



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Thursday, January 11, 2024

6:30 p.m.

### MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

*(Tentative & Subject to Change)*

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES – December 6, 2023

#### 4. SIGNAGE

- a) Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi's Pizzeria – Installation of One (1) Wall Sign

#### 5. PUBLIC MEETINGS

- a) Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Rear and Side Building Additions and a New Detached Garage
- b) Case HPC-2-2024 – 217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Request for A Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Two Building Additions
- c) Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, a Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and a Matching Grant – Construction of a Rear Building Addition

#### 6. PUBLIC COMMENT

#### 7. NEW BUSINESS

#### 8. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Robbins Park Historic District Gateway Signs
- c) Sixth Street Improvement Project
- d) Sign Code Update

#### 9. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, December 6, 2023**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, December 6, 2023 at 6:35 p.m., roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Shannon Weinberger, Frank Gonzalez, William Haarlow, and Jim Prisby, Chris Elder, and Chairman Bohnen

**ABSENT:** None

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

**Approval of Minutes – November 6, 2023**

Chairman Bohnen asked for comments on the November 6, 2023 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Weinberger made a motion, seconded by Commissioner Elder, to approve the draft meeting minutes of the November 6, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 7-0 as follows:

**AYES:** Commissioners Barclay, Weinberger, Gonzalez, Haarlow, Prisby, Elder, and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**Public Hearing**

**a) Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District**

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC-19-2023.

Chairman Bohnen asked for any members of the public wishing to speak to stand and be sworn in.

Commissioner Weinberger made a motion, seconded by Commissioner Elder, to open the Public Hearing for Case HPC-19-2023 – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 7-0 as follows:

**AYES:** Commissioners Barclay, Weinberger, Gonzalez, Haarlow, Prisby, and Elder and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Commissioner Bohnen invited those members of the audience wishing to speak to individually approach the podium and state their name.

Rebecca Haas, resident of 441 E. Eighth St., shared concerns about the safety of the house coming down relating to drainage and asbestos. Ms. Haas stated she reached out to the contractor and reported that J. Jordan did not return the phone calls.

Dave Hellyer, construction manager of J. Jordan, shared he had no records of voicemails from Ms. Haas but would make himself available to discuss the concerns.

Kathy Moran, former Hinsdale resident, shared concerns about the pattern of homes being torn down and replaced with larger homes as well as expensive taxes by residents who move out within a few years. Ms. Moran stated that the culture of families purchasing forever homes in Hinsdale is dwindling, resulting in less entry level homes, the historic culture and less architectural variety.

Shari Sexton McNerney, former resident of 425 E. Eighth St., shared family history and her experiences of growing up in the house. Ms. Sexton McNerney explained the house, with only three owners, was built with very high-quality materials and designed with many unique and innovative features for the time period.

Ms. Moran asked why it is not possible for a buyer who wishes to preserve the home to trump a buyer who plans to tear down the home. A waiting period was suggested for buyers because many people are not aware the home is for sale until after it is sold to someone who plans to demolish it.

Chairman Bohnen stated the Historic Preservation Commission (HPC) has been working for many years on ways to slow the teardowns.

Ms. Sexton McNerney asked the current homeowner if another lot could be found to build the planned home so the house and the history it represents could be preserved.

Julie Grisko Elmore, former owner of the house torn down at Fourth and Oak, stated that if the trend of tearing down beautiful, architecturally significant, historic homes continues, the entire Village of Hinsdale will be de-valued. These are the homes that make Hinsdale a desirable place to live.

Debbie Bossy, a resident of forty years and who has walked through the home, shared that it was a structurally sound, gorgeous home, one she would have wanted to raise her family in. Ms. Bossy has utilized and the design services of Michael Abraham for her own residence and was very pleased. Ms. Bossy stated that although J. Jordan builds beautiful homes, the characteristics of the old homes cannot be duplicated. Ms. Bossy added that 425 E. Eighth St. is extremely special, one of the few remaining darlings of the town. Ms. Bossy asked the HPC to look into the strict regulations of preservation that Orinda, California uses to preserve the character of the town and model a process after it.

Marina Fricilone, resident of 740 S. County Line, shared concerns of existing drainage problems resulting from 425 E. Eighth St. that impacts her property, which backs up to it as well as every other residences along that property line. Ms. Fricilone wanted to ensure the existing drainage conditions are corrected. She also stated that there was confusion about the desire to find a buyer interested in preserving the home. Ms. Fricilone stated that her understanding was the family that sold the home to the current owner wished to renovate and preserve the home but were unsuccessful in their attempts to make it through the hurdles of the process. As a result of the challenges, the home was sold to the current owners. Ms. Fricilone was sad to see the renovation plan die out, was curious about why the process was unsuccessful, and would like to see the home preserved.



Chairman Bohnen clarified for the record that a planned renovation to the home would have to come before the HPC, however, no application was ever brought to the HPC for consideration to renovate the home. It was added that there were other potential buyers for the home but those sales did not go through for unknown reasons.

Mimi Napelton Collins, resident of Hinsdale who has embarked on renovations on four (4) historic properties in town, and as a broker toured the spectacular home and attempted to bring in a buyer but the home had already sold. The home has issues, like all homes, but it can be renovated and saved and hopes the owners change their minds.

Carl Curry, resident of 740 S. Elm, stated tonight's discussion reminded him of similar situations in the past. As the owner of a second residence in Door County, Wisconsin, he has witnessed in the last ten to fifteen years, historic homes torn down and replaced with new homes in Fish Creek. Mr. Curry stated that this block of homes was a destination for visitors to view how old water home communities looked with large lots, containing lush landscaping. He is concerned that in addition to the architecture, people need to consider the importance of the appropriate landscaping on large lots. Mr. Curry stated that the solution to saving the great homes of Hinsdale lies in the change of process to alter the sequence of the steps and get ahead of the problem. The current process allows for the opportunity to change minds to be lost, and the project is likely to happen no matter what is discussed tonight.

Chairman Bohnen added that the current process has to do with the scheme of government and the code has recently been changed to provide incentives to homeowners who choose to renovate historic homes. He has been involved in preservation for over twenty years and the HPC has worked toward implementing the change in the historic code for over four (4) years. Chairman Bohnen added the other part of the problem is that the Village is not Home Rule. The HPC and Plan Commission are advisory only. The HPC cannot currently deny the demolition of a home, but are in process to change the code, which may take up to a year to codify. Chairman Bohnen stated that many have made attempts to slow the tear down process in Hinsdale and it involves many factors including the will of the people and loss of generational residents.

It was stated that Michael Abraham has in the past brought projects to the HPC for discussion at one or more meetings prior to application for Certificate of Appropriateness. That was not done for this case to help all gain a better understanding. Chairman Bohnen added the home as depicted in the application is not code compliant with Section 14-5-2 and cannot be constructed as designed in the historic district. He stated he was not inclined to review the plans of the house tonight because it does not meet the historic zoning code. Chairman Bohnen added that the demolition of the home will not be discussed either at tonight's meeting. It was advised that the owners and the architect review and revise the plans, then come before the HPC at a later date.

Michael Abraham, architect, requested to speak on the record before the public hearing was closed. Chairman Bohnen stated he could speak when he was finished with his comments.

Chairman Bohnen stated the owners and contractors of the residence are not to neglect the property with the cold temperatures of winter and all the problems that can result in a vacant home. The act of demolition by neglect will not be tolerated by the HPC.

Chairman Bohnen asked for a motion to close the public hearing. Staff urged that the applicant should be allowed to speak before the public hearing was closed.

Mr. Abraham stated that every rule for the application to get to this meeting was followed. The building permit was applied for, reviewed and determined to be code compliant. The same required steps of the process have been consistently followed in the past for his projects except for one (1) application in which a

preliminary meeting took place. The statements that the proposed home was not code compliant and that a different process from past practice was utilized for this project are untrue. Mr. Abraham questioned if the Chairman and the HPC had the authority to close the hearing, deny hearing the case, and the taking of a vote.

Chairman Bohnen stated he was going to make a motion to close the meeting and added that the application for Certificate of Appropriateness is null and void without a final decision from the HPC per Village Code Section 14-5-5 (c).

Julie Laux, of J. Jordan Homes, stated that the property owners have committed to regularly scheduled visits to the vacant property by the contractor. She could not guarantee that leaks would not happen but assured the HPC that property visits would be happening on a regularly scheduled basis.

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to close the public hearing for Case HPC 19-2023 – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 7-0 as follows:

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

At 7:27 p.m., Chairman Bohnen stated the HPC meeting would take a three (3) minute break before continuing with the remaining agenda items of the meeting and interested parties in those items of discussion were welcome to stay.

The meeting was reconvened at 7:35 p.m. by Chairman Bohnen.

Commissioner Weinberger commented that she was pleased to see a room full of activists that showed up for the public hearing and the high attendance was indicative of progress being made.

Chairman Bohnen stated that he was alarmed by the rendering that was part of the application and felt it did not accurately depict the structure.

Commissioner Barclay commented that she viewed the renderings of the renovation completed by the previous owner and she felt that those plans would have made the grand home even better by making it more symmetrical, making this proposal even more difficult to swallow.

Commissioner Prisby stated that before the incentives were put in place, the HPC began work on Title 14 changes that would bring applicants to the HPC for an advisory meeting followed by a specified amount of time before the permit application could be applied for, resulting in an opportunity for the Commission to provide meaningful feedback to the applicant. It was also stated that it was the intention for the HPC to review changes to the exterior of structures in the Historic District that could be seen from the street. If those changes had been adopted, the HPC would have seen the potential addition the previous owners considered, potential incentives offered and possibly preventing the current application to demolish the home.

Chairman Bohnen reminded the group that for a variety of reasons, the Village Board preferred to implement the incentive program first and the changes to Title 14 has remained on the HPC agenda for over year to revisit the topic and the work done with the former planning consultant hired by the Village. He will encourage the Village President and Board to return to the work of the Title 14 re-write.

## **PUBLIC COMMENT**

No public comments were shared

## **NEW BUSINESS**

### **a) Sign Code Update**

Staff distributed Commissioner Prisby's previous draft of the sign code recommendations. Ms. Salmon stated that some work was completed last summer but the topic is currently on hold due to other current priorities of text amendments for re-writing the entire sign code.

In response to Commissioner Prisby's request to be more involved in the process, Ms. Salmon shared that workshops involving the HPC and Plan Commission would take place to bring members of both Commissions to a high level of involvement before sign code changes go forward to the Village Board. Staff is in the process to clean up some of the gaps in the code discovered to bring a higher quality product to the HPC. Commissioner Prisby offered his assistance to staff to help develop the changes before the workshops.

## **OLD BUSINESS**

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

Chairman Bohnen felt this agenda item was addressed in the discussion earlier in the meeting.

### **b) Robbins Park Historic District Gateway Signs**

Ms. Salmon shared some minor changes with the HPC due to availability of some products at this time. It is anticipated the Village Board will approve the budget in the upcoming week and some additional quotes be obtained and hopefully the signs installed shortly after. Staff will keep the HPC informed throughout the process in 2024.

### **c) Sixth Street Improvement Project**

Commissioner Haarlow shared that no official communication has been shared by the Village to date with the residents. An article in The Patch around Thanksgiving anticipates the Board to vote on a project to separate the sewer and water as required by the agreement with Flagg Creek and the street would be asphalt with brick intersections. The article mentioned the possibility of narrowing the street. The Village Manager, Kathleen Gargano, told Commissioner Haarlow that communication would be sent out to the residents of the Sixth Street in the next week or so. In response to question of why the street was being narrowed, it was suggested that the decision was based on economic factors. It was shared that the original Sixth Street plan included a median in the center of the road that was never built, a possible explanation of why the street is wider than others.

Chairman Bohnen asked about the potential reasons to rush Sixth Street. Commissioner Prisby suggested the timeline was possibly being driven by the agreement with Flagg Creek to separate the sewers. Commissioner Haarlow suggested the timeline had some flexibility due to MIP budgetary restraints in the past and potential grants for the project.

Commissioner Prisby added that the outcome of the materials used for the Sixth Street can be viewed as a tipping point for preservation projects in the entire historic district. It was noted that homeowners are being asked to preserve historic structures but the Village is not willing to do so with their own property. The materials used for Sixth Street will either contribute to or lessen the ground swell of preservation in Hinsdale.

Commissioners expressed the need for the Village Board to fully understand the magnitude of the decision for Sixth Street materials rather than simply looking at cost. The meaning of installing the existing sign toppers and planned gateway signs within Robbins was questioned if the Board does not approve preserving the paver streets in the district. The Board should lead by example and celebrate preservation.

Chairman Bohnen stated that this topic is not a new one and it was dealt with in the past with residents of First Street and then again on Washington Street. He added the solution to the economic factors could be eased by sources and methods outside of the Village Board and its budget. Commissioner Barclay suggested changing the Fourth of July parade route to go down Sixth Street to tap in to the emotional nostalgia of preserving the street. The need for more creative solutions to generate “more buy in” should be considered.

Commissioner Haarlow encouraged the HPC and residents from all areas of Hinsdale who value preservation to attend the December 12<sup>th</sup> Board Meeting and express their opinions.

The suggestion of submitting Sixth Street to the 2024 Most Endangered List to gain some State level traction was discussed.

### **Adjournment**

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of December 6, 2023.

The meeting was adjourned at 8:02 p.m. after a roll call vote of 7-0 as follows:

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

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

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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 )  
HPC-19-2023, )  
425 E. Eighth Street, )  
Certificate of Appropriateness )  
to Demolish. )

REPORT OF PROCEEDINGS had and testimony  
taken at the Public Hearing of the above-  
entitled matter before the Hinsdale Historic  
Preservation Commission, on the 6th day of  
December, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
MR. JIM PRISBY, Member;  
MS. SARAH BARCLAY, Member;  
MR. BILL HAARLOW, Member;  
MR. FRANK GONZALEZ, Member;  
MS. SHANNON WEINBERGER, Member;  
MR. CHRIS ELDER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. MICHAEL ABRAHAM, Architect;</p> <p>4 MS. JULIE LAUX, Builder;</p> <p>5 MR. KEVIN GEIST, Architect;</p> <p>6 MR. DAVE HELLYER, Construction Manager.</p> <p>7</p> <p>8 CHAIRMAN BOHNEN: First item tonight is</p> <p>9 a Public Hearing, Case HPC-19-2023 for 425 East</p> <p>06:40PM 10 Eighth Street seeking a certificate of</p> <p>11 appropriateness to demolish a single-family home</p> <p>12 and construct a new single-family home in the</p> <p>13 Robbins Park Historic District.</p> <p>14 Would all of you people that intend</p> <p>15 to speak on this subject, please stand and be</p> <p>16 sworn in by our court reporter.</p> <p>17 (Oath administered en masse.)</p> <p>18 You can see the rendering that was</p> <p>19 in our packets that's up on the screens. We</p> <p>06:41PM 20 have our architect Michael Abraham here tonight</p> <p>21 with us and who else?</p> <p>22 MR. GEIST: Kevin Geist.</p>	<p style="text-align: center;">4</p> <p>1 Hearing.</p> <p>2 MS. WEINBERGER: Second.</p> <p>3 MS. SALMON: Commissioner Barclay?</p> <p>4 MS. BARCLAY: Aye.</p> <p>5 MS. SALMON: Commissioner Weinberger?</p> <p>6 MS. WEINBERGER: Aye.</p> <p>7 MS. SALMON: Commissioner Gonzalez?</p> <p>8 MR. GONZALEZ: Aye.</p> <p>9 MS. SALMON: Commissioner Haarlow?</p> <p>10 MR. HAARLOW: Aye.</p> <p>11 MS. SALMON: Commissioner Prisby?</p> <p>12 MR. PRISBY: Aye.</p> <p>13 MS. SALMON: Commissioner Elder?</p> <p>14 MR. ELDER: Aye.</p> <p>15 MS. SALMON: Chairman Bohnen?</p> <p>16 CHAIRMAN BOHNEN: Aye.</p> <p>17 Okay. Now, those that would like</p> <p>18 to speak, tell us who you are, please.</p> <p>19 MS. HAASS: Sure. So my name is</p> <p>06:42PM 20 Rebecca Haass, and I actually live at 441 East</p> <p>21 8th Street. So I'm right next door to 425 East</p> <p>22 8th Street.</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN BOHNEN: Maybe before we get</p> <p>2 started on this, those of you that took the time</p> <p>3 to come here to the meeting and want to be</p> <p>4 heard, I think I'm going to open this up with</p> <p>5 you first if I may so we can hear some comments</p> <p>6 from you. And then we will talk to our</p> <p>7 gentlemen here about the house and we will get</p> <p>8 into our deliberations.</p> <p>9 So whomever would like to start</p> <p>06:42PM 10 out, please approach the podium and give us your</p> <p>11 name and let us know what exactly is on your</p> <p>12 mind.</p> <p>13 MS. SALMON: Chairman Bohnen, can you</p> <p>14 make a motion to open the Public Hearing.</p> <p>15 CHAIRMAN BOHNEN: I'm sorry. Please, I</p> <p>16 need a motion to open the Public Hearing.</p> <p>17 Do you need a roll call vote on</p> <p>18 that?</p> <p>19 MS. SALMON: Please.</p> <p>06:42PM 20 CHAIRMAN BOHNEN: Okay, roll call vote,</p> <p>21 please.</p> <p>22 MR. ELDER: I move to open the Public</p>	<p style="text-align: center;">5</p> <p>1 I have some serious concerns about</p> <p>2 the house coming down just for the safety of our</p> <p>3 neighborhood. I have made numerous calls to the</p> <p>4 construction manager at J. Jordan, Dave, and had</p> <p>5 no phone calls returned.</p> <p>6 I know some of my neighbors also</p> <p>7 have some concerns about the drainage and the</p> <p>8 asbestos in the house. We have all called and</p> <p>9 no one has returned our phone calls, so we are</p> <p>06:43PM 10 all very concerned about that.</p> <p>11 All of us have small children, some</p> <p>12 of us are recovering from cancer, so we are very</p> <p>13 concerned. Some of us have also put in major</p> <p>14 drainage systems in our yard and we are just</p> <p>15 really worried about that and we are concerned</p> <p>16 this house looks even bigger than the house that</p> <p>17 is up there now and we just want to be</p> <p>18 communicated with and we feel like this is sort</p> <p>19 of a bad way to start off with neighbors and no</p> <p>06:43PM 20 one is telling us or addressing any of our</p> <p>21 concerns.</p> <p>22 CHAIRMAN BOHNEN: So you say you made</p>

<p style="text-align: center;">6</p> <p>1 contact with the --</p> <p>2 MS. HAASS: I've left voicemails.</p> <p>3 CHAIRMAN BOHNEN: Voicemails with the</p> <p>4 construction manager?</p> <p>5 MS. HAASS: Yes. His name is Dave.</p> <p>6 CHAIRMAN BOHNEN: Is there a</p> <p>7 representative from the contractor here tonight?</p> <p>8 MS. LAUX: Yes, I'm here, Julie and</p> <p>9 David is here as well.</p> <p>06:44PM 10 MR. HELLYER: Yes, I'm Dave. I didn't</p> <p>11 raise my hand to speak so I'm not sure if I</p> <p>12 could or not.</p> <p>13 CHAIRMAN BOHNEN: Would you like to</p> <p>14 speak?</p> <p>15 MR. HELLYER: Well, yes, I'd be happy</p> <p>16 to.</p> <p>17 CHAIRMAN BOHNEN: Why don't you come</p> <p>18 and we will swear you in.</p> <p>19 (WHEREUPON, Mr. David Hellyer</p> <p>06:44PM 20 was administered the oath.)</p> <p>21 MR. HELLYER: So I'm sorry, Rebecca, I</p> <p>22 am not aware of any calls that were made to me.</p>	<p style="text-align: center;">8</p> <p>1 speak?</p> <p>2 MS. LAUX: No. I don't really have</p> <p>3 anything to say.</p> <p>4 CHAIRMAN BOHNEN: Okay. Thank you very</p> <p>5 much. I appreciate that.</p> <p>6 Who else would like to approach the</p> <p>7 podium?</p> <p>8 MS. MORAN: I'm Cathy Moran, M-o-r-a-n.</p> <p>9 You know, it would take a week to uncover all of</p> <p>06:46PM 10 this baggage with what's happened to our lovely</p> <p>11 town.</p> <p>12 I grew up here. I was fortunate</p> <p>13 enough to grow up. The Haarlows, the Bohnens,</p> <p>14 the Sextons, I mean, the Napletons, the Elmores</p> <p>15 and so on. And what we clearly have seen is the</p> <p>16 decimation of property here in town.</p> <p>17 I know there's codes and so on and</p> <p>18 so forth, but one of you should have been</p> <p>19 responsible for what happened over on Woodside</p> <p>06:46PM 20 and 6th. That is truly a disgrace that somehow</p> <p>21 a garage was being able to be built in</p> <p>22 somebody's front lawn. Now I realize it wasn't</p>
<p style="text-align: center;">7</p> <p>1 I have no track of voicemail on it so I'm not</p> <p>2 sure what number you were calling.</p> <p>3 MS. HAASS: The one on your card.</p> <p>4 MR. HELLYER: Okay. Again, I don't</p> <p>5 have that. I'm not saying you are a liar, I'm</p> <p>6 just saying that I don't have any recollection</p> <p>7 of it and I don't have any voicemails that would</p> <p>8 back that up.</p> <p>9 I'm always happy to meet and</p> <p>06:45PM 10 discuss it with you, but please, try to reach</p> <p>11 out to me, shoot me a text, something like that.</p> <p>12 I make myself very available for things like</p> <p>13 that for sure. That's all I have to say about</p> <p>14 that.</p> <p>15 MS. HAASS: Can you address actually</p> <p>16 the asbestos and what's going to be done with</p> <p>17 it?</p> <p>18 MR. HELLYER: Yes, I can. We tear down</p> <p>19 houses and we follow the guides and codes that</p> <p>06:45PM 20 are given to us by the municipality and that's</p> <p>21 exactly what we adhere to.</p> <p>22 CHAIRMAN BOHNEN: Julie, do you want to</p>	<p style="text-align: center;">9</p> <p>1 their property but where are the rules?</p> <p>2 We are the poster children for what</p> <p>3 not to do in a village and, you know, it's</p> <p>4 interesting, too, is I have been around long</p> <p>5 enough and you see these young people come in,</p> <p>6 they build their Taj Mahals to themselves and</p> <p>7 then all of a sudden three years later, didn't</p> <p>8 realize there was property tax, didn't realize</p> <p>9 that it was going to cost me \$80,000 just to</p> <p>06:47PM 10 exist here every year and then they move out and</p> <p>11 then the house sits and it sits and then it goes</p> <p>12 on the market for \$3 million less than what it</p> <p>13 was built and it's just a disgrace what we have</p> <p>14 allowed to happen to our lovely town.</p> <p>15 You can still go to Lake Forest and</p> <p>16 you can find a lovely, lovely frame for</p> <p>17 600 within walking distance of town. You can go</p> <p>18 to Winnetka where Shari lives right now, it's</p> <p>19 still sort of -- those of us that grew up here,</p> <p>06:47PM 20 our parents started either in Clarendon Hills or</p> <p>21 in Hinsdale in a smaller home and once they were</p> <p>22 able to, they moved up and they graduated,</p>

<p style="text-align: center;">10</p> <p>1 right, John? Anyway.</p> <p>2 And we all lived in our forever</p> <p>3 homes and that's what we are all about, having a</p> <p>4 forever home where a family is in there for 30,</p> <p>5 40 years. I was raised with nine siblings and</p> <p>6 you know what, it's still our home and it's like</p> <p>7 the Sextons, it's still their home because they</p> <p>8 raised eight kids in that house.</p> <p>9 And also, I mean, let's not even</p> <p>06:48PM 10 talk about the architecture. My God, it's one</p> <p>11 big fishbowl after another.</p> <p>12 You know, when I was a kid growing</p> <p>13 up, the west side of town was just completely</p> <p>14 the post World War II Sears prefab homes and I</p> <p>15 go over there now and every street has been</p> <p>16 knocked down and built on, but what it doesn't</p> <p>17 allow is for people to come in as an entry</p> <p>18 level.</p> <p>19 Our parents were able to come to</p> <p>06:48PM 20 Hinsdale because there were entry level pricing</p> <p>21 and entry level homes. That is no more. We</p> <p>22 have created an elitest society and that's not</p>	<p style="text-align: center;">12</p> <p>1 my flowers -- of my mom's flower garden and I</p> <p>2 cried and I cried because that was home to me.</p> <p>3 That was my home that I loved with every fiber</p> <p>4 of my being and so did all of my brothers and</p> <p>5 sisters and my mom and dad. They raised a</p> <p>6 beautiful family.</p> <p>7 Like Cathy was saying, they started</p> <p>8 out in the Elmore house around the corner on</p> <p>9 County Line Road and my dad walked by the</p> <p>06:50PM 10 Allbrights' house and said, You know,</p> <p>11 Mr. Allbright, if you are ever going to sell</p> <p>12 that house, we need to have the first</p> <p>13 opportunity because they were starting out and I</p> <p>14 was on the way, which was a big oopsie in their</p> <p>15 mind, and they needed more space and</p> <p>16 Mr. Allbright said, of course, Bill, let's make</p> <p>17 a deal. And they did.</p> <p>18 So my family became the second</p> <p>19 family to own that house since 1934. It's</p> <p>06:51PM 20 exquisite inside. It's so beautiful.</p> <p>21 Mr. Allbright was a builder. I don't know if</p> <p>22 you guys know that, and a big part of Chicago.</p>
<p style="text-align: center;">11</p> <p>1 right.</p> <p>2 So that's all I had to say. I</p> <p>3 don't know what rights we have but by golly,</p> <p>4 this house is -- this is the last house standing</p> <p>5 and if this goes, shame on all of you.</p> <p>6 CHAIRMAN BOHNEN: Thank you.</p> <p>7 Anybody else like to approach us?</p> <p>8 MS. MCNERNEY: Evening, everybody.</p> <p>9 Including all of you. I'm Shari Sexton</p> <p>06:49PM 10 Mcnerney, S-e-x-t-o-n, M-c-n-e-r-n-e-y.</p> <p>11 I might start off with an emotional</p> <p>12 story instead of just firing right now. I have</p> <p>13 a piece of bark that I have had in my jewelry</p> <p>14 box since May 5, 1989, the day I got a call that</p> <p>15 my mom died in a plane crash in the Yucatan</p> <p>16 Peninsula.</p> <p>17 And the first thing that I did</p> <p>18 after getting that call was I got into my car</p> <p>19 and I drove to 425 East 8th Street and I sat</p> <p>06:50PM 20 in -- I did not ring the doorbell, I did not ask</p> <p>21 to -- if I had permission to go in the backyard.</p> <p>22 But I went and sat in the middle of</p>	<p style="text-align: center;">13</p> <p>1 So all the materials that he used were stellar.</p> <p>2 I was told at one point, I don't</p> <p>3 know, my brothers kind of made up stories, but</p> <p>4 this is one thing, that you could put a six-</p> <p>5 story building on the foundation because it was</p> <p>6 built so well. There's also a bomb shelter</p> <p>7 because unfortunately when it was built, they</p> <p>8 needed that, and he wanted to protect his family</p> <p>9 as a gift to them for their generation.</p> <p>06:52PM 10 And I was the benefit of having</p> <p>11 that gift from my family for my generation and</p> <p>12 Dr. Janda gave his family the gift. Three</p> <p>13 owners. That's it.</p> <p>14 Like Cathy was saying, you build a</p> <p>15 home now and it's turnover, turnover. Is your</p> <p>16 family really going to love a modern, big</p> <p>17 showcase? I know you guys do a great job but</p> <p>18 really, do you need to top everything? Do you?</p> <p>19 To tear down generations of things that happened</p> <p>06:53PM 20 before and then passed on to another generation.</p> <p>21 You know that day sitting in the</p> <p>22 middle of my mom's flower garden, all of a</p>



<p style="text-align: center;">14</p> <p>1 sudden the back door opened. Talk about  2 construction, those doors, and the brass  3 hardware and everything. The door opened and I  4 heard this hello. It was Mrs. Janda. She came  5 out and sat with me on the lawn, asked me how I  6 was, and said, you know, we are eating right  7 now. Do you want to come in and have a meal  8 with us? No, that's okay. Not a very good  9 person to talk to right now.</p> <p>06:53PM 10 She said, How about this? How  11 about you come in and you walk around the house  12 and you go into every room and you take your  13 time. Go into the master bedroom with two  14 walk-in closets and a bathroom bigger than my  15 bedroom in my hundred year-old home in Winnetka  16 right now, that a linen room, a quarter for help  17 that can go down the back stairs, a laundry room  18 on the second floor. We know that took time to  19 figure out in homes. So I did that.</p> <p>06:54PM 20 I went room to room and I  21 remembered all of the shenanigans, you guys,  22 that we had in that house. And we had a lot.</p>	<p style="text-align: center;">16</p> <p>1 a 60-day period whereby if there is a potential  2 buyer, you know, that they can actually overrule  3 a potential teardown?</p> <p>4 CHAIRMAN BOHNEN: We have tried for  5 better part of 18 years to come up with a  6 procedure to slow down teardowns.</p> <p>7 MS. MORAN: I mean, oftentimes people  8 don't even know about these until they are done.</p> <p>9 I saw Dave Elmore out in Palm  06:56PM 10 Springs last year, since he's since passed away,  11 one of the all-time greatest guys in the world.  12 He hasn't lived here for a long time. He said,  13 Had I known what they would have done to that  14 house on 4th and Oak, you know, pillars on the  15 hill was the name it was given back in the early  16 1900s, he said, Cathy, I would have bought it.</p> <p>17 CHAIRMAN BOHNEN: I've heard that.</p> <p>18 MS. MORAN: So that's my point. I  19 think that that should be evaluated, you know.</p> <p>06:56PM 20 I mean. So -- anyway.  21 And these were happy homes. We had  22 wonderful, happy homes. We had -- our families</p>
<p style="text-align: center;">15</p> <p>1 There was even a laundry shoot, 1934, that went  2 down to the basement. There were a few animals  3 and myself that kind of tried to be put down  4 there but, I don't know. I'm sick about this.  5 Not only because it was my house but a flat,  6 stucco glass building.</p> <p>7 MS. MORAN: Can I ask a quick question?  8 MS. MCNERNEY: I was going to end with  9 that.</p> <p>06:55PM 10 MS. MORAN: Can somebody who wants to  11 buy that house, trump a builder? That's my  12 question. I mean, if somebody wants to come in  13 and buy the house and maintain the house and do  14 with the house whatever they want to do with the  15 inside but keep the house, why can't they trump  16 a builder that wants to come and tear it down?</p> <p>17 CHAIRMAN BOHNEN: I think the simple  18 answer is the house is sold to the present  19 owners, Cantalupos, and any decision, or any  06:56PM 20 consideration of such an idea would have to be  21 presented to them.  22 MS. MORAN: John, why wouldn't you have</p>	<p style="text-align: center;">17</p> <p>1 had values and we were there for 30, 40 years  2 and so on and there's just the turnover is  3 ridiculous. Anyway. That's all I have to say.</p> <p>4 MS. MCNERNEY: I have to piggyback on  5 that.</p> <p>6 Could you find another lot in  7 southeast Hinsdale that you don't have to tear  8 that down? Could you find another lot?  9 Honestly. I know there's lots you could build  06:57PM 10 that on. Southeast Hinsdale is what you want,  11 that's what you want. We all know what we want.  12 I went through all those schools. I know what  13 it is. I loved it. And I put five kids of my  14 own through Winnetka school system. Same line,  15 Crow Island, Washburne, New Trier. I know what  16 it is to do that.</p> <p>17 So just another lot. They're out  18 there. They're out there. So thanks to  19 Hinsdale I had a great life with all these  06:58PM 20 people and John, you know, is one of my oldest  21 brother's best friend. He probably babysat me  22 at one time.</p>

<p style="text-align: center;">18</p> <p>1 Thank you for all of your guys'  2 effort to keep our town -- still consider it our  3 town -- a historical town because it's  4 important. Our history is important. Now that  5 the youngest of the Sexton clan is getting up  6 there, I even believe it more. History matters.  7 MS. ELMORE: Julie Driscoll Elmore. So  8 I am married to Doug Elmore, whose house was  9 torn down at 4th and Oak.  06:59PM 10 When I was dating Doug, we got  11 married later in life, it was considered one of  12 the 25 most beautiful homes in Chicagoland,  13 including Lake Forest and so on and so forth. I  14 understand it was so large that today's families  15 couldn't understand how to use that living room,  16 how to reinvent what it is.  17 But the reason I'm here tonight is  18 to support Shari and Cathy and Mimi, but also to  19 let you know I grew up in Ohio and I like your  07:00PM 20 architecture but the reason people move to  21 Hinsdale is they want to have a lot of old homes  22 mixed in with the new homes. If you keep on</p>	<p style="text-align: center;">20</p> <p>1 something that probably I would have liked but I  2 was really hoping when I was walking through, I  3 had no idea who was going to buy it or what the  4 plans were but I knew it was just such a  5 structurally sound and gorgeous home and so I  6 just want to give you a short history.  7 I have been in town for 40 some  8 years and the Bohnens know me. I have torn down  9 several houses myself and I generally, other  07:02PM 10 than Jim Tharp, who I first became acquainted  11 with, I always used Michael Abraham.  12 I think Michael's work is  13 phenomenal. And I know enough about Michael, I  14 built the house at 6th and Park, the corner  15 there, and I love, love, love that home and all  16 I came to Mike with was a vision of I want it to  17 look like it blended into the neighborhood and I  18 wanted it to look old like it had been there a  19 long time.  07:02PM 20 And I'm also a big fan of David  21 Adler and a lot of his homes are up on the north  22 shore and Mike gave me all of that and then</p>
<p style="text-align: center;">19</p> <p>1 tearing down the precious gems, then you devalue  2 the entire town. So please, consider that.  3 Thank you.  4 CHAIRMAN BOHNEN: Please, come forward.  5 Please state your name for our record.  6 MS. BOSSY: Debbie Bossy, B-o-s-s-y. I  7 really didn't know about this meeting until  8 yesterday and so I'm not well prepared to speak,  9 but I had been in the house at the 800-block of  07:01PM 10 East 8th and actually I was there because I  11 stopped in for a garage sale so I got to see --  12 walk through the house and see it it truly is a  13 very -- no one could deny how beautiful the home  14 is. I walked through and I was probably  15 there -- I wasn't really interested in anything  16 to buy, but I certainly was interested in  17 looking at room to room to room and it was  18 glorious. And then looking out at that backyard  19 from the second floor was phenomenal.  07:01PM 20 And I wish that I had known that  21 the house was available, you know, 30 years ago  22 when I had 5 young kids, it would have been</p>	<p style="text-align: center;">21</p> <p>1 some.  2 And I also had a house on Radcliff  3 Way that I doubled the size of and we won a  4 historic preservation award, thank you, so I'm  5 very conscious of what's going in town.  6 I love some of the new houses that  7 have been built, they are beautiful. I see  8 Julie here and she's done a gorgeous job on many  9 of the homes.  07:03PM 10 Mimi, she's outstanding. I applaud  11 her for taking the beauties of homes and just  12 going and giving them what they need. The Tudor  13 she did on County Line. This house most  14 recently on Park and now I know she's going to  15 be doing another one that's an old home.  16 These are fantastic homes and they  17 are very, very hard, you can hardly duplicate  18 age like that, especially when they have been  19 well-preserved and they have a good foundation.  07:03PM 20 And I do know that Mike loves old  21 homes. I mean, I have taken him with me to look  22 at many houses to say what do you think? You</p>

<p style="text-align: center;">22</p> <p>1 know, stuff like that. He always wants to save 2 a home.</p> <p>3 I can't speak to whoever the buyer 4 is of the land, I don't know anything about who 5 it is. I don't know anything about where the 6 project is at. I can speak to the fact that 7 that house is extremely special and it's one of 8 the few darlings that are left in our town.</p> <p>9 I also just wanted to let you know</p> <p>07:04PM 10 that maybe it's something you can think about, 11 but Mike has been designing a house for me in 12 Orinda, California, and it's a spec house and I 13 have spent four plus years trying to get it 14 passed. I'm not even taking a house down. It 15 is a piece of vacant property and they don't 16 like much change in the town and the people 17 definitely if you have a house, you are not -- 18 very rarely will you be able to take it down, 19 but it's an old established town like Hinsdale</p> <p>07:04PM 20 but they have such strict regulations about what 21 can be taken down and I think that before -- we 22 don't have a whole lot left here that are so</p>	<p style="text-align: center;">24</p> <p>1 want a house next to them. They don't want 2 building. And they have every right. It's just 3 the weirdest thing. It's frustrated me. I have 4 spent a whole lot more in architectural fees and 5 my time and aggravation.</p> <p>6 So I guess with that, I have to 7 pass but just a thought. Just wanted to share 8 those thoughts I had and best of luck with 9 making this decision, whatever it be.</p> <p>07:06PM 10 CHAIRMAN BOHNEN: Anybody else? 11 Please state your name for the 12 record.</p> <p>13 MS. FRICILONE: Hi. My name is Marina 14 Fricilone. I live at 740 County Line Road, 15 which our backyard backs up to this property.</p> <p>16 I came here originally just to make 17 a public comment known that we have really bad 18 drainage issues that leave from this property 19 which I have shared with some of the people</p> <p>07:07PM 20 coming around to do their surveys and I just 21 want to make sure that regardless of what is 22 done with the property that those issues are</p>
<p style="text-align: center;">23</p> <p>1 magnificent as this particular home or the home 2 that was on the hill or the Dean house. You can 3 name -- there's so many beauties, I know I'm 4 forgetting them right now. But I really do hope 5 now that I have been here 40 some years, I hope 6 something can be done where we can change the 7 law.</p> <p>8 I know people should be able to buy 9 what they want; I get that, but this was a</p> <p>07:05PM 10 spectacular home. It really is spectacular. 11 And I wished that somebody could have gotten 12 ahold of it who was willing to put in a couple 13 million dollars or whatever it took to make it 14 magnificent again or to bring it up to their 15 taste.</p> <p>16 So I guess I want to finish by 17 saying that I hope somehow, and I don't know 18 what way other than finding out what Orinda does 19 in California because it's impossible to take</p> <p>07:05PM 20 down nice homes there and they have all the 21 rules. It doesn't matter, a neighbor can come 22 out, which they have done, and said they don't</p>	<p style="text-align: center;">25</p> <p>1 addressed.</p> <p>2 I know that affects all of our 3 neighbors on the entire property line, but 4 hearing all of these statements just does lead 5 to some questions because we are neighbors with 6 the property. We have really stayed abreast 7 with what's going on with this situation and we 8 actually did know the previous -- we know the 9 Cantalupos. They are a very nice family. Their</p> <p>07:07PM 10 kids go to school with our children. 11 We also knew the people who were 12 the previous owners of the property before the 13 ones who owned it. So I'm a little confused by 14 some of the statements because during all this 15 talk about we wish there was someone who would 16 buy the home who would preserve it.</p> <p>17 From my understanding there was a 18 family who bought it and tried to preserve it 19 and they couldn't get through the hurdles with</p> <p>07:07PM 20 historical society. They were not trying to 21 tear it down. They were trying to maintain it, 22 do some addition, do some changes, but not tear</p>

<div>26</div> <div>1 it down, not change the front of it and just do</div> <div>2 some add-ons and they couldn't get through the</div> <div>3 hurdles and that's why they finally sold it to</div> <div>4 the Cantalupos. So I'd love just to get some</div> <div>5 more context to that. But I know that the plan</div> <div>6 was not to tear it down, it was just to</div> <div>7 renovate.</div> <div>8 MS. BARCLAY: They moved to the north</div> <div>9 shore.</div> <div>07:08PM 10 MS. FRICILONE: I do know that they</div> <div>11 moved to the north shore. I just was confused</div> <div>12 because I know that plans for that was not a</div> <div>13 teardown.</div> <div>14 MS. BARCLAY: Correct.</div> <div>15 MS. FRICILONE: And we were, like,</div> <div>16 curious why that didn't go through because I</div> <div>17 think it's a beautiful home and would love for</div> <div>18 it to stay where it is but we moved to Hinsdale</div> <div>19 because we love the community and what it</div> <div>07:08PM 20 entails as a whole. So we were sad to see that</div> <div>21 process die out, but whatever it is, we were</div> <div>22 surprised that this passed so quickly when that</div>	<div>28</div> <div>1 CHAIRMAN BOHNEN: There were other</div> <div>2 people that occupied the house after those</div> <div>3 people though. Actually, offered more money</div> <div>4 than the people that bought the house.</div> <div>5 MS. FRICILONE: Why didn't that happen?</div> <div>6 CHAIRMAN BOHNEN: You have to talk to</div> <div>7 the sellers and you have to talk to the buyers</div> <div>8 because I don't know.</div> <div>9 MS. COLLINS: Hi. My name is Mimi</div> <div>07:10PM 10 Napleton Collins, C-o-l-l-i-n-s. I have done --</div> <div>11 I'm ready to embark on my fourth historic</div> <div>12 property along with a lot of other renovations.</div> <div>13 I am a broker as well and I've been through the</div> <div>14 house recently and it is spectacular.</div> <div>15 I tried to bring in a buyer who</div> <div>16 wanted to buy it and it was already gone this</div> <div>17 last time. I don't think it's a knockdown. I</div> <div>18 think it's a wonderful house. Like every house</div> <div>19 it has issues but I think it's fixable. The</div> <div>07:11PM 20 property is incredible.</div> <div>21 I don't know what else to say other</div> <div>22 than I wish somebody would save it. I think</div>
<div>27</div> <div>1 process seemed to be a very extended process,</div> <div>2 you know, to go through. I'm grateful to what</div> <div>3 everyone said who has more knowledge about this</div> <div>4 than I do.</div> <div>5 MS. MCNERNEY: Do you live directly</div> <div>6 behind like on --</div> <div>7 CHAIRMAN BOHNEN: Cornells' house,</div> <div>8 Shari.</div> <div>9 MS. FRICILONE: On the side.</div> <div>07:09PM 10 (Side conversation occurring.)</div> <div>11 CHAIRMAN BOHNEN: For the record, the</div> <div>12 family Cruz never appeared before this</div> <div>13 commission with any plans or ideas to expand</div> <div>14 that house so it was nothing that we were aware</div> <div>15 of. I don't know who they spoke with.</div> <div>16 Perhaps they were down at the</div> <div>17 village talking to the folks down there as to</div> <div>18 square footage and things but before anything</div> <div>19 would have been done to that house, they would</div> <div>07:10PM 20 have had to had a hearing here; we are not aware</div> <div>21 of that.</div> <div>22 MS. FRICILONE: Thank you.</div>	<div>29</div> <div>1 there are people who still want to save it and I</div> <div>2 respect Mike Abraham a lot and Julie Laux and I</div> <div>3 don't know the new owners but it's really a</div> <div>4 special home and I hope that somebody can change</div> <div>5 their mind. That's all I have to say.</div> <div>6 CHAIRMAN BOHNEN: Thank you, Mimi.</div> <div>7 Carl.</div> <div>8 MR. CURRY: I'm Carl Curry. We live at</div> <div>9 740 South Elm Street, and I'm listening to this</div> <div>07:12PM 10 discussion and it's reminiscent of a discussion</div> <div>11 I was part of maybe six or eight months ago when</div> <div>12 another house was torn down a couple of doors</div> <div>13 from where our house is.</div> <div>14 We have the same thing going. We</div> <div>15 live half the year up in Door County, Wisconsin,</div> <div>16 and we are on a small street in Fish Creek,</div> <div>17 Wisconsin, and we had a street that was a</div> <div>18 historic street and Wisconsin wanted to</div> <div>19 designate it a state and then a federal historic</div> <div>07:12PM 20 street. It only has about 40 houses on and that</div> <div>21 was in 1996 or '97 I think that was, Cynthia,</div> <div>22 and literally what's happened in that time frame</div>

