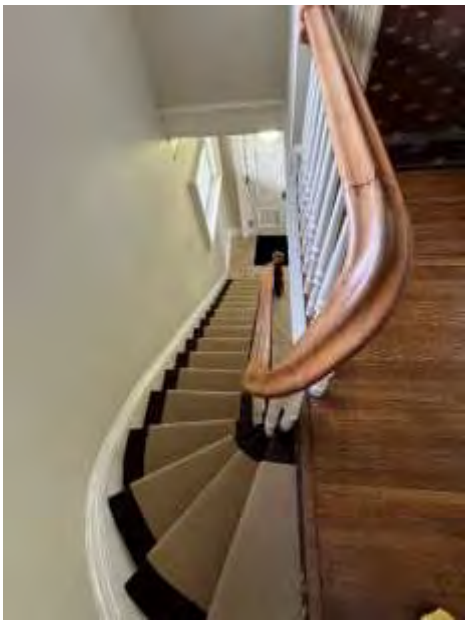


First floor closet.

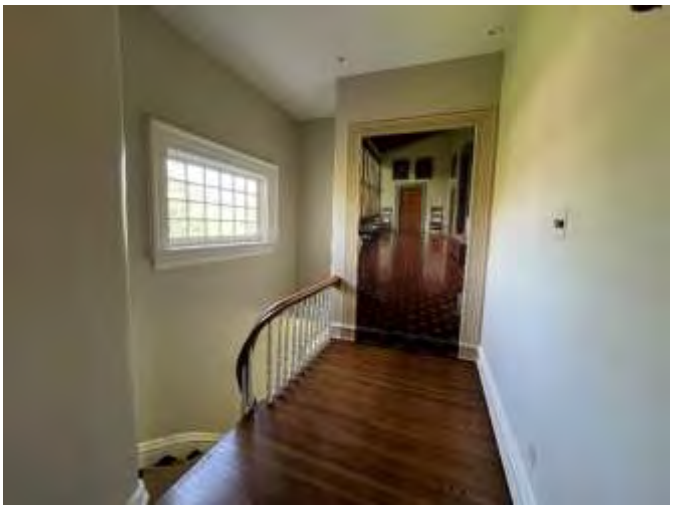


First floor mudroom.

Attachment B: Interior Photographs



Front hall staircase.



Second floor hallway, view north.



Second floor hallway, view south.



Original sconce in second floor hallway.

Attachment B: Interior Photographs



Bedroom 1, view north.





Bedroom 1 bay window.

Attachment B: Interior Photographs



Bedroom 1, view south.



Ensuite bathroom from bedroom 1.



Typical original doorknob.

Attachment B: Interior Photographs



Bedroom 2, view west.



Bedroom 2, view southeast.

Attachment B: Interior Photographs



Bedroom 3, view southeast.

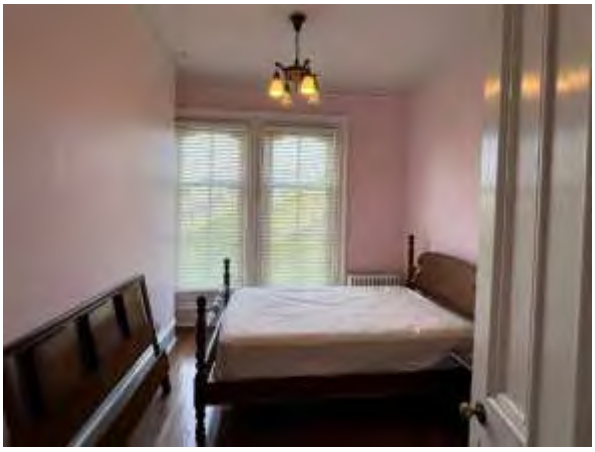


Bedroom 3, view northwest.

Attachment B: Interior Photographs



Bedroom 4, view east.



Bedroom 4, view west.



Bedroom 4 chandelier that may be original.

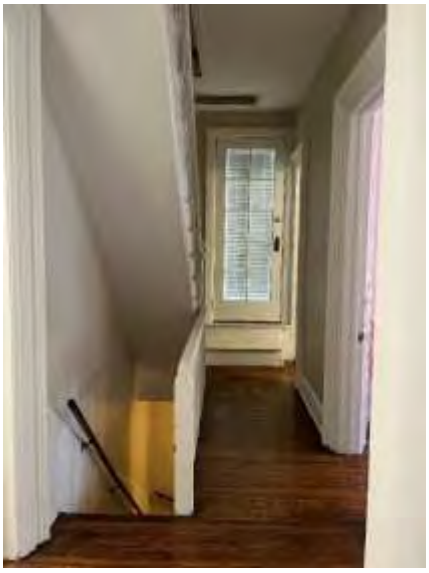
Attachment B: Interior Photographs



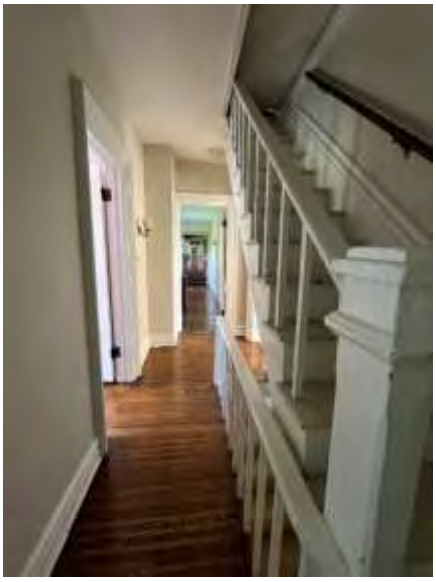
Hall bathroom, second floor.



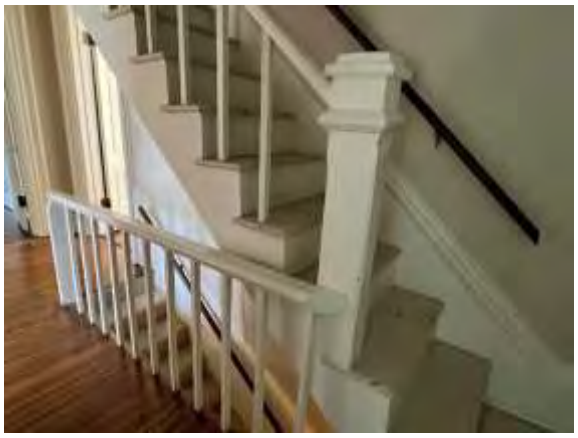
Second floor wall sconce.