<p>30</p> <p>1 since that period, primarily over the last 10 to</p> <p>2 15 years, we have had a lot of these homes</p> <p>3 built. Old homes knocked down and they have</p> <p>4 been replaced by this kind of similar style</p> <p>5 homes as these and everybody is up in arms and</p> <p>6 everybody wants to do something about it and</p> <p>7 people are really disappointed because one of</p> <p>8 the reasons a lot of people come to Fish Creek</p> <p>9 is to drive on our street and see these old</p> <p>07:13PM 10 homes and get a feel for what water houses were</p> <p>11 back in those days and the fact that it was kind</p> <p>12 of uniform aesthetically pleasing.</p> <p>13 And the other thing about the</p> <p>14 houses they all sit on large lots, so the lots</p> <p>15 were the right size for the size of the homes</p> <p>16 and you had this gracious feeling that there was</p> <p>17 tremendous amount of greenery that was</p> <p>18 associated with it and that was important to</p> <p>19 people and we have gotten away from that as</p> <p>07:13PM 20 well. Besides the type of architecture we have</p> <p>21 forgotten how important our landscaping is, the</p> <p>22 size and how it fits the property.</p>	<p>32</p> <p>1 So I just feel like having listened</p> <p>2 to this now a couple of times it sends a message</p> <p>3 to me that there's something in the process that</p> <p>4 has to materially change here if we are going to</p> <p>5 save our great home. So I just offer that.</p> <p>6 Thank you.</p> <p>7 CHAIRMAN BOHNEN: Having been a part of</p> <p>8 this for the better part of 27 years and feeling</p> <p>9 exactly the way Carl does, I can only say that</p> <p>07:15PM 10 it has to do with our scheme of government and</p> <p>11 we have recently rewritten a section of our</p> <p>12 preservation code to give incentives to people</p> <p>13 to work on their older houses. We give zoning</p> <p>14 relief so you can put the family room on the</p> <p>15 back now on the older homes. We give back a</p> <p>16 portion of the village's real estate taxes back</p> <p>17 to the owners. We give permit relief.</p> <p>18 There are all kinds of carrots, if</p> <p>19 you will, that we have finally written into our</p> <p>07:15PM 20 preservation code. So from that standpoint, we</p> <p>21 have finally made some progress. It's taken us</p> <p>22 the better part of four years to get this</p>
<p>31</p> <p>1 The only thing that came away for</p> <p>2 me tonight as I looked at this again is that</p> <p>3 there's something about the process here that</p> <p>4 suggests by the time we get here, we have lost</p> <p>5 the opportunity to bring change.</p> <p>6 Everybody is sitting in here saying</p> <p>7 well, can't we still do something at this point;</p> <p>8 can't someone come forward, can't we do</p> <p>9 something and orchestrate something here as an</p> <p>07:14PM 10 opportunity or an option. And I think if you</p> <p>11 were going to do that you'd almost have to get</p> <p>12 much further out in front of this train than we</p> <p>13 are today. And I don't know what all that means</p> <p>14 but before a house is closed and before we have</p> <p>15 plans for construction, before we are going to</p> <p>16 have the bulldozers ready to teardown,</p> <p>17 something's got to happen particularly as it</p> <p>18 relates to these valuable historical homes to</p> <p>19 get way out in front of that so that we aren't</p> <p>07:14PM 20 sitting here -- tonight is a fait accompli,</p> <p>21 isn't it? For all practical purposes, it's</p> <p>22 going to happen.</p>	<p>33</p> <p>1 codified and it's just the way government works,</p> <p>2 I guess.</p> <p>3 The other part is we are not home</p> <p>4 rule, we are under the Illinois statutes. Home</p> <p>5 rule is a double-edge sword. Because we are not</p> <p>6 home rule, our preservation commission here is</p> <p>7 advisory only. Our plan commission in Hinsdale</p> <p>8 is advisory only. We cannot deny someone a</p> <p>9 permit to tear down a house and have it stick.</p> <p>07:16PM 10 We are in the process of rewriting</p> <p>11 that portion of our zoning code. I have the</p> <p>12 draft on my desk now. I suspect it will take</p> <p>13 another year or so to get codified.</p> <p>14 But don't think for a moment that</p> <p>15 those of us who love Hinsdale and think very</p> <p>16 strongly about all of our traditions and our</p> <p>17 architecture, don't think we haven't tried to</p> <p>18 slow this teardown phenomenon down because we</p> <p>19 have and it goes back over 20 years back to</p> <p>07:17PM 20 Joyce Skoog. We've just been thwarted along the</p> <p>21 way some very valid reasons but certainly not</p> <p>22 for want of an effort.</p>

<p style="text-align: center;">34</p> <p>1 We sit here every month and have  2 hearings and listen to these stories and time  3 after time we will vote unanimously against  4 tearing down a house and everybody nods their  5 head and says thank you, and then they go  6 downstairs and get the permit to knock it down.  7 So it gets down to the governmental  8 scheme. It also gets down to the will of the  9 people. It gets down to the fact that I have  10 lived here since 1946. We are generational.  11 Now you see a lot more transiency, people coming  12 and going, they move in, they use the schools  13 for their children and then they move on so some  14 continuity is lost in that type of situation.  15 So there are a number of factors  16 that contribute to what I feel is the  17 emasculation of our zoning code as it pertains  18 to development. There are quite a few people  19 who agree with me and side with me on many  20 aspects of this argument and of course there are  21 a number of people that make their living  22 tearing down houses and building new ones and we</p>	<p style="text-align: center;">36</p> <p>1 can't be built as they are designed in the  2 historic district because the home is -- well,  3 to quote the zoning code 14-5-2, the house is  4 not compatible with the architecture styles, the  5 design standards and the streetscapes within our  6 historic district.  7 I was surprised when I opened the  8 packet. I think anybody that's familiar with  9 our procedures and everything realizes that this  10 was sort of a fast-track for whatever reason.  11 When I looked at the rendering Friday, I believe  12 it was, the one you can see up there, the angle  13 of the rendering was such that it diminished the  14 importance of the center section that appears to  15 be a glass bridge or something.  16 Upon a closer look at this, I  17 realize that this house, there's just no way  18 that this plan can be built in the historic  19 district per the code.  20 I realize that there has been a lot  21 of time spent on this project on Michael's part  22 and certainly with input from his owners. But</p>
<p style="text-align: center;">35</p> <p>1 understand that. There's certainly some  2 compromise to be had along the way.  3 I'm going to segue this over to the  4 fact that in the past Michael Abraham, who I  5 have worked with a lot, and feel is an excellent  6 architect and guy, by the way.  7 In the past, Michael has always  8 come before us, this commission, with projects  9 early on so that we could discuss these  10 projects, maybe have a little input, maybe try  11 and understand something a little better.  12 Usually was one or two or three sessions before  13 we finally were asked to look at final plans and  14 cast a vote as to whether or not we were ready  15 to approve then for a certificate.  16 In this case, that was not the  17 case. A few days ago we were given this packet  18 that we get prior to every meeting. In the  19 packet were a complete set of drawings. We had  20 a rendering, which you can see up here, and  21 after studying all this, it became very apparent  22 to me that the plans as they are submitted, they</p>	<p style="text-align: center;">37</p> <p>1 be that as it may, I'm not inclined to review  2 the house or the plans tonight because I don't  3 think they fit with our zoning code. It's about  4 that simple.  5 So if you will indulge me, the fact  6 that we are not going to review this house means  7 that we don't know what's going to get built if  8 the present house is going to get torn down.  9 And our code and our procedures dictate that we  10 can't talk about tearing a house down until we  11 know what's going to get built on the lot once  12 we tear it down.  13 So in the absence of being able to  14 review the house and know what's going to be  15 built there, we also will not be discussing  16 tonight the demolition permit of the house.  17 I should say that this does not  18 preclude the owners and the architects from  19 reviewing their plans and coming back before  20 this commission to try and solve a design that  21 would be code compliant and we would encourage  22 them to do so because typically we would have</p>

<p style="text-align: center;">38</p> <p>1 done all that prior to having this meeting. So</p> <p>2 I apologize for having the cart out in front of</p> <p>3 the horse but I would suggest to you that it was</p> <p>4 not of our making.</p> <p>5 MR. ABRAHAM: May I speak?</p> <p>6 CHAIRMAN BOHNEN: When I'm done.</p> <p>7 On that note, I'm going to close</p> <p>8 the Public Hearing and then we can have further</p> <p>9 discussions if you choose, but I'd --</p> <p>07:23PM 10 MR. ABRAHAM: I wanted to speak on the</p> <p>11 record.</p> <p>12 CHAIRMAN BOHNEN: I'm not done</p> <p>13 speaking, please.</p> <p>14 As a final point, as long as we are</p> <p>15 dotting our i's and crossing our t's, and</p> <p>16 putting the cart behind the horse, I want to</p> <p>17 take this opportunity to admonish the owners of</p> <p>18 that house and the contractors and anybody who's</p> <p>19 involved with that house, that winter is soon</p> <p>07:23PM 20 going to be upon us. And with winter come a lot</p> <p>21 problems.</p> <p>22 I understand the house is vacant</p>	<p style="text-align: center;">40</p> <p>1 demolition. So please, do not doubt the</p> <p>2 sincerity of my remarks. We are very, very</p> <p>3 concerned about this.</p> <p>4 Now I'd like to make a motion to</p> <p>5 close the meeting if I may, please.</p> <p>6 MS. SALMON: Are they going to be</p> <p>7 speaking?</p> <p>8 CHAIRMAN BOHNEN: They may speak after</p> <p>9 the hearing. I can't think of anything --</p> <p>07:25PM 10 MS. SALMON: They should speak before</p> <p>11 we close the Public Hearing.</p> <p>12 CHAIRMAN BOHNEN: I'm sorry?</p> <p>13 MS. SALMON: They should speak before</p> <p>14 we close the Public Hearing.</p> <p>15 CHAIRMAN BOHNEN: All right. The</p> <p>16 remarks evidently will be germane to the</p> <p>17 hearing.</p> <p>18 MS. SALMON: They should still speak</p> <p>19 before the Public Hearing is closed.</p> <p>07:26PM 20 CHAIRMAN BOHNEN: Okay. Michael.</p> <p>21 MR. ABRAHAM: I'd just like to address</p> <p>22 a couple of facts.</p>
<p style="text-align: center;">39</p> <p>1 and so I have concerns about heat, light, power,</p> <p>2 regular visits to that house. I have had too</p> <p>3 many occasions in the recent past where whether</p> <p>4 on purpose or by chance owners and contractors</p> <p>5 have gotten over their skis and begun to</p> <p>6 demolish houses, take heating units out of</p> <p>7 houses, allow deterioration to occur. We call</p> <p>8 that demolition by neglect in our world and that</p> <p>9 is something that this board will not tolerate</p> <p>07:24PM 10 and this village will not tolerate. We've</p> <p>11 discussed this at length with our board of</p> <p>12 trustees and our president and we are going to</p> <p>13 follow everything to the letter of the law.</p> <p>14 So the present owners, the</p> <p>15 contractors, whoever has purview to be watching</p> <p>16 over this house, I want to give you this stern</p> <p>17 message. We will not tolerate this home being</p> <p>18 neglected. It's got to be preserved until such</p> <p>19 time as it's either sold and refurbished or a</p> <p>07:25PM 20 new design comes forth for somebody and we go</p> <p>21 through the process of not only approving the</p> <p>22 design but giving a certificate for the</p>	<p style="text-align: center;">41</p> <p>1 One, there are rules to get to this</p> <p>2 meeting. We followed every rule there is.</p> <p>3 I just want to state, for the</p> <p>4 record, every rule needed to get to this point</p> <p>5 standing before this board where you would make</p> <p>6 a ruling. I don't know, I'd have to get a</p> <p>7 lawyer involved to know whether you have the</p> <p>8 right to make a subjective decision like this.</p> <p>9 This I do not know.</p> <p>07:26PM 10 Secondly, we applied for and</p> <p>11 received building permit zoning review and</p> <p>12 compliance with the zoning code. So to say that</p> <p>13 it does not meet zoning code and cannot be built</p> <p>14 according to current codes, we cannot even get</p> <p>15 to this meeting until we submit full permit</p> <p>16 formally like everybody else does, we have been</p> <p>17 through the process with the village; we've</p> <p>18 received approval. We could not get to this</p> <p>19 meeting without approval for zoning. So the</p> <p>07:27PM 20 statement that it does not meet zoning code is</p> <p>21 unfactual.</p> <p>22 Thirdly, in the number of times</p>

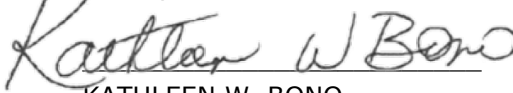
<p style="text-align: center;">42</p> <p>1 that I have been before this board I have only  2 done one preliminary meeting. One. I have not  3 been in front of this board for any other  4 meetings except for the meeting we are here  5 today for any of the other projects that I have  6 done. So again, I want to correct the record on  7 that.</p> <p>8 We have not done this any  9 differently than any house we have ever  10 submitted to this board. So to suggest that we  11 are doing something quick or any way we have  12 done it differently in the past is untrue.</p> <p>13 Now, if anybody else can speak to  14 whether you have the authority to close this  15 meeting without taking a vote on this, that I  16 can't answer, I'm not an attorney, but I don't  17 know if that's --</p> <p>18 CHAIRMAN BOHNEN: Well, as chairman of  19 this commission, I'm going to move to close the  20 meeting and I would quote to you from the  21 village.</p> <p>22 Per the village code, no permit</p>	<p style="text-align: center;">44</p> <p>1 on a regular schedule and we are taking care of  2 it.</p> <p>3 CHAIRMAN BOHNEN: Thank you, Julie.  4 Appreciate that. Thank you.</p> <p>5 MS. LAUX: You're welcome.</p> <p>6 CHAIRMAN BOHNEN: May I have a motion  7 to close the Public Hearing?</p> <p>8 MR. ELDER: I move to close the Public  9 Hearing.</p> <p>10 CHAIRMAN BOHNEN: Second, please.  11 MS. WEINBERGER: Second.</p> <p>12 CHAIRMAN BOHNEN: Roll call vote,  13 please.</p> <p>14 MS. SALMON: Commissioner Barclay?  15 MS. BARCLAY: Aye.</p> <p>16 MS. SALMON: Commissioner Weinberger?  17 MS. WEINBERGER: Aye.</p> <p>18 MS. SALMON: Commissioner Gonzalez?  19 MR. GONZALEZ: Aye.</p> <p>20 MS. SALMON: Commissioner Haarlow?  21 MR. HAARLOW: Aye.</p> <p>22 MS. SALMON: Commissioner Prisby?</p>
<p style="text-align: center;">43</p> <p>1 shall be issued for demolition or new  2 construction of any structure located in the  3 designated historic district without the  4 rendering of a final decision by the historic  5 preservation commission on an application for a  6 certificate of appropriateness.</p> <p>7 So whatever you have in your hand  8 is nul and void because you have not gotten past  9 this commission yet and you can engage an  10 attorney or whoever you wish. Okay.</p> <p>11 Anything else? Anybody else want  12 to speak?</p> <p>13 MS. LAUX: Hi. I'm Julie from J.  14 Jordan as you know.</p> <p>15 I just wanted to assure you that  16 the homeowner since taking ownership of the  17 house has engaged my firm to make sure that the  18 house is cared for.</p> <p>19 CHAIRMAN BOHNEN: Great.</p> <p>20 MS. LAUX: Someone visits the house on  21 a regular basis. I can't guarantee that there's  22 not a leak, we are not there every day, but it's</p>	<p style="text-align: center;">45</p> <p>1 MR. PRISBY: Aye.  2 MS. SALMON: Commissioner Elder?  3 MR. ELDER: Aye.</p> <p>4 MS. SALMON: Chairman Bohnen?  5 CHAIRMAN BOHNEN: Aye.</p> <p>6 Thank you. Okay.  7 Thank you all for attending.  8 Appreciate your concerns.</p> <p>9 (WHICH, were all of the  10 proceedings had, evidence  11 offered or received in the  12 above entitled cause.)</p> <p>13  14  15  16  17  18  19  20  21  22</p>



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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 15th day of December, A.D. 2023.

A handwritten signature in cursive script, reading "Kathleen W Bono", written in dark ink over a horizontal line.

KATHLEEN W. BONO  
C.S.R. No. 84-1423  
Notary Public, DuPage County

<b>\$</b>	20:13	<b>Allbrights ' [1] - 12:9</b>	<b>aye [14] - 4:4, 4:6,</b>	6:13, 6:17, 7:22, 8:4,
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**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** January 5, 2024

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign

**FOR:** January 11, 2024 Historic Preservation Commission Meeting

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**SUMMARY**

The Village of Hinsdale has received a sign permit application from Aubrey Sign Company requesting approval to install one (1) new wall sign for Brasi’s Pizzeria located at 34 E. Hinsdale Avenue. The existing one-story building is located in the B-2 Central Business District and the Downtown Historic District.

**REQUEST AND ANALYSIS**

The applicant is requesting to install one (1) new wall sign for a new restaurant tenant, Brasi’s Pizzeria, located at 34 E. Hinsdale Avenue. The proposed non-illuminated wall sign measures 26” tall and 137” wide, with an overall sign face area of 25 square feet. The wall sign consists of red and white acrylic letters on a solid black aluminum background. The proposed sign is similar in design and matches the size of the former wall sign installed for Bake Homemade Pizza.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. The maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the maximum 25 square feet of total sign face area allowed for the tenant space.

**PROCESS**

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only.

The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:



## MEMORANDUM

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

### **ATTACHMENTS**

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

[illegible]

Burlington Ave.

BURLINGTON PARK

34 E. Hinsdale Avenue

First St.

MIDDLE SCHOOL

102, 104, 106, 108, 110, 112, 118

26-38

101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137

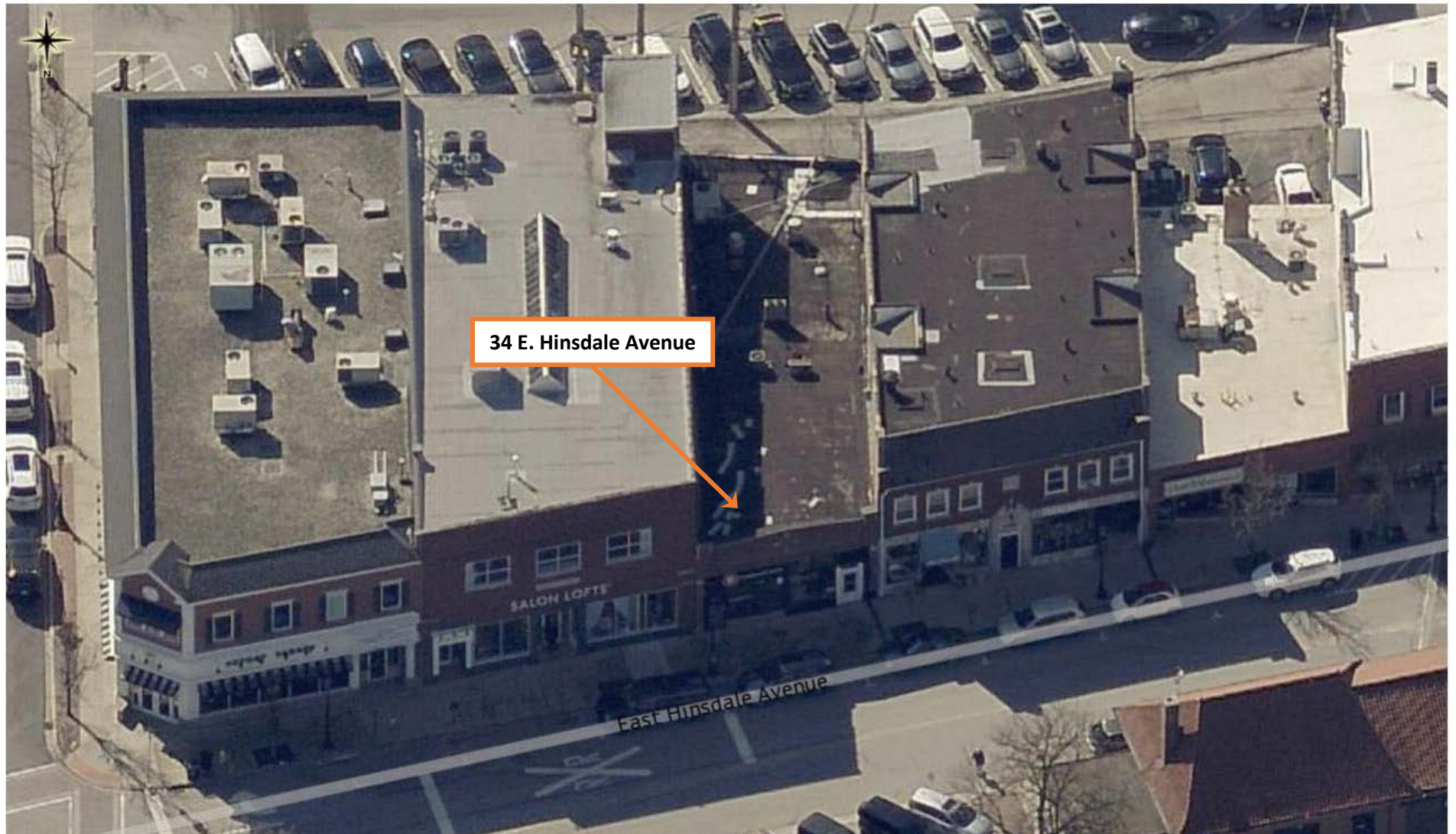


Aerial View – 34 E. Hinsdale Avenue





## Birds Eye View – 34 E. Hinsdale Avenue



Street View – 34 E. Hinsdale Avenue







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Tyler Stone  
Address: 1847 Suncast Ln  
City/Zip: Batavia, 60510  
Phone/Fax: (630) 482 / 9901  
E-Mail: tyler.stone30@att.net  
Contact Name: Tyler Stone

**Contractor**

Name: Aubrey Sign Company  
Address: 1847 Suncast Ln  
City/Zip: Batavia, 60510  
Phone/Fax: (630) 482 / 9901  
E-Mail: tyler.stone30@att.net  
Contact Name: Tyler Stone

ADDRESS OF SIGN LOCATION: 34 Hinsdale Ave.

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

**Sign Information:**

Overall Size (Square Feet): 24.7 ( 26 x 137 )

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

- ① black
- ② white
- ③ red

**Site Information:**

Lot/Street Frontage: 18ft

Building/Tenant Frontage: 18ft

Existing Sign Information:

Business Name: Brasi's Pizzeria

Size of Sign: 24.7 Square Feet

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

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

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

Tyler Stone  
Signature of Applicant

12/6/23  
Date

Tyler Stone  
Signature of Building Owner

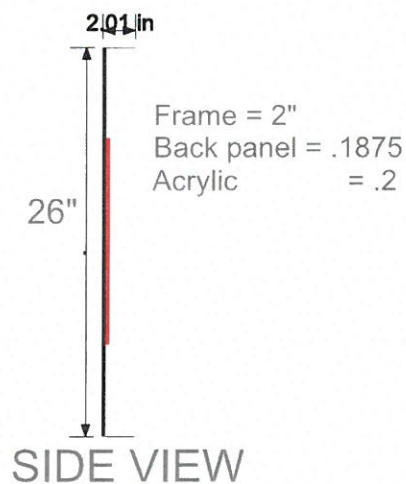
12/6/23  
Date

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

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

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





Sign details: applied red and white acrylic letters on black aluminum panel, "Brasi's Pizzeria".  
Panel is mounted to window mullions.  
Dimensions: 26" H x 137" W = 24.7 sq. ft.  
Allowable sign limit: 25 sq. ft.

Account:  
Brasi's Pizzeria

Location:  
34 HINSDALE AVE  
HINSDALE, IL

Date: 11/10/23  
REVISED

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

approved by \_\_\_\_\_

date \_\_\_\_\_

*Aubrey*  
SIGN CO.

1847 Suncast Lane  
Batavia, IL 60510

Ph: 630-482-9901  
Fax: 630-482-9906

[www.aubreysigns.com](http://www.aubreysigns.com)

Email:  
[paul@aubreysigns.com](mailto:paul@aubreysigns.com)

To Whom it may concern:

I Danette Spinzola Boniecki authorize Aubrey Sign Company to do work at 34 Hinsdale Ave, Hinsdale IL. To install the approved signage on the property.

Property Owner Signature

Print

Danette Spinzola Boniecki

Date

12/7/2023



**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** January 5, 2023

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Rear and Side Building Additions and a New Detached Garage

**FOR:** January 11, 2023 Historic Preservation Commission Meeting

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**SUMMARY**

The Village of Hinsdale received a Preservation Incentive application from Michael Abraham Architecture requesting approval of alternative zoning regulations, a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for the construction of a rear and side addition on to the existing house and the construction of a new detached garage at 515 S. Lincoln Street. The property owner listed on the application is Larysa Domino and Brian Stahl.

On August 2, 2023, the Historic Preservation Commission approved a Preservation Incentive for alternative bulk zoning regulations, a building permit fee waiver, and expedited processing for 515 S. Lincoln. Since that time, the homeowners have obtained a cost estimate for the proposed project and are now able to apply for a Preservation Incentive application for a property tax rebate and matching grant. Minor changes are also proposed to the building elevations and site plan, which are being brought forward for review. The homeowners are no longer planning to construct an addition on to the existing non-historic detached garage. Instead, the garage will be demolished and a new detached garage matching the original design will be constructed in relatively the same location on site.

Per the Village Code, approval of a Preservation Incentive Certificate is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

**BACKGROUND**

The existing single-family home at 151 S. Lincoln Street was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-06.

The subject property is located in the R-4 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-4 Single Family Residential District.



## MEMORANDUM

The building was constructed in 1896 and features Colonial Revival style architecture with a symmetrical front façade with a central second floor Palladian window, gabled front dormers, front porch, and paired roof brackets. A new historically appropriate front porch was constructed in the late 1998 and a one-story rear addition was constructed in 2006. The building is classified as a Potentially Significant / Contributing Structure according to the 2001 Town of Hinsdale Survey and Significant according to the 1999 Reconnaissance Survey.

### **REQUEST AND ANALYSIS**

The applicant requests approval of a Preservation Incentive for alternative zoning regulations, a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for a rear and side addition on to the existing historic house and construct a new detached garage at 515 S. Lincoln Street. The existing 1-story shed on site will be demolished as part of this project. A site plan, building elevations, floor plans, plat of survey, and photos of the existing home have been submitted for review.

Exterior Improvements - Minor adjustments are proposed to the August 2, 2023 approved site plan and building elevations. Overall, the proposed plans match the design of the original approval.

Two additions are proposed on to the main house. The additions are in keeping with the existing architectural style and materials of the existing house. Details incorporated into the design of the additions include matching cornices, decorative brackets, roof railing / balustrades, clapboard siding, trim, and stone foundation. Minor changes proposed to the approved elevations are to windows, details on the south porch entrance, the roof design of the rear addition, and the decorative roof railing.

On the north side of the house, a 1-story, 1-car attached garage will be constructed that includes decorative roof railing to match the front porch. Existing paired double-hung windows on the first floor, basement windows, and an entrance door will be removed to allow for the addition. On the rear elevation, the existing 1-story rear addition, porch, wood deck, second-floor dormer and façade will be removed. A 1-2 story addition will be constructed to allow for a proposed family room, larger kitchen, covered porch, and reconfigured second-floor master suite. A patio and covered porch will be constructed on the south side of the rear addition. On the south elevation, two paired double-hung windows will be replaced with a single-double-hung window. The front porch and existing façade will be repaired as needed.

The existing 1-story, 2-car non-conforming detached garage is not historic and was constructed in the 1977. The homeowners originally intended to construct an addition onto the south side of the garage to allow for an additional vehicle bay and construct a second floor with an enclosed staircase and loft area, per the plans approved by the HPC on August 2, 2023. Under the revised plans, the applicant is proposing to demolish the existing garage and construct a new three-car garage in roughly the same location. The proposed garage matches the architectural style previously proposed and has been designed to complement the architecture and materials of the main house. The trim, siding, doors, and roofing will match the main house.

The applicant is requesting to reduce the corner side yard setback to 31.4' (from block average per the R-4 District regulations), reduce the north interior side yard to 10.6' (from 11' per the R-4 District regulations), and waive floor area ratio (FAR). Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for the waiving of FAR, an interior side yard setback of 6', and a corner side setback of 15' or the existing corner side setback, whichever is less, for properties in the R-4 District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission. The proposed plan meets all other bulk zoning requirements.





## MEMORANDUM

Cost Estimate for Eligible Exterior Work - A cost estimate for major eligible exterior improvements has been provided for review and is included below. The cost estimate does not include construction costs for the accessory detached garage or costs that are not eligible per the program requirements.

Exterior Work	Cost Estimate
Carpentry, materials and labor for framing and exterior	\$18,000.00
Windows	\$32,600.00
Roofing and flashing	\$6,400.00
Masonry – Stone veneer	\$5,200.00
Masonry – Chimney	\$12,000.00
Decorative exterior railings	\$7,800.00
<b>TOTAL</b>	<b>\$85,600.00</b>

Property Tax Rebate - Property owners may be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum period of five (5) years. A minimum investment of \$50,000 on eligible exterior improvements is required. Funds are reimbursed after the project is complete, passes final inspections, contractors or other involved companies have been paid, the property tax bill installment is paid, and a Reimbursement Request Form is submitted to the Village. Benefits may be transferred to subsequent property owners.

The property owner is eligible for the property tax rebate as the proposed eligible work exceeds \$50,000. For reference, in 2022, the Village portion of the property tax bill for 515 S. Lincoln Street was \$1,358.96 of the total property tax bill of \$18,515.84. The property owner could possibly be rebated an estimated \$6,794.80 or more over 5 years based on the 2022 amount of the Village portion of the bill. The actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors.

Matching Grant - The Village Board may approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a minimum investment of \$20,000 from the applicant. Funds are reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors or other companies have been paid by the applicant. The property owner is eligible for \$10,000 in grant funding, after factoring in the minimum investment of \$50,000 on eligible exterior improvements to qualify for the property tax rebate from the total project costs.

Historic Preservation Commission Review & Approval - Projects shall be reviewed according to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation to ensure that a historic building's integrity, significant elements and character is retained and appropriately repaired.

The Historic Preservation Commission has the authority to approve the requested alternative zoning regulations, a building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Incentive types. The Historic Preservation Commission shall provide a recommendation to the Village Board for applications requesting a matching grant or property tax rebate, with final approval granted by the Village Board.



## MEMORANDUM

**Staff recommends that the Historic Preservation Commission provide two separate motions for this project.**

One motion should state that the Commission moves to approve the Preservation Incentive request to allow for alternative zoning regulations, a building permit fee waiver, and expedited processing. The other motion should state that the Commission moves to recommend approval of the Preservation Incentive request to allow for a property tax rebate and matching grant to the Village Board.

### **PROCESS**

Pursuant to Title 14, Section 14-7-4, various Preservation Incentives are available to applicants regarding properties approved for inclusion on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if the exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties, including, but not limited to stormwater runoff impacts.

A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate. For applications seeking a waiver of fees, expedited process, or alternative bulk standards, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.

For applications requesting a grant or property tax rebate, the vote of the Historic Preservation Commission shall be advisory, and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.

Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.



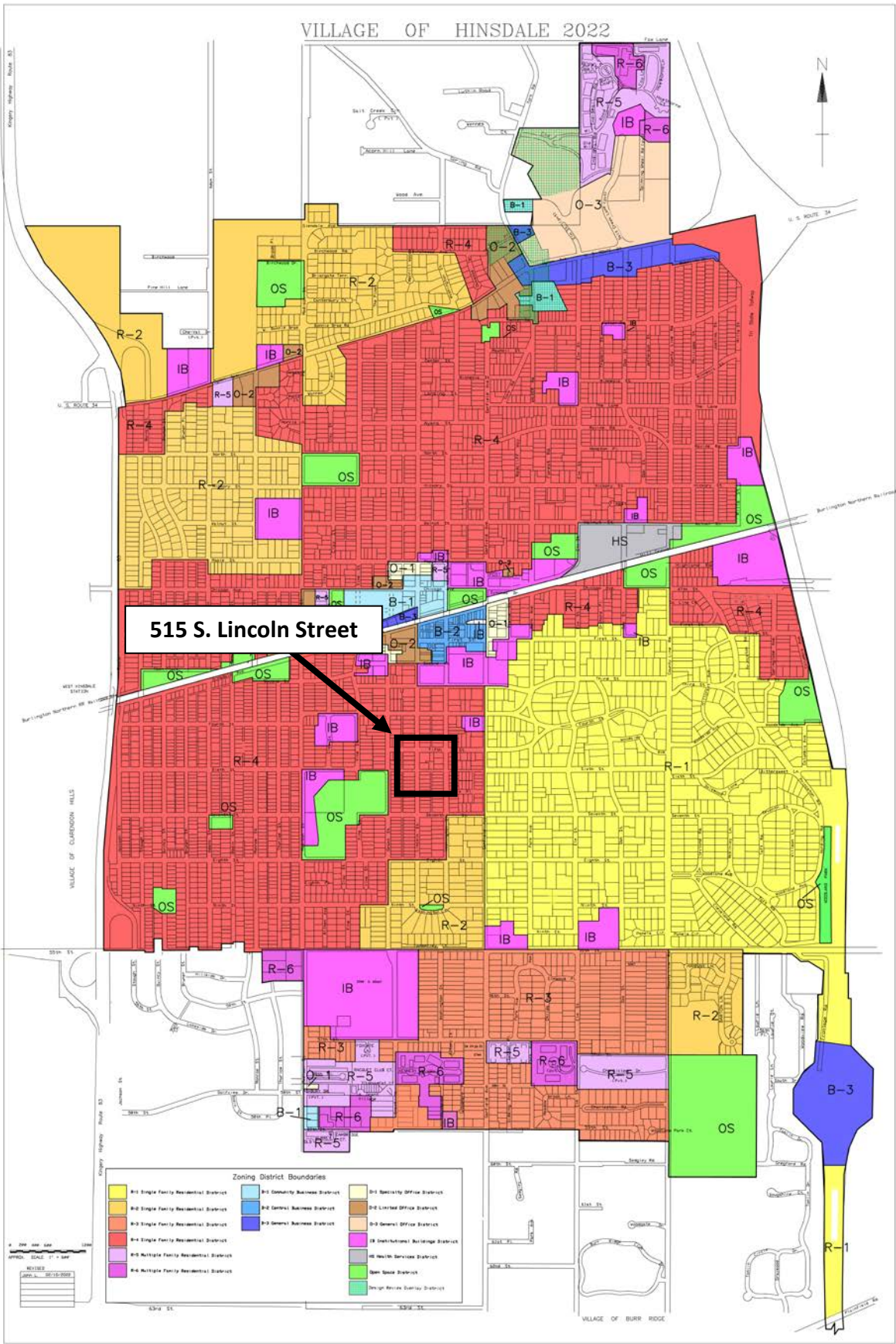
## MEMORANDUM

The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

### **ATTACHMENTS**

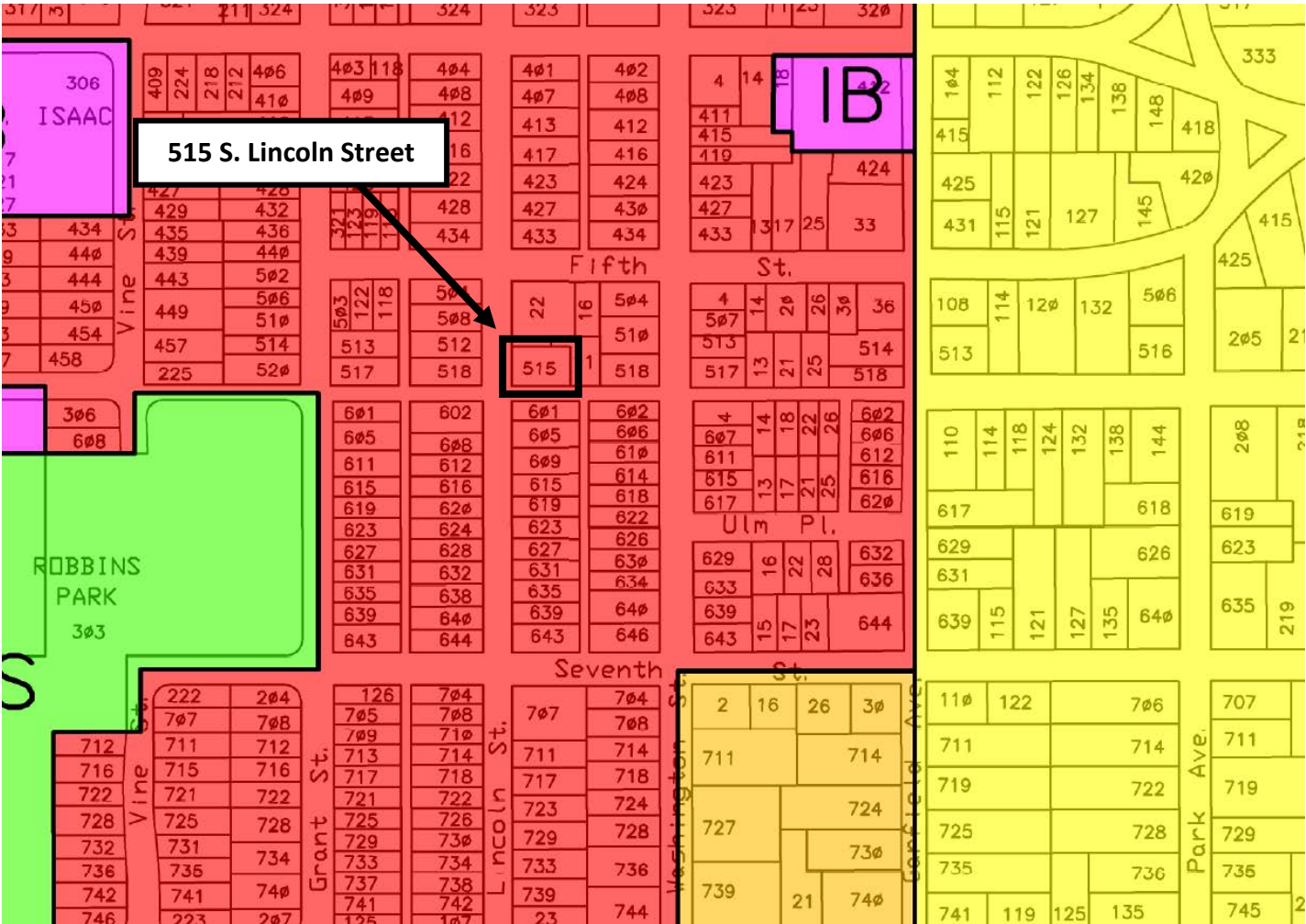
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Original Site Plan & Building Elevations – HPC Approved August 2, 2023
8. Preservation Incentive Application and Exhibits

# Village of Hinsdale Zoning Map and Project Location





Village of Hinsdale Zoning Map and Project Location





Aerial View – 515 S. Lincoln Street





## Birds Eye View – 515 S. Lincoln Street





## Birds Eye View – 515 S. Lincoln Street

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## Street View (Lincoln Street) – 515 S. Lincoln Street

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**Street View (Sixth Street) – 515 S. Lincoln Street**



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## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 515 S. Lincoln Street</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-12-126-002</p>	
<p><b>Zoning District</b> R-4 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> N/A</p>	
<p><b>Architect</b> N/A</p>	
<p><b>Date Constructed</b> 1896</p>	
<p><b>Architectural Style</b> Colonial Revival</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) – Significant</li> <li>Town of Hinsdale Survey (2001) - Potentially Significant / Contributing</li> </ul>	
<p><b>Additional Photos</b></p> <div style="text-align: center;">  </div>	



Georgian examples or more modest clapboard structures, most of these buildings are symmetrical and rectangular in plan; some have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism dominating the 1893 World's Columbian Exposition. Many front facades have classical – temple-like – entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

There are thirteen Colonial Revival structures in the survey area, of which twelve are residential and one is a funeral home. Because of its enduring popularity, the Colonial Revival style has the greatest span in construction dates of any other style. The earliest Colonial Revival house in the survey area dates from 1894, while the most recent is from the 1980s. Eight of the thirteen structures are historic (built before 1950). Two of these are ranked potentially significant.



Garry W. Munson House, 515 S. Lincoln Street

The Garry W. Munson House at 515 S. Lincoln Street is a handsome example of early Colonial Revival style architecture at the turn of the century, with symmetry and elaborate detailing. It is ranked potentially significant because it has aluminum siding. Built in 1896, the symmetrical facade features a full front porch (new but historically compatible), a central Palladian window at the second floor, gabled front dormers, and paired roof brackets. There are classical window surrounds.

## DUTCH COLONIAL REVIVAL

The Dutch Colonial Revival style is a subtype of the Colonial Revival style, marked by a gambrel roof. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18<sup>th</sup> century. Dutch Colonial Revival houses were built over



20 E. Third Street

a long period, as were other Colonial Revival homes -- from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel end facing the street tend to be earlier, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There is one Dutch Colonial Revival house in the survey area, at 20 E. Third Street. It was included in the Illinois Historic Resources survey but has been



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 515

DIRECTION S

STREET Lincoln

ABB ST

PIN

LOCAL SIGNIFICANCE RATING PS

POTENTIAL IND NR? (Y OR N) N

Criteria

CONTRIBUTING to a NR district?  
(C or NC) C

Contributing secondary structure?  
(C or NC) NC

LISTED ON EXISTING SURVEY?  
(IHSS, NR, etc.)



### GENERAL INFORMATION

CATEGORY building

CONDITION excellent

INTEGRITY minor alterations

SECONDARY STRUCTURE detached garage

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Colonial Revival

OVERALL SHAPE OR PLAN rectangular

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES 2.5

ORIGINAL CONSTRUCTION DATE 1896

WINDOW MATERIAL, TYPE(S)

DATE SOURCE HHS

wood

EXTERIOR WALLS (current) aluminum siding

double hung 1/1; 6/1

EXTERIOR WALLS (original) wood

PORCH full front

ROOF (type and materials) hipped

asphalt shingle

FOUNDATION stone

SIGNIFICANT FEATURES Gabled front dormers; paired roof brackets; central Palladian window on front facade; classical window surrounds; cornice board; chimney

ALTERATION(S) Aluminum siding; entirely new porch [1998]



### RESEARCH INFORMATION

HIST NAME Munson, Garry W. House

ARCHITECT

COMMON NAME

BUILDER

LANDMARK LIST HHSF

COST  OLD SIGNIFICANCE RATING S

#### **ADDITIONAL INFORMATION:**

Garry W. Munson, who worked in typewriter sales, was the first owner of this house. [HHSF]

Reason for Significance: Although sided, this house is a handsome example of early Colonial Revival style architecture at the turn of the century with symmetry and elaborate detailing.