Door to sleeping porch, view south.



Hallway, view north.



Rear stairway to attic.

Attachment B: Interior Photographs





Basement stairway.





Views of unfinished basement.





Views of unfinished basement.

Attachment B: Interior Photographs



Views of unfinished basement.



Attachment C: Buildings in the Vicinity of the Whitney House



Grace Episcopal Church, 120 E. First St.



Redeemer Lutheran Church, 139 E. First St.



212 E. First Street, 1927



215 E. First Street, 1975



218 E. First Street, 1951



219 E. First Street, 2018



225 E. First Street, c. 2024



230 E. First Street, 1898

Attachment C: Buildings in the Vicinity of the Whitney House



241 E. First Street, c. 2024



244 E. First Street, c. 2024



45 S. Park Avenue, 1971



107 S. Park Avenue, 1939 with later renovation



117 S. Park Avenue, 2005



124 S. Park Avenue, 2010



125 S. Park Avenue, 2003



132 S. Park Avenue, 2008

Attachment C: Buildings in the Vicinity of the Whitney House



133 S. Park Avenue, 2025



134 S. Park Avenue, 1902



135 S. Park Avenue, 2005

Attachment D: Italianate style houses in Hinsdale



Landis House, 332 S. Elm Street, c. 1875



Roth House, 222 E. Chicago Avenue, 1866



11 N. Grant Street, c. 1870



306 N. Grant Street, 1867



319 N. Lincoln Street, 1877



123 E. Maple Street, 1869

Attachment D: Italianate style houses in Hinsdale



120 E. Walnut Street, 1874



23 W. Walnut Street, c. 1870



133 N. Washington Street, 1870



402 S. Washington Street, 1868



121 E. Fifth Street, c. 1875

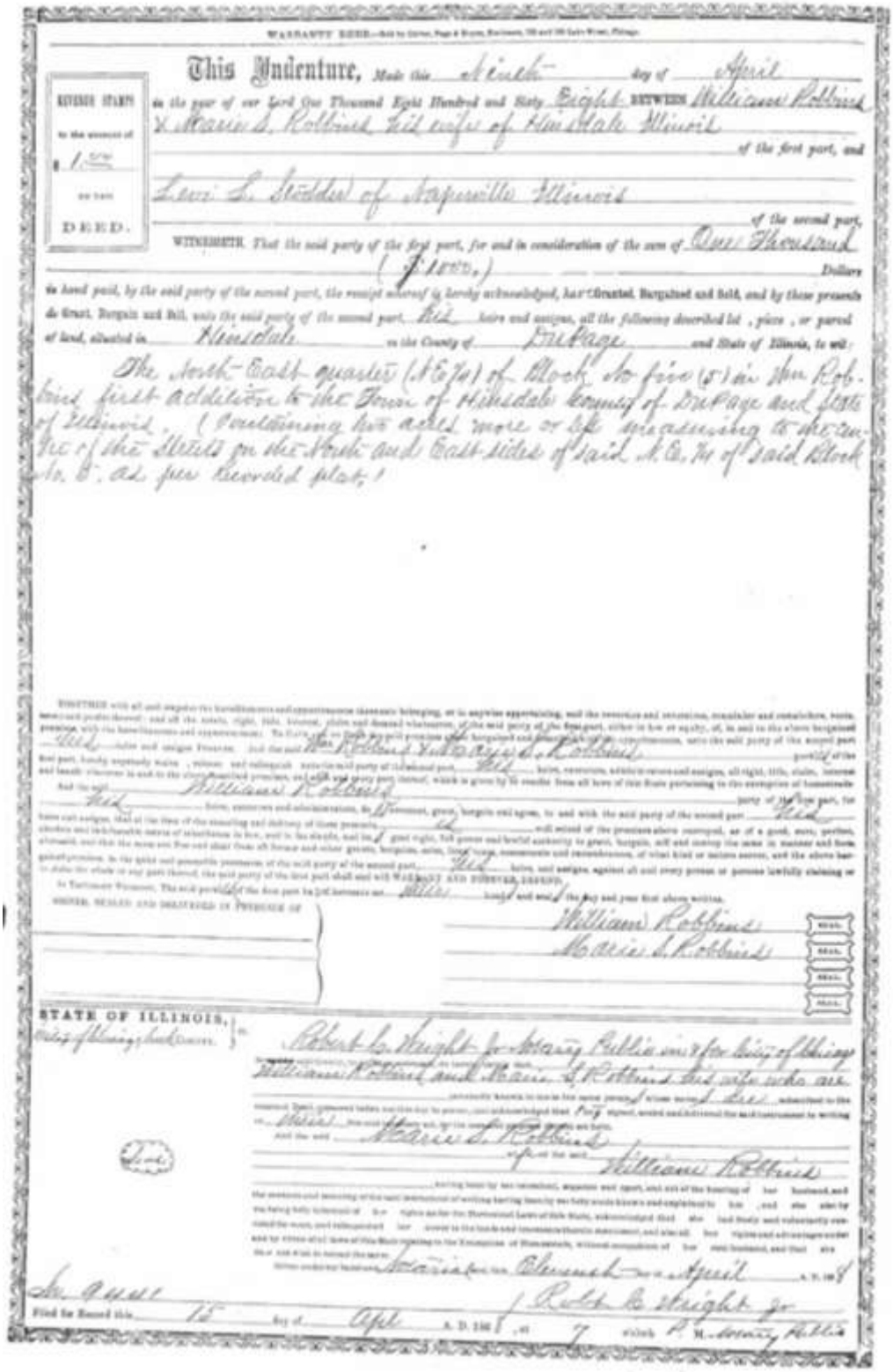


639 S. Garfield Street, 1873

Attachment E: Table listing extant pre-1871 houses in Hinsdale

No.	Address	Year
1	22 N. Lincoln	c. 1870
2	137 N. Lincoln	1868
3	100 N. Park	1869
4	11 N. Grant	c. 1870
5	306 N. Grant	1867
6	123 E. Maple	1869
7	23 W. Walnut	c. 1870
8	133 N. Washington	1870
9	402 S. Washinton	1868
10	222 E. Chicago	1866
11	142 E. First	1869
12	321 S. Garfield	1865
13	319 N. Washington	1870
14	213 S. Clay	c. 1870
15	20 E. Fifth St.	c. 1870
16	120 E. Fifth St.	1863
17	113-115 S. Garfield	c. 1865
18	29 S. Park Ave.	1868

SUPPLEMENTAL MATERIALS



WARRANTY DEED.—Sold by Gurney, Page & Evans, Bookmen, 139 and 141 East Water, Chicago.