SURVEY Addition  
AREA

#### **LANDSCAPE FEATURES**

Corner lot on residential avenue; front sidewalks; small narrow street to south; mature tree lined parkway; large side fence

#### **PHOTOGRAPHIC INFO**

ROLL NO. 10 FRAME NO. 14

ROLL NO. 11 FRAME NO. 20-21

ROLL NO.  FRAME NO.

PREPARER Jennifer Kenny

ORGANIZATION Historic Certification Consultants

DATE 6/20/2001

515 S Lincoln ST

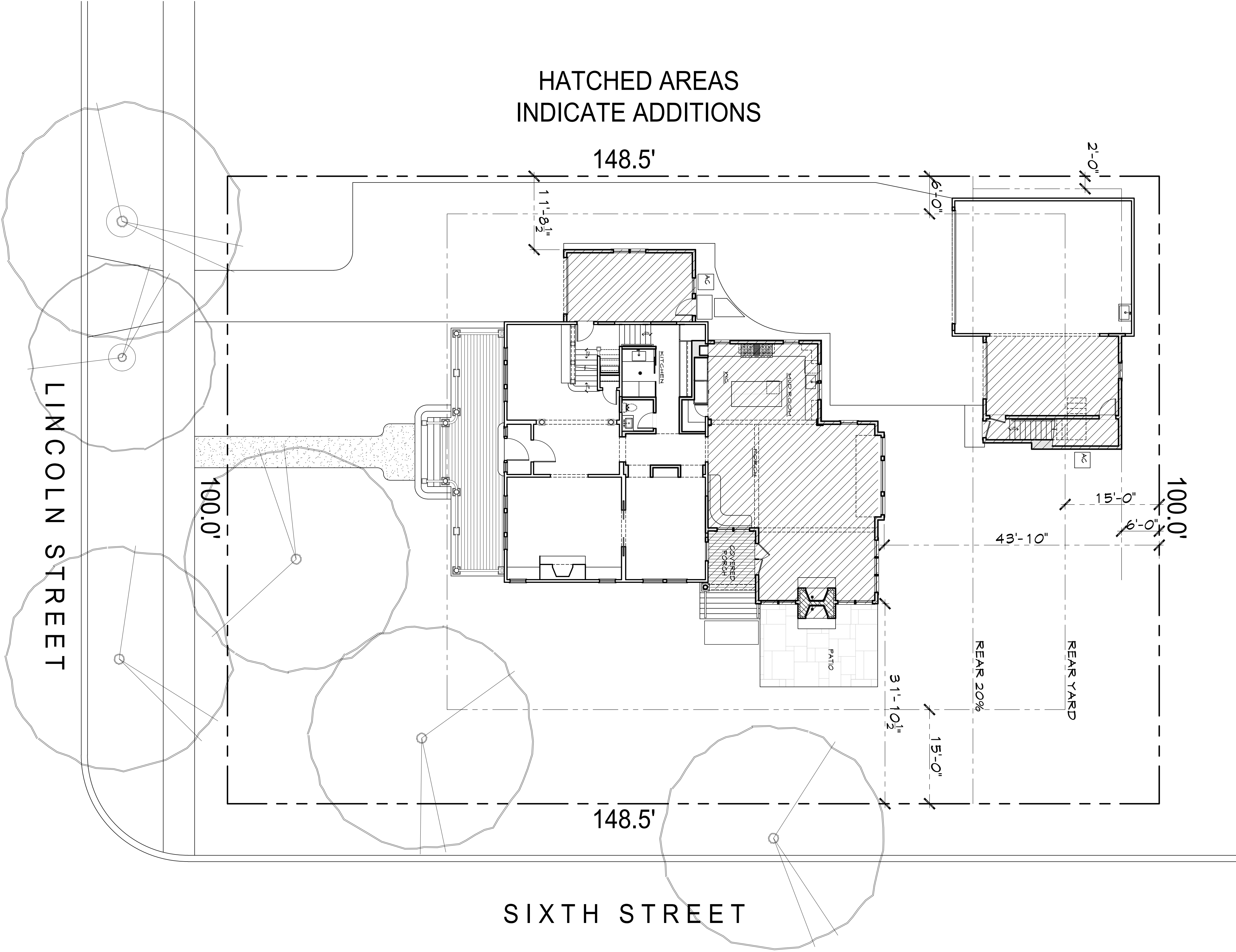
## **PRESERVATION INCENTIVE REVIEW CRITERIA - VILLAGE CODE TITLE 14, SECTION 14-7-5(F)**

### **14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:**

F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards

1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:
  - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
  - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
  - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
  - d. Most properties and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
  - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
  - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
  - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
  - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
  - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
  - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
3. All other Village code requirements must be met.



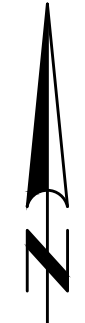


HATCHED AREAS  
INDICATE ADDITIONS

LINCOLN STREET

SIXTH STREET

SITE PLAN  
1/16" = 1'-0"



MICHAEL ABRAHAM  
ARCHITECTURE

The Stahl - Domino Residence  
515 South Lincoln Street  
Hinsdale, IL

DOCUMENT:  
HOD Application 06.30.23

DRAWN BY:  
JR

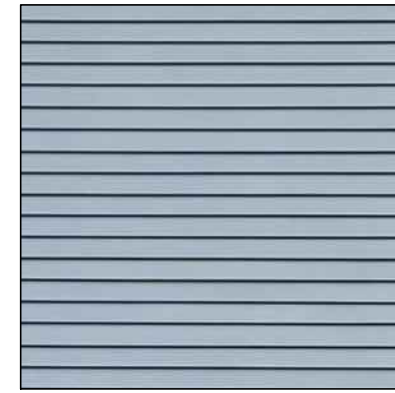
PROJECT NO:  
23002

CHECKED:  
MA

NOT FOR CONSTRUCTION



EXISTING HOUSE  
DETAILS TO BE MATCHED



EXISTING WOOD SIDING



EXISTING STONE BASE



EXISTING WOOD TRIM



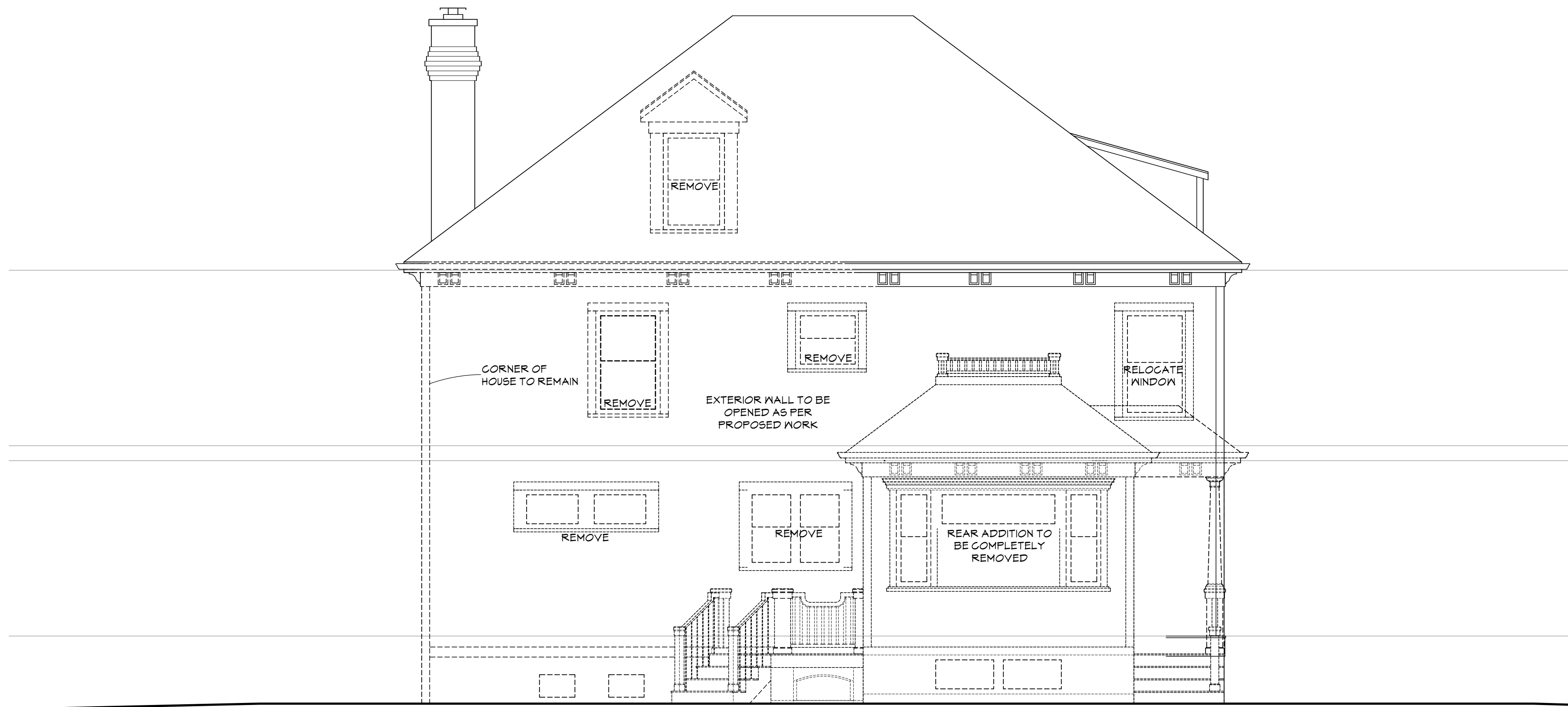
EXISTING OVERHANG & BRACKETS



EXISTING FLAT ROOF CORNICE

ALL NEW MATERIALS ON THE HOUSE TO MATCH THE  
EXISTING IN COLOR, MATERIAL, SHAPE & SIZE

**PROPOSED  
EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



HPC Approved Plans - 8.2.2023

**DEMO  
EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

MICHAEL ABRAHAM  
ARCHITECTURE

The Stahl - Domino Residence  
515 South Lincoln Street  
Hinsdale, IL

DOCUMENT:  
HOD Application 06.30.23

DRAWN BY:  
JR

Exterior Elevations

CHECKED:  
MA

PROJECT NO:  
23002

NOT FOR CONSTRUCTION

148 Burlington Avenue

a1.1

P 630.655.9417

Clarendon Hills Illinois 60514

148 Burlington Avenue



HPC Approved Plans - 8.2.2023

DEMO  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

MICHAEL ABRAHAM  
ARCHITECTURE

The Stahl - Domino Residence  
515 South Lincoln Street  
Hinsdale, IL

DOCUMENT:  
HOD Application 06.30.23

DRAWN BY:  
JR

PROJECT NO:  
23002

Exterior Elevations

CHECKED:  
MA

NOT FOR CONSTRUCTION

Clarendon Hills Illinois 60514

148 Burlington Avenue

P 630.655.9417

michael.abraham.com

a1.2





**PROPOSED**  
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



HPC Approved Plans - 8.2.2023

**DEMO**  
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**The Stahl - Domino Residence**  
515 South Lincoln Street  
Hinsdale, IL

**MICHAEL ABRAHAM**  
**ARCHITECTURE**

**DOCUMENT:**  
HOD Application 06.30.23  
**NOT FOR CONSTRUCTION**

**DRAWN BY:**  
JR  
**CHECKED:**  
MA

**PROJECT NO:**  
23002

Exterior Elevations

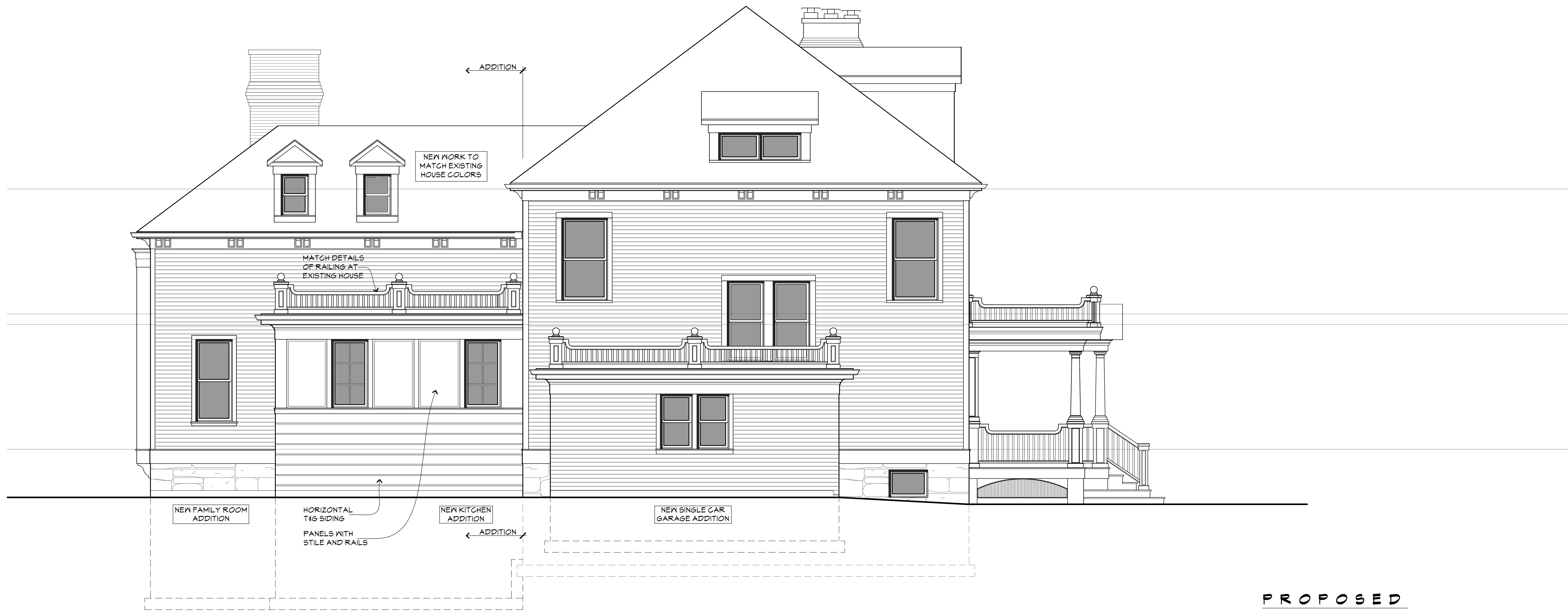
**a1.3**

148 Burlington Avenue

Clarendon Hills Illinois 60514

P 630.655.9417

michael.abraham.com



**PROPOSED**  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



HPC Approved Plans - 8.2.2023

**DEMO**  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

MICHAEL ABRAHAM  
ARCHITECTURE

The Stahl - Domino Residence  
515 South Lincoln Street  
Hinsdale, IL

DOCUMENT:  
HOD Application 06.30.23

DRAWN BY:  
JR

Exterior Elevations

CHECKED:  
MA

PROJECT NO:  
23002

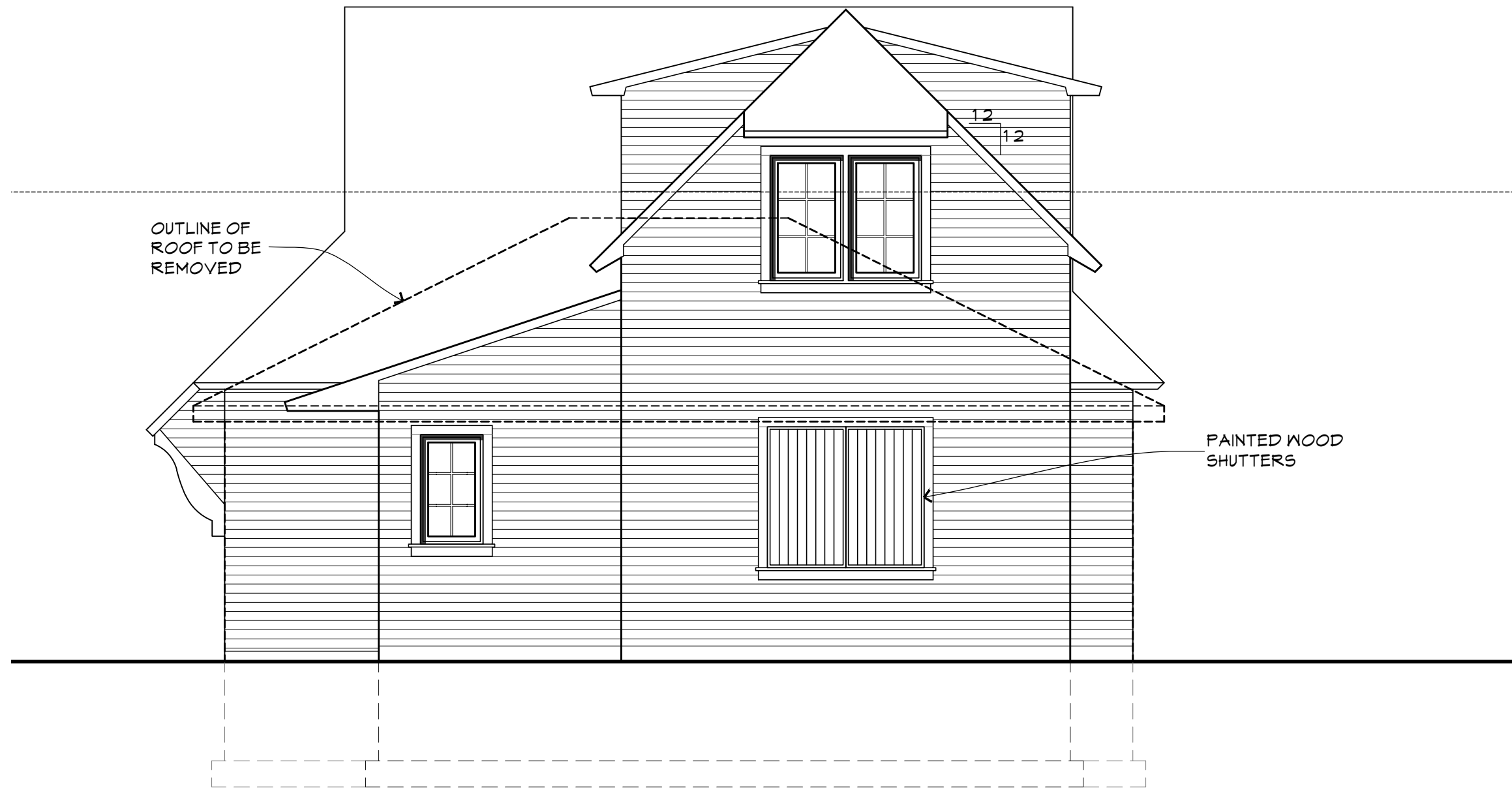
NOT FOR CONSTRUCTION

a1.4

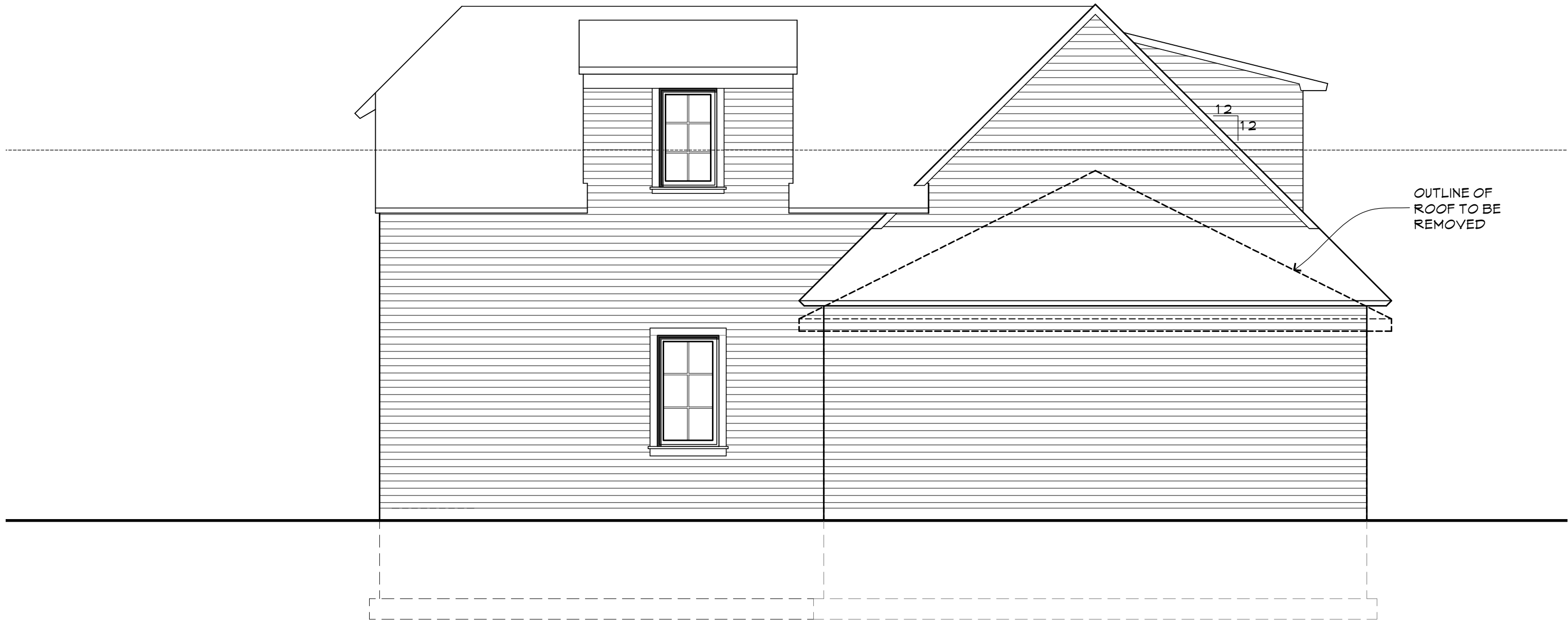




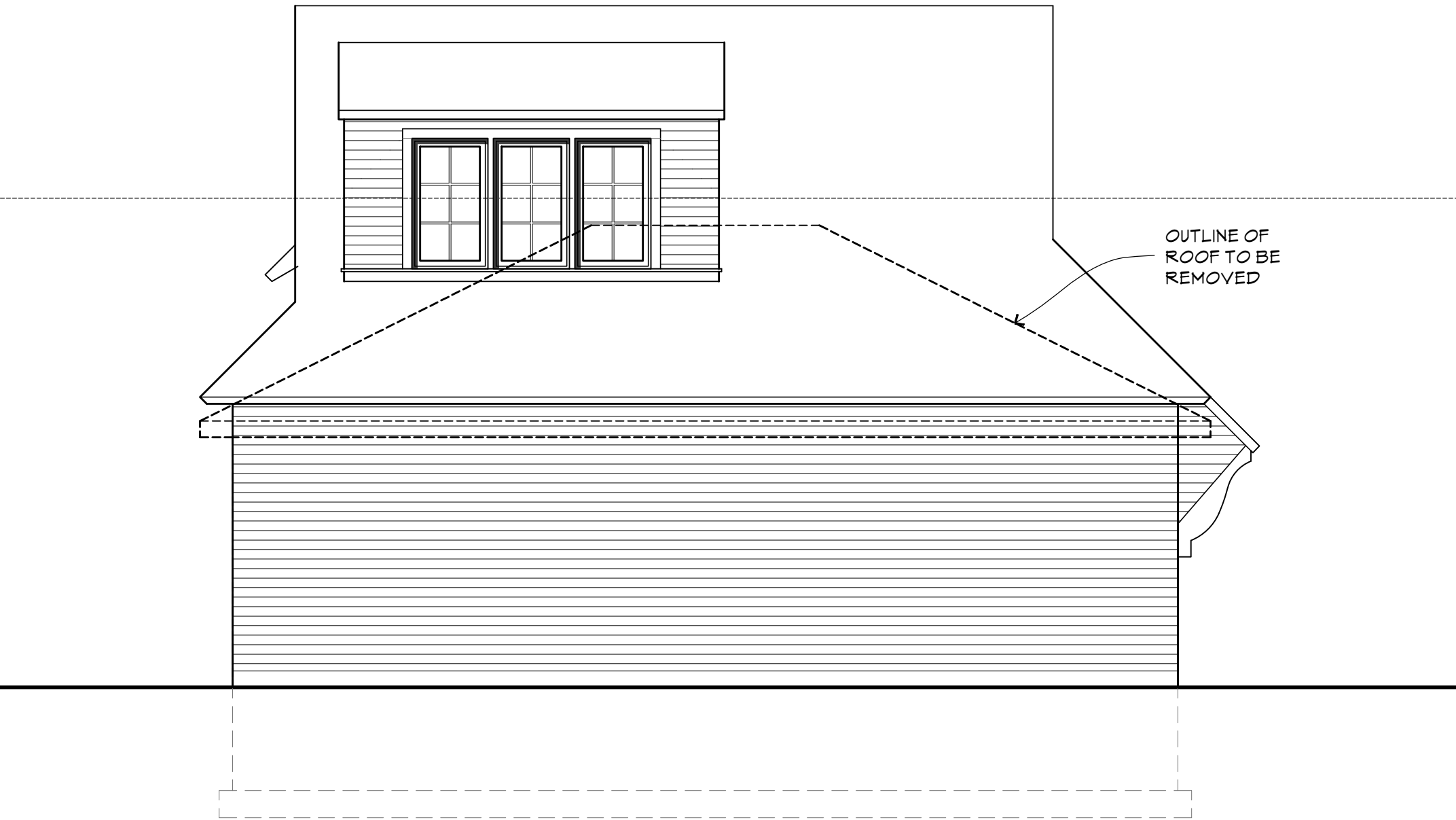
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

**HISTORIC OVERLAY DISTRICT  
PRESERVATION INCENTIVE APPLICATION FORM**



PROJECT INFORMATION	
Property Address <b>515 S. Lincoln</b>	
PIN(s) <b>09-121-26-002</b>	
Zoning District <b>R4 HOD</b>	Land Use <b>Single Family</b>
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input checked="" type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input checked="" type="checkbox"/> Fee Waivers <input checked="" type="checkbox"/> Alternative Zoning Regulations <input checked="" type="checkbox"/> Expedited Processing <input checked="" type="checkbox"/> Property Tax Rebate <input checked="" type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name <b>Joel Rafferty</b>	Company <b>Michael Abraham Arch PC</b>
Address <b>515 S. Lincoln</b>	City / State / Zip <b>Clarendon Hills, IL 60126</b>
Phone <b>630-655-9417</b>	Email <b>jr@michael-abraham.com</b>
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name <b>Brad Stahl &amp; Larysa Domino</b>	Company
Address <b>515 S. Lincoln</b>	City / State / Zip <b>Hinsdale, IL</b>
Phone <b>773-576-0715</b>	Email <b>larysadomino@atproperties.co</b>
PROJECT DETAILS	
Property Size (Square Feet) <b>14,850 sf</b>	Building Size (Square Feet) <b>5423 sf</b>
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date <b>Winter 2023</b>	Estimated Work End Date <b>Fall 2024</b>

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

**Joel Rafferty**  
Printed Name of Applicant  
**BRAD A STAHL**  
Printed Name of Property Owner

**Joel Rafferty** Digitally signed by Joel Rafferty  
Date: 2023.12.06 11:24:11 -06'00'  
Signature of Applicant  
**BRAD A STAHL**  
Signature of Property Owner

**12.06.23**  
Date  
**12/11/23**  
Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date



# TABLE OF COMPLIANCE

Address of property: 515 S. Lincoln

The following table is based on the R4 HOD Zoning District.

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	10,000s f	14,850 sf	14,850s f
Lot Depth	125'	148.5'	148.5'
Lot Width	70'	100'	100'
Building Height	37.5'	+/-35.6'	+/-35.6'
Number of Stories	3	2	2
Front Yard Setback	Block Ave	45.2'	45.2'
Corner Side Yard Setback	15' HOD	35.7'	31.5'
Interior Side Yard Setback	6' HOD	22.5'	10.6'
Rear Yard Setback	15' HOD	55.6'	41.8'
Maximum Floor Area Ratio (F.A.R.)*	N/A HOD	3886 sf	5423 sf
Maximum Total Building Coverage*	25% = 3712.5 sf	3045 sf 20%	3617.7sf 24%
Maximum Total Lot Coverage*	60% = 8910	5670 sf 38%	6738 sf 45%
Parking Requirements			
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

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

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## CERTIFICATION

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 or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
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 he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, 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 demand for payment.

On the \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, I/We have read the above certification, understand it, and agree to abide by its conditions.

### APPLICANT SIGNATURE

Brian Astaire  
Printed Name of Applicant

[Signature]  
Signature of Applicant

12/11/25  
Date

SUBSCRIBED AND SWORN to before me this 11 day of DECEMBER, 2023.

Sarah E Thompson  
Notary Public Signature & Seal



### PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)

\_\_\_\_\_  
Printed Name of Owner

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

\_\_\_\_\_  
Date

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature & Seal



**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
630.789.7030

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** Michael Abraham Architecture PC

**Owner's name (if different):** Brad & Larysa Stahl

**Property address:** 515 S. Lincoln

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

**Present zoning classification:** R4 HOD

**Square footage of property:** 14,850

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

**Lot dimensions:** 148 x 10

**Current use of property:** Single Family

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

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

**Brief description of request and proposal:**

New detached garage. Addition and remodel of existing structure

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

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>45.23'</u>	
<b>interior side(s)</b>	<u>10.6 /</u>	<u>6' /</u>

**Provided:****Required by Code:**

corner side	<u>31.5'</u>	<u>15'</u>
rear	<u>41.8'</u>	<u>15'</u>

**Setbacks (businesses and offices):**

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

**Building heights:**

principal building(s):	<u>+/-29.5'</u>	<u>30.'</u>
accessory building(s):	<u>14.9'</u>	<u>15'</u>

**Maximum Elevations:**

principal building(s):	<u>+/-36.08</u>	<u>37.5'</u>
accessory building(s):	<u>          </u>	<u>          </u>

**Dwelling unit size(s):**

Total building coverage:	<u>3620sf</u>	<u>3712sf</u>
--------------------------	---------------	---------------

Total lot coverage:	<u>6738sf</u>	<u>8910sf</u>
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Floor area ratio:	<u>5618sf</u>	<u>na</u>
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Accessory building(s): \_\_\_\_\_

Spacing between buildings: [depict on attached plans]

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

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

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

**Statement of applicant:**

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

By: Joel Rafferty  
Applicant's signature

Joel Rafferty - Michael Abraham Arch  
Applicant's printed name

Dated: 11/30, 2023.

MICHAEL ABRAHAM  
A R C H I T E C T U R E

148 BURLINGTON STREET  
CLARENDON HILLS, ILLINOIS 60514  
PHONE (630) 655.9417

December 4, 2023

RE: Revised Application - HOD Preservation Incentive – 515 S. Lincoln Street

To Historic Preservation Commission and Village staff,

The owners of 515 S. Lincoln Street, Larysa Domino and Brad Stahl, are seeking approval for HOD preservation bulk incentives along with permit fee waivers and an expedited permitting process. The bulk incentives include a reduced side yard setback, reduced corner yard setback and removal of FAR requirements. It is our intent to apply for the property tax rebate and improvement grant at a later date when a general contractor has been awarded the job and cost estimates can be provided.

The proposed work consists of a new detached garage, adding a single bay attached garage to the house, minor remodeling to the first and second floor, removal of the rear addition frame work and a proposed family room/ kitchen addition off the rear of their existing historically significant home. The front porch and façade will be repaired as needed in keeping with the existing materials.

The construction of the attached garage will be in matching to the details of the existing front porch; a low sloped roof and large overhangs with railings and balustrades. New wood clap board siding will match the house. This garage will be pushed back from the front of the house in order to preserve the historic front elevation and porch of the house.

The proposed family room and kitchen addition will replace the previous addition off the rear. The addition's height is 1.5 stories tall as to not overpower the existing structure. Along with a one story tall covered porch with low sloped roofs help offset the massing of the addition. The kitchen addition is designed to look as an old sleeping porch that was modified. Details of the existing house such as the large cornice with decorative brackets, clap board siding, trim details and the stone base will be matched at the new work. The existing house color will be refreshed and the new work painted to match.



In the rear SE corner a new detached garage will be constructed. Details of the detached garage are meant to compliment the house and not match. Taking on the feel and details of an older farm out-building.

The first floor and second floor will have minor remodeling performed. The front of the house as you enter off the front porch will remain historically intact. A new mudroom will replace the old kitchen and add modern functionality to the house. The second floor will see the hall bath remodeled and the primary suite reworked.

Attached to this letter are existing photographs, plans, and elevations which show our design intent to give a second life while maintaining the quality of the original home.

We are hopeful that the proposed design is in keeping with the intent of the Historic Overlay District and that the Commission considers approval for the owner's request for preservation incentives.

Sincerely,

Joel Rafferty  
Michael Abraham Architecture, pc  
630.655.9417 ext. 305

# Kenna Builders, Inc

611 S Washington St.

Hinsdale, IL 60521

630.986.9067

## *Proposal*

**Larysa Domino and Brad Stahl**

**515 S Lincoln St**

**Hinsdale, IL 60521**

*Remodel based on architectural drawings*

Material only

<i>Carpentry, materials and labor for framing and exterior</i>	\$ 18,000.00
<i>Windows</i>	\$ 36,200.00
<i>Roofing and flashing</i>	\$ 6,400.00
<i>Masonry (stone Veneer)</i>	\$ 5,200.00
<i>Masonry (Chimney)</i>	\$ 12,000.00
<i>Decorative Exterior Railings</i>	\$ 7,800.00
<b><u>Total</u></b>	\$ 85,600.00

*\*\* Renovation costs above do not include costs for the detached garage structure.*



front of house



south side of house





rear of house



north side of house





front of garage



south side of garage





rear of garage



north side of garage





shed

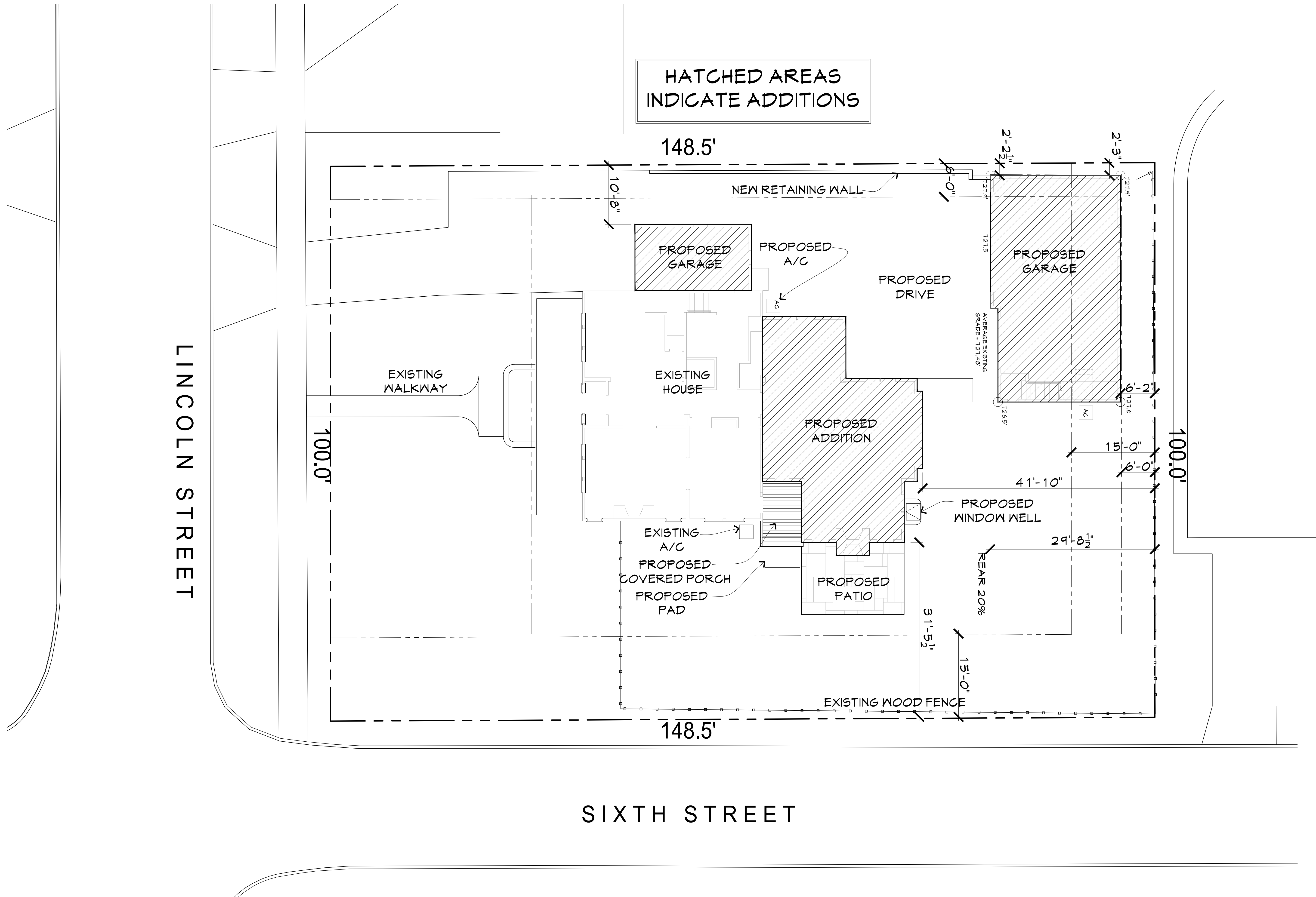


# THE STAHL - DOMINO RESIDENCE

515 SOUTH LINCOLN STREET HINSDALE, IL

M I C H A E L A B R A H A M A R C H I T E C T U R E

148 BURLINGTON AVENUE CLARENDON HILLS IL. PHONE (630)655-9417 MICHAEL-ABRAHAM.COM



HATCHED AREAS  
INDICATE ADDITIONS

148.5'

NEW RETAINING WALL

PROPOSED  
GARAGE

PROPOSED  
A/C

PROPOSED  
DRIVE

PROPOSED  
GARAGE

EXISTING  
WALKWAY

EXISTING  
HOUSE

PROPOSED  
ADDITION

PROPOSED  
WINDOW WELL

EXISTING  
A/C  
PROPOSED  
COVERED PORCH  
PROPOSED  
PAD

PROPOSED  
PATIO

REAR 20%

EXISTING WOOD FENCE

148.5'

SIXTH STREET

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



The Stahl - Domino Residence  
515 South Lincoln Street  
Hinsdale, IL

DOCUMENT:  
HOD Application 06.20.23  
Issued For Permit 08.25.23  
Revised For Permit 10.04.23  
Revised for HPC 12.04.23  
NOT FOR CONSTRUCTION

DRAWN BY:  
JR/R

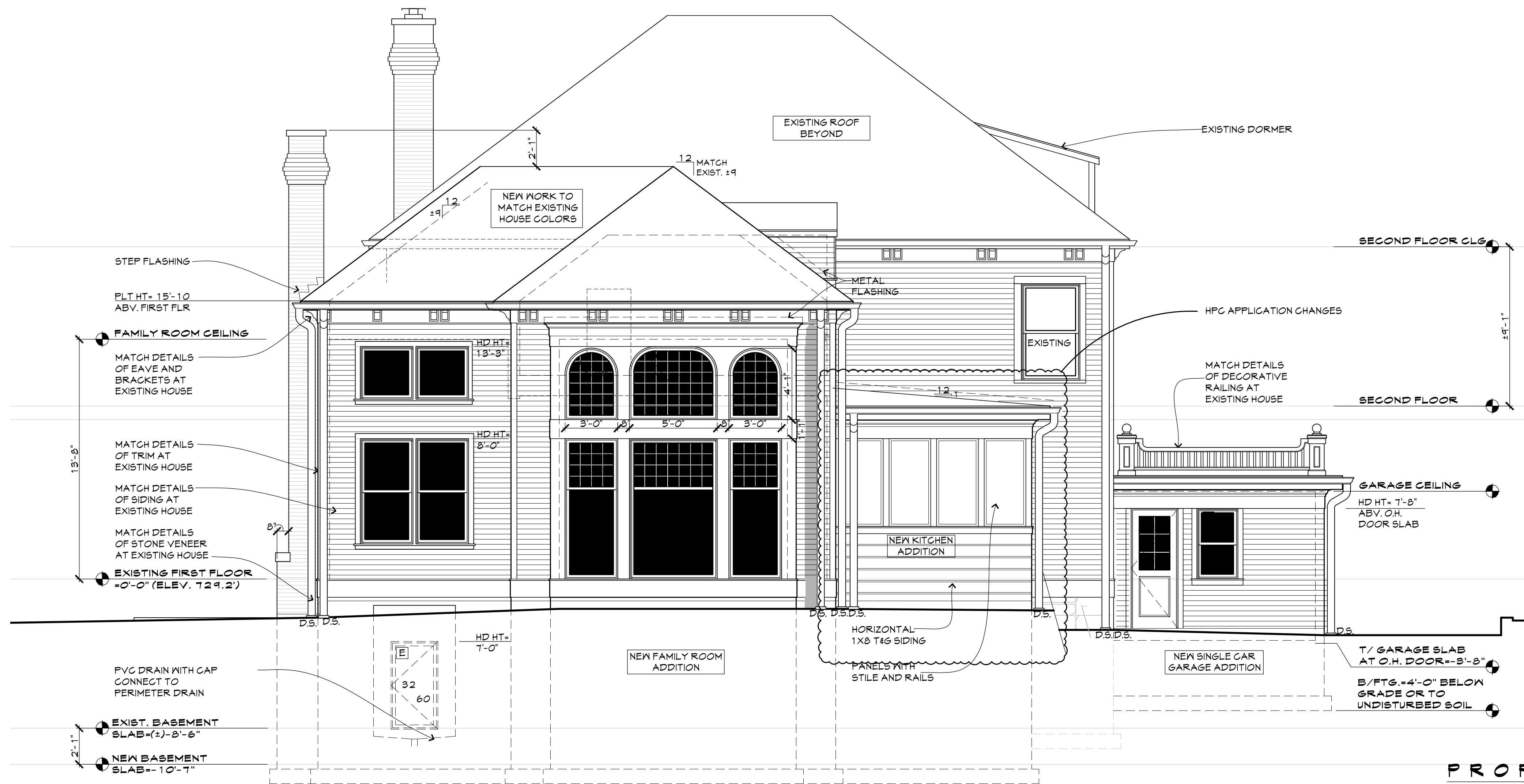
CHECKED:  
MA

Site Plan

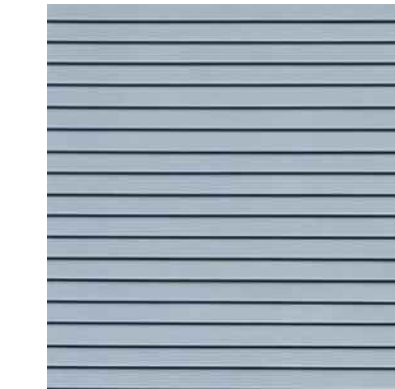
PROJECT NO:  
23002

MICHAEL ABRAHAM  
ARCHITECTURE





EXISTING HOUSE  
DETAILS TO BE MATCHED



EXISTING WOOD SIDING



EXISTING STONE BASE



EXISTING WOOD TRIM



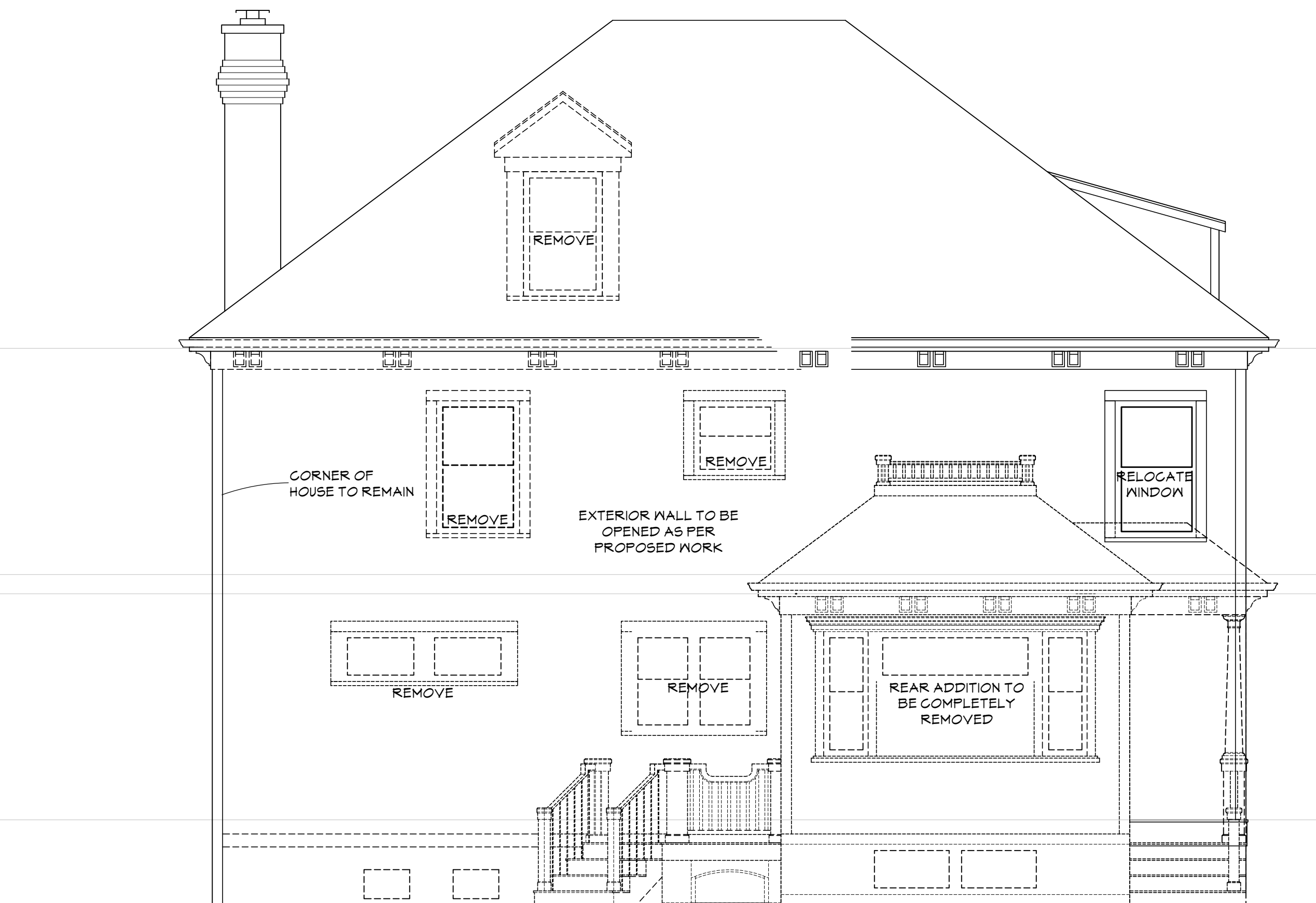
EXISTING OVERHANG & BRACKETS



EXISTING FLAT ROOF CORNICE

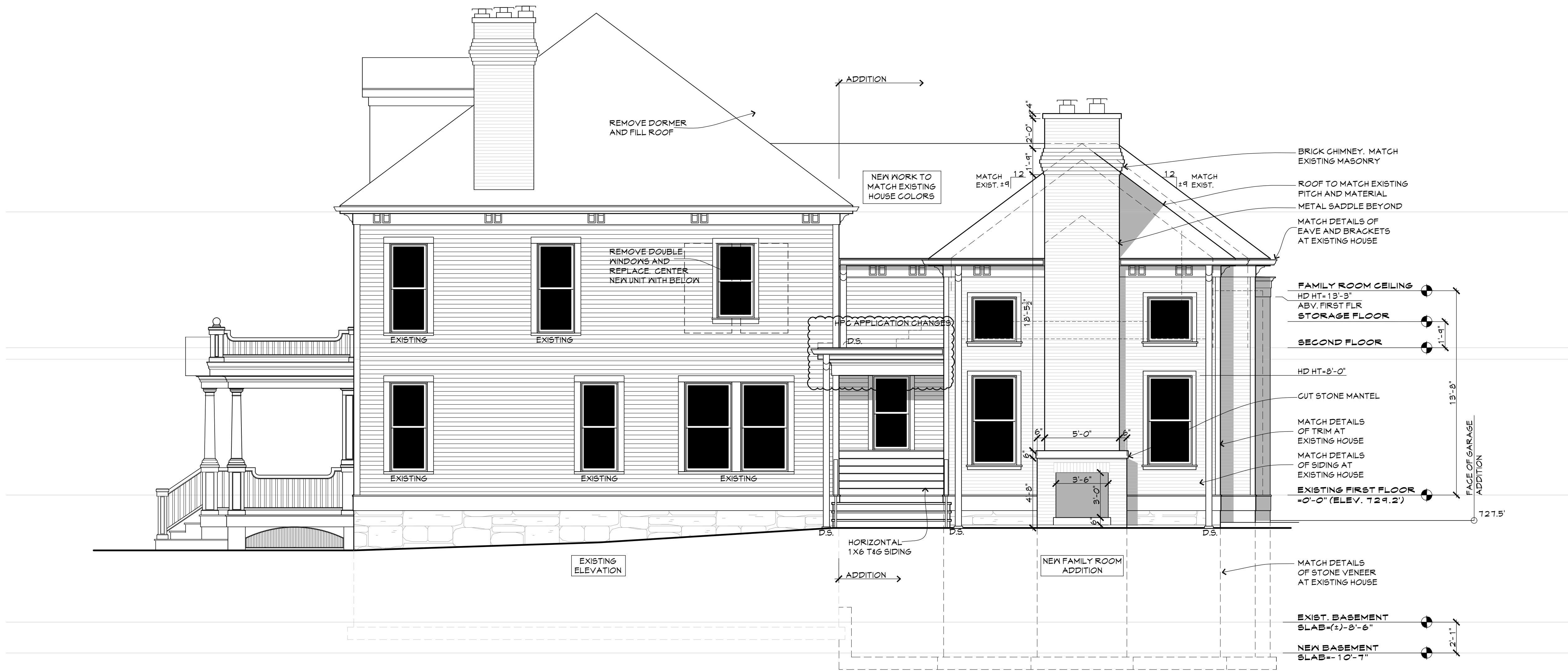
ALL NEW MATERIALS ON THE HOUSE TO MATCH THE  
EXISTING IN COLOR, MATERIAL, SHAPE & SIZE

**PROPOSED  
EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**DEMO  
EAST ELEVATION**  
SCALE: 1/4" = 1'-0"





**PROPOSED  
SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**DEMO  
SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



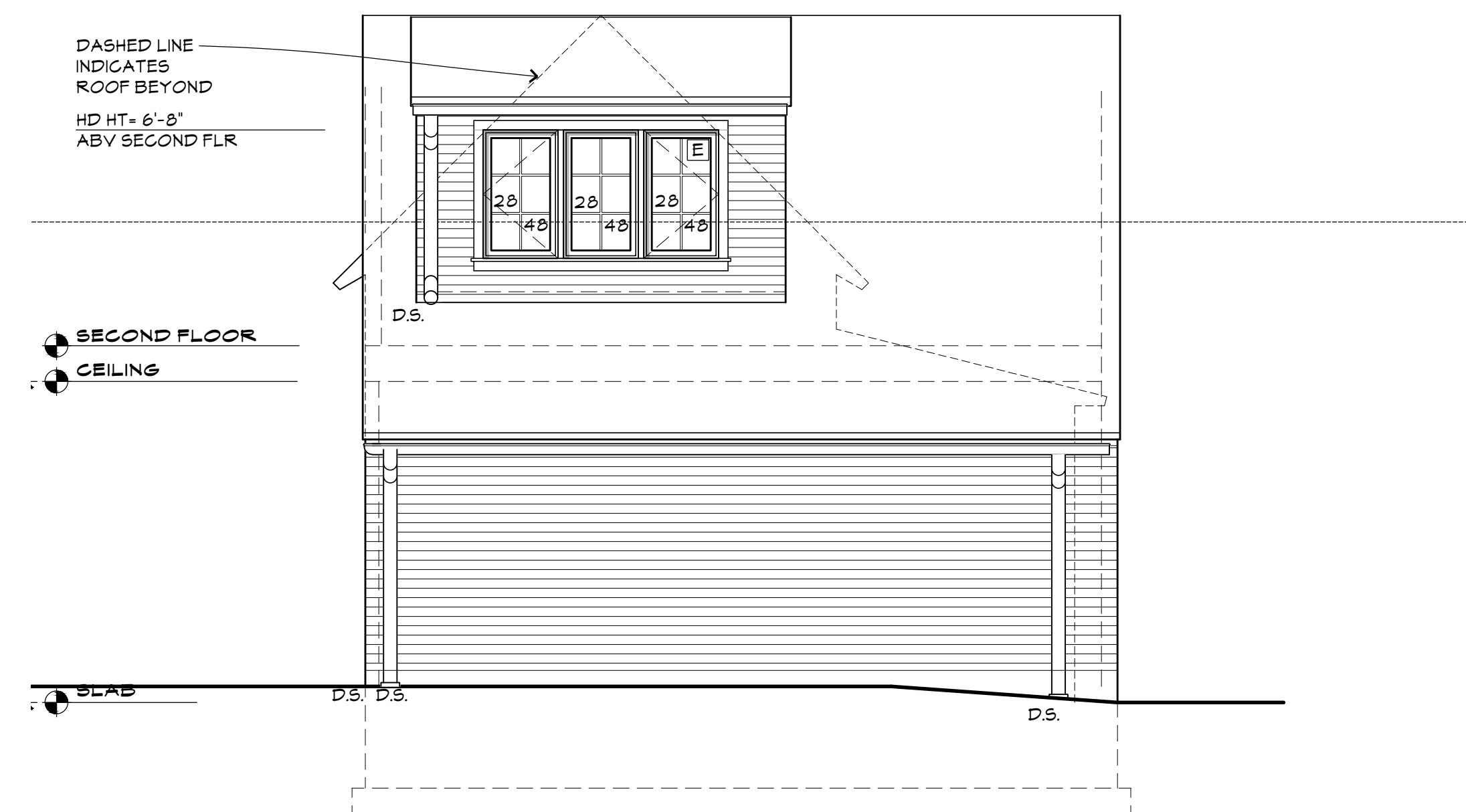
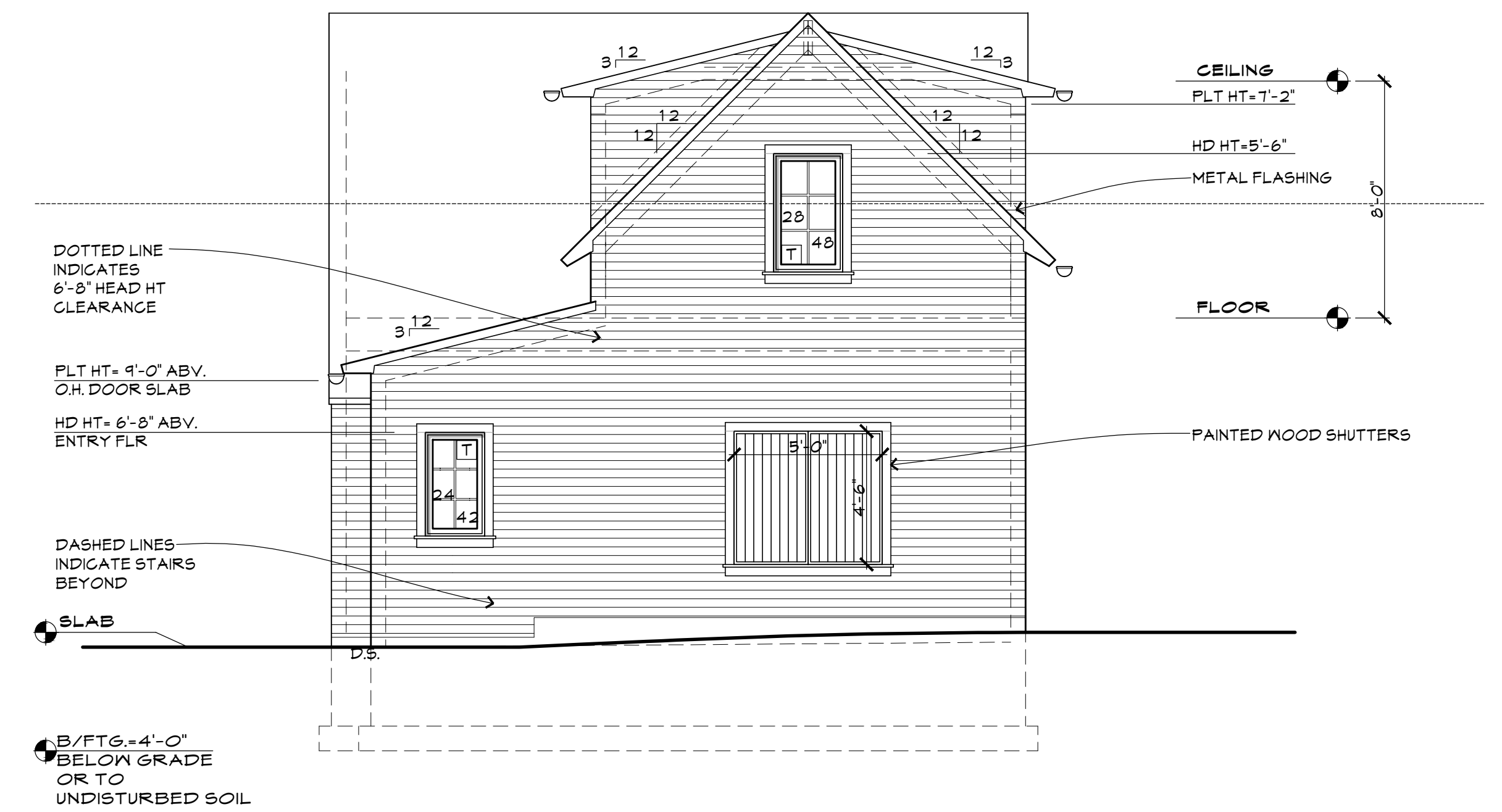
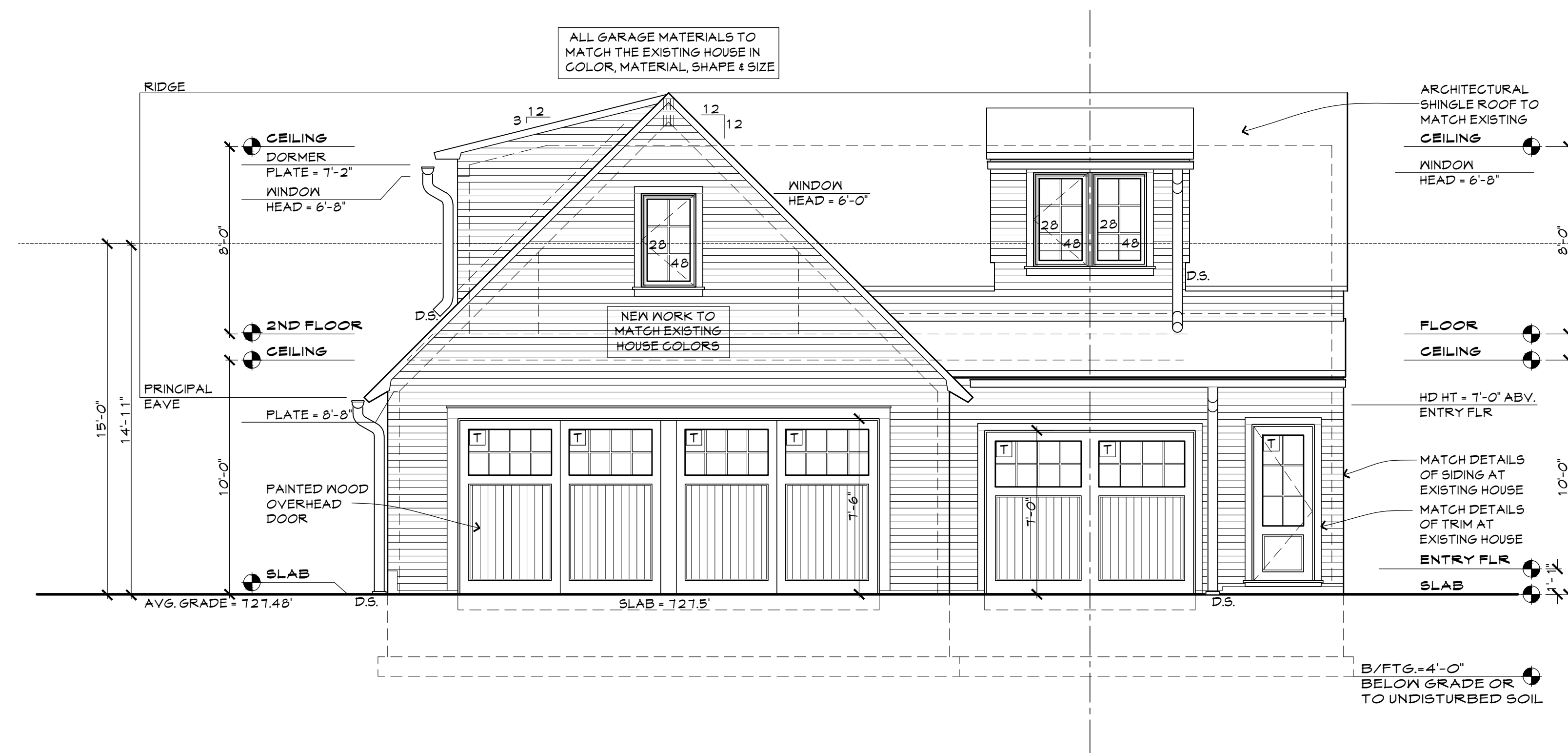
**PROPOSED  
WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

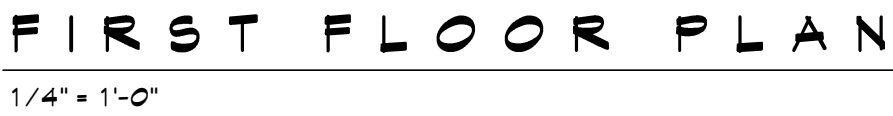


**DEMO  
WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



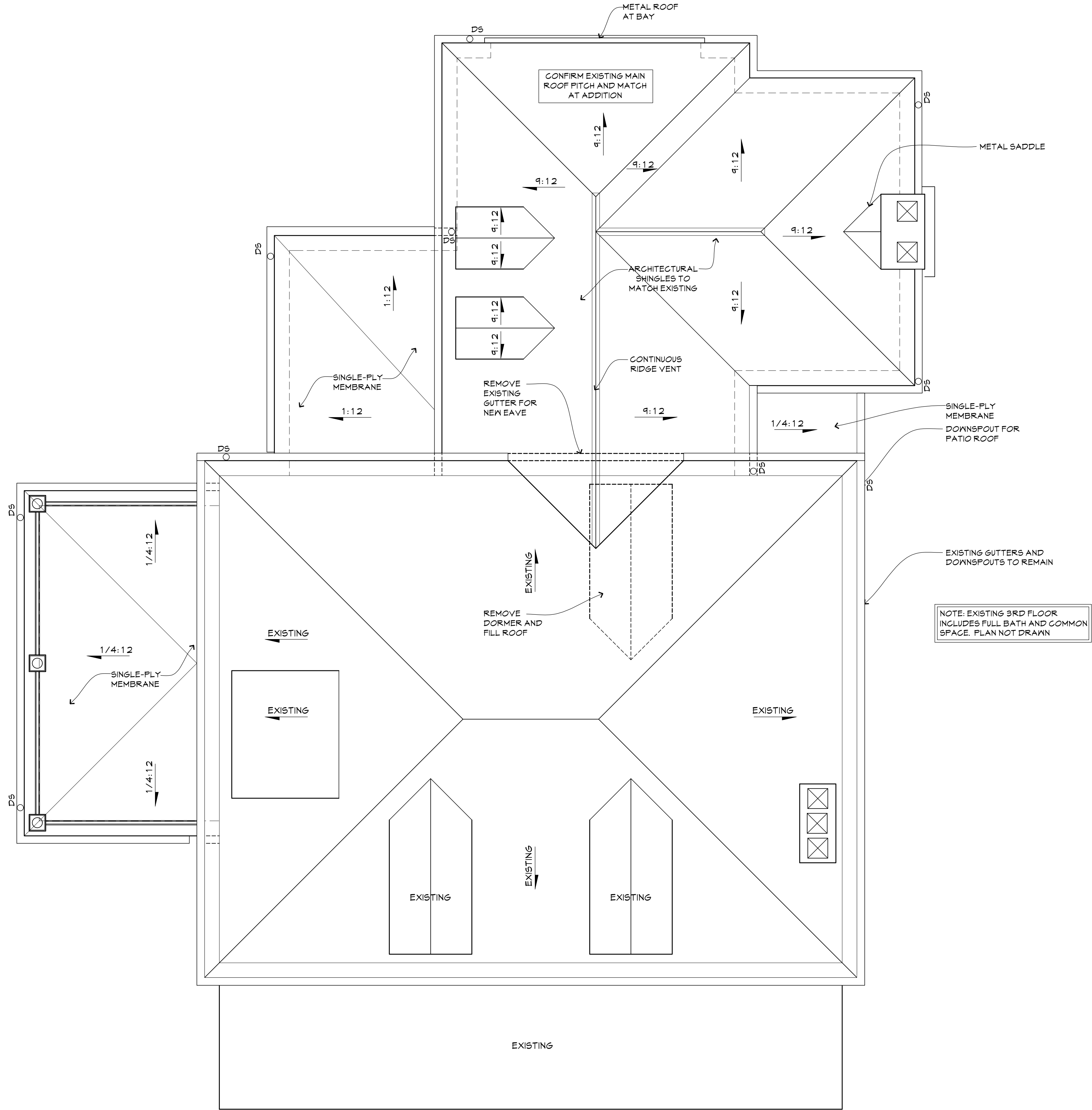












GENERAL ROOF NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL CODES.

REFER TO MATERIALS SCHEDULE ON EXTERIOR ELEVATION SHEETS FOR FINISH MATERIALS AND NOTES.

REFER TO MANUFACTURER FOR FINAL MATERIAL HANDLING, INSTALLATION METHODS AND PROCEDURES.

VERIFY LOW PITCH ROOF UNDERLAYMENTS AND METAL ROOF SEAM TYPE AS SPECIFIED BY MANUFACTURER

AVOID DIRECT CONTACT AND DOWN STREAM FLOW OF INCOMPATIBLE MATERIALS AND METALS.

ICE AND WATER SHIELD OVER ENTIRE ROOF OF 5:12 PITCH OR LESS, UP WALLS OF DORMERS AND MINIMUM 24" HORIZONTALLY PAST INTERIOR WALLS. REFER TO ROOF MANUFACTURE FOR FINAL RECOMMENDATIONS.

AS ABLE, GROUP THROUGH ROOF UTILITY AND VENT PENETRATIONS AND WRAP WITH METAL TO MATCH ROOFING.

ALL FLASHING, GUTTERS AND DOWN SPOUTS TO MATCH METAL ROOFING MATERIAL.

EAVE VENTS SHALL BE INSTALLED TO COMPLY WITH IRC R806

ROOF PLAN

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

The Stahl - Domino Residence  
515 South Lincoln Street  
Hinsdale, IL

DOCUMENT:  
HOD Application 06.30.23  
Issued For Permit 06.25.23  
Revised For Permit 10.04.23  
Revised for HPC 12.04.23

DRAWN BY:  
JR/AR

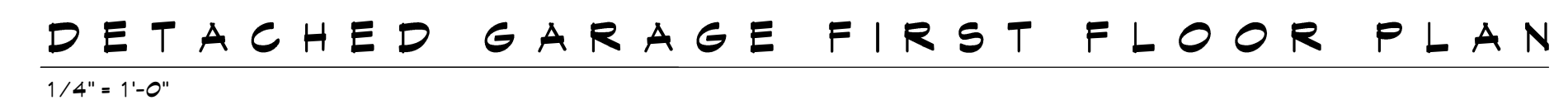
PROJECT NO:  
23002

Roof Plan

a2.3

CHECKED:  
MA

NOT FOR CONSTRUCTION

MICHAEL ABRAHAM  
ARCHITECTURE

**The Stahl - Domino Residence**  
515 South Lincoln Street  
Hinsdale, IL

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Revised for HPC 12.04.23

**NOT FOR CONSTRUCTION**

**DRAWN BY:**  
JR/AR

**CHECKED:**  
MA

**PROJECT NO:**  
23002

a2.5

48 BULLINGFON Avenue CLEVELAND Ohio 60514  
P. 630.655.9417 EICHELBERGER-ADLANS.E.CO.E

GENERAL NOTES FOR DEMOLITION

- 1

REMOVE EXISTING DOORS AND WINDOWS (AS NOTED) WITH ASSOCIATED TRIM AND CASING DOWN TO DRY WALL FINISH. PREPARE ROUGH OPENING FOR NEW DOORS OR WINDOWS. DOORS, WINDOWS, AND FIXTURES TO BE REMOVED AND STORED FOR REUSE AT OWNERS DISCRETION ARE INDICATED AS DASHED LINES.
- 2

REMOVE EXISTING WALL PARTITIONS, DASHED AND SHADED FROM SUBFLOOR TO CEILING JOISTS. PROVIDE ALL SHORING AT STRUCTURAL WALLS DURING DEMOLITION PHASE. CONTRACTOR TO PROVIDE NEWLY FINISHED DRY WALL SURFACE AT ALL EXISTING WALLS DAMAGED DURING DEMOLITION.
- 3

ELECTRICAL CONTRACTOR WILL VERIFY REMOVAL AND/OR REPLACEMENT OF ALL LIGHTING FIXTURES, OUTLETS, SWITCHES, SMOKE AND CARBON MONOXIDE DETECTORS, PHONE LINES, CABLE LINES, AND/OR SECURITY ALARMS. CONTRACTOR WILL ALSO VERIFY REMOVAL OF, OR REROUTING OF, EXISTING CONDUIT RUNS TO COORDINATE WITH NEW WALL AND CEILING FRAMING AND NEW ELECTRICAL FIXTURE LOCATION.
- 4

REMOVE EXISTING FIXTURES, CAP AND PREPARE PLUMBING FOR NEW LOCATION.
- 5

REMOVE EXISTING FLOORING. WHERE EXISTING SUBFLOORING IS WARPED OR DAMAGED, REPLACE WITH SUITABLE SUBSTITUTE TO PROVIDE A SMOOTH SUBFLOOR FOR A NEW FLOOR FINISH CONTINUOUS W/EXISTING.
- 6

REMOVE EXISTING TRIM INCLUDING BASEBOARD, FINISH TRIM, AND CROWNS.
- WALL LEGEND:

INDICATES WALLS OR PORTIONS OF WALLS TO BE REMOVED.

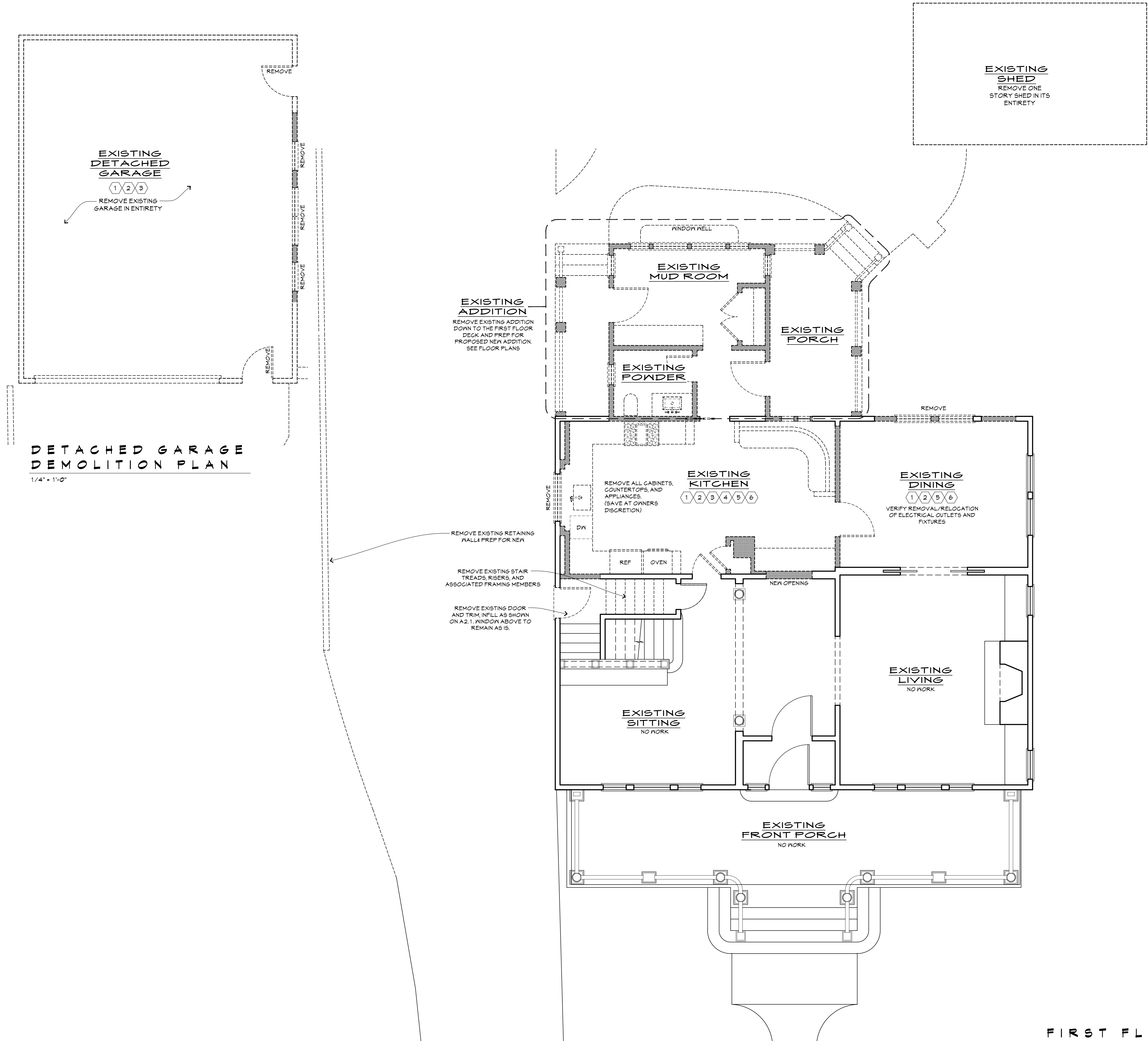
INDICATES WALLS OR PORTIONS OF WALLS WITH BRICK TO BE REMOVED.

INDICATES WALLS OR PORTIONS OF WALLS TO REMAIN.

INDICATES WALLS OR PORTIONS OF WALLS WITH BRICK TO REMAIN.

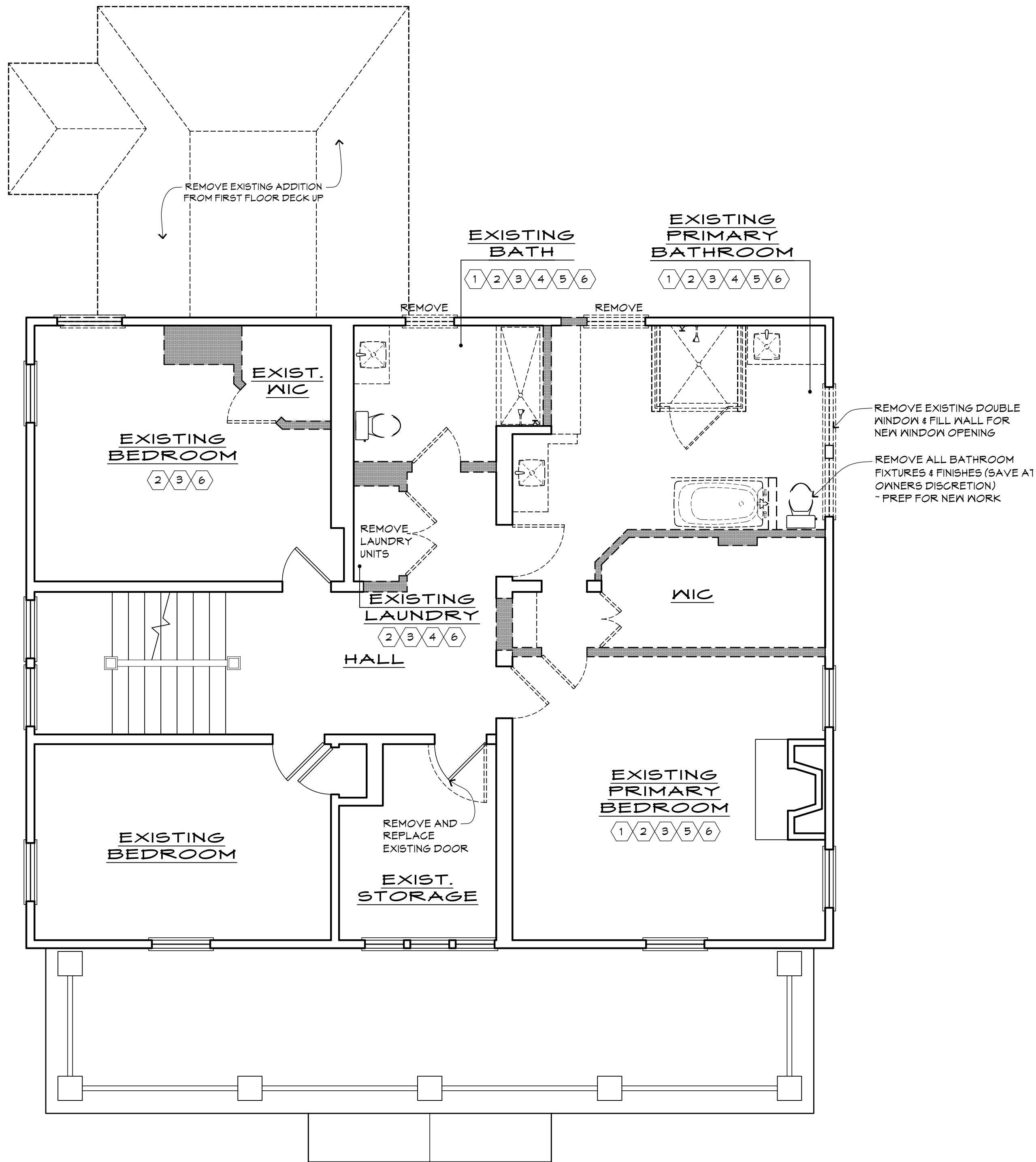
DASHED LINES INDICATE FIXTURES, WINDOWS AND DOORS TO BE REMOVED.

\*NOTE: COORDINATE ALL WORK ON THIS SHEET WITH PROPOSED PLANS, ELEVATIONS AND SECTIONS



FIRST FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



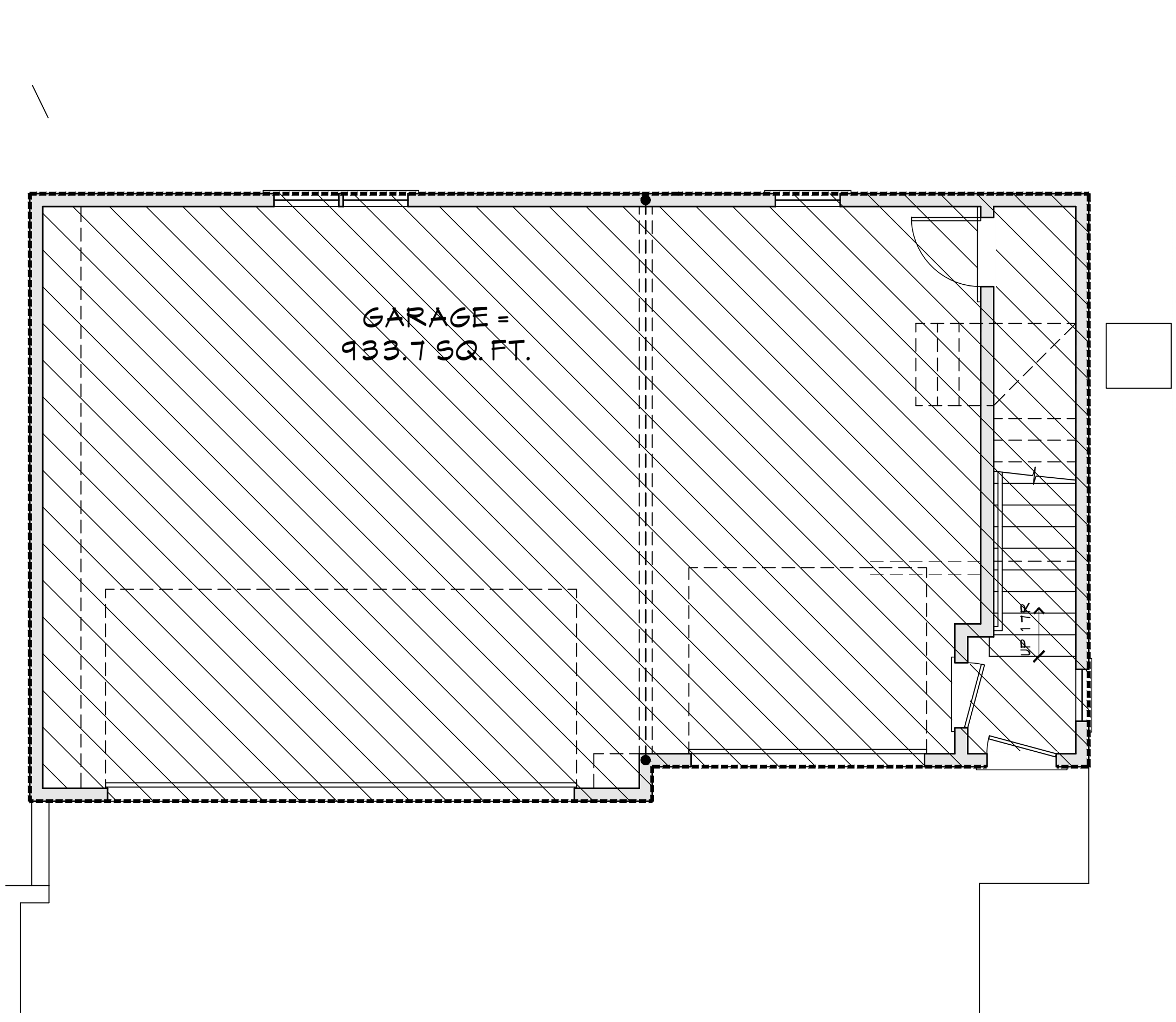


GENERAL NOTES FOR DEMOLITION

- 1 REMOVE EXISTING DOORS AND WINDOWS (AS NOTED) WITH ASSOCIATED TRIM AND CASING DOWN TO DRYWALL FINISH. PREPARE ROUGH OPENING FOR NEW DOORS OR WINDOWS. DOORS, WINDOWS, AND FIXTURES TO BE REMOVED AND STORED FOR REUSE AT OWNERS DISCRETION ARE INDICATED AS DASHED LINES.
- 2 REMOVE EXISTING WALL PARTITIONS, DASHED AND SHADED FROM SUBFLOOR TO CEILING JOISTS. PROVIDE ALL SHORING AT STRUCTURAL WALLS DURING DEMOLITION PHASE. CONTRACTOR TO PROVIDE NEWLY FINISHED DRYWALL SURFACE AT ALL EXISTING WALLS DAMAGED DURING DEMOLITION.
- 3 ELECTRICAL CONTRACTOR WILL VERIFY REMOVAL AND/OR REPLACEMENT OF ALL LIGHTING FIXTURES, OUTLETS, SWITCHES, SMOKE AND CARBON MONOXIDE DETECTORS, PHONE LINES, CABLE LINES, AND/OR SECURITY ALARMS. CONTRACTOR WILL ALSO VERIFY REMOVAL OF, OR REROUTING OF, EXISTING CONDUIT RUNS TO COORDINATE WITH NEW WALL AND CEILING FRAMING AND NEW ELECTRICAL FIXTURE LOCATION.
- 4 REMOVE EXISTING FIXTURES, CAP AND PREPARE PLUMBING FOR NEW LOCATION.
- 5 REMOVE EXISTING FLOORING. WHERE EXISTING SUBFLOORING IS WARPED OR DAMAGED, REPLACE WITH SUITABLE SUBSTITUTE TO PROVIDE A SMOOTH SUBFLOOR FOR A NEW FLOOR FINISH. CONTINUOUS W/EXISTING.
- 6 REMOVE EXISTING TRIM INCLUDING BASEBOARD, FINISH TRIM, AND CROWNS.