REVENUE STAMPS to the amount of $1.50 cancelled

DEED.

This Indenture, Made this Ninth day of April in the year of our Lord One Thousand Eight Hundred and Sixty Eight BETWEEN William Robbins & Marie L. Robbins his wife of Hinsdale Illinois of the first part, and Levi L. Stodder of Naperville Illinois of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Thousand ($1000.) Dollars to hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, has Granted, Bargained and Sold, and by these presents do Grant, Bargain and Sell, unto the said party of the second part, His heirs and assigns, all the following described lot, piece, or parcel of land, situated in Hinsdale in the County of DuPage and State of Illinois, to wit:

The North-East quarter (NE¼) of Block No five (5) in Hon Robbins first addition to the Town of Hinsdale County of DuPage and State of Illinois, (containing two acres more or less according to the survey of the streets on the North and East sides of said N.E.¼ of said Block No. 5. as per Recorded plat.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances: To Have and to Hold the premises above bargained and described, with the appurtenances, unto the said party of the second part, His heirs and assigns Forever. And the said William Robbins & Marie L. Robbins his wife for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said party of the second part, His heirs, executors and administrators, that at the time of the ensealing and delivery of these presents they are well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever, and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, His heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

In Testimony Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

William Robbins [Seal]
Marie L. Robbins [Seal]

STATE OF ILLINOIS, } ss.
County of Kane }

Robert B. Wright Jr. Notary Public in and for the County of Kane aforesaid DO HEREBY CERTIFY that William Robbins and Marie L. Robbins his wife who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this Eleventh day of April A. D. 1868

Robt B. Wright Jr.
Notary Public

Filed for Record this 15 day of April A. D. 1868 at 7 o'clock P. M. County Recorder

Copy of Deed conveying ownership of the parcel containing the house at 142 E. First Street from William and Marie Robbins to Levi Stodder, dated April 9, 1868.



Marie Stodder
Source: Ancestry.com



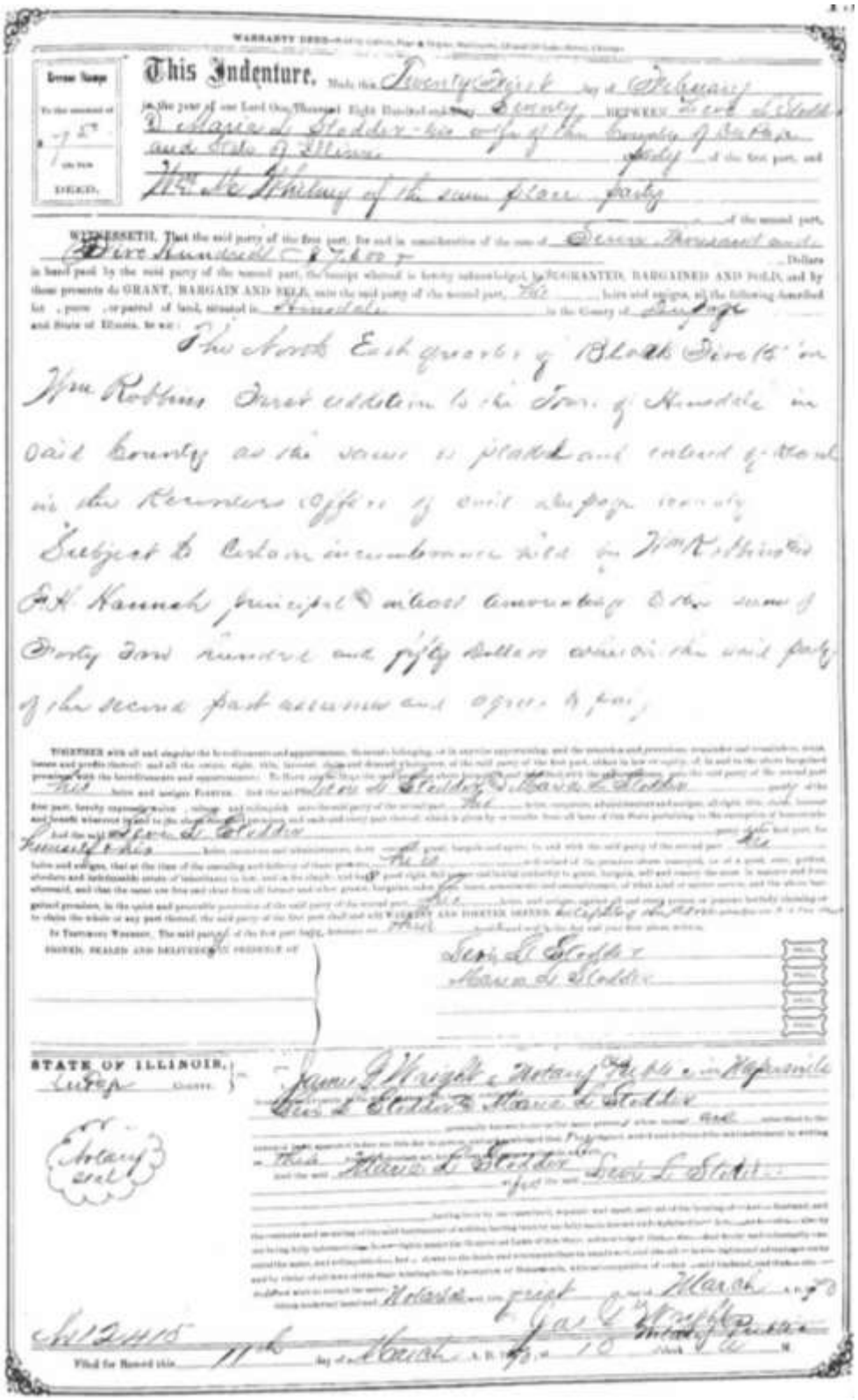
Levi Stodder
Source: Ancestry.com



William Whitney
Source: *Chicago Tribune*, 22 November 1916.