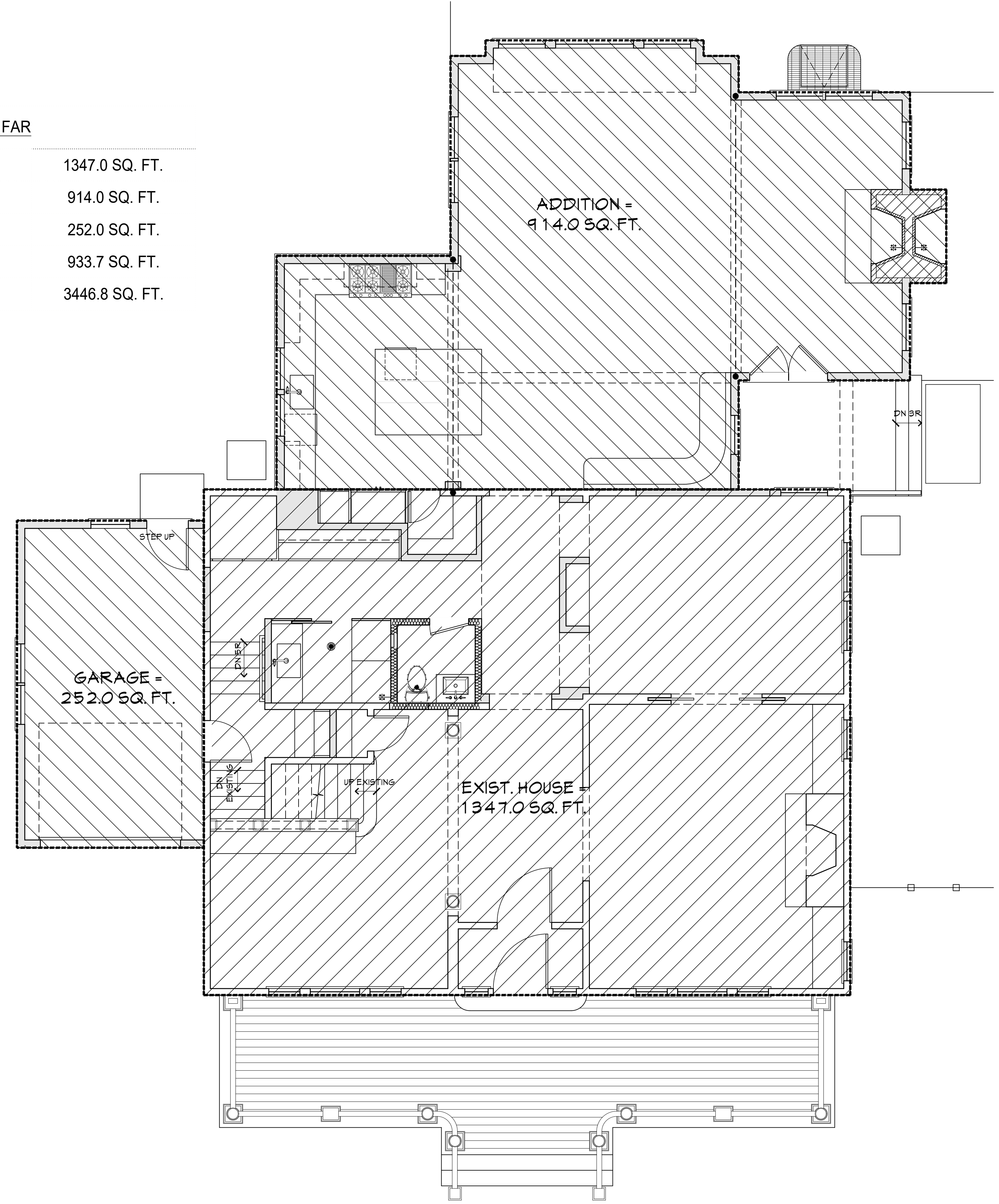
WALL LEGEND:	
INDICATES WALLS OR PORTIONS OF WALLS TO BE REMOVED.	-----
INDICATES WALLS OR PORTIONS OF WALLS WITH BRICK TO BE REMOVED.	=====
INDICATES WALLS OR PORTIONS OF WALLS TO REMAIN.	=====
INDICATES WALLS OR PORTIONS OF WALLS WITH BRICK TO REMAIN.	=====
DASHED LINES INDICATE FIXTURES, WINDOWS AND DOORS TO BE REMOVED.	-----
*NOTE: COORDINATE ALL WORK ON THIS SHEET WITH PROPOSED PLANS, ELEVATIONS AND SECTIONS	

SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



DETACHED GARAGE FAR OVERLAY  
1/4" = 1'-0"

BUILDING FAR	
HOUSE EXISTING =	1347.0 SQ. FT.
HOUSE ADDITION =	914.0 SQ. FT.
ATTACHED GARAGE =	252.0 SQ. FT.
DETACHED GARAGE =	933.7 SQ. FT.
TOTAL =	3446.8 SQ. FT.



FIRST FLOOR FAR OVERLAY  
1/4" = 1'-0"

The Stahl - Domino Residence

515 South Lincoln Street  
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JR/AR

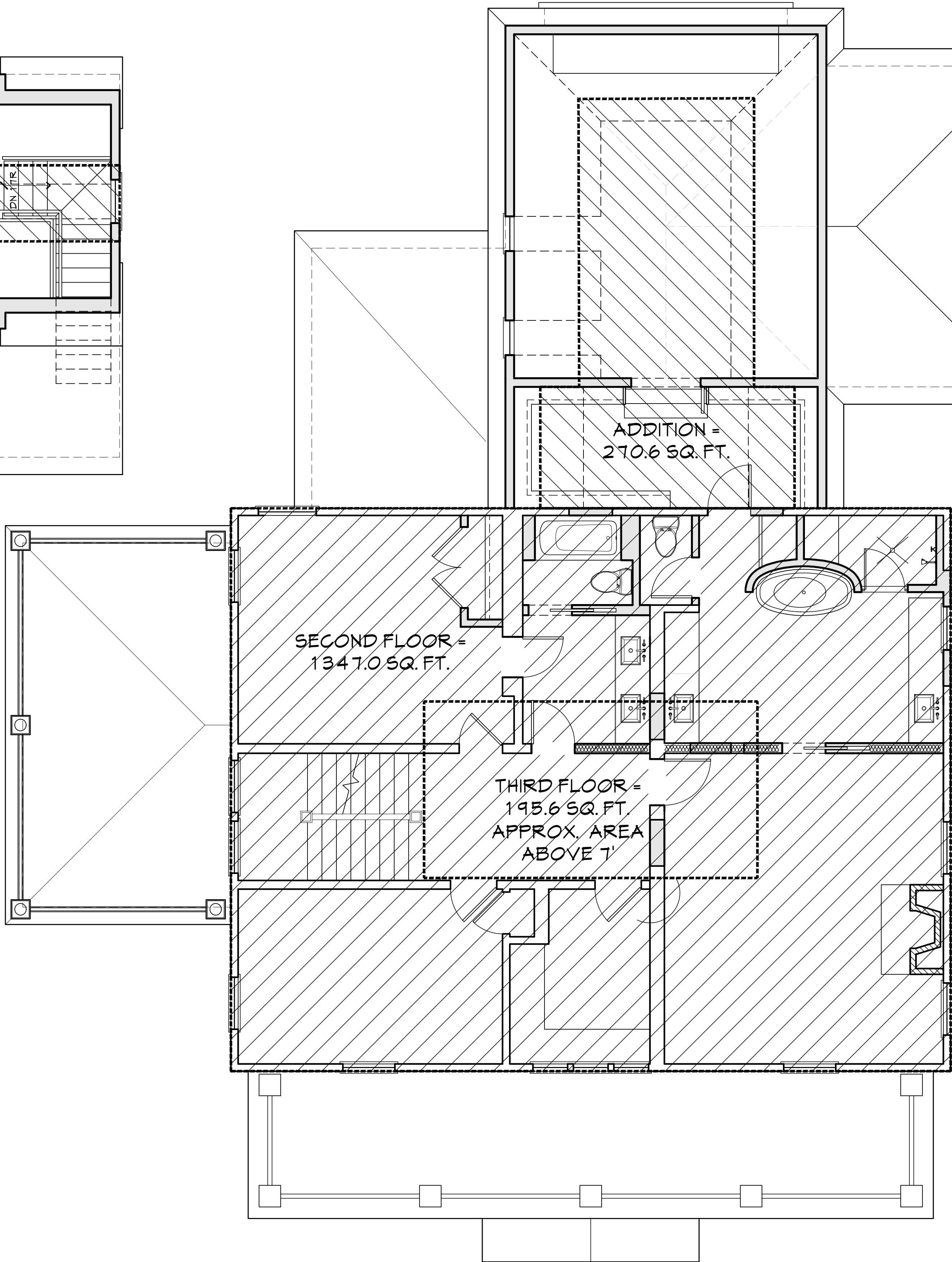
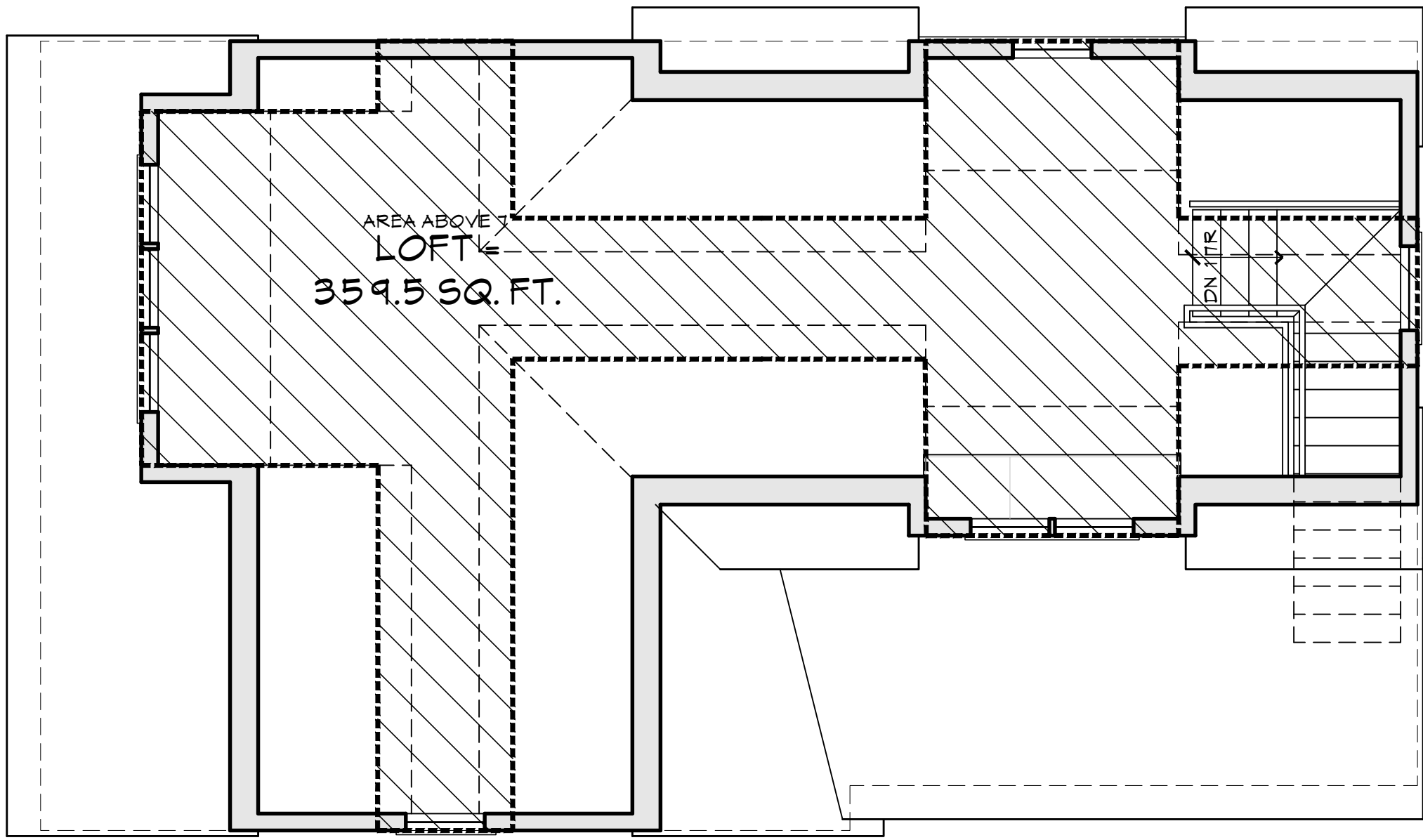
CHECKED:  
MA

First Floor FAR Overlay

PROJECT NO:  
23002

SECOND FLOOR DETACHED  
GARAGE FAR OVERLAY

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

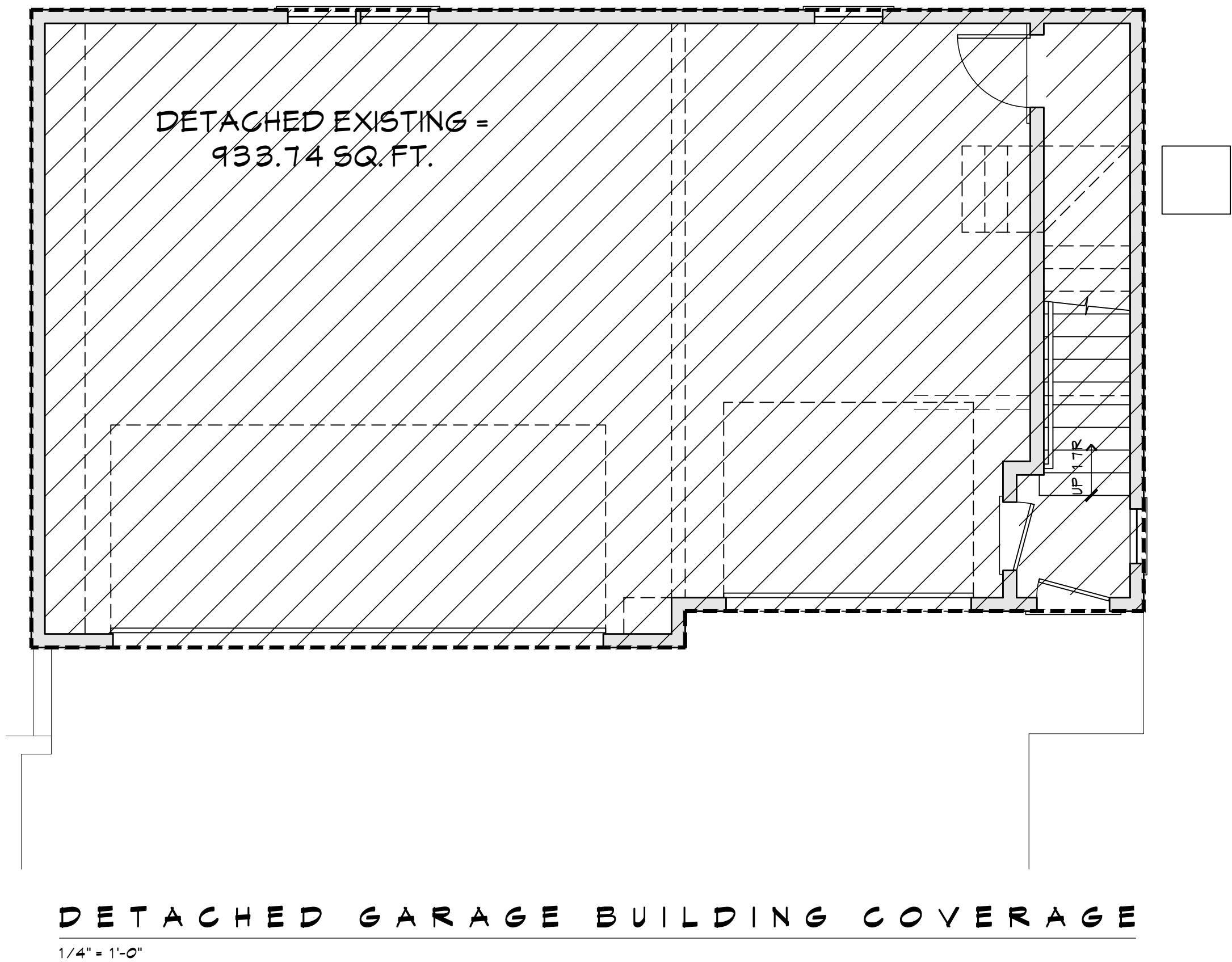


BUILDING FAR	
SECOND FLOOR EXISTING =	1347.0 SQ. FT.
SECOND FLOOR ADDITION =	270.6 SQ. FT.
GARAGE ADDITION =	359.5 SQ. FT.
TOTAL =	1977.2 SQ. FT.
THIRD FLOOR =	195.6 SQ. FT.

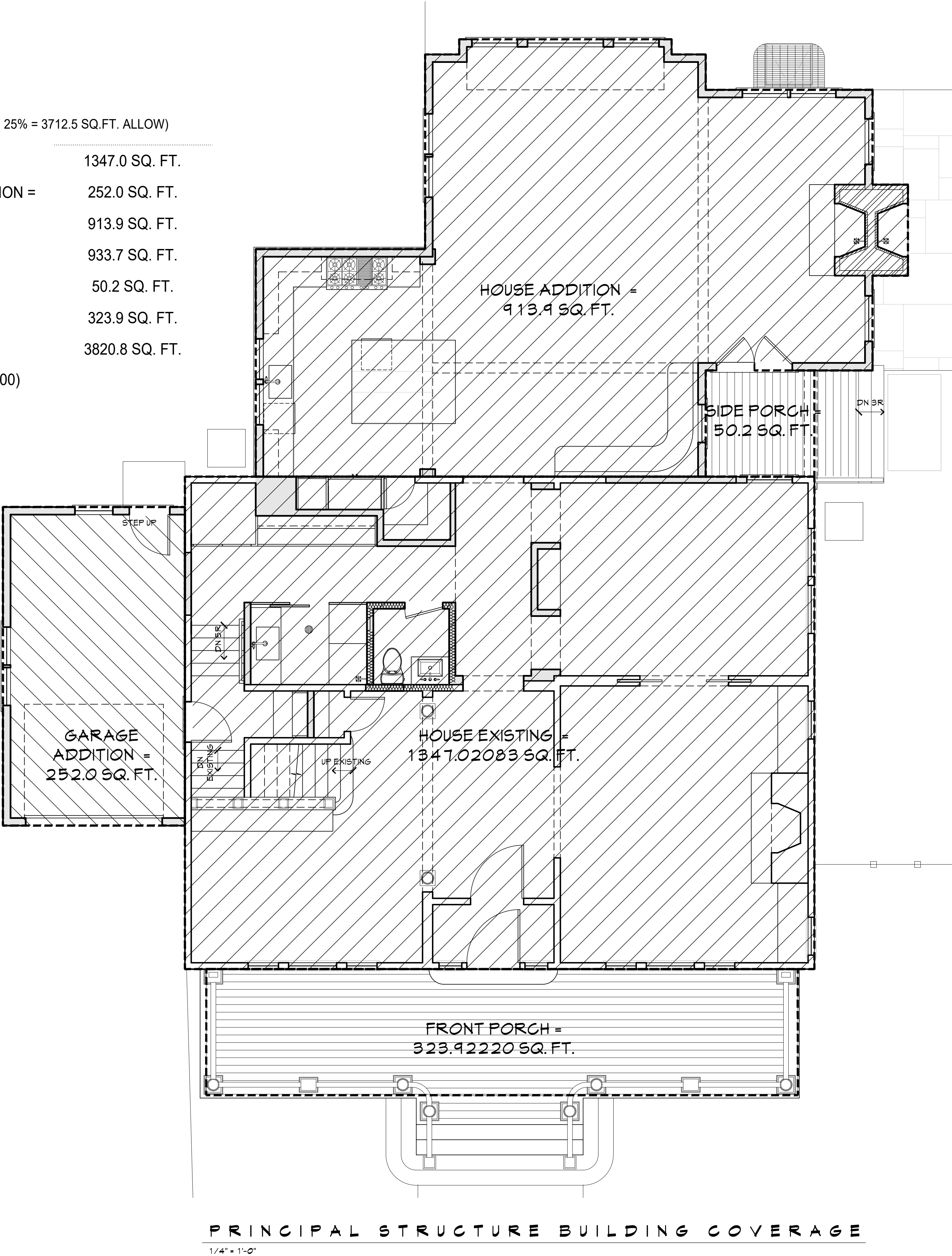
SECOND FLOOR FAR OVERLAY

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





BUILDING COVERAGE ( 25% = 3712.5 SQ.FT. ALLOW)	
HOUSE EXISTING =	1347.0 SQ. FT.
ATTACHED GARAGE ADDITION =	252.0 SQ. FT.
HOUSE ADDITION =	913.9 SQ. FT.
DETACHED GARAGE =	933.7 SQ. FT.
SIDE PORCH =	50.2 SQ. FT.
FRONT PORCH =	323.9 SQ. FT.
TOTAL =	3820.8 SQ. FT.
FRONT PORCH BONUS (200)	





(assumed)

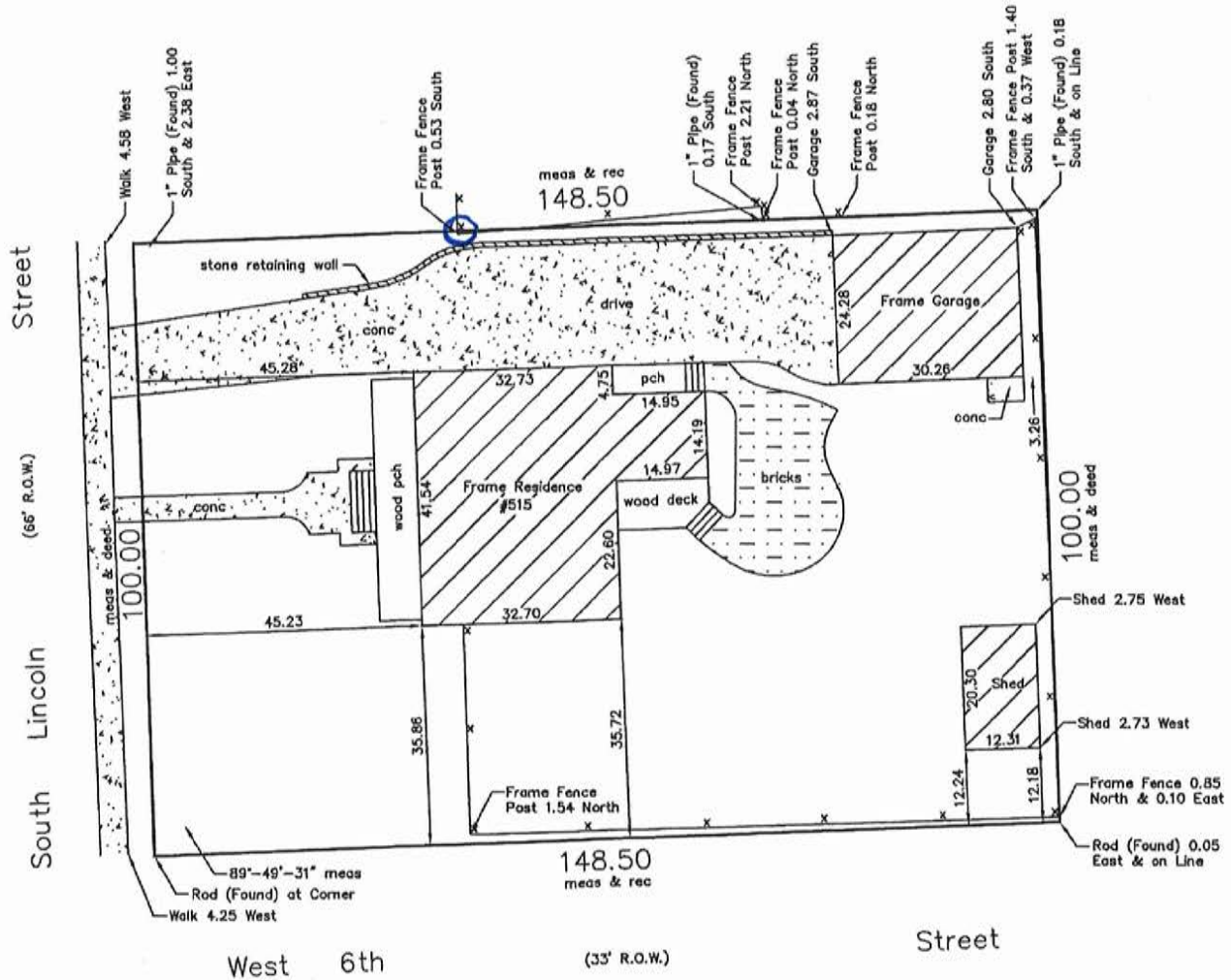
KABAL SURVEYING COMPANY  
Land Surveying Services

# Plat of Survey

10407 West Cermak Road  
Westchester, Illinois 60154  
(708) 562-2652  
Fax (708) 562-7314  
email: kabal-surveying@comcast.net  
website: KabaISurveyingCompany.com  
Registration No. 184-003061

The South 100 feet of Lots 12 and 13 in Block 14 in the Town of Hinsdale, being a Subdivision of the Northwest 1/4 (except railroad lands) of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded August 14, 1866 as Document 7738, in DuPage County, Illinois.

Address: 515 South Lincoln Street, Hinsdale



### LEGEND

R.O.W. = right-of-way, E = East  
rec = record, N = North, W = West  
meas = measured, S = South  
pch = porch, conc = concrete

Area of property is approximately 14,850 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed January 19, 2023

Scale: 1 inch =	20	ft.
Order No.	230150	
Ordered By:	The Fry Group LLC.	



This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

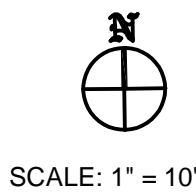
*Mitchell P. Balek*

Illinois Professional Land Surveyor No. 035-003250  
My license expires on November 30, 2024

ORIGINAL SEAL IN RED

CONSTRUCTION NOTES:

1. Install Silt/Safety Fence prior to the start of excavation activities.  
2. Utilize existing driveway for construction entrance.



EXISTING TOPOGRAPHY & EROSION CONTROL PLAN

FOR  
515 S. LINCOLN ST. - HINSDALE, IL

BENCHMARK INFORMATION

VILLAGE OF HINSDALE BENCHMARK: FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF GRANT AND SIXTH STREET. HYDRANT "FG".

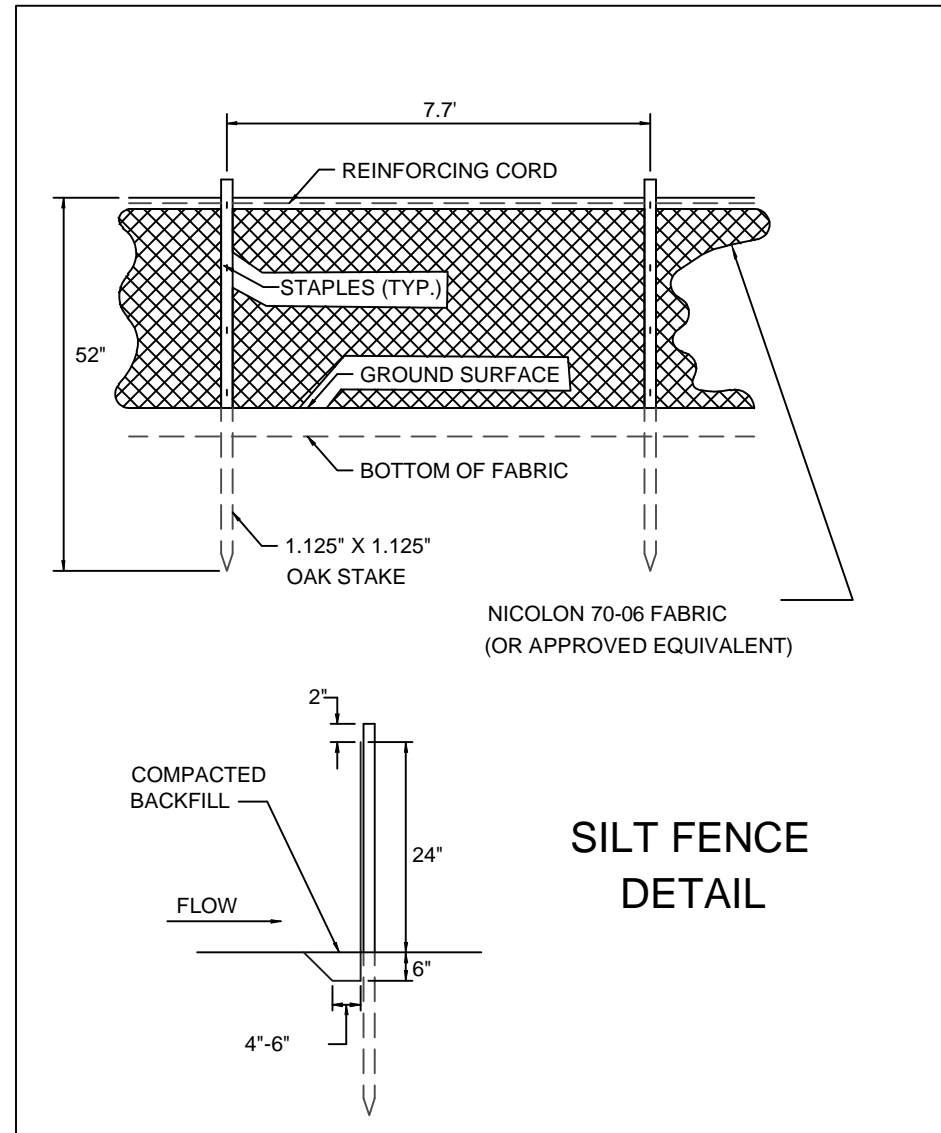
ELEVATION = 715.75 (NAVD 88)

SITE BENCHMARK: STORM MANHOLE LOCATED ON THE EAST PARKWAY OF LINCOLN STREET IN FRONT OF SUBJECT PROPERTY

RIM ELEVATION = 723.70 (NAVD 88)

LEGEND

Existing	Proposed
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Watermain	Watermain
Contour Lines	Contour Lines
Spot Elevations	Spot Elevations
Fence	Fence
Fire Hydrant	Fire Hydrant
Manhole	Manhole
Light Pole	Light Pole
Power Pole	Power Pole
B-Box	B-Box
San. Cleanout	San. Cleanout
Tree	Tree
Shrubs	Shrubs
Drainage Pattern	Drainage Pattern
Silt Fence	Silt Fence



EROSION CONTROL NOTES

1. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL, PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN ILLINOIS, AND THE VILLAGE OF HINSDALE.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED WITHIN 15 CALENDAR DAYS OF THE END OF ACTIVE SOIL DISTURBANCE.
3. SEDIMENTATION BASINS, BARRIERS, AND ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO MASS GRADING.
4. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS DEEMED NECESSARY BY THE VILLAGE OF HINSDALE.
5. INSTALL PERMANENT SEEDING AND SOD IN ALL AREAS AS REQUIRED BY THE VILLAGE OF HINSDALE.
6. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED WEEKLY AND AFTER RAINFALLS GREATER THAN 0.5" BY QUALIFIED PERSONNEL. WHEN SILT FENCE BECOMES MORE THAN ONE-THIRD FULL, IT SHALL BE CLEANED.

DEMOLITION NOTES

1. TANKER TRUCK ON SITE WITH A MINIMUM 100 GALLON/MINUTE CAPACITY TO PROVIDE WATER SOURCE FOR DEMOLITION OPERATIONS.
2. CLEANUP CONTACT: RYAN DUNHAM (PHONE # 773- 620-2422)

INTERIM STORM WATER NOTES

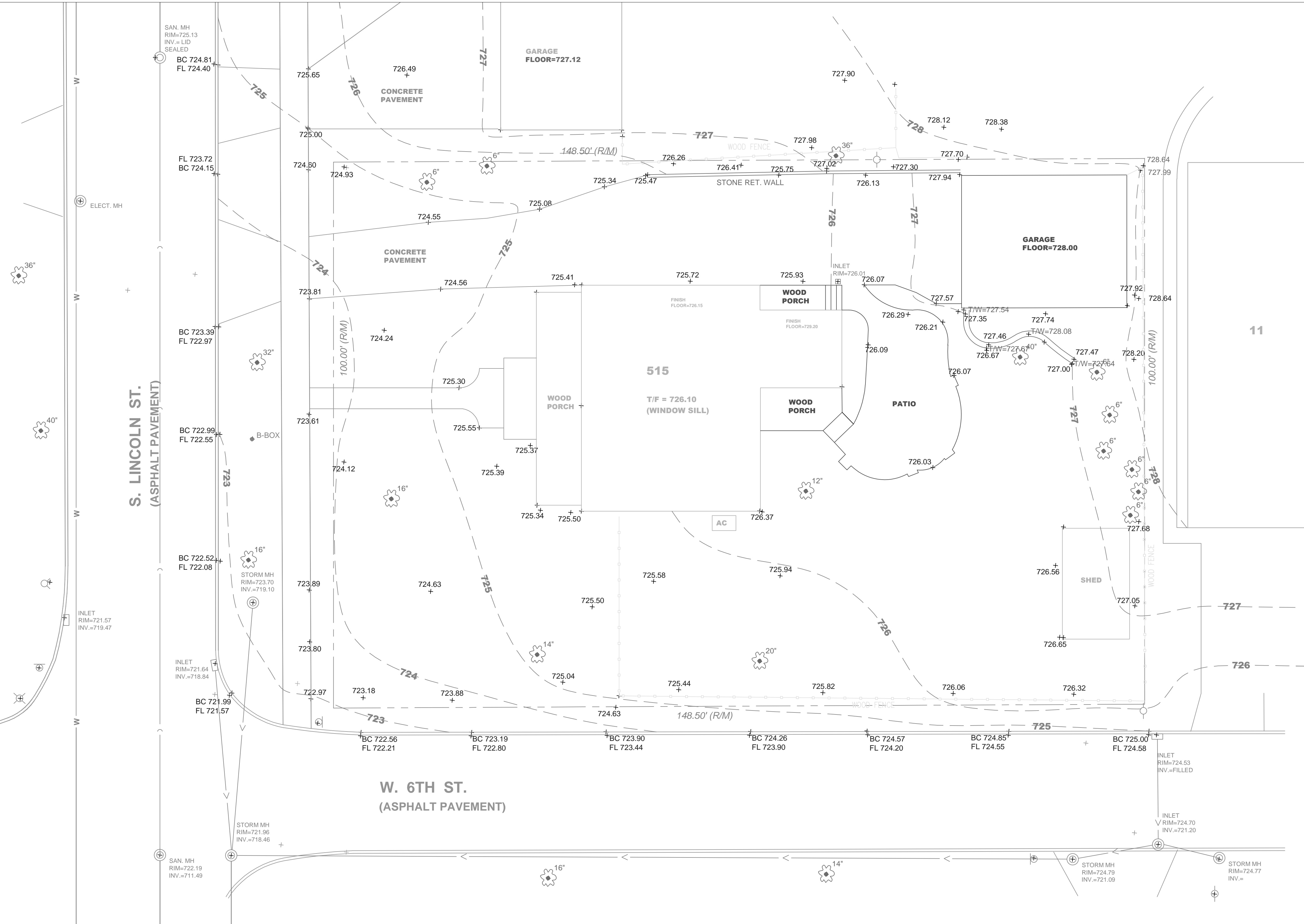
1. FOUNDATION DE-WATERING WILL BE DIRECTED TO THE CURB AND AIMED TOWARDS A CURB INLET.
2. CONSTRUCT SWALES AFTER FOUNDATION BACKFILL DIRECTING STORMWATER AWAY FROM ADJACENT RESIDENCES, IF REQUESTED BY VILLAGE OF HINSDALE STAFF.

This is to certify that I, Alecs C. Hur, performed the topographical survey and that what is drawn is a correct representation of the field observations

Dated this 24th day of June 2023 at Elmhurst, Illinois.



Illinois Professional Engineer Number 062-054937  
My License Expires November 30, 2023



GENERAL NOTES:

1. Utilities and improvements shown hereon based on visible field verified structures and Village of Hinsdale Utility Atlases.
2. Boundary information shown hereon is for graphical depiction only.
3. This drawing does not constitute a plat of survey.

EXISTING TOPOGRAPHY & EROSION CONTROL PLAN

515 S. LINCOLN ST. - HINSDALE, IL

FILE NAME : -  
JOB DIRECTORY : -

GENERAL REVISION  
REVISIONS

PREPARED FOR  
515 LINCOLN RESIDENCE

Gabriel Group, Inc.  
Civil Engineering Solutions  
P.O. Box 5376 - Oak Brook, IL 60522  
Tel: 630-772-9393 Fax: 630-796-4151

Sheet 1 / 3





**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** January 5, 2023

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case HPC-2-2024 – 217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Request for A Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Two Building Additions

**FOR:** January 11, 2023 Historic Preservation Commission Meeting

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**SUMMARY**

The Village of Hinsdale received a Preservation Incentive application from David and Sarah Chase, the homeowners, requesting approval of a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for the construction of two additions on to side elevations of the existing house located at 217 W. Hickory Street. The project architect is Patrick Plunkett Architectural Design, Ltd.

Per the Village Code, approval of a Preservation Incentive Certificate is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

**BACKGROUND**

The existing single-family home at 217 W. Hickory Street was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-06.

The subject property is located in the R-4 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-4 Single Family Residential District.

The building was constructed in 1875 and features Gabled Ell architecture. Alterations include window replacements in original openings, a two-story rear addition with an east side porch, and an altered historic front porch. The building is classified as a Contributing Structure according to the 2005 North Hinsdale Survey and Significant according to the 1999 Reconnaissance Survey.

**REQUEST AND ANALYSIS**

The applicant requests approval of a Preservation Incentive for a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for the construction of two additions onto the east and west side elevations of the existing historic house at 217 W. Hickory Street. The proposed project is compliant with all Zoning Code requirements for the R-4 District and does not require approval of any alternative zoning regulations for properties in the Historic Overlay District.



## MEMORANDUM

A site plan, building elevations, floor plans, plat of survey, and photos of the existing home have been submitted for review.

Exterior Improvements - Two additions are proposed on to the main house, which are in keeping with the existing architectural style and materials of the historic house. Details incorporated into the design of the additions include matching wood siding, trim, decorative fish scale shingles, and double-hung windows. All proposed building materials will match the existing materials on the house. As stated in the attached cover letter, the homeowner is considered alternative paint colors for the entire house.

On the east side of the house, the existing screened porch will be converted into interior living space. The one-story addition will allow for reconfigured family room and kitchen, a mudroom, a pantry, and the removal of an interior basement stair. The exterior consists of matching wood siding, matching window trim, matching roofing, an entrance door with a transom window, paired double-hung windows, an exterior wood stair and railing, and painted timber brackets underneath an extended eave.

On the west side of the house, the proposed two-story addition will allow for an extended breakfast room, office, and reconfigured interior staircase, wet bar and bathroom on the first floor. The addition will also allow for the reconfiguration of the second floor and additional living space in the basement. The exterior of the proposed addition consists of matching fish scale shingles on the front façade, wood siding and trim, roofing, gutters, eaves, and double-hung windows.

The two additions are visible from the rear elevation. The applicant is also proposing to remove the two existing windows on the second floor located above the four existing double-hung windows with new transom windows that will be more historically appropriate to the house.

Cost Estimate for Eligible Exterior Work - A cost estimate for major eligible exterior improvements has been provided for review and is included below.

Exterior Work	Cost Estimate
Demolition / Excavation	\$28,130.00
Foundational / Structural	\$82,900.00
Roofing	\$38,810.00
Exterior Modifications – Framing / Siding	\$126,810.00
Windows / Exterior Doors	\$29,760.00
<b>TOTAL</b>	<b>\$306,410.00</b>

Property Tax Rebate - Property owners may be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum period of five (5) years. A minimum investment of \$50,000 on eligible exterior improvements is required. Funds are reimbursed after the project is complete, passes final inspections, contractors or other involved companies have been paid, the property tax bill installment is paid, and a Reimbursement Request Form is submitted to the Village. Benefits may be transferred to subsequent property owners.



## MEMORANDUM

The property owner is eligible for the property tax rebate as the proposed eligible work exceeds \$50,000. For reference, in 2022, the Village portion of the property tax bill for 217 W. Hickory Street was \$1,201.34 of the total property tax bill of \$16,368.36. The property owner could possibly be rebated an estimated \$6,006.70 or more over 5 years based on the 2022 amount of the Village portion of the bill. The actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors.

Matching Grant - The Village Board may approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a minimum investment of \$20,000 from the applicant. Funds are reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors or other companies have been paid by the applicant. The property owner is eligible for \$10,000 in grant funding, after factoring in the minimum investment of \$50,000 on eligible exterior improvements to qualify for the property tax rebate from the total project costs.

Historic Preservation Commission Review & Approval - Projects shall be reviewed according to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation to ensure that a historic building's integrity, significant elements and character is retained and appropriately repaired.

The Historic Preservation Commission has the authority to approve the requested alternative zoning regulations, a building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Incentive types. The Historic Preservation Commission shall provide a recommendation to the Village Board for applications requesting a matching grant or property tax rebate, with final approval granted by the Village Board.

**Staff recommends that the Historic Preservation Commission provide two separate motions for this project.**

One motion should state that the Commission moves to approve the Preservation Incentive request to allow for a building permit fee waiver and expedited processing. The other motion should state that the Commission moves to recommend approval of the Preservation Incentive request to allow for a property tax rebate and matching grant to the Village Board.

### **PROCESS**

Pursuant to Title 14, Section 14-7-4, various Preservation Incentives are available to applicants regarding properties approved for inclusion on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if the exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties, including, but not limited to stormwater runoff impacts.





## MEMORANDUM

A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate. For applications seeking a waiver of fees, expedited process, or alternative bulk standards, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.

For applications requesting a grant or property tax rebate, the vote of the Historic Preservation Commission shall be advisory, and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.

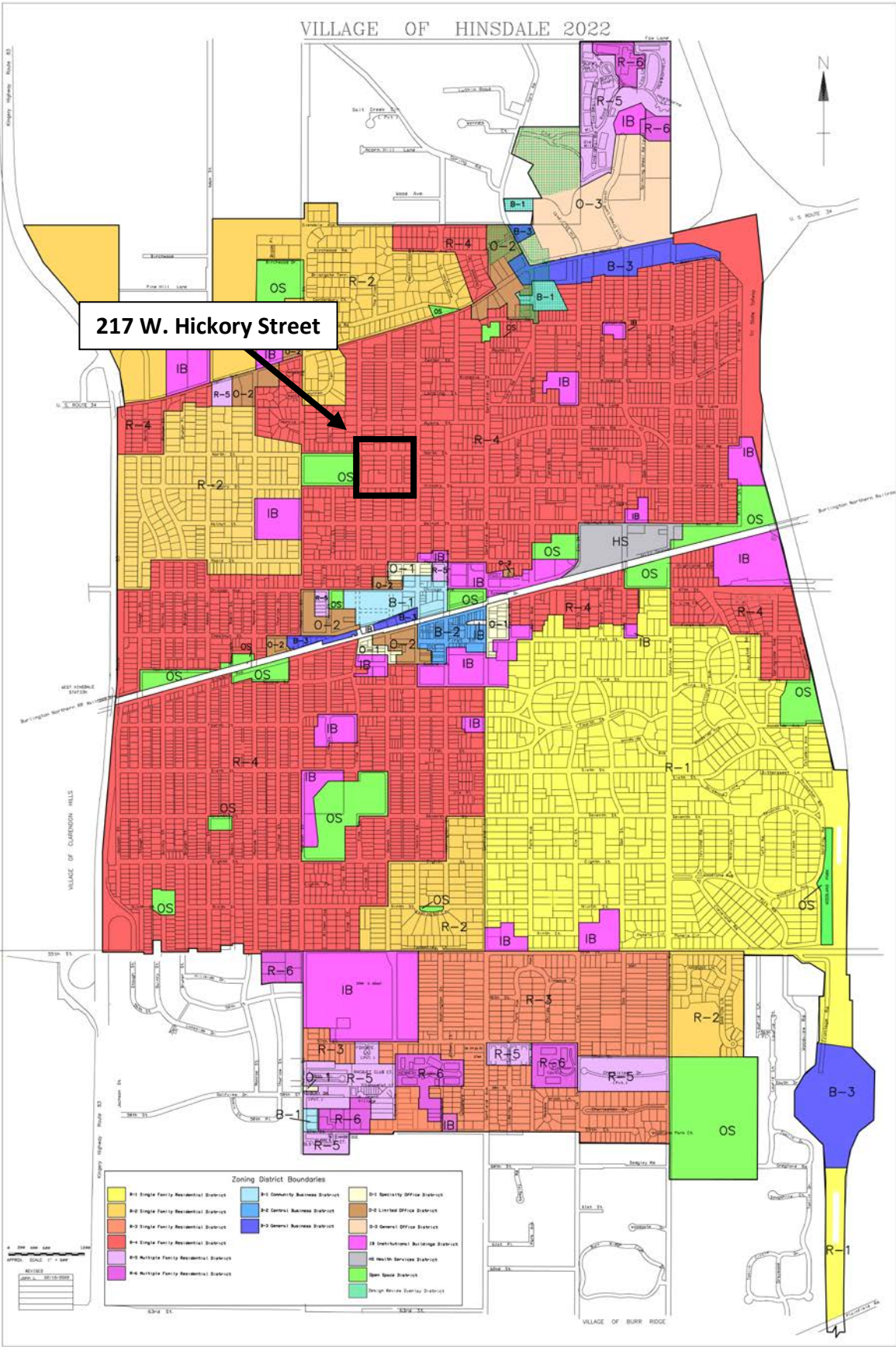
Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.

The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

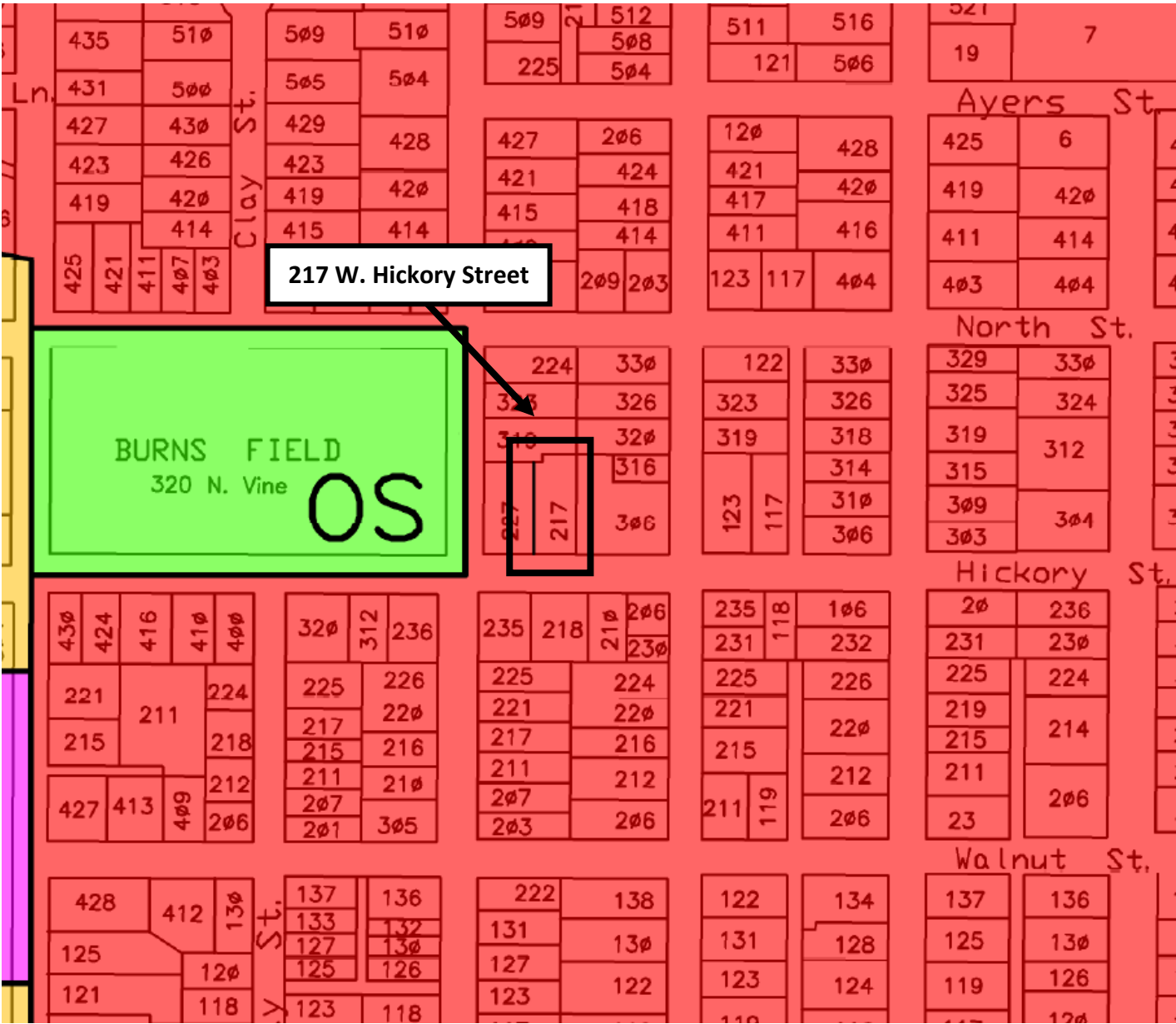
### **ATTACHMENTS**

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Preservation Incentive Application and Exhibits

Village of Hinsdale Zoning Map and Project Location

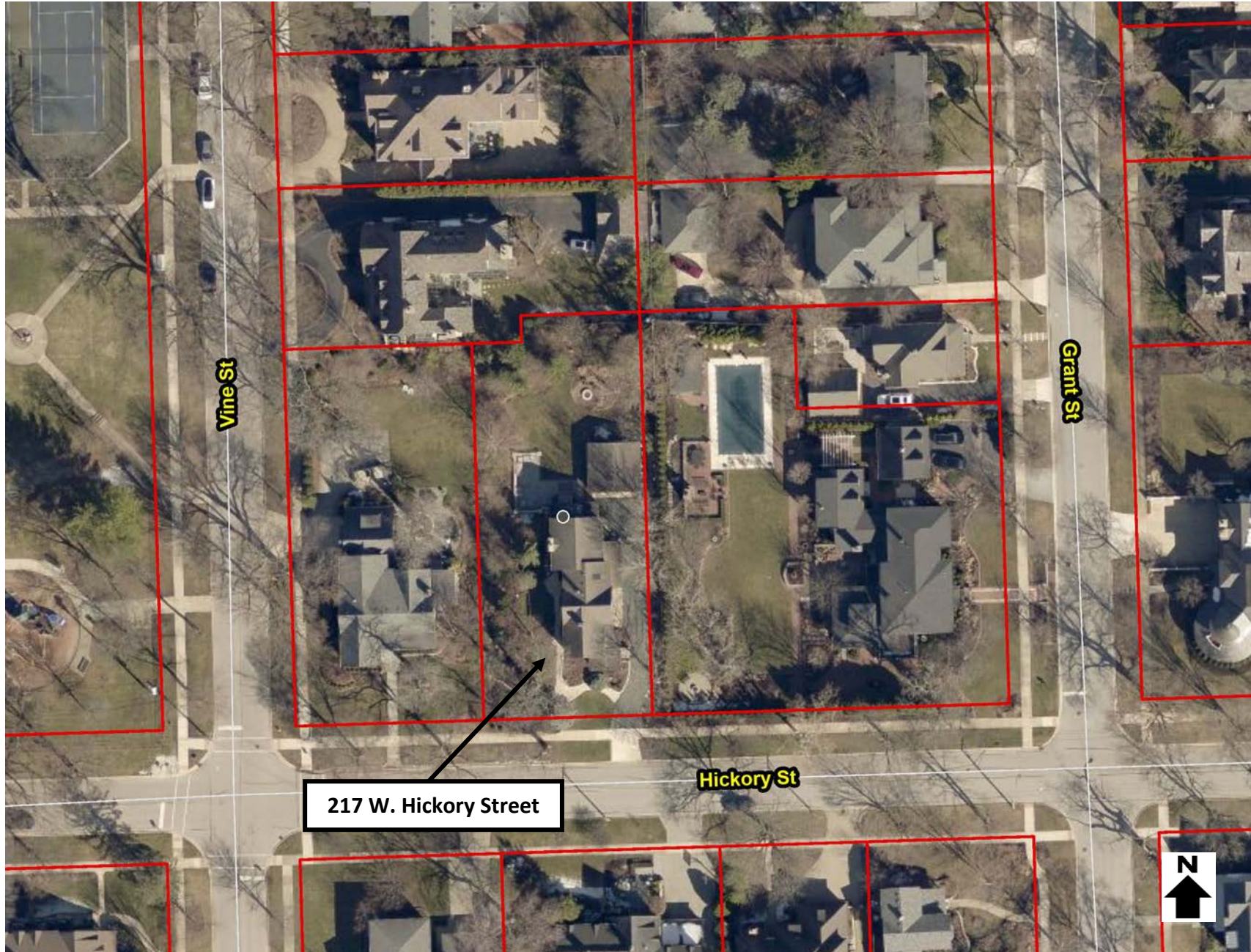


Village of Hinsdale Zoning Map and Project Location





Aerial View – 217 W. Hickory Street





# Birds Eye View – 217 W. Hickory Street






## Street View – 217 W. Hickory Street

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**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 217 W. Hickory Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-311-016	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1875	
<b>Architectural Style</b> Gabled Ell	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• North Hinsdale Survey (2005) - Contributing</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 217  
DIRECTION W  
STREET: HICKORY  
ABB ST  
PIN  
LOCAL SIGNIFICANCE RATING C  
POTENTIAL IND NR? (Y or N) N  
CRITERIA  
Contributing to a NR DISTRICT? C  
Contributing secondary structure? NC  
Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Gabled Ell	PLAN	irregular
DETAILS		NO OF STORIES	2
DATE of construction	1875	ROOF TYPE	Cross
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	building permit	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	1/1

SIGNIFICANT FEATURES Front facing gable with east/west cross gable

ALTERATIONS two story rear addition with east side porch; historic front porch with alterations, including steps, columns, and railing; windows replaced in original openings

### HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

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HISTORIC INFO		LANDSCAPE	midblock on north side of residential street; front sidewalk; side driveway; similar setback; mature trees
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### PHOTO INFORMATION

ROLL1	12
FRAMES1	17
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\hickory217w.jpg

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/23/04
SURVEYAREA	Scattered Sites



## **PRESERVATION INCENTIVE REVIEW CRITERIA - VILLAGE CODE TITLE 14, SECTION 14-7-5(F)**

### **14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:**

F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards

1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:
  - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
  - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
  - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
  - d. Most properties and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
  - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
  - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
  - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
  - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
  - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
  - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
3. All other Village code requirements must be met.

**HISTORIC OVERLAY DISTRICT  
PRESERVATION INCENTIVE APPLICATION FORM**



PROJECT INFORMATION	
Property Address <b>217 W. Hickory Street</b>	
PIN(s)	
Zoning District <b>R-4</b>	Land Use <b>Single Family Detached Dw</b>
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input checked="" type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input checked="" type="checkbox"/> Fee Waivers <input type="checkbox"/> Alternative Zoning Regulations <input checked="" type="checkbox"/> Expedited Processing <input checked="" type="checkbox"/> Property Tax Rebate <input checked="" type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name <b>David and Sarah Chase</b>	Company
Address <b>217 W Hickory Street</b>	City / State / Zip <b>Hinsdale, IL 60521</b>
Phone <b>773-456-3211</b>	Email <b>sarahpchase@yahoo.com</b>
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name	Company
Address	City / State / Zip
Phone	Email
PROJECT DETAILS	
Property Size (Square Feet) <b>16,219.47 sf</b>	Building Size (Square Feet) <b>FAR = 4395.63 sf</b>
Total Cost of Exterior Improvements <b>\$306,410</b>	Cost of Eligible Improvements
Estimated Work Start Date <b>3/1/2024</b>	Estimated Work End Date <b>1/1/2025</b>

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

Sarah Chase  
Printed Name of Applicant

Sarah P Chase  
Signature of Applicant

12-15-23  
Date

Sarah Chase  
Printed Name of Property Owner

Sarah P Chase  
Signature of Property Owner

12-15-13  
Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date

**TABLE OF COMPLIANCE**Address of property: 217 W HickoryThe following table is based on the R4 Zoning District.

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	10000	16219.47	16219.47
Lot Depth	125 ft	198.25 ft	198.25 ft
Lot Width	70 ft	83.46 ft	83.46 ft
Building Height	31 ft	25'-3 7/8"	25'-9 11/16"
Number of Stories	3	2	2
Front Yard Setback	Block Avg	34'-9 27/32"	34'-9 27/32"
Corner Side Yard Setback	Na		
Interior Side Yard Setback	9.35 ft	19'-0 5/32"	19'-0 5/32"
Rear Yard Setback	25 ft	89'-0 7/8"	89'-0 7/8"
Maximum Floor Area Ratio (F.A.R.)*	5092.67 sf 31.4%	3461.16 sf 21.3%	4395.63 sf 27%
Maximum Total Building Coverage*	4054.97 sf 25%	2182.37 sf 13.5%	2676.63 sf 16.5%
Maximum Total Lot Coverage*	8109.47 sf 50%	5445 sf 33.6%	5766 sf 35.6%
Parking Requirements	3 spaces	Complies	Complies
Parking Front Yard Setback	Na		
Parking Corner Side Yard Setback	Na		
Parking Interior Side Yard Setback	Na		
Parking Rear Yard Setback	Na		
Loading Requirements	Na		
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

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

The front yard avg. has not been calculated. The front yard is existing and unchanged

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## CERTIFICATION

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 or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
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 he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, 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 demand for payment.

On the 18 day of December, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

### APPLICANT SIGNATURE

Sarah P Chase

Printed Name of Applicant

[Signature]

Signature of Applicant

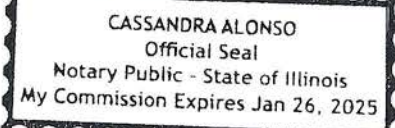
12-18-23

Date

SUBSCRIBED AND SWORN to before me this 18 day of December, 2023.

[Signature]

Notary Public Signature & Seal



### PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)

\_\_\_\_\_  
Printed Name of Owner

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

\_\_\_\_\_  
Date

SUBSCRIBED AND SWORN to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature & Seal

**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:** Chase, David and Sarah

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

**Property address:** 217 W Hickory

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

**Present zoning classification:** R-4, Single Family Residential

**Square footage of property:** 16219.47 sf

**Lot area per dwelling:** 16219.47 sf

**Lot dimensions:** 83.4' x 198.1'

**Current use of property:** R4, Single Family Residential

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

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

**Brief description of request and proposal:**

Addition to a single family home

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

**Provided:** **Required by Code:**

**Yards:**

front:	<u>Na</u>	<u>Na</u>
interior side(s)	<u>21.9' / 19'</u>	<u>15.7' / 9.4'</u>

Provided:

Required by Code:

corner side	<u>Na</u>	<u>Na</u>
rear	<u>Na</u>	<u>Na</u>
<b>Setbacks (businesses and offices):</b>		
front:	<u>/</u>	<u>/</u>
interior side(s)	<u>/</u>	<u>/</u>
corner side	<u>/</u>	<u>/</u>
rear	<u>/</u>	<u>/</u>
others:	<u>/</u>	<u>/</u>
Ogden Ave. Center:	<u>/</u>	<u>/</u>
York Rd. Center:	<u>/</u>	<u>/</u>
Forest Preserve:	<u>/</u>	<u>/</u>
<b>Building heights:</b>		
principal building(s):	<u>25'-9 11/16</u>	<u>31'</u>
accessory building(s):	<u>/</u>	<u>/</u>
<b>Maximum Elevations:</b>		
principal building(s):	<u>29'-2 31/32</u>	<u>41'</u>
accessory building(s):	<u>Na</u>	<u>Na</u>
Dwelling unit size(s):	<u>Na</u>	<u>Na</u>
Total building coverage:	<u>2676.63 sf</u>	<u>4054.87 sf</u>
Total lot coverage:	<u>5766 sf</u>	<u>8109.74 sf</u>
Floor area ratio:	<u>4395.63 sf</u>	<u>5092.67 sf</u>
Accessory building(s):	<u>Na</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u>Na</u>	<u>/</u>
accessory building(s):	<u>/</u>	<u>/</u>
Number of off-street parking spaces required: <u>3</u>		
Number of loading spaces required: <u>Na</u>		

**Statement of applicant:**

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

By:

  
Applicant's signature

Sarah P. Chase  
Applicant's printed name

Dated: Dec. 15, 2023



David and Sarah Chase  
217 W. Hickory St.  
Hinsdale, IL 60521

December 6, 2023

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

Dear Members of the Hinsdale Preservation Commission and Village Staff:

We are the owners of 217 W. Hickory Street seeking approval for the HOD Preservation Incentives of expedited permitting process, permit fee waivers, grant of up to \$10,000, and the Village tax rebate for five years. We purchased this home in 2017 for several reasons. The three main reasons are it's in an excellent location near Burns Field and Monroe School, we were set on purchasing an older home, and we fell in love with the larger lot with its numerous trees. We knew one day we would need to put an addition on to make it current with today's (and our) living standards. Our previous owners went to great lengths to preserve this house, ie: eliminating the dirt floor basement, sealing the basement walls, updating the knob and tube electrical work, adding copper piping, and updating the kitchen. Most importantly, they purchased the home next to theirs and rezoned the two properties in 2012, so they would have more square footage for a future addition to the house. (The house on the other property still exists and is mentioned again later in this letter.) The previous owners thought this was their forever home, until the owner took a new job in Texas. Because of the layout and size of the interior, the house sat on the market for two years. They refused to sell it as a teardown of which they had many offers. They believed this house was special and needed to be saved, and we agree.

Our addition is for both the east and west side of the house. The main drivers behind our need to do this addition are enlarge the kitchen, add a mudroom, move our staircase out of the family room, add an office, add 1 bedroom, and enlarge another bedroom. (The fourth bedroom is quite tiny and should be renamed the bassinet room, as that is all that will fit in there.) Our specs will go from a 4-bedroom, 3-bath to a 5-bedroom, 3.5-bath, however, our living spaces will be so much more useable and family friendly.

The addition on the west side of the house is two-stories and 464 sf. This portion will include the staircase, hallway, office, an extension of the kitchen, and the two bedrooms. The exterior work will match existing materials, sizes, proportions, scale, and details, ie: wood cedar siding, wood trim and casings, wood fascia and soffit, matching asphalt shingles, and window trim detail. The fish scale detail between the windows on the existing street facing side of the house

will be repeated on the new front-facing exterior. The current windows are not original to the house; however, we will be matching the existing style double-hung windows with similar sizes and proportions. The roof height will match the roof height of the original portion of the house. There are no historically significant details that will be lost by demolishing that portion of the house.

The addition on the east side of the house is one-story and is replacing an existing screened in porch. It is 128 sf. This portion will include the mudroom and scullery kitchen. The east porch was added to the house around 2012 so it is not historically significant. However, we are keeping the same size and shape of the existing porch. All exterior materials will match the existing as noted in the west side addition.

We are considering painting our house in a different color scheme than it is now. We are including a photo a garage in Chatham, MA as our inspiration photo along with the colors in this packet. We contacted the owners by means of dropping a letter in their mailbox, and they sent us the exact colors. They are all from Benjamin Moore's Historical Collection (not surprising). However, our home doesn't have shutters and is not adjacent to the Atlantic Ocean, so there is chance this color scheme won't serve our house well. If we do decide to go a different route, please trust that we will do our best to pick a color scheme that is traditional and complimentary to both our house and our neighbors' houses.

Last, our house is surrounded by two other historic homes. The east side of the property runs along the length of the backyard of 306 N. Grant St. My children all learned about this house in the History of Hinsdale Unit in 3<sup>rd</sup> Grade, and rarely does a pedestrian walk by the iron gates of this home without a long look into their beautiful backyard. The house on the west side of us, 227 W. Hickory St., is believed to be our sister house. According to our neighbors, our houses were built for the landowner's two daughters, hence several matching details like roof height and slope and interior trim design. Please note, we are not asking for zoning relief. We don't think it's necessary to build more than we have designed and appreciate the green space between the homes. We plan to live in our house for another decade at the very least, but if needed, we know the house will be much more agreeable to buyers with the extra living space and better layout.

We appreciate the steps the Village has taken to help the preservation efforts. The required documents and photos are attached for your review. Please don't hesitate to contact us or our architect, Patrick Plunkett, with any questions or concerns. Thank you for your consideration.

Sincerely,

David and Sarah Chase

ProOne Builders, Inc  
Exterior Elements - Budget  
Chase Residence  
217 W Hickory, Hinsdale IL 60521

f:Pro-217 (f61..)

Line #	Category	Budget \$
1	Demolition/Excavation	28,130
2	Foundation/Structural	82,900
3	Roofing	38,810
4	Exterior Modifications- Framing/Siding	126,810
5	Windows/Exterior Doors	29,760
6		
7		
8		
9		
10	Total	306,410



Chase Residence  
217 W. Hickory Street

## South Façade



## East Façade





## West Façade



## North Façade\*



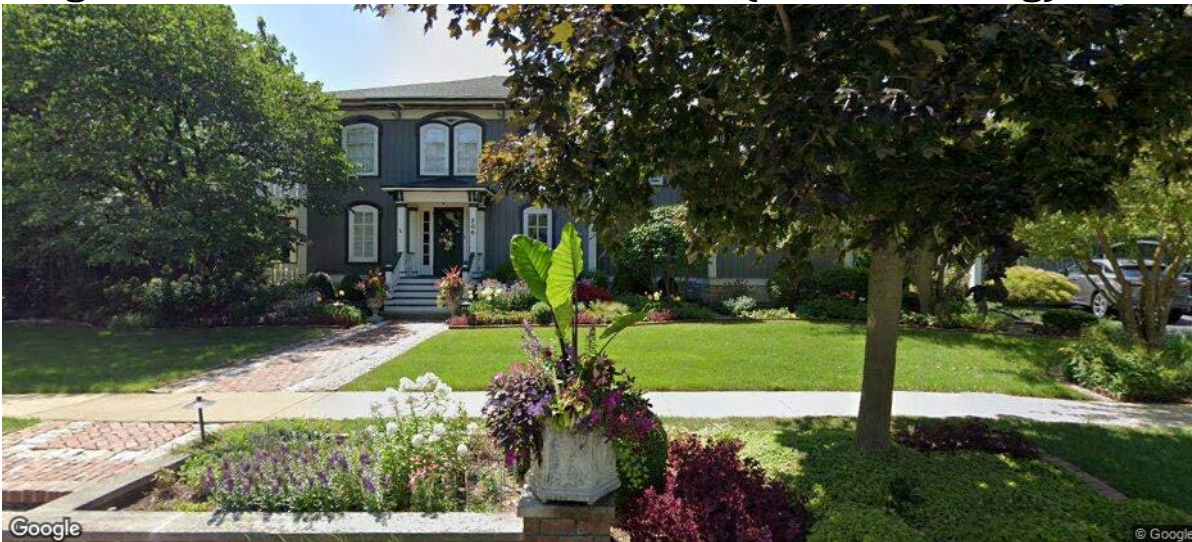
\*The north portion of the house was added in the early 1990's. We plan to remove the angled windows above the paned windows on the second floor and replace them with simple coordinating transom windows that you will see in the building plans.



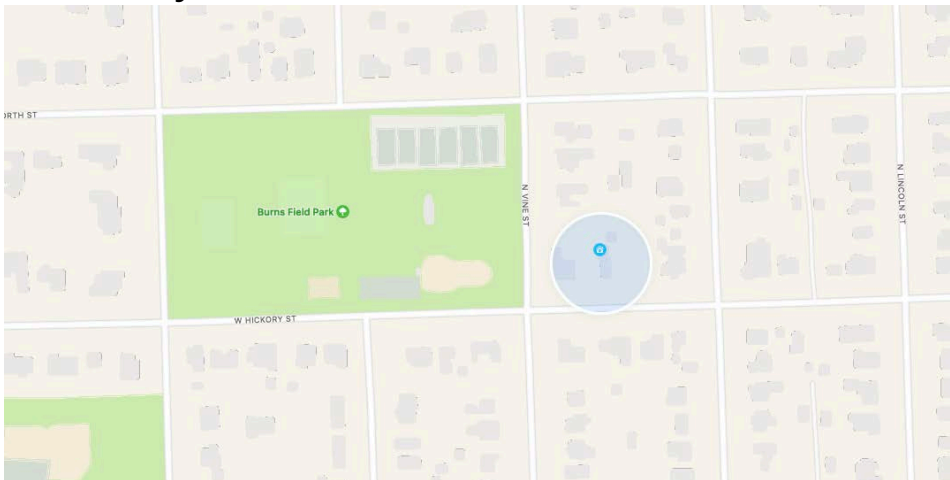
## Our Property in Relation to our Neighbors to the West



## Neighbors to the East -Historic Home (Grant St facing)



## Proximity to Burns Field





# Potential Color Scheme

**Cliffside Gray HC-180**



**Essex Green HC-188**



**White OC-151**

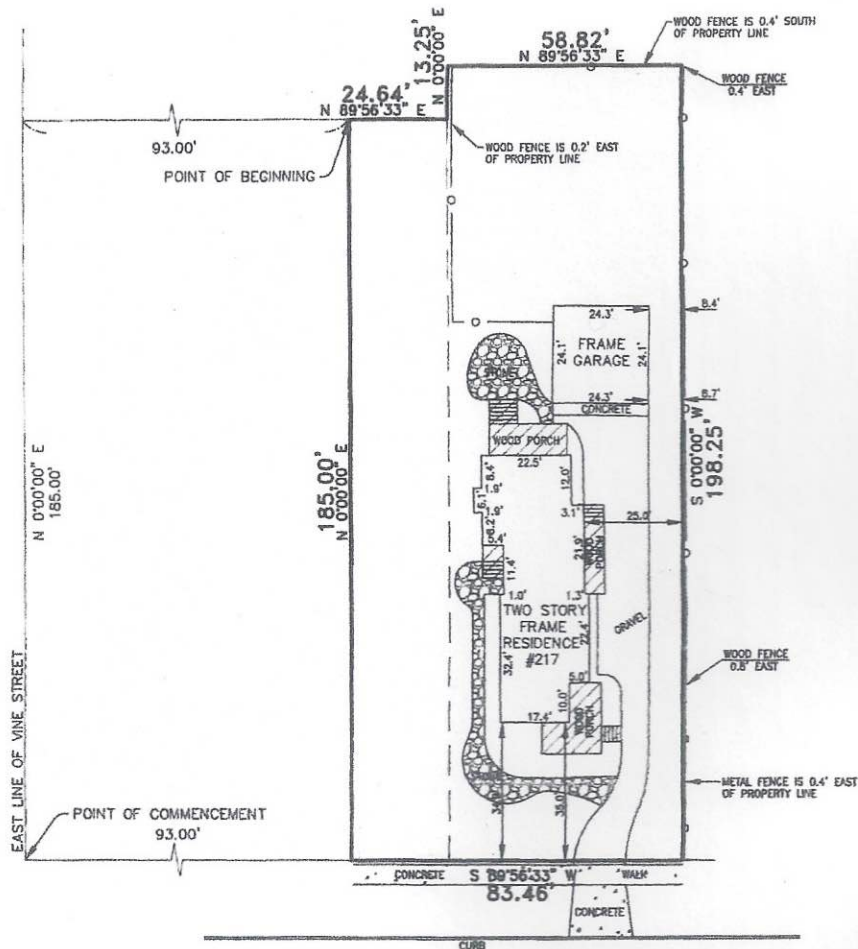


## Inspiration Picture



# PLAT OF SURVEY

THAT PART OF BLOCK 8 IN AYER'S ADDITION TO THE TOWN OF HINSDALE, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH 0°00'00" EAST, ALONG THE WEST LINE OF SAID BLOCK, 185.00 FEET; THENCE NORTH 89°56'53" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, 93.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 0°00'00" WEST, PARALLEL WITH SAID WEST LINE, 185.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK; THENCE NORTH 89°56'53" EAST, ALONG SAID SOUTH LINE, 83.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID BLOCK; THENCE NORTH 0°00'00" EAST, ALONG SAID EAST LINE, 198.25 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID BLOCK; THENCE SOUTH 89°56'53" WEST, ALONG SAID NORTH LINE, 58.82 FEET TO A POINT ON THE EAST LINE OF THE WEST TWO THIRDS OF THE SOUTHWEST QUARTER OF SAID BLOCK; THENCE SOUTH 0°00'00" WEST, ALONG SAID EAST LINE, 13.25 FEET TO A POINT ON A LINE THAT IS 185.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK; THENCE SOUTH 89°56'53" WEST, ALONG SAID PARALLEL LINE, 24.64 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



W. HICKORY STREET

SUBJECT PROPERTY AREA  
16,219 SQ. FT. (more or less)

BEARINGS SHOWN HEREON ARE BASED OF  
THE EAST LINE ON N. VINE STREET  
BEARING TRUE NORTH.

PREPARED FOR: STAN NIX

**LANDMARK**

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 W. 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 598-3757

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED: 6/4/13

THIS PROFESSIONAL SERVICE CONFORMS TO THE  
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 6/11/13

*Richard P. Urchell*

RICHARD P. URCHELL I.P.L.S. No. 3183  
LICENSE RENEWAL DATE: NOVEMBER 30, 2014  
SURVEY No. 13-05-112-217-R



# THE CHASE RESIDENCE

217 W. HICKORY ST. HINSDALE, ILLINOIS

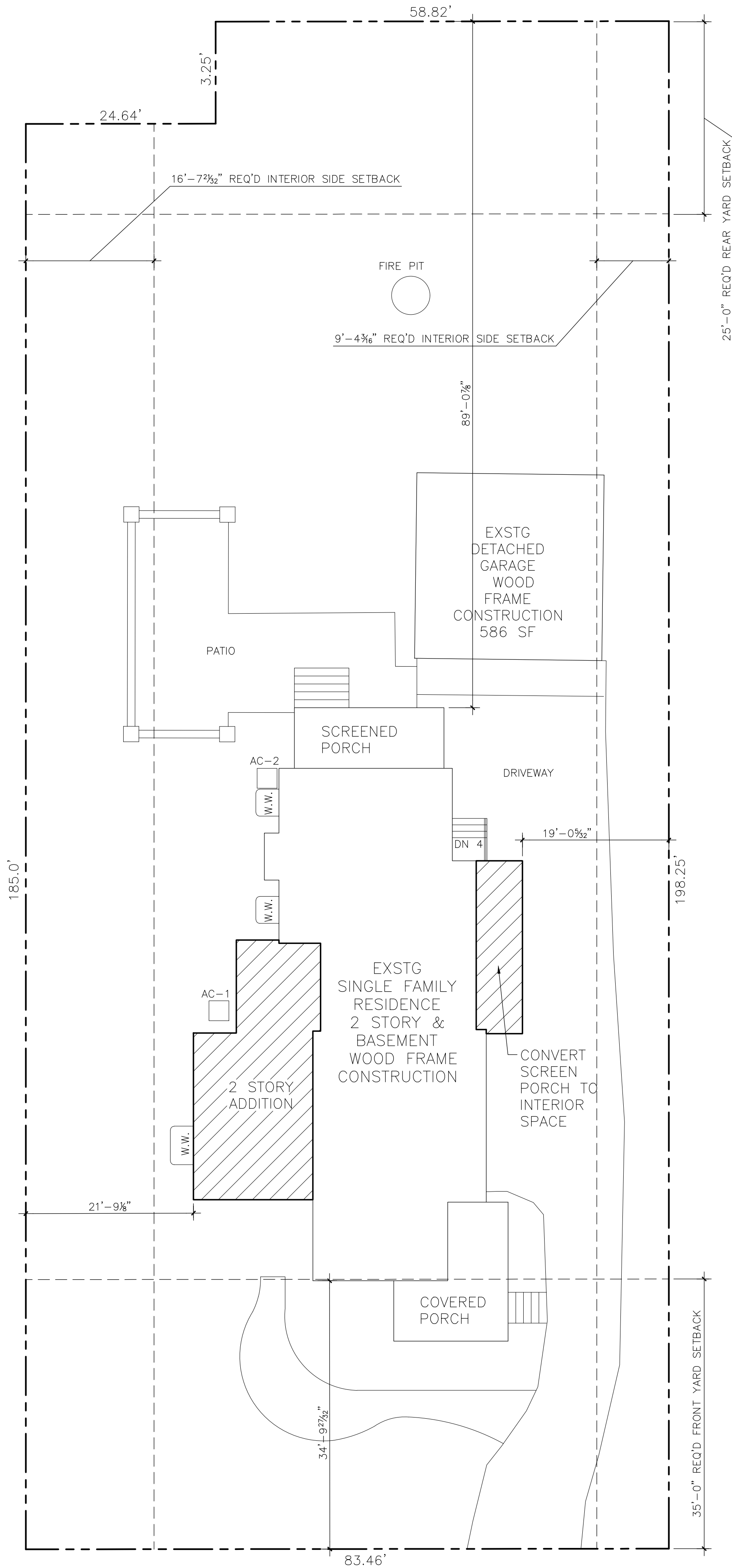


19 north grant street  
hinsdale, il. 60521

**PATRICK PLUNKETT**  
a r c h i t e c t u r a l   d e s i g n   l t d

patrickplunkett.com  
630.789.8100





TOTAL BLDG. COVERAGE	
2215 SF	HOUSE - INCLUDES SCREENED
197 SF	FRONT COVERED PORCH
586 SF	DETACHED GARAGE
2998 SF TOTAL BLDG. COVERAGE	
-125 SF	OF DETACHED GARAGE
-197 SF	OF FRONT COVERED PORCH
2676 SF	PROPOSED TOTAL BLDG. COVERAGE

TOTAL LOT COVERAGE	
2998 SF	TOTAL BLDG. COVERAGE
1757 SF	DRIVEWAY
329 SF	WALKS AND STEPS
682 SF	REAR PATIO & WALKS
5766 SF	PROPOSED TOTAL LOT COVERAGE

W HICKORY STREET

1 SITE PLAN - NEW

SCALE: 1/10" = 1'-0"

N  
E  
S  
W

STATE OF ILLINOIS

PATRICK M. PLUNKETT

001-018175

LICENSED ARCHITECT

EXPIRES 11/30/22

ISSUE DATES:		COPYRIGHT	REMARKS
DATE	ISSUED FOR REVIEW		
08-11-2023	ISSUED FOR REVIEW AND CONSTRUCTION		
09-08-2023	ISSUED FOR HISTORIC PRESERVATION REVIEW		
12-14-2023			

SITE PLAN & COVERAGE CHARTS

SINGLE FAMILY RESIDENCE

217 W. HICKORY ST.  
HINSDALE, ILLINOIS

PATRICK PLUNKETT

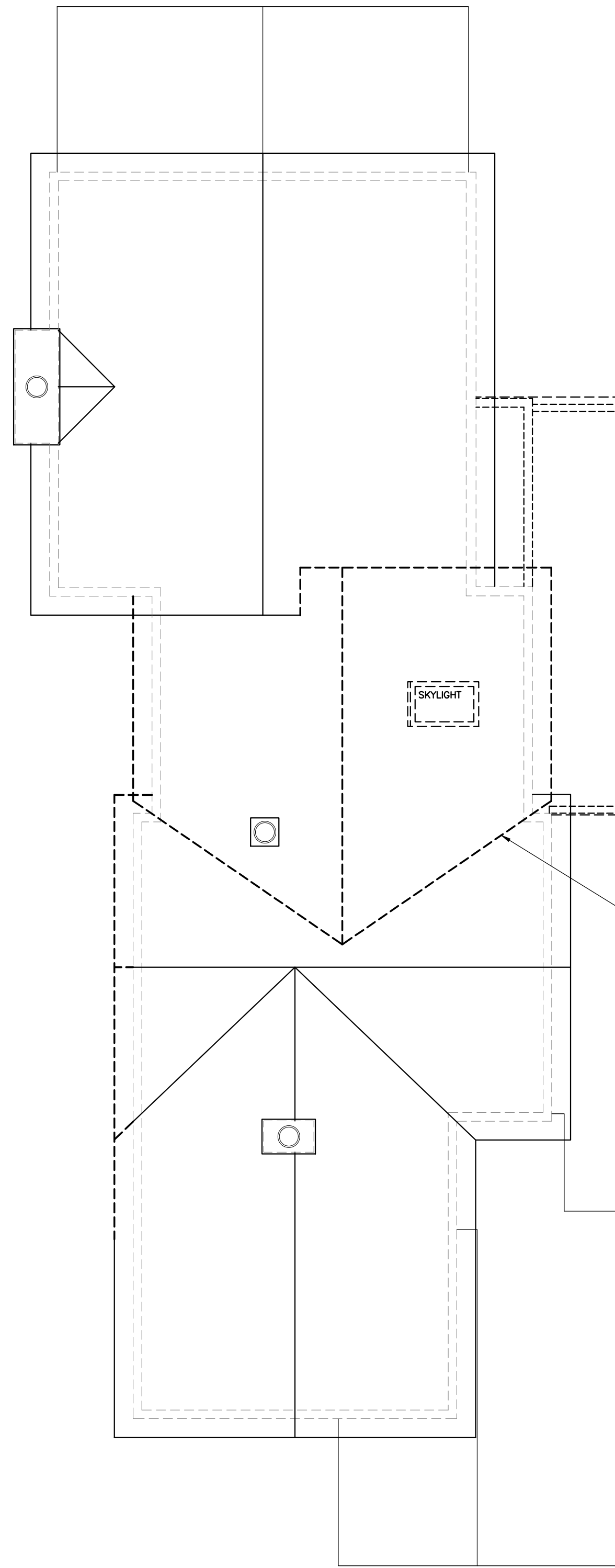
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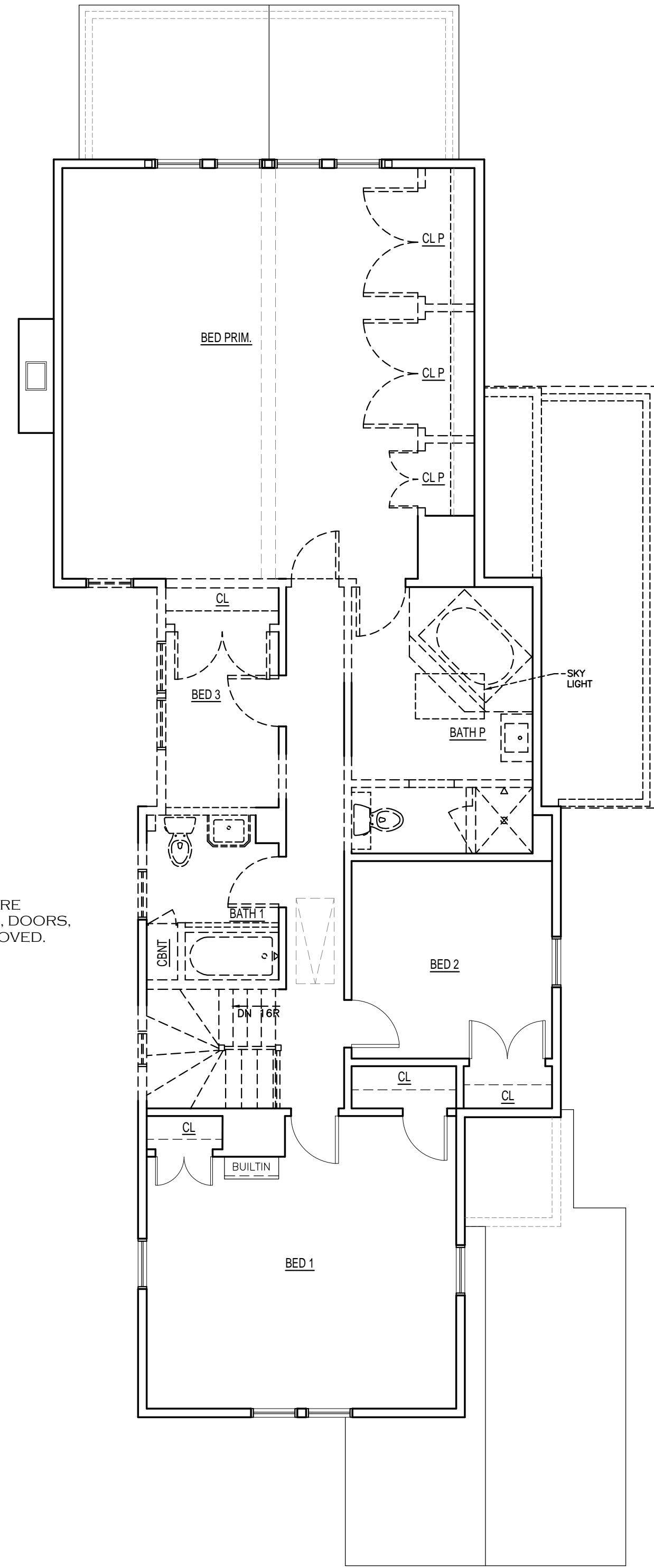
SHEET NO.