FOR SALE—AT HINSDALE, several residences, from $1,500 to $9,000. WILLIAM M. WHITNEY & CO., 149 Madison-st.

Chicago Tribune, March 22, 1874.



WARRANTY DEED

This Indenture. Made this Twenty First day of February

in the year of our Lord One Thousand Eight Hundred and Seventy, BETWEEN Levi L Stodder and Maria L Stodder of the County of Du Page and State of Illinois party of the first part, and William Whitney of the same place party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Seven Thousand and Five Hundred ($7500) Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has GRANTED, BARGAINED AND SOLD, and by these presents do GRANT, BARGAIN AND SELL, unto the said party of the second part, his heirs and assigns, all the following described lot, parcel, or parcel of land, situated in Hinsdale in the County of Du Page and State of Illinois, to wit:

The North East quarter of Block Five (5) in Wm Robbins First addition to the Town of Hinsdale in said County as the same is platted and recorded of record in the Recorders Office of said Du Page County

Subject to certain incumbrances held by Wm Robbins & Hannah principal & interest amounting to the sum of Forty Four hundred and fifty dollars which the said party of the second part assumes and agrees to pay.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances: To Have and to Hold the said premises above mentioned and described, with the appurtenances, unto the said party of the second part, his heirs and assigns FOREVER. And the said Levi L Stodder & Maria L Stodder party of the first part, hereby expressly waive and release all right and benefit under and by virtue of the Homestead Exemption laws of this State, and the said Levi L Stodder and Maria L Stodder hereby release and waive all right to dower and homestead in the said premises hereby granted and conveyed.

And the said party of the first part, for himself his heirs, executors and administrators, does covenant, grant, bargain and agree, to and with the said party of the second part his heirs and assigns, that at the time of the ensealing and delivery of these presents he is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and in the whole and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, assessments and encumbrances, of what kind or nature soever, and the above bargained premises, in the quiet and peaceable possession of the said party of the second part his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND, excepting the Notes amounting to $4450 mentioned and described in the first and second above written.

In Testimony Whereof, The said party of the first part hath hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Levi L Stodder (Seal)
Maria L Stodder (Seal)

STATE OF ILLINOIS, } ss.
Cook County }

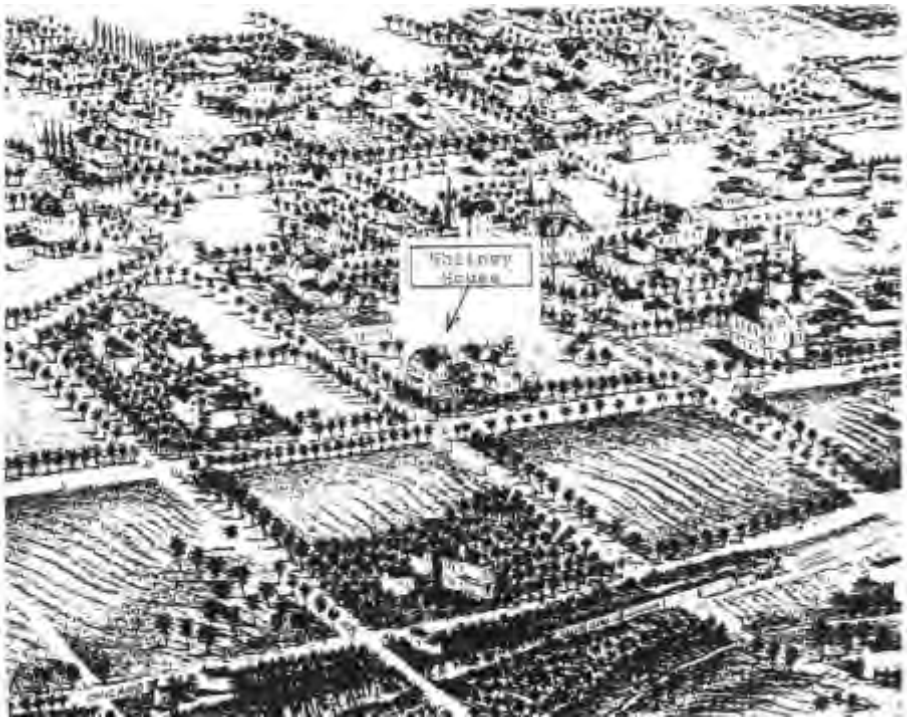
I James G Wright a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Levi L Stodder & Maria L Stodder personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 21st day of March A.D. 1870

James G Wright
Notary Public

Notary Seal

Filed for Record this 11th day of March A.D. 1870 at 10 o'clock A M



Bird's eye view map of Hinsdale, 1882, showing the Whitney House and the adjacent house built for Whitney's daughter Augusta and her husband, Edgar Sawyer, in 1875.



Italianate house at 130 E. First Street built in 1875 for Whitney's daughter Augusta and her husband, Edgar Sawyer. Source: Hinsdale Historical Society.



Wedding portrait of Adam Glos and Emilia Fischer Glos, 1877.
Source: Ancestry.com.

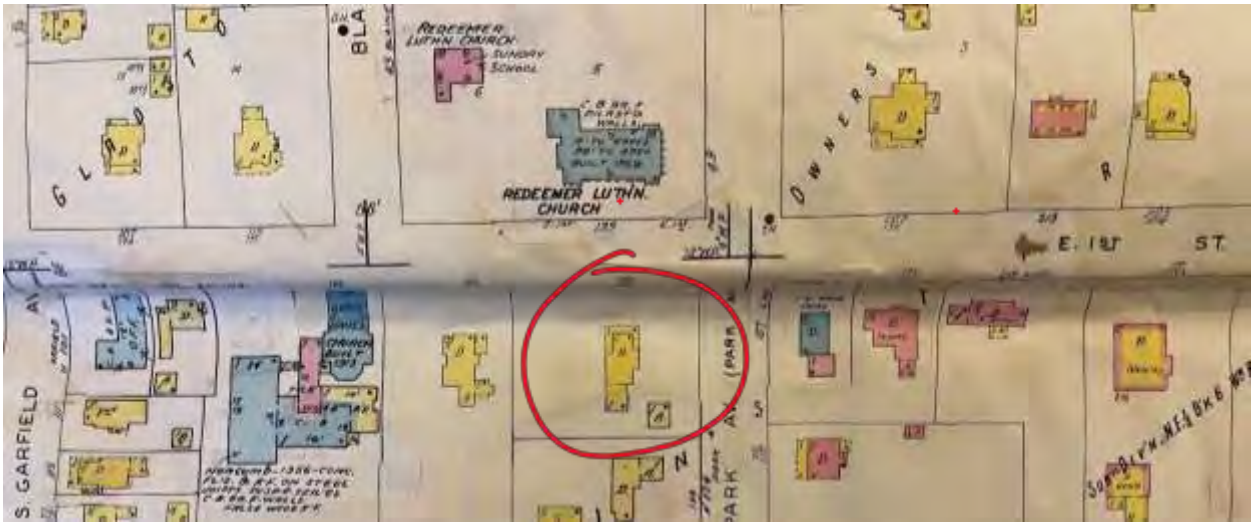


Photograph of the Whitney House with members of the George Hinckley family, 1886.
Source: Hinsdale Historical Society.

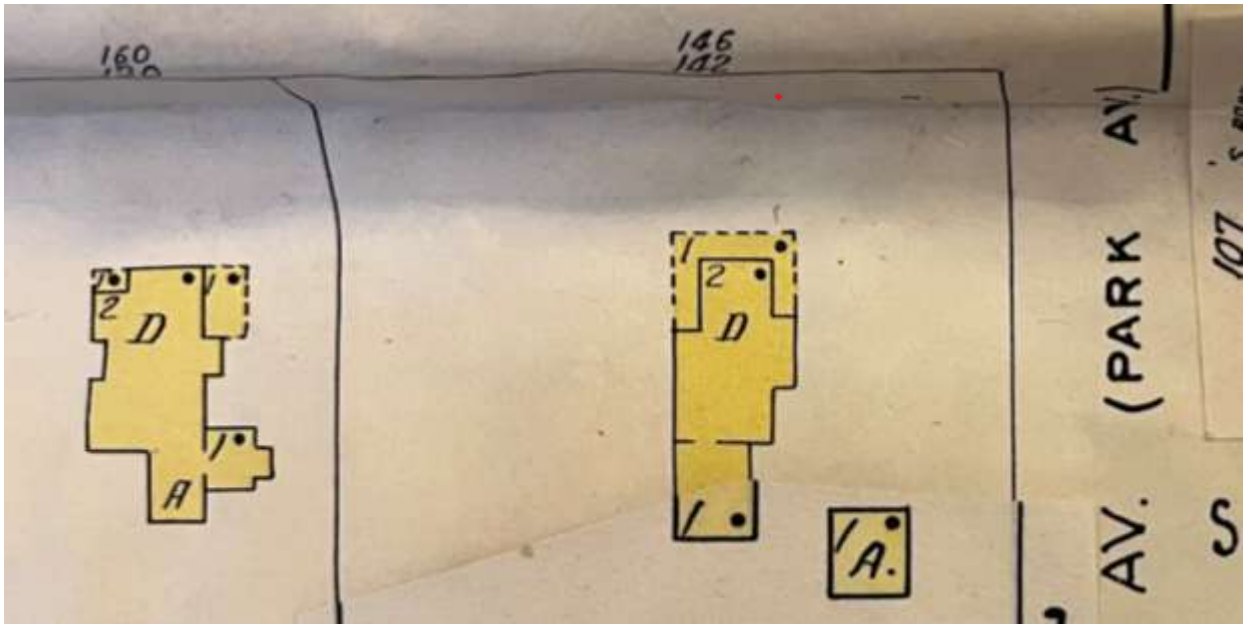


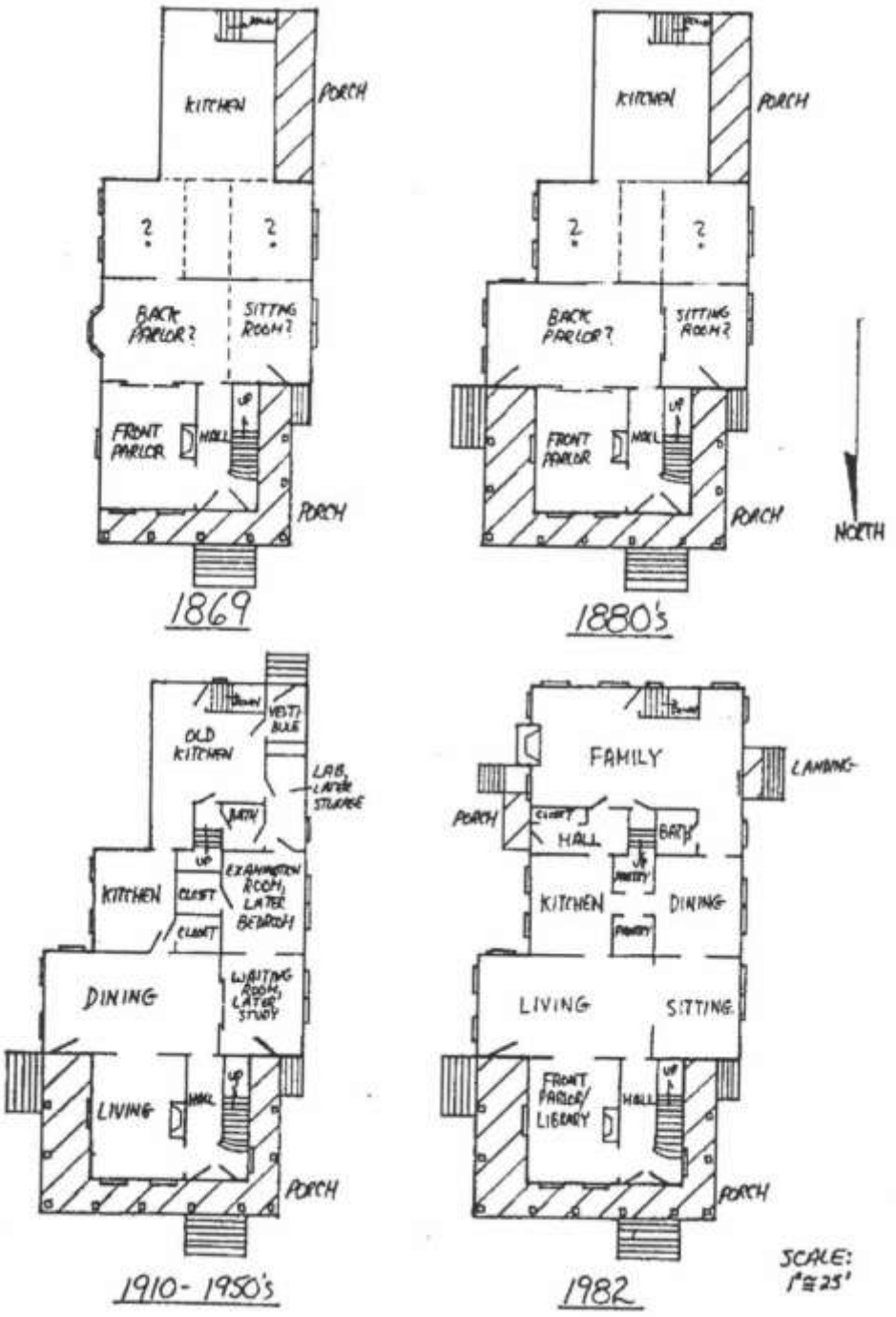
Circa 1960s photos of the Whitney House showing the garage built in 1953.