A-1

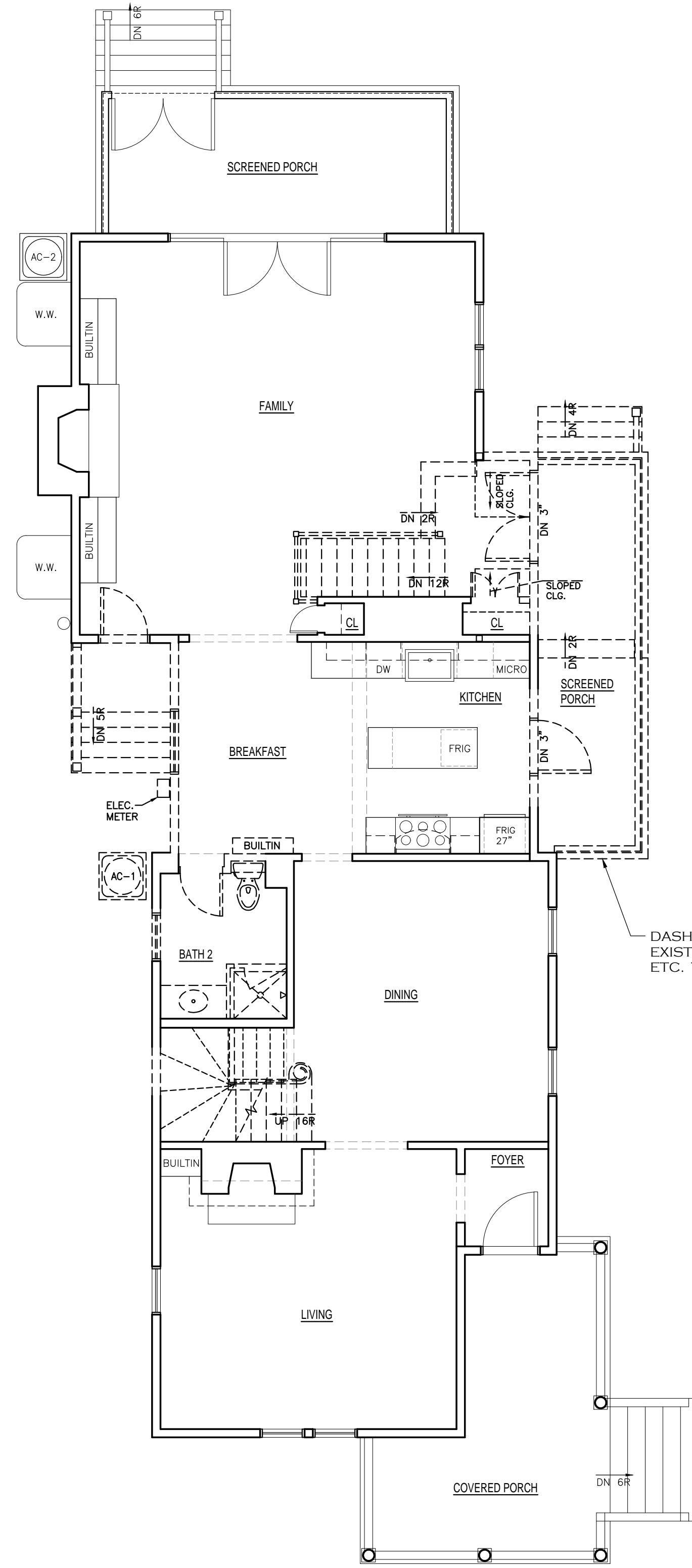
SHEET 1 OF 8



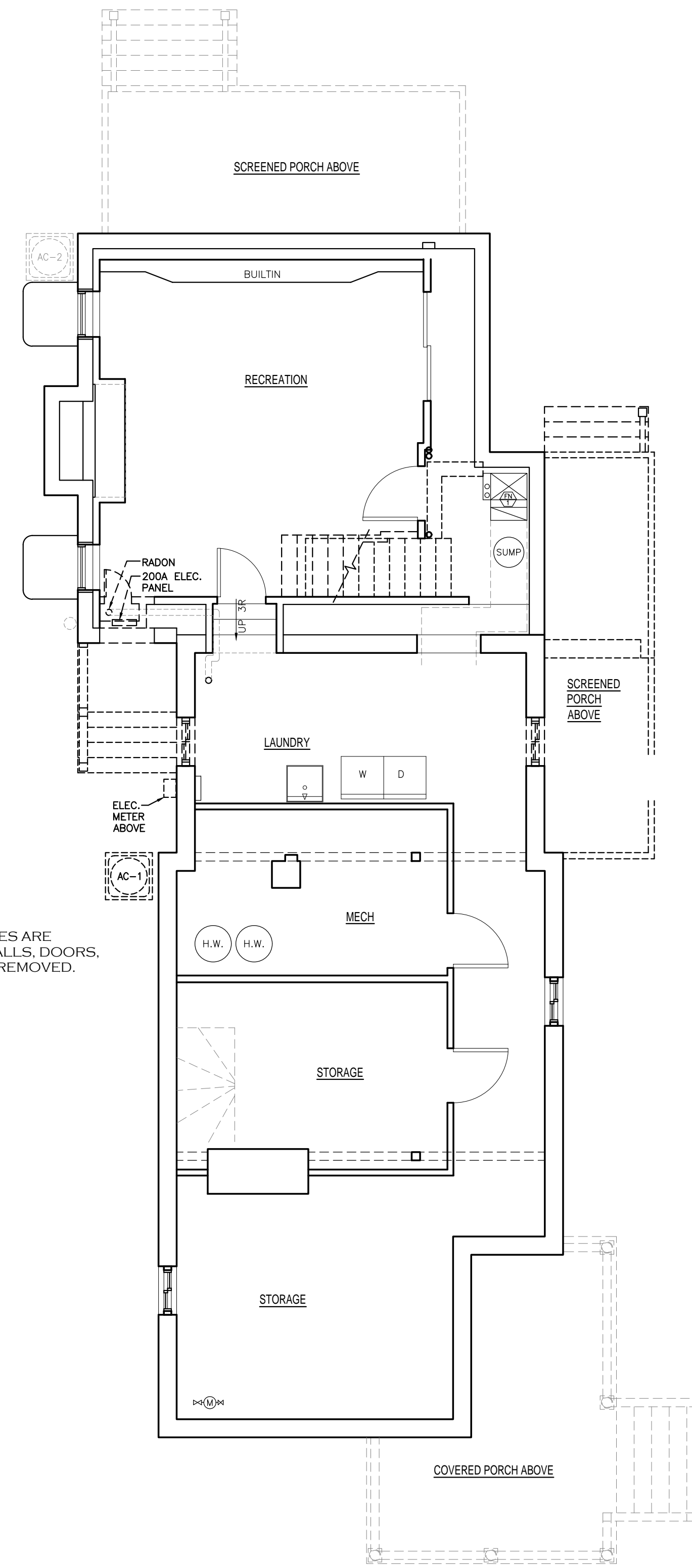
4 ROOF - EXISTING  
SCALE: 3/16" = 1'-0"



3 SECOND FLOOR - EXISTING  
SCALE: 3/16" = 1'-0"



2 FIRST FLOOR - EXISTING  
SCALE: 3/16" = 1'-0"



1 BASEMENT - EXISTING  
SCALE: 3/16" = 1'-0"

EXISTING/DEMOLITION PLANS

SINGLE FAMILY RESIDENCE

217 W. HICKORY ST.  
HINSDALE, ILLINOIS

PATRICK PLUNKETT  
a r c h i t e c t u r a l d e s i g n l l c

19 north grant street  
hinsdale, il 60521

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SHEET NO.  
A-2

SHEET 2 OF 8



ISSUE DATES:		REMARKS
DATE	ISSUED FOR REVIEW	
08-11-2023	ISSUED FOR REVIEW AND CONSTRUCTION	
09-08-2023	ISSUED FOR REVIEW AND CONSTRUCTION	
12-14-2023	ISSUED FOR HISTORIC PRESERVATION REVIEW	



ISSUE DATES:		REMARKS
DATE	ISSUED FOR REVIEW	
08-11-2023	ISSUED FOR REVIEW AND CONSTRUCTION	
09-08-2023	ISSUED FOR REVIEW AND CONSTRUCTION	
12-14-2023	ISSUED FOR HISTORIC PRESERVATION REVIEW	

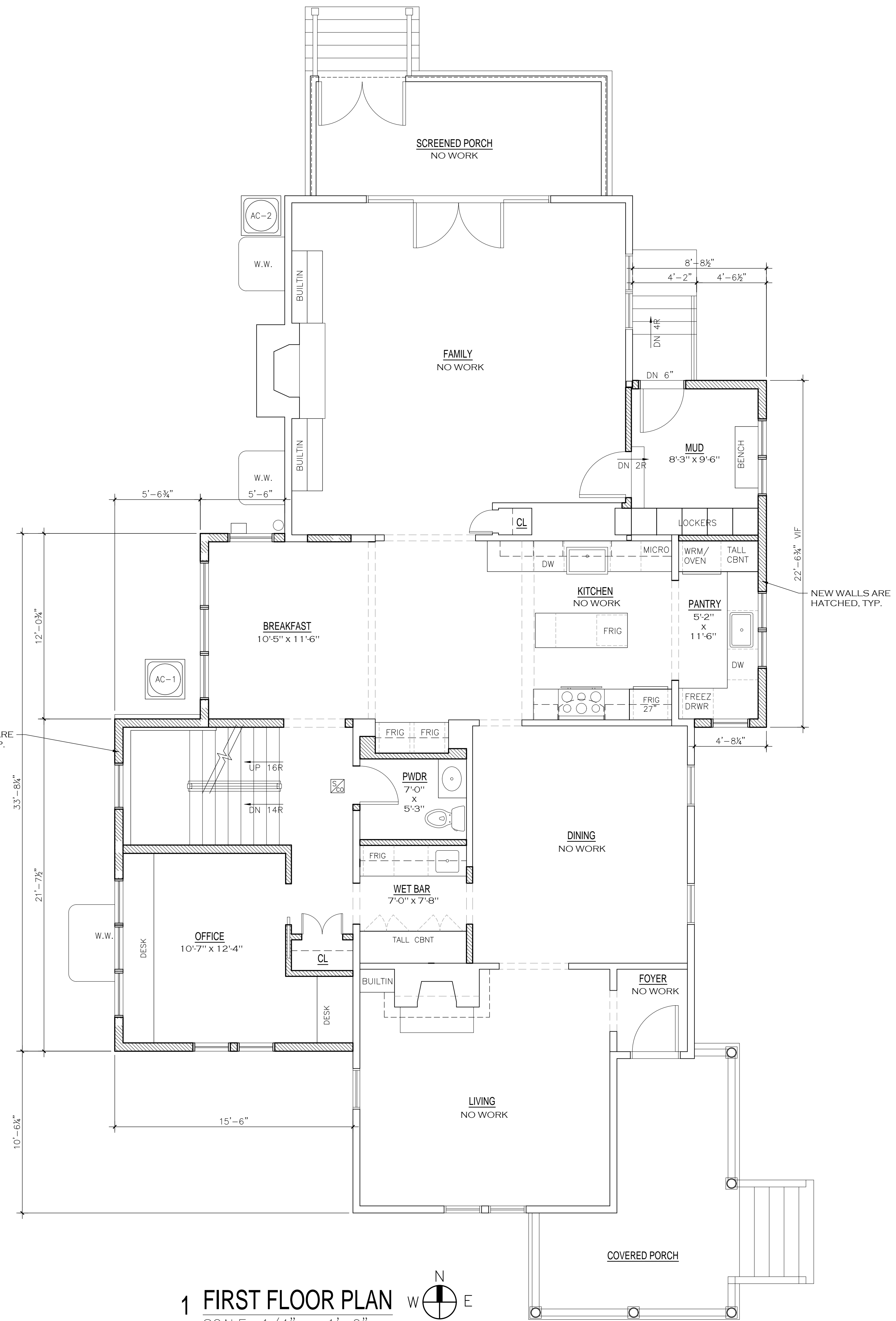
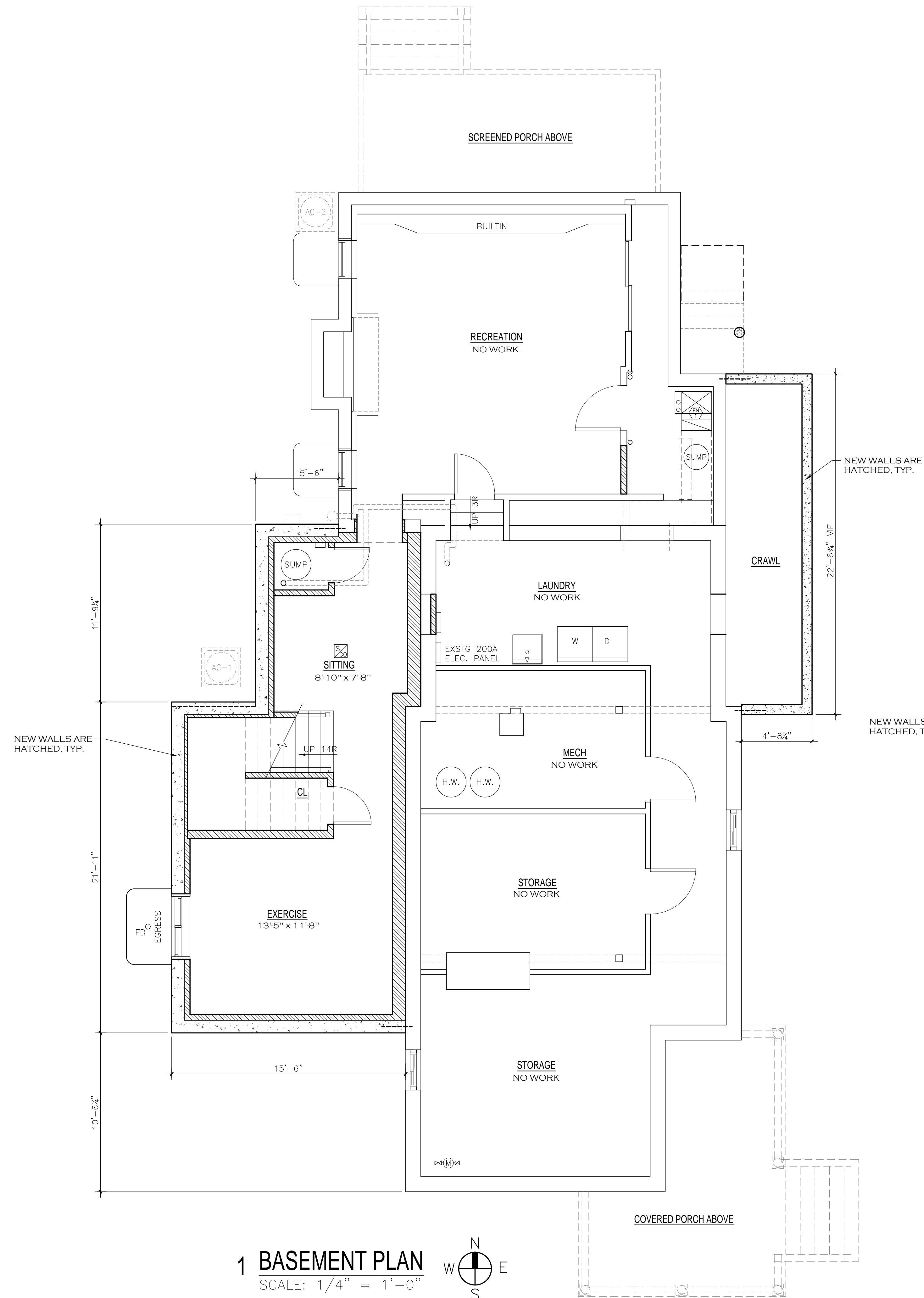
THE DRAWING REPRESENTS AN INTERPRETATION OF THE PROJECT AND IS NOT A GUARANTEE OF THE PROJECT'S PERFORMANCE. THE PROJECT'S PERFORMANCE IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, INCLUDING THE COST OF REPAIR OR REPLACEMENT OF ANYTHING, ARISING OUT OF OR IN CONNECTION WITH THE PROJECT.

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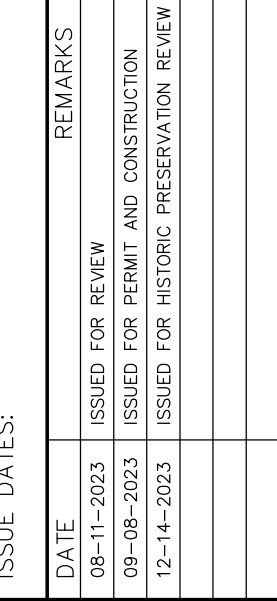
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hinsdale, il 60521

BASEMENT PLAN & FIRST FLOOR PLAN  
**SINGLE FAMILY RESIDENCE**  
217 W. HICKORY ST.  
HINSDALE, ILLINOIS

SHEET NO.  
**A-3**  
SHEET 3 OF 8







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19 north grant street  
hinsdale, il. 60521

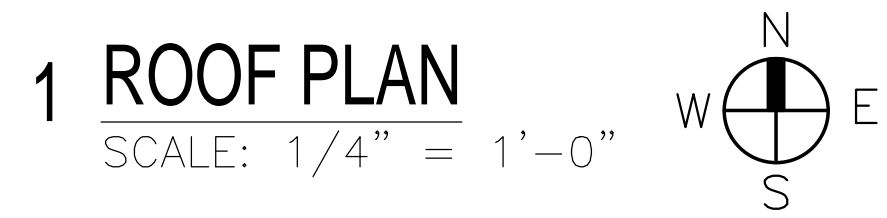
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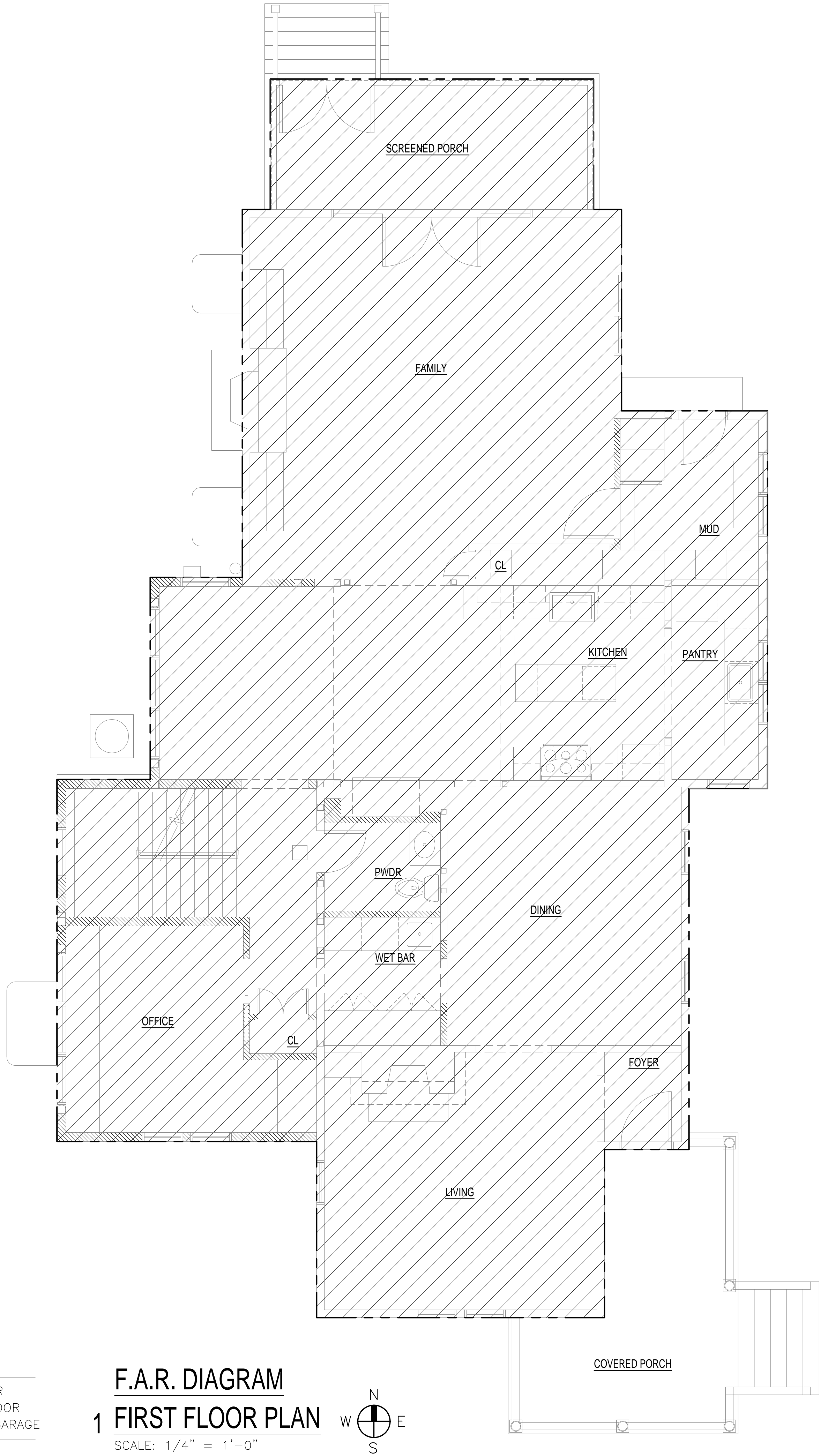
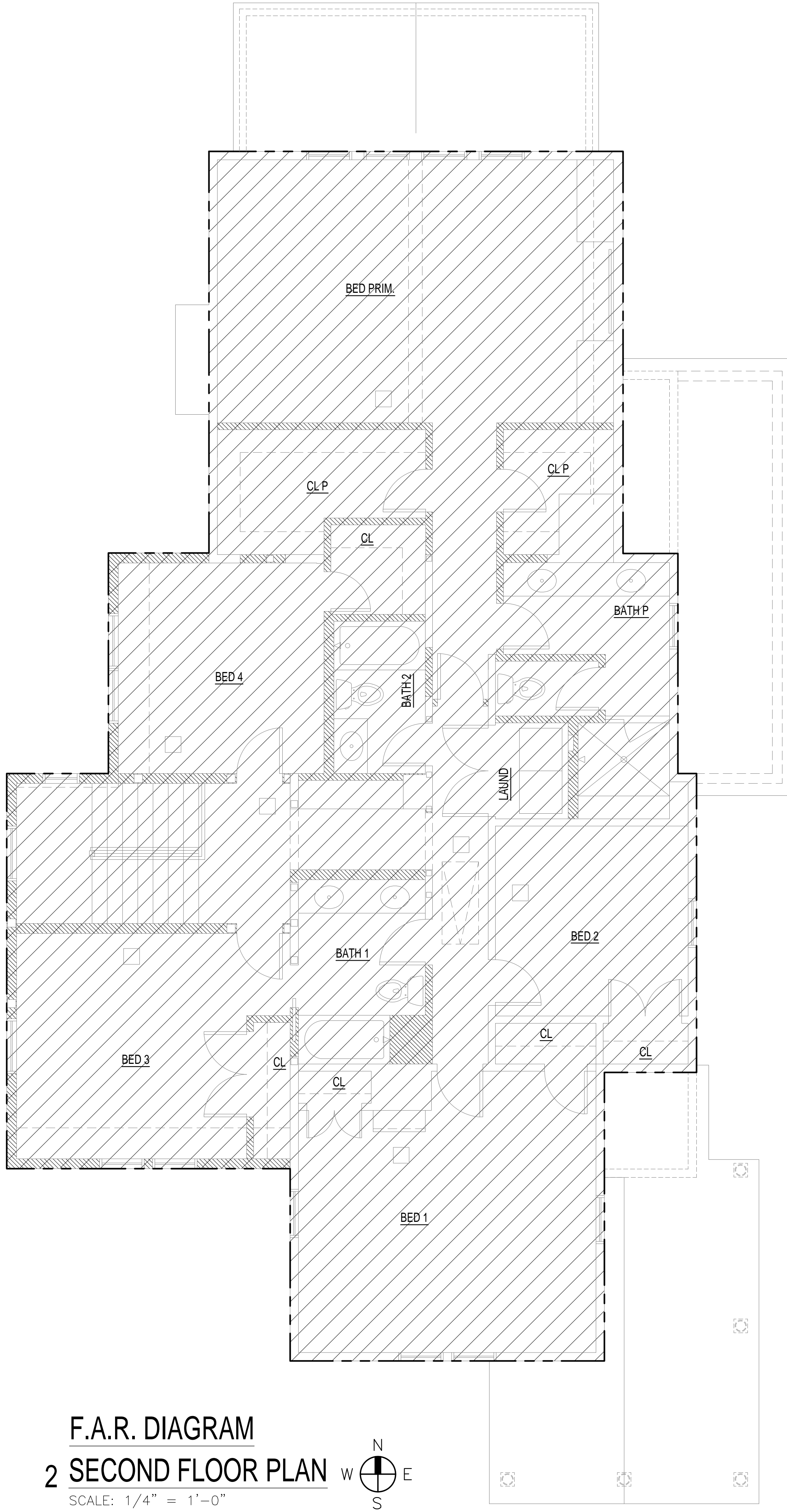
SECOND FLOOR PLAN & ROOF PLAN

SINGLE FAMILY RESIDENCE

217 W. HICKORY ST.  
HINSDALE, ILLINOIS

SHEET NO.  
**A-4**  
SHEET 4 OF 8





STATE OF ILLINOIS  
PATRICK  
M.  
PLUNKETT  
001-018175  
LICENSED ARCHITECT

ISSUE DATES:

DATE	ISSUED FOR REVIEW	REMARKS
08-11-2023	ISSUED FOR REVIEW	ISSUED FOR REVIEW
09-08-2023	ISSUED FOR REVIEW	ISSUED FOR REVIEW
12-14-2023	ISSUED FOR REVIEW	ISSUED FOR REVIEW

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PATRICK PLUNKETT

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hinsdale, il 60521

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FAR DIAGRAMS

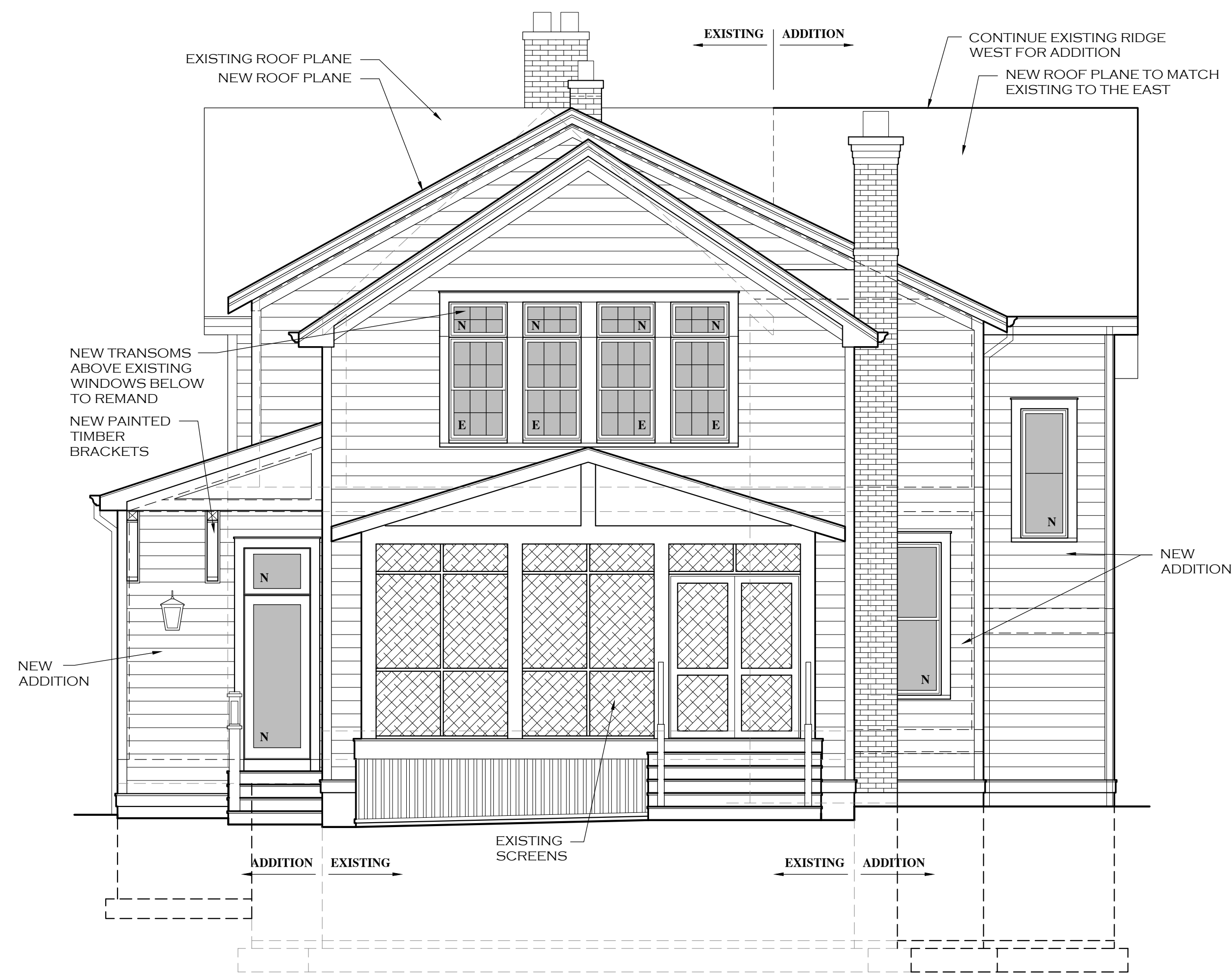
SINGLE FAMILY RESIDENCE

217 W. HICKORY ST.  
HINSDALE, ILLINOIS

SHEET NO.

A-5

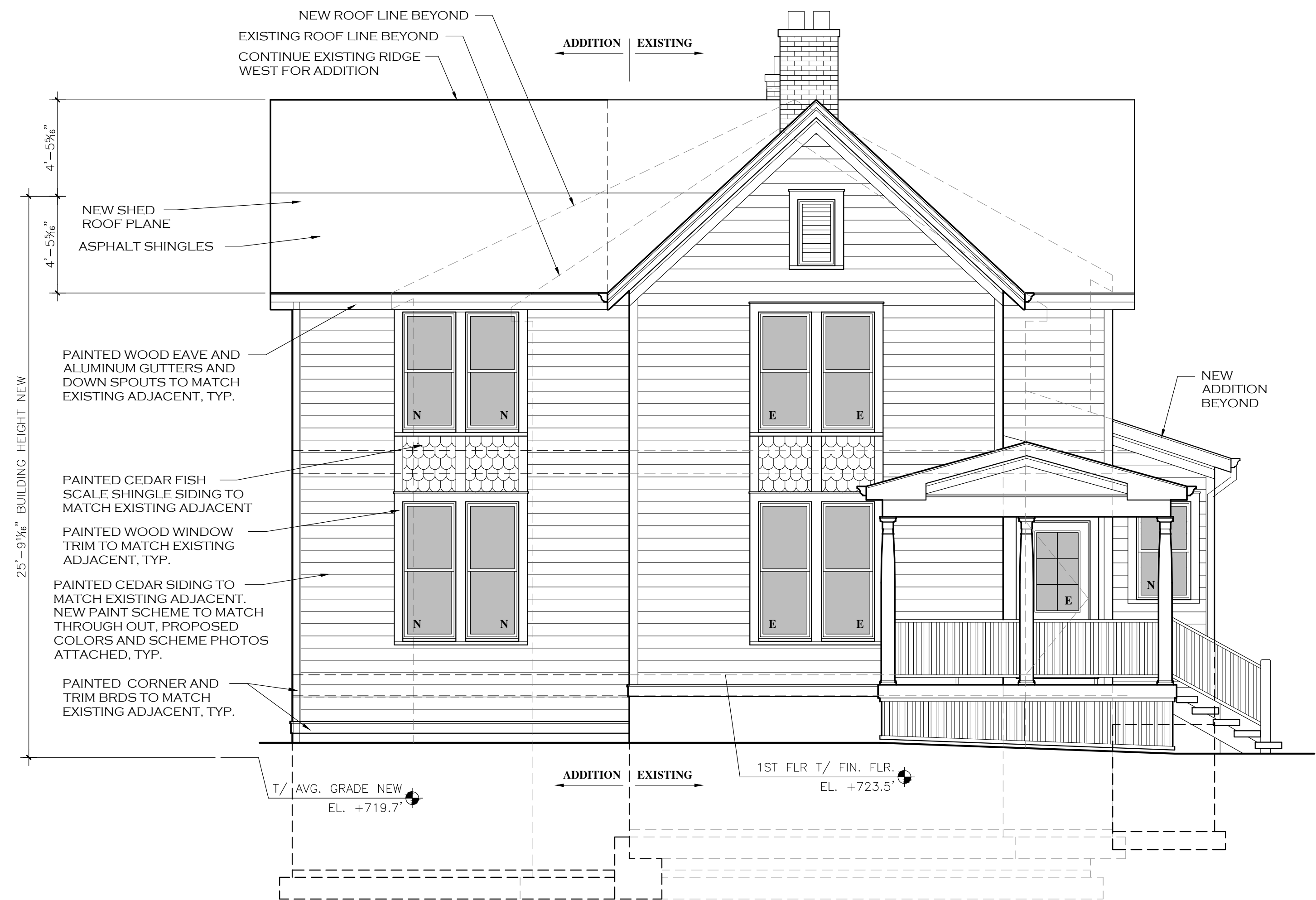
SHEET 5 OF 8



3 NORTH ELEVATION - NEW  
SCALE: 1/4" = 1'-0"



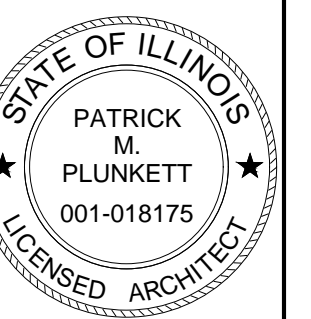
4 NORTH ELEVATION - EXSTG  
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - NEW  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - EXSTG  
SCALE: 1/4" = 1'-0"



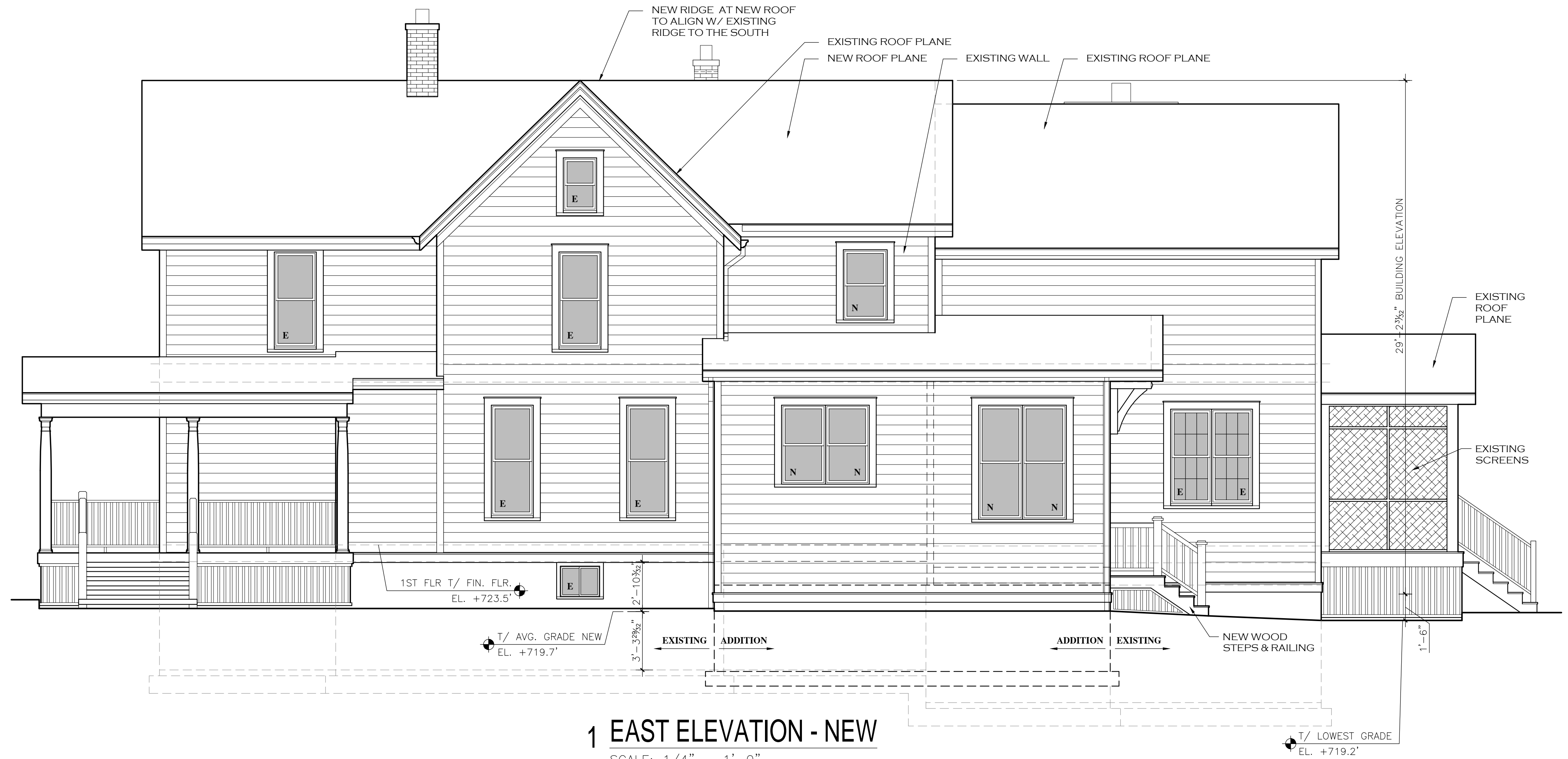
ISSUE DATES:		REMARKS
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09-08-2023	ISSUED FOR HISTORIC PRESERVATION REVIEW	
12-14-2023	ISSUED FOR HISTORIC PRESERVATION REVIEW	
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hinsdale, il 60521

EXTERIOR ELEVATIONS  
**SINGLE FAMILY RESIDENCE**  
217 W. HICKORY ST.  
HINSDALE, ILLINOIS







1 EAST ELEVATION - NEW  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - EXSTG  
SCALE: 1/4" = 1'-0"

STATE OF ILLINOIS

PATRICK M. PLUNKETT

001-018175

LICENSED ARCHITECT

ISSUE DATES:

DATE

ISSUED FOR REVIEW

08-11-2023

ISSUED FOR PERMITS AND CONSTRUCTION

09-08-2023

ISSUED FOR HISTORIC PRESERVATION REVIEW

12-14-2023

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EXTERIOR ELEVATIONS

SINGLE FAMILY RESIDENCE

217 W. HICKORY ST.  
HINSDALE, ILLINOIS

SHEET NO.

A-8

SHEET 8 OF 8

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19 north grant street  
hinnsdale, il 60521



# Lot Development Plan - Existing Conditions & Erosion Control

## Construction Notes

### GENERAL

- All work shall be performed in accordance with the Village of Hinsdale Specifications.
- The contractor shall contact J.U.L.I.E. and the Village of Hinsdale a minimum of 48 hours prior to any excavation work.
- The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
- Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

### EROSION CONTROL

- All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
- The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
- Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
- Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day
- Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins above the top of foundation.

### Legend

- TF = Top of Foundation  
GF = Garage Floor  
LO = Look Out  
WO = Walk Out  
TC = Top of Curb  
BW = Back of Walk  
FG = Finished Grade  
P.U.E. = Public Utility Easement  
D.E. = Drainage Easement  
CL = Center Line  
x (100.00) = Proposed Elevation  
x 100.00 = Existing Elevation
- Existing Contour  
Proposed Contour  
B-box  
Storm Manhole  
San Manhole  
Valve Vault  
Fire Hydrant  
Down spout  
Drainage Flow  
Watermain  
Storm Sewer  
Sanitary Sewer  
Exst. Tree  
Remove Tree  
Proposed Evergreens

### Existing Impervious

House & Front Entry *	1,780 sf
Garage	586 sf
Rear Patio	682 sf
Decks	261 sf
Walks	512 sf
Drive & Apron	1,949 sf
Total	5,770 sf

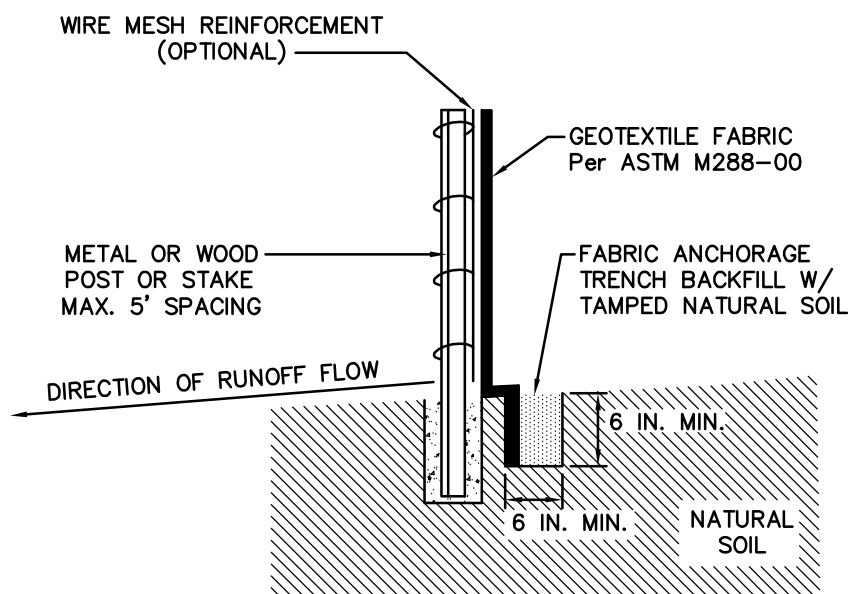
\* Includes 12" overhang

### Impervious Lot Coverage

Lot Area	16,219 sf
House & Front Entry	1,647 sf
Garage	586 sf
Rear Patio	682 sf
Decks	261 sf
Walks	512 sf
Drive	1,757 sf
Total	5,445 sf
	33.6%

### TREE PROTECTION NOTES

- Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
- Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
- No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
- No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
- 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 (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 (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.
- 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.
- 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).



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

### TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

### Typical Construction Sequencing

- Install soil erosion and sediment control measures.
- Tree removal where necessary (clear & grub).
- Construct sediment trapping devices.
- Strip topsoil and stockpile.
- Excavate for basement and stockpile.
- Install foundation.
- Backfill foundation and rough grade side.
- Re-spread Topsoil.
- Fine grade and permanently stabilize site.
- Remove all temporary SE/SC measures after site is stabilized with vegetation.
- Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event.

### Survey Data

Building location, building ties and measured property dimensions are based on plat of survey prepared by Landmark Engineering LLC dated June 11, 2013.

### CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on June 14, 2023 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

Dated at Bartlett, Illinois,

This 9th day of December, 2023.