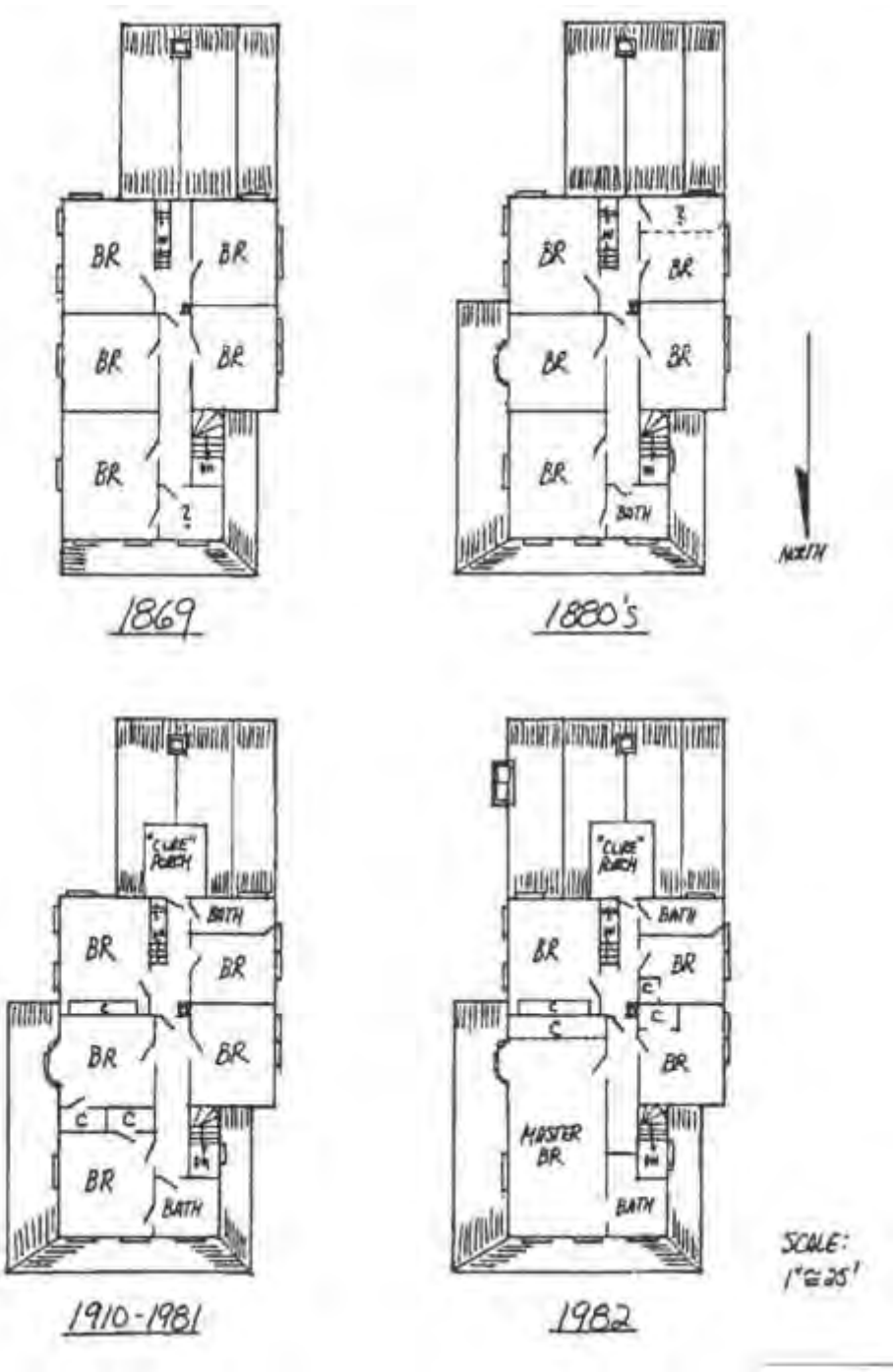


Map showing the footprint of the Whitney House (above and below) and other buildings on the 100 and 200 blocks of First Street, 1957.
Source: *Sanborn Fire Insurance Company Map for Hinsdale*. New York: Sanborn Fire Insurance Company, March 1933, rev. October 1957.

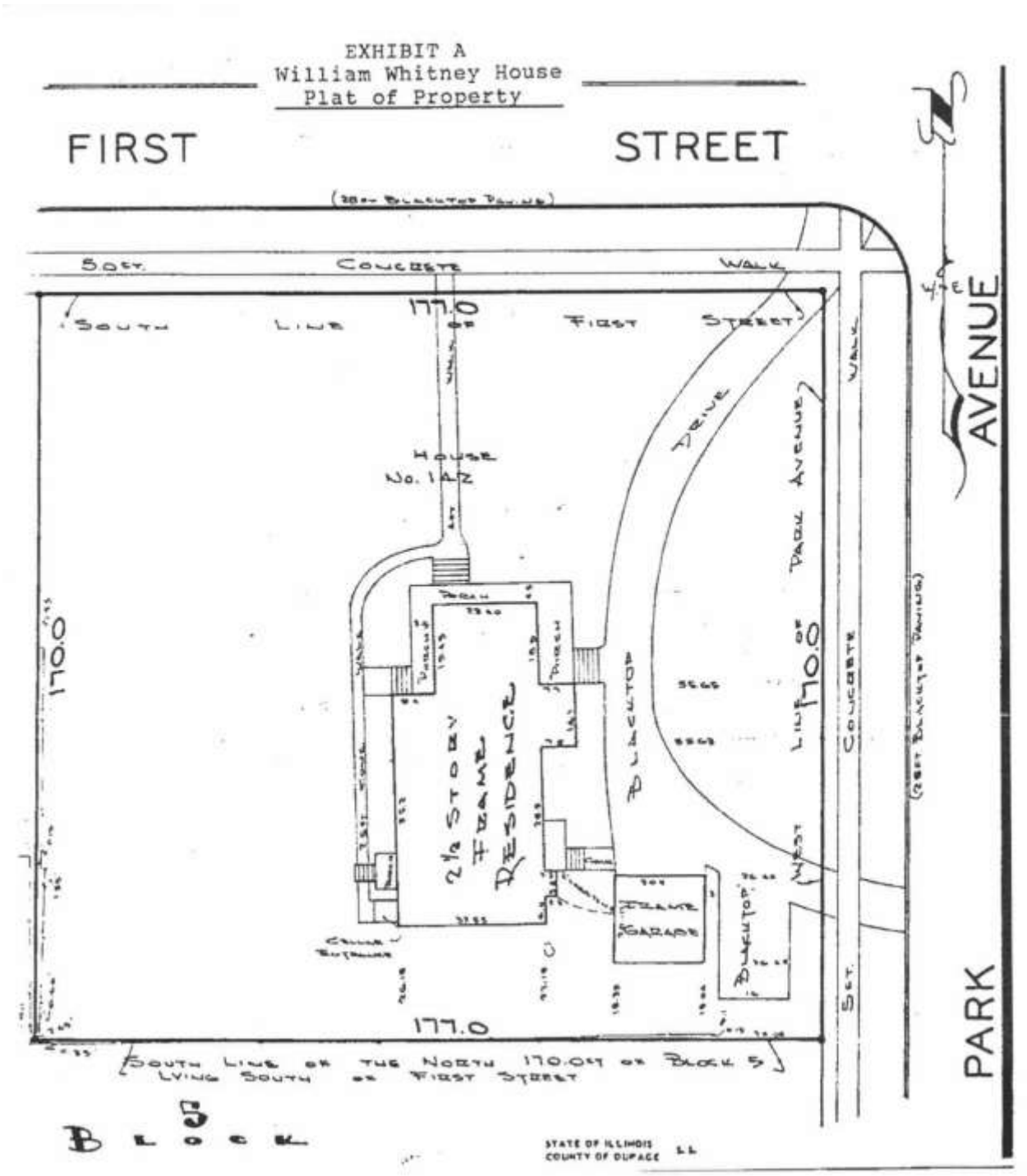




First floor plans of the Whitney House over the years.
Source: Frederick Cue, "William Whitney House," National Register of Historic Places nomination dated July 8, 1989.



Second floor plans of the Whitney House over the years.
Source: Frederick Cue, "William Whitney House," National Register of Historic Places nomination dated July 8, 1989.



Plat map from 1983 showing the Whitney House.
Source: Frederick Cue, "William Whitney House," National Register of Historic Places nomination dated July 8, 1989.



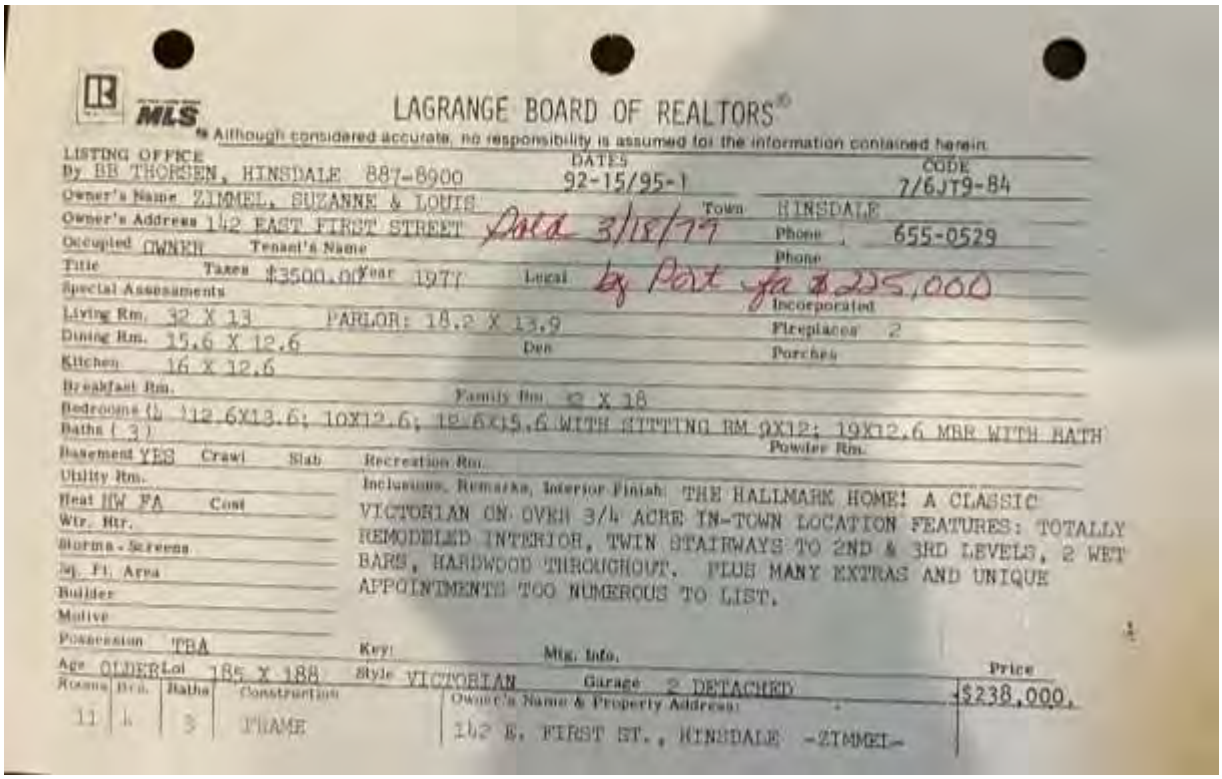
DUPAGE BOARD OF REALTORS — UNITED MULTIPLE LISTING OFFICE — HINSDALE CLARENDON HILLS OAK BROOK

NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN

LISTING OFFICE Porterfield & Co. — Office Ph. 325-3800
Owner Reineman, Wm. L. & Loriot Address California — Home Ph.
Tenant Dr. & Mrs. Hunt — Ph. 654-4826
Taxes 2893.84 Yr. '74 — Spec. Assm't 4812.00
Recep. 18.4 x 8.3 — Mtg. — By
Living Rm. 18.5 x 14 Sold by Adams & Myers — Fpl. (2) - Marble in LR -
Dining Rm. 12.8 x 26.5 w/alcove 11-24-75 — /Raised hearth in FR
Kitchen 15.6 x 12.8 - Dishwasher & Disposal $102,000 — Fam. Rm. 28.4 x 16.2 - wet bar
Brfst. Rm. — Sun Rm. or Porch
Den 12.9 x 12.10 — Rec. Room
Baths (3) One down - All new flooring & tiling — Powder Rm. Yes
Bedrooms 12.9 x 15.8 (down); 13.3 x 19.6 - 13.3 x 10 - 12.9 x 13.10 - 12.8 x 15.9 13 x 9.6
Sq. Ft. Liv. Area 3775 — Builder — Utility Rm. 6.5 x 15.3 off kitchen
Basement Full — Heat GHW — Heat Cost — Water Heater 75 Gal. Gas
Storms Frame & Comb. — Screens Some — Insulation — Landscaping Excellent
Inter. Finish Plaster - Hardwood — Garage 2-Car Detached
Remarks & Inclusions: Attic Fan - Hallmark House - Excl.: DR Chandelier
LIST 55-16
EXP. 59-20
REN.
ALL APPOINTMENTS, ALL CONTRACTS THRU PORTERFIELD
Key Yes (Side door) — Code 7PR5-13
Age — Lot 170 x 177 — Motive — Poss. — Price 115,000.

Rms.	Bedr's	Baths	Style & Construction	Name & Address
11	6	3½	Victorian Frame	REINEMAN - 142 East First St., Hinsdale

Real estate listing, 1975.



LAGRANGE BOARD OF REALTORS®

MLS® Although considered accurate, no responsibility is assumed for the information contained herein

LISTING OFFICE By BB THORSEN, HINSDALE 887-8900 — DATES 92-15/95-1 — CODE 7/6JT9-84
Owner's Name ZIMMEL, SUZANNE & LOUIS — Town HINSDALE
Owner's Address 142 EAST FIRST STREET Data 3/18/79 — Phone 655-0529
Occupied OWNER Tenant's Name — Phone
Title — Taxes $3500.00 Year 1977 — Legal by Port for $225,000
Special Assessments — Incorporated
Living Rm. 32 X 13 PARLOR: 18.2 X 13.9 — Fireplaces 2
Dining Rm. 15.6 X 12.6 — Den — Porches
Kitchen 16 X 12.6
Breakfast Rm. — Family Rm. 22 X 18
Bedrooms (4) 12.6X13.6; 10X12.6; 12.6X15.6 WITH SITTING RM 9X12; 19X12.6 MBR WITH BATH
Baths (3) — Powder Rm.
Basement YES Crawl Slab — Recreation Rm.
Utility Rm.
Heat HW FA Cost — Inclusions, Remarks, Interior Finish: THE HALLMARK HOME! A CLASSIC VICTORIAN ON OVER 3/4 ACRE IN-TOWN LOCATION FEATURES: TOTALLY REMODELED INTERIOR, TWIN STAIRWAYS TO 2ND & 3RD LEVELS, 2 WET BARS, HARDWOOD THROUGHOUT. PLUS MANY EXTRAS AND UNIQUE APPOINTMENTS TOO NUMEROUS TO LIST.
Wtr. Htr.
Storms - Screens
Sq. Ft. Area
Builder
Motive
Possession TBA — Key — Mtg. Info.
Age OLDER Lot 185 X 188 — Style VICTORIAN — Garage 2 DETACHED — Price $238,000.

Rooms	Brs.	Baths	Construction	Owner's Name & Property Address:
11	4	3	FRAME	142 E. FIRST ST., HINSDALE -ZIMMEL-

Real estate listing, 1979.

Garage with loft, built 1988, which replaced an earlier two-car garage, built 1953







GRACE EPISCOPAL CHURCH

120 East First Street • Hinsdale, Illinois 60521
630.323.4900 • Fax 630.323.5029
www.gracehinsdale.org

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

RE: Property located at 142 E. First Street, Hinsdale, IL 60521

To Whom It May Concern at the Village of Hinsdale:

Sarah Tims, on behalf of Grace Episcopal Church, grants Legacy Homes Cimala, Inc. and/or Robert L. Cimala permission to file any and all applications with the Village of Hinsdale that are necessary to demolish the home on the subject property and to build a new home thereon including, but not limited to, the following: the Preliminary Certificate of Appropriateness Application; the Certificate of Appropriateness Application; the Demolition Permit Application; and the Building Permit Application.

Best Regards,

Sarah C. Tims

Sarah C. Tims, Senior Warden

Cc: Bob Cimala
Cc: Lynn Graham