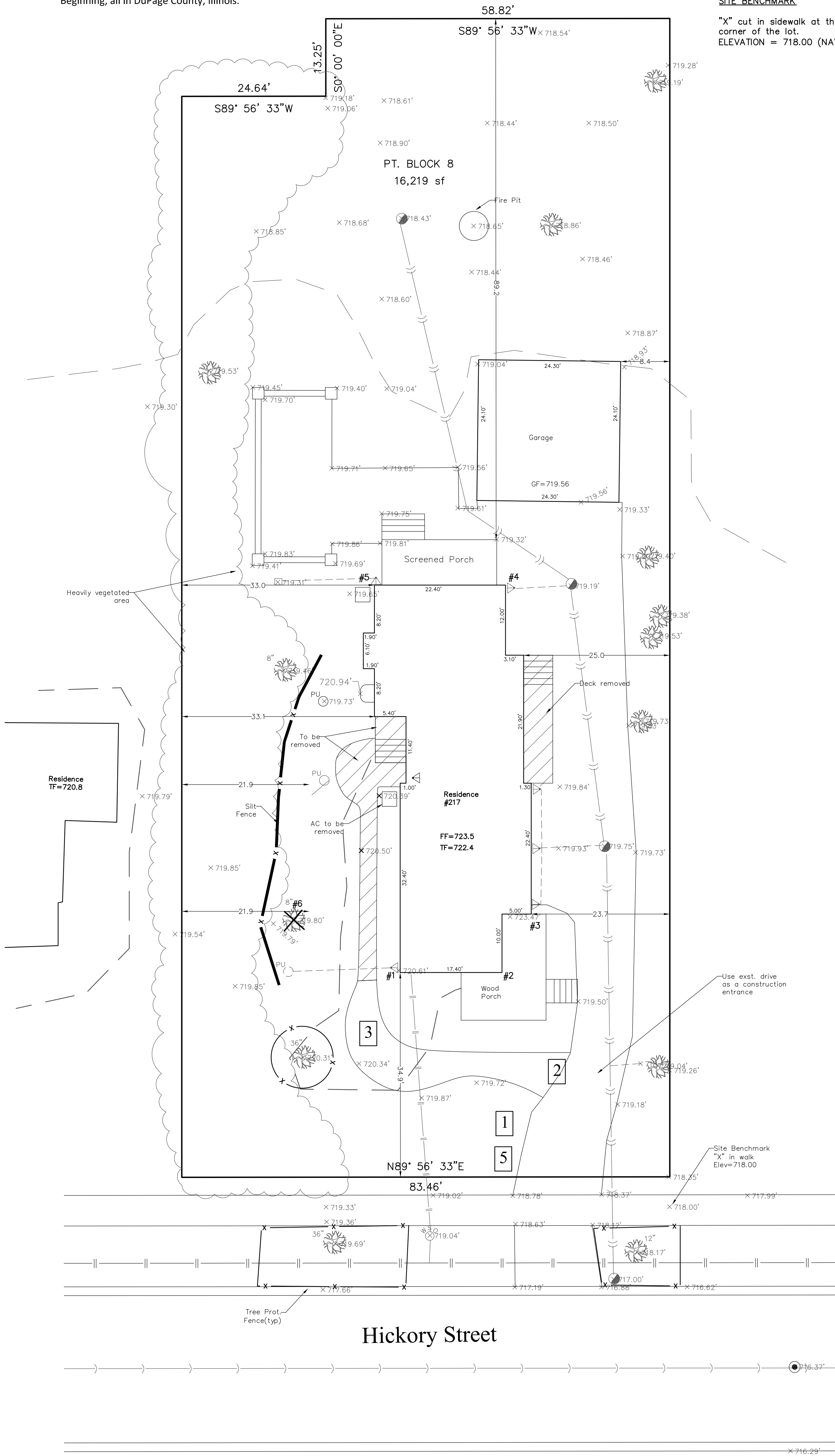
*Raymond G. Ulreich*  
Raymond G. Ulreich, IL Licensed Professional Engineer No. 062-040213, Expires 11/30/2023

### SOURCE BENCHMARK

DUPAGE COUNTY BM DGN01001 Brass disc at the intersection of Ogden avenue and Madison Street at the northeast corner on a concrete traffic signal base.  
ELEVATION = 704.86 (NAVD 88)

### SITE BENCHMARK

"X" cut in sidewalk at the southeast corner of the lot.  
ELEVATION = 718.00 (NAVD 88)



## Hickory Street

Taurus Engineering, L.L.C.

5N557 Route 59  
Bartlett, IL 60106  
630-549-5506  
tauruseng@sbeglobal.net

Design Firm 184.002441-0002

Prepared For:

Santh Chase  
217 W. Hickory St.  
Hinsdale, IL 60513

Property Address:

217 W. Hickory St  
Hinsdale, IL 60516

Original Plan Date

9-5-23

Revisions:

per Village review

12-9-23

Project #23-046

Scale: 1"=10'

Date

12-9-23

- 1 = Portable Toilet
- 2 = Refuse Dumpster
- 3 = Construction Material Storage
- 4 = Topsoil Stock Pile
- 5 = Concrete Washout





# Lot Development Plan - Proposed Conditions

SOURCE BENCHMARK

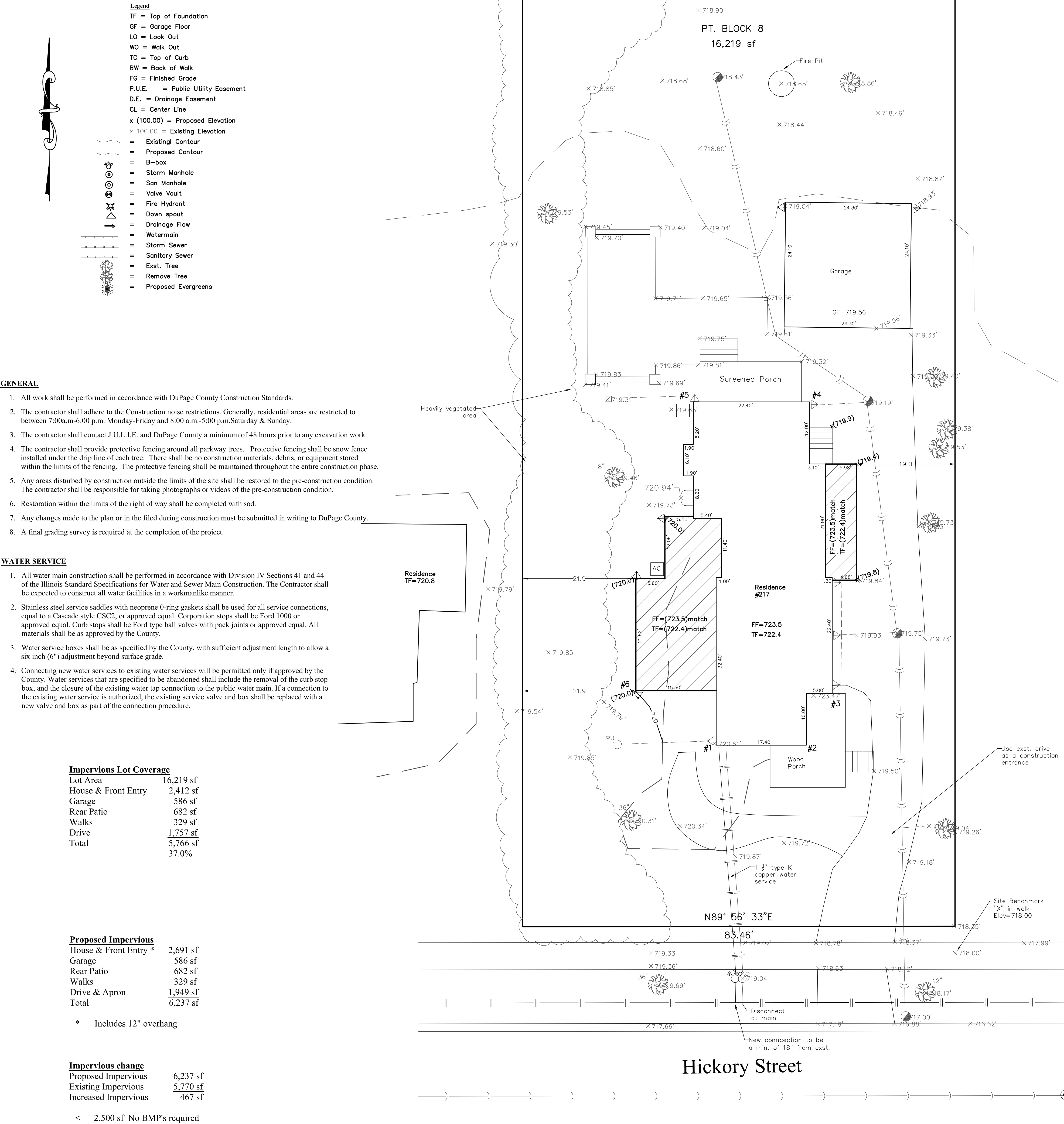
DUPAGE COUNTY BM DGN01001 Brass disc at the intersection of Ogden avenue and Madison Steet at the northeast corner on a concrete traffic signal base.  
ELEVATION = 704.86 (NAVD 88)

SITE BENCHMARK

"X" cut in sidewalk at the southeast corner of the lot.  
ELEVATION = 718.00 (NAVD 88)

That part of Block 8 in Ayer's Addition to the Town of Hinsdale, a subdivision of part of the South Half of the North Half of the Southwest Quarter of Section 1, Township 38 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of said Block; thence North 0°00'00" East, along the West line of said Block, 185.00 feet; thence North 89°56'53" East, parallel with the south line of said Block, 93.00 feet to a Point of Beginning; thence South 0°00'00" West, parallel with said West line, 185.00 feet to a point on the South line of said Block; thence North 89°56'53" East, along said South line, 83.46 feet to a point on the East Line of the Southwest Quarter of said block; thence North 0°00'00" East, along said East line 198.25 feet to a point on the North line of the Southwest Quarter of said Block; thence South 89°56'53" West, along said North line, 58.52 feet to a point on the East line of the West Two Thirds of the Southwest Quarter of said Block; thence South 0°00'00" West, along said East line, 13.25 feet to a point on a line that is 185.00 feet North and parallel with the South line of said Block; thence South 89°56'53" West, along said parallel line, 24.65 feet to the Point of Beginning, all in DuPage County, Illinois.



CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the ordinances and standards of the County.

Dated at Bartlett, Illinois,

This 14th day of December, 2023.

Taurus Engineering, L.L.C.

5N557 Route 59  
Bartlett, IL 60106  
630-549-5506  
tauruseng@sbcglobal.net

Design Firm 184.002441-0002

Prepared For:

Sarah Chase  
217 W. Hickory St.  
Hinsdale, IL 60513

Property Address:

217 W. Hickory St  
Hinsdale, IL 60513

Project #23-046

Original Plan Date

9-5-23

Revisions:

per Village review

Date

12-9-23

Scale: 1"=10'

1 = Portable Toilet

2 = Refuse Dumpster

3 = Construction Material Storage

4 = Topsoil-Stock Pile

5 = Concrete Washout



*Raymond G. Ulreich*  
Raymond G. Ulreich, IL Licensed Professional  
Engineer No. 062-040213, Expires 11/30/2023



**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** January 5, 2023

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, a Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and a Matching Grant – Construction of a Rear Building Addition

**FOR:** January 11, 2023 Historic Preservation Commission Meeting

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**SUMMARY**

The Village of Hinsdale received a Preservation Incentive application from Frederick and Elizabeth Regnery, the homeowners, requesting approval of alternative zoning regulations, a building permit fee waiver, expedited processing, a property tax rebate, and a matching grant to allow for the construction of a rear addition on the existing house located at 605 E. Third Street. A patio, pergola with an outdoor fireplace, small swimming pool, and deck will also be constructed as part of this project. The project architect is Michael Abraham Architecture.

Per the Village Code, approval of a Preservation Incentive Certificate is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

**BACKGROUND**

The existing single-family home at 605 E. Third Street was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-06.

The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District.

The building was constructed circa 1935 and features Tudor Revival architecture. The building is classified as Significant according to the 1999 Reconnaissance Survey. A rear addition that matches the Tudor Revival style of the home was constructed in the 1990s.

**REQUEST AND ANALYSIS**

The applicant requests approval of a Preservation Incentive for alternative zoning regulations, a building permit fee waiver, expedited processing, a property tax rebate, and a matching grant to allow for the construction of a rear addition onto the existing historic house at 605 E. Third Street. The applicant also intends to construct a small in-ground pool, patio, pergola, outdoor fireplace, and deck as part of the project. A site plan, building elevations, renderings, floor plans, plat of survey, and photos of the existing home have been submitted for review.



## MEMORANDUM

Exterior Improvements – The rear addition on the north side of the house includes a one-story sitting room / breakfast room, covered porch / “zen room”, and a sauna. The addition will also allow for the remodeling of the existing kitchen to the south of the proposed sitting room / breakfast room. The existing patio located in the backyard on the north side of the house will be removed and a pergola with an outdoor fireplace, patio, and small swimming pool will also be constructed. An existing wood privacy fence extends along the rear and sides of the property and provides substantial screening of the backyard from Hillcrest Avenue.

As shown on the building elevations, the sitting room/ breakfast room addition will be constructed of brick to match the existing brick on the house and includes sliding glass doors. The covered porch / zen room to the north will be constructed of a standing seam metal roof, thermally treated timbers, a tree trunk column, and an operable glass wall system / curtain wall. The sauna room area will be constructed of thermally treated timbers, thermally treated wood siding, and a glass curtain wall / doors.

The applicant is requesting to reduce the rear side yard to 15.9’. Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for a rear yard setback of 10% of the lot depth, with a minimum of 15’ for properties in the R-1 District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission. Per Section 3-110, the required rear yard for a corner lot in the R-1 District is 15% of the lot depth, with a minimum of 25’.

Cost Estimate for Eligible Exterior Work - A preliminary cost estimate for eligible exterior improvements for the attached addition has been provided for review and is included below. The cost estimate does not include construction costs for proposed accessory structures or costs that are not eligible per the program requirements.

Exterior Work	Cost Estimate
Carpentry, materials, and labor for framing walls and roof	\$20,000.00
Foundation	\$15,000.00
Glass enclosure of zen room	\$100,000.00
Windows / doors	\$15,000.00
Roofing and flashing	\$12,000.00
Masonry (brick veneer)	\$6,000.00
Masonry (cut stone caps)	\$2,000.00
Wood siding	\$10,000.00
<b>TOTAL</b>	<b>\$180,000.00</b>

Property Tax Rebate - Property owners may be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum period of five (5) years. A minimum investment of \$50,000 on eligible exterior improvements is required. Funds are reimbursed after the project is complete, passes final inspections, contractors or other involved companies have been paid, the property tax bill installment is paid, and a Reimbursement Request Form is submitted to the Village. Benefits may be transferred to subsequent property owners.





## MEMORANDUM

The property owner is eligible for the property tax rebate as the proposed work exceeds \$50,000. For reference, in 2022, the Village portion of the property tax bill for 605 e. Third Street was \$1,720.09 of the total property tax bill of \$125,370.47. The property owner could possibly be rebated an estimated \$8,600.45 or more over 5 years based on the 2022 amount of the Village portion of the bill. The actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors.

Matching Grant - The Village Board may approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a minimum investment of \$20,000 from the applicant. Funds are reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors or other companies have been paid by the applicant. The property owner is eligible for \$10,000 in grant funding, after factoring in the minimum investment of \$50,000 on eligible exterior improvements to qualify for the property tax rebate from the total project costs.

Historic Preservation Commission Review & Approval - Projects shall be reviewed according to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation to ensure that a historic building's integrity, significant elements and character is retained and appropriately repaired.

The Historic Preservation Commission has the authority to approve the requested alternative zoning regulations, a building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Incentive types. The Historic Preservation Commission shall provide a recommendation to the Village Board for applications requesting a matching grant or property tax rebate, with final approval granted by the Village Board.

**Staff recommends that the Historic Preservation Commission provide two separate motions for this project.**

One motion should state that the Commission moves to approve the Preservation Incentive Application to allow for alternative zoning regulations, a building permit fee waiver, and expedited processing. The other motion should state that the Commission moves to recommend approval of the Preservation Incentive Application to allow for a property tax rebate and matching grant to the Village Board.

### **PROCESS**

Pursuant to Title 14, Section 14-7-4, various Preservation Incentives are available to applicants regarding properties approved for inclusion on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if the exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties, including, but not limited to stormwater runoff impacts.



## MEMORANDUM

A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate. For applications seeking a waiver of fees, expedited process, or alternative bulk standards, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.

For applications requesting a grant or property tax rebate, the vote of the Historic Preservation Commission shall be advisory, and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.

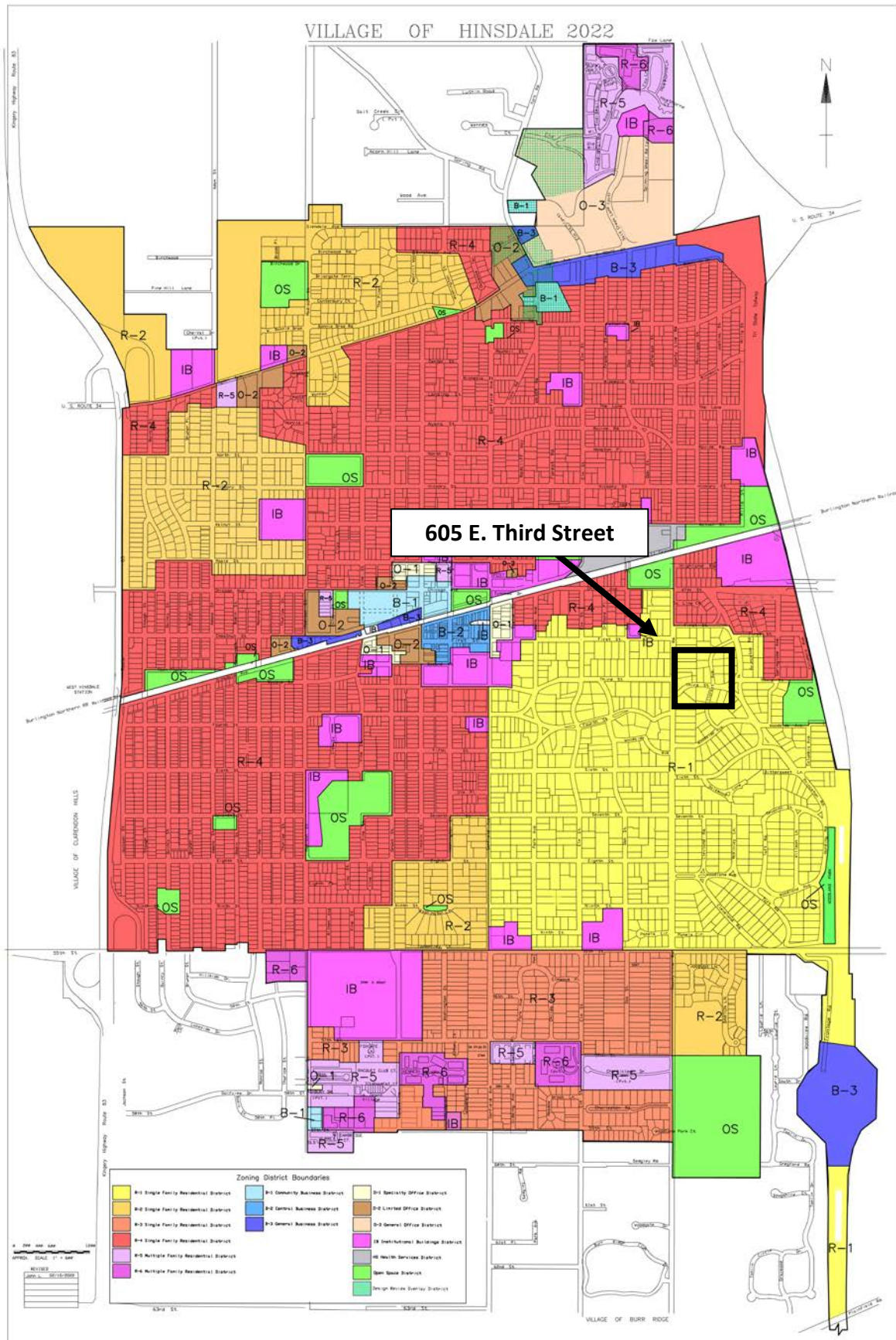
Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.

The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

### **ATTACHMENTS**

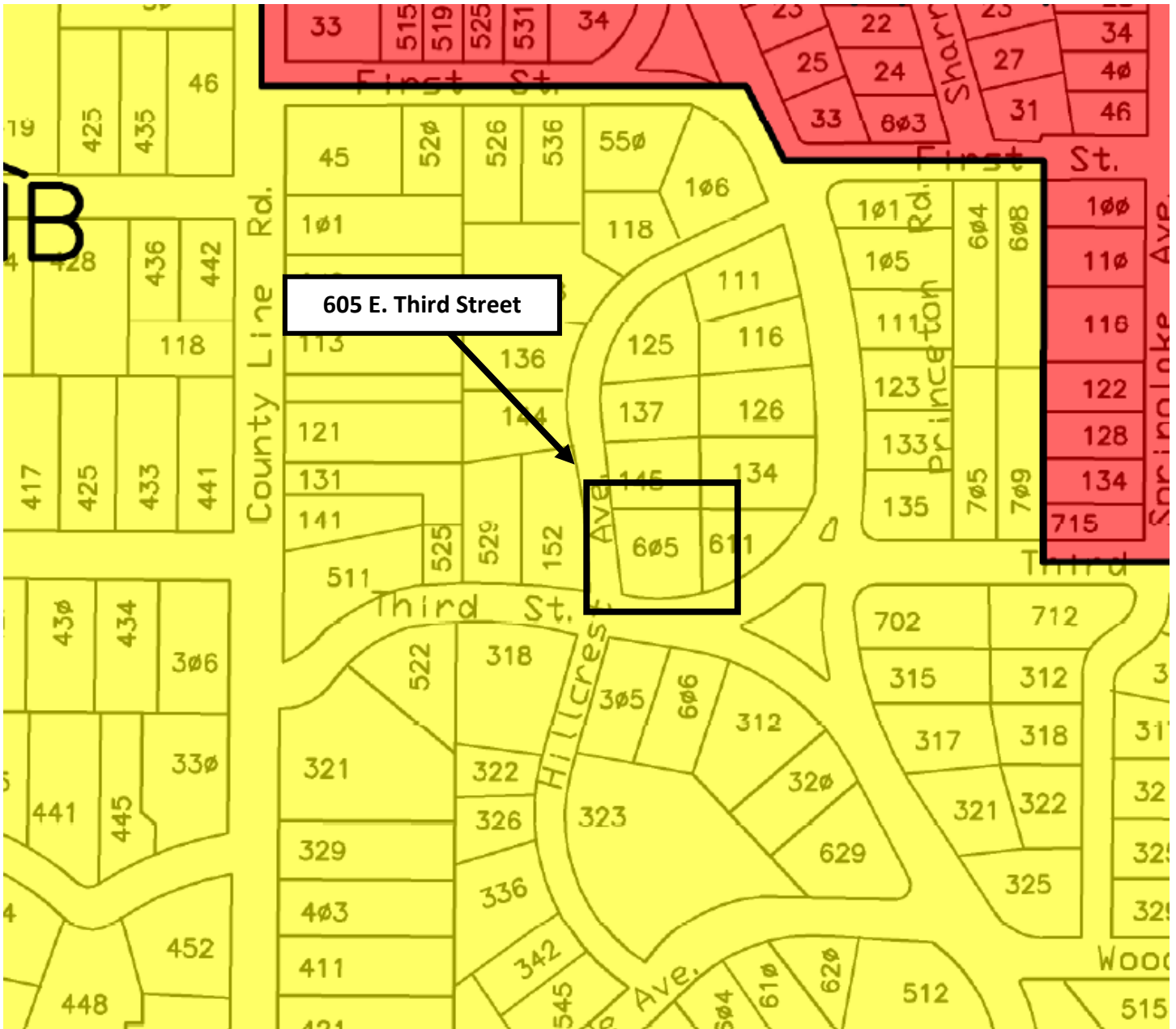
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Preservation Incentive Application and Exhibits

## Village of Hinsdale Zoning Map and Project Location





## Village of Hinsdale Zoning Map and Project Location



# Aerial View – 605 E. Third Street





## Birds Eye View – 605 E. Third Street





Street View – 605 E. Third Street

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Street View – 605 E. Third Street

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**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 605 E. Third Street	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-106-004-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1935	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Rear addition to match original house added in 1990s</li> </ul>	



## **PRESERVATION INCENTIVE REVIEW CRITERIA - VILLAGE CODE TITLE 14, SECTION 14-7-5(F)**

### **14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:**

F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards

1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:
  - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
  - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
  - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
  - d. Most properties and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
  - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
  - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
  - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
  - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
  - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
  - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
3. All other Village code requirements must be met.

# HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address <b>605 East Third</b>	
PIN(s) <b>18-07-106-004</b>	
Zoning District <b>R1 HOD</b>	Land Use <b>Single Family</b>
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input checked="" type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input checked="" type="checkbox"/> Fee Waivers <input checked="" type="checkbox"/> Alternative Zoning Regulations <input checked="" type="checkbox"/> Expedited Processing <input checked="" type="checkbox"/> Property Tax Rebate <input checked="" type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name <b>Michael Abraham Architecture C/O Joel Rafferty</b>	Company <b>Michael Abraham Arch PC</b>
Address <b>605 E. Third</b>	City / State / Zip <b>Clarendon Hills, IL 60154</b>
Phone <b>630-655-9417</b>	Email <b>jr@michael-abraham.com</b>
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name <b>Frederick &amp; Elizabeth Regnery</b>	Company
Address <b>605 E. Third</b>	City / State / Zip <b>Hinsdale, IL</b>
Phone <b>708-415-0712</b>	Email <b>frederick.regnery@colliers.com</b>
PROJECT DETAILS	
Property Size (Square Feet) <b>22,195 sf</b>	Building Size (Square Feet) <b>4783 sf coverage</b>
Total Cost of Exterior Improvements <b>200,000</b>	Cost of Eligible Improvements
Estimated Work Start Date <b>Feb 2024</b>	Estimated Work End Date <b>Fall 2024</b>

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

**Joel Rafferty - MAA**

Printed Name of Applicant  
**Frederick Regnery**

Printed Name of Property Owner

**Joel Rafferty**

Digitally signed by Joel Rafferty  
Date: 2023.12.19 13:10:23 -06'00'

Signature of Applicant

DocuSigned by:  
*Frederick Regnery*

Signature of Property Owner

Date

12/21/2023

Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date

**TABLE OF COMPLIANCE**Address of property: 605 E. ThirdThe following table is based on the R1 HOD Zoning District.

You may write "N/A" if the application does not affect the building/ property.	<b>Minimum Code Requirements</b>	<b>Existing Development</b>	<b>Proposed Development</b>
Lot Area (Square Feet)	30,000 sf	22,195.0 SF	22,195.0 SF
Lot Depth	125'	158.1'	158.1'
Lot Width	125'	133.5'	133.5'
Building Height	30.0'	+/-29.5'	+/-29.5'
Number of Stories	3	2	2
Front Yard Setback	Block Ave/ Existing (take less)	63.7'	63.7'
Corner Side Yard Setback	25.4' HOD/ 35' Building Line	25.4'	25.4'(Pergola = 35.4')
Interior Side Yard Setback	10' HOD	5.94'	5.94'
Rear Yard Setback	15.81' HOD	38.5'	15.96'
Maximum Floor Area Ratio (F.A.R.)*	<b>N/A HOD</b>	<b>6130.1sf</b>	<b>6,944.3 sf</b>
Maximum Total Building Coverage*	25% = 5,548.7 SF	3686.0 sf (16%)	4783.1 sf (21%)
Maximum Total Lot Coverage*	60% = 13,317.0 SF	7135.8 SF 32%	9219.5 SF 41%
Parking Requirements			
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

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

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**CERTIFICATION**

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 or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
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 he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, 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 demand for payment.

On the 14 day of DEC, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

**APPLICANT SIGNATURE**

JOEL RAFFERTY  
Printed Name of Applicant

[Signature]  
Signature of Applicant

12/14/23  
Date

SUBSCRIBED AND SWORN to before me this 14th day of DECEMBER, 2023.

[Signature]  
Notary Public Signature & Seal

**PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)**

Elizabeth Regnery  
Printed Name of Owner

[Signature]  
Signature of Owner

12/14/23  
Date

SUBSCRIBED AND SWORN to before me this 14th day of DECEMBER, 2023.

[Signature]  
Notary Public Signature & Seal



Commission No. 914006

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

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

**Property address:** \_\_\_\_\_

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

**Present zoning classification:** \_\_\_\_\_

**Square footage of property:** \_\_\_\_\_

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

**Lot dimensions:** \_\_\_\_\_ x \_\_\_\_\_

**Current use of property:** \_\_\_\_\_

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

<b>Approval sought:</b>	Building Permit	Variation
	Special Use Permit	Planned Development
	Site Plan	Exterior Appearance
	Design Review	
	Other:	_____

**Brief description of request and proposal:**  
\_\_\_\_\_

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

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	_____	_____
<b>interior side(s)</b>	_____ / _____	_____ / _____

**Provided:**

**Required by Code:**

corner side

rear

**Setbacks (businesses and offices):**

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

**Building heights:**

principal building(s):

accessory building(s):

**Maximum Elevations:**

principal building(s):

accessory building(s):

**Dwelling unit size(s):**

**Total building coverage:**

**Total lot coverage:**

**Floor area ratio:**

**Accessory building(s):**

**Spacing between buildings:** [depict on attached plans]

principal building(s):

accessory building(s):

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

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

**Statement of applicant:**

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

**By:**

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Applicant's printed name

**Dated:** \_\_\_\_\_, 20\_\_\_\_.



MICHAEL ABRAHAM  
ARCHITECTURE

148 BURLINGTON STREET  
CLARENDON HILLS, ILLINOIS 60514  
PHONE (630) 655.9417

December 19, 2023

RE: HOD Preservation Incentive – 605 East Third Street

To Historic Preservation Commission and Village staff,

The owners of 605 East Third Street, Frederick and Elizabeth Regnery, are seeking approval for HOD preservation bulk incentives along with permit fee waivers, an expedited permitting process, property tax rebate and improvement grant. The bulk incentive is simply for a reduced rear yard setback.

A historic Tudor Revival house on the corner of East Third and Hillcrest originally built in 1935. A previous addition to the house was built in late 1990's that included a kitchen and family room on the first floor. Along with new bedrooms and bathrooms upstairs. Our proposed work takes place in the rear courtyard. A new one story brick veneer addition of a sitting and breakfast room will be nestled between the existing kitchen and family room. This addition gives access to a new 3 season covered zen room and sauna house. Across the patio to the West is a proposed pergola and fireplace.

The house has many classic tudor details of half timbering with stucco on the upper gables, brick on the lower floor and the center oriel window of a classic rural tudor home. The proposed work takes notes from historic 20<sup>th</sup> century tudors with it's mock battlements a top brick walls. Along with the arts & crafts style zen room.

Attached to this letter are existing photographs, plans, and elevations which show our design intent to give a second life while maintaining the quality of the original home.

We are hopeful that the proposed design is in keeping with the intent of the Historic Overlay District and that the Commission considers approval for the owner's request for preservation incentives.

Sincerely,

Joel Rafferty  
Michael Abraham Architecture  
630.655.9417 ext. 305

# Cost Estimates

Regnery Residence  
605 East Third Street  
Hinsdale, IL

	Material only
<i>Carpentry, materials and labor for framing walls and roof</i>	\$ 20,000.00
<i>Foundation</i>	\$ 15,000.00
<i>Glass Enclosure of Zen room</i>	\$ 100,000.00
<i>Windows/ doors</i>	\$ 15,000.00
<i>Roofing and flashing</i>	\$ 12,000.00
<i>Masonry (brick Veneer)</i>	\$ 6,000.00
<i>Masonry (cut stone caps)</i>	\$ 2,000.00
<i>Wood Siding</i>	\$ 10,000.00
<b><u>Total</u></b>	\$ 180,000.00

*Renovation costs above include the build out of the attached addition structure hard costs. Actual contract amounts for above line items to be provided by others when finalized.*



south side of house



west side of house





north west side of house



north east side of house





east side of house

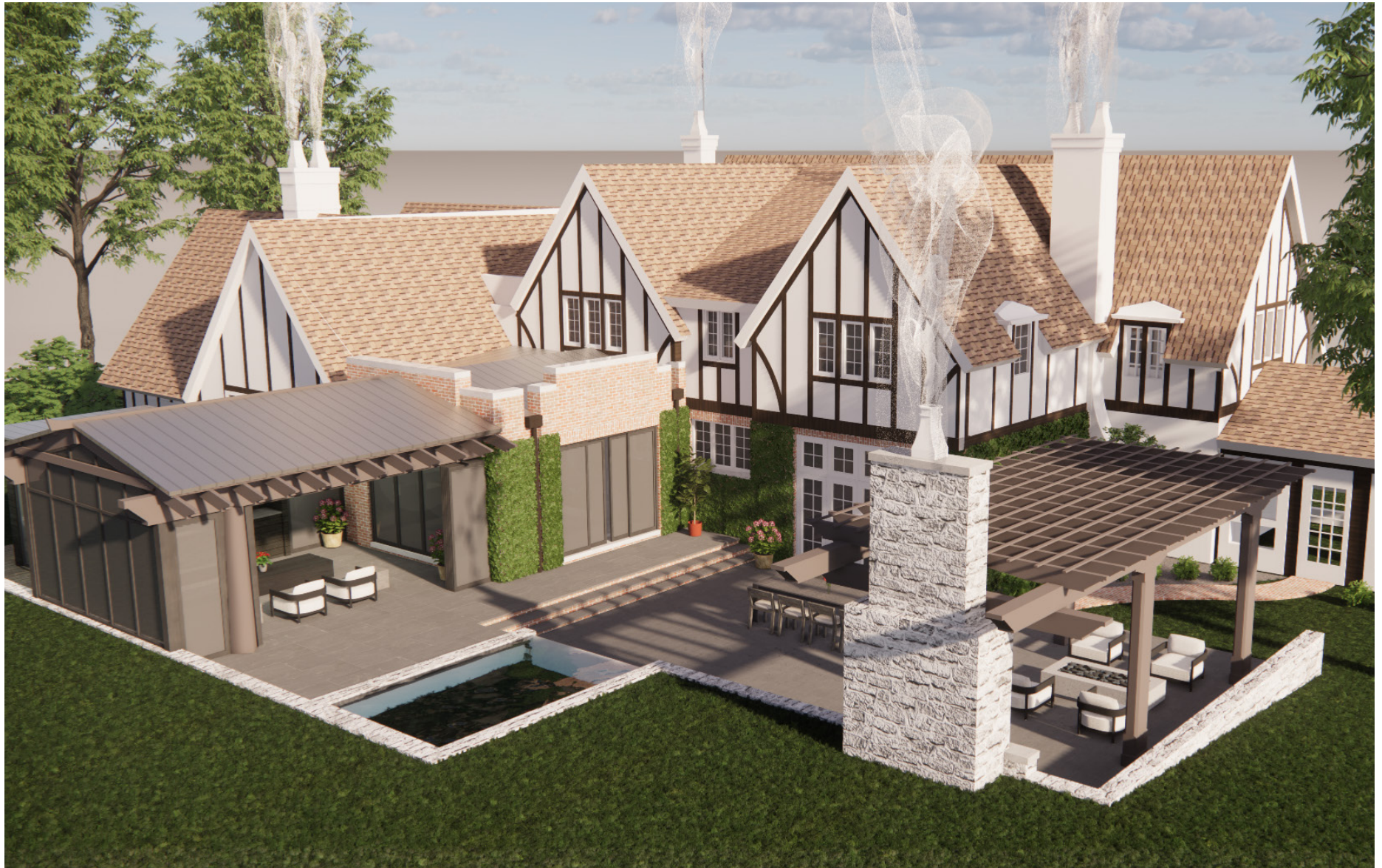


thermally treated wood sample



standing seam roofing sample





---

regnery residence  
12.12.23

MICHAEL ABRAHAM  
ARCHITECTURE





regnery residence  
12.12.23

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ARCHITECTURE





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regnery residence  
12.12.23

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---

regnery residence  
12.12.23

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regnery residence  
12.12.23

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regnery residence  
12.12.23

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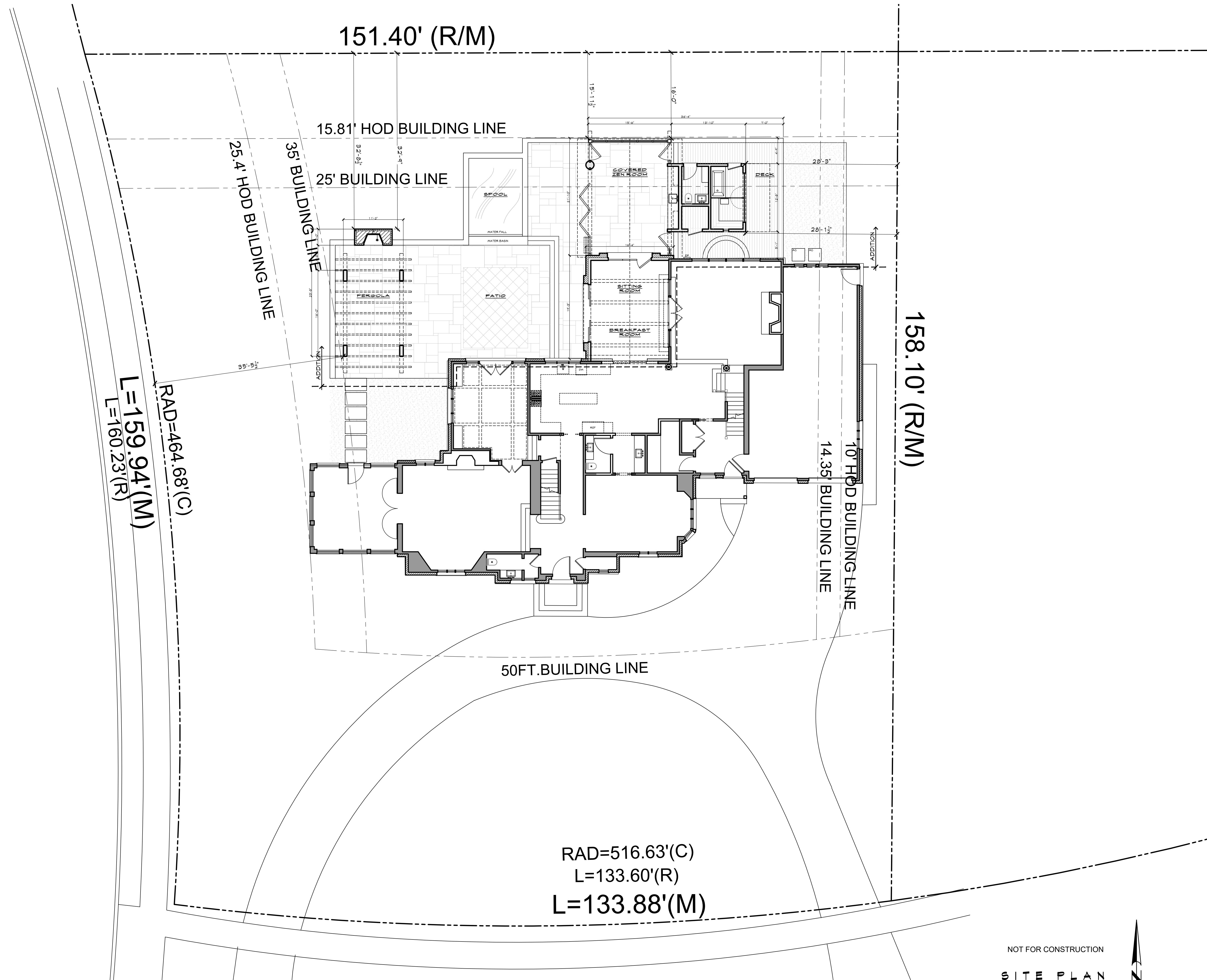




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regnery residence  
12.12.23

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ARCHITECTURE



NOT FOR CONSTRUCTION

S I T E P L A N

1/8" = 1'-0"

Site Plan

DRAWN BY:  
JR

DOCUMENT:  
Review 23\_12.05

The Regnery Residence

605 East Third Street  
Hinsdale, IL

PROJECT NO:  
23006

CHECKED:  
MA

NOT FOR CONSTRUCTION

MICHAEL ABRAHAM  
ARCHITECTURE

t1.1

148 Burlington Avenue

Clarendon Hills

P 630.555.917

michael-abraham.com



**EXISTING**  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION





**PROPOSED  
WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION  
**EXISTING  
WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**The Regnery Residence**  
605 East Third Street  
Hinsdale, IL

**MICHAEL ABRAHAM  
ARCHITECTURE**

**DOCUMENT:**  
HPC Application 23\_12.13

**DRAWN BY:**  
JR

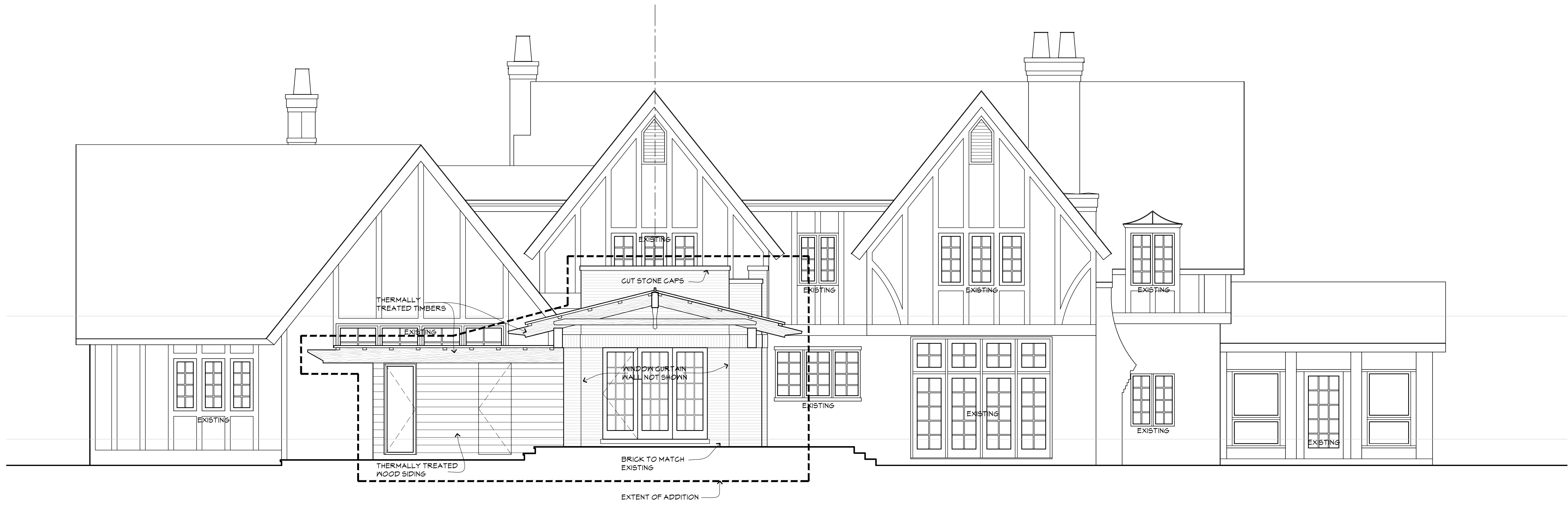
**PROJECT NO:**  
23006

**CHECKED:**  
MA

**NOT FOR CONSTRUCTION**

148 Burlington Avenue  
Clarendon Hills, Illinois 60514  
P 630.655.9417  
michael.abraham.com

**a1.2**



**PROPOSED**  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

**EXISTING**  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**The Regnery Residence**

605 East Third Street  
Hinsdale, IL

Exterior Elevations

**DRAWN BY:**  
JR

**DOCUMENT:**  
HPC Application 23\_12.13

**PROJECT NO:**  
23006

**CHECKED:**  
MA

**NOT FOR CONSTRUCTION**

**MICHAEL ABRAHAM**  
**ARCHITECTURE**

148 Burlington Avenue

Clarendon Hills Illinois 60514

P 630.655.9417

michael.abraham.com

**a1.3**



**PROPOSED**  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION  
**EXISTING**  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**The Regnery Residence**  
605 East Third Street  
Hinsdale, IL

**DOCUMENT:**  
HPC Application 23\_12.13

**DRAWN BY:**  
JR

Exterior Elevations

**CHECKED:**  
MA

**PROJECT NO:**  
23006

NOT FOR CONSTRUCTION  
Clarendon Hills Illinois 60514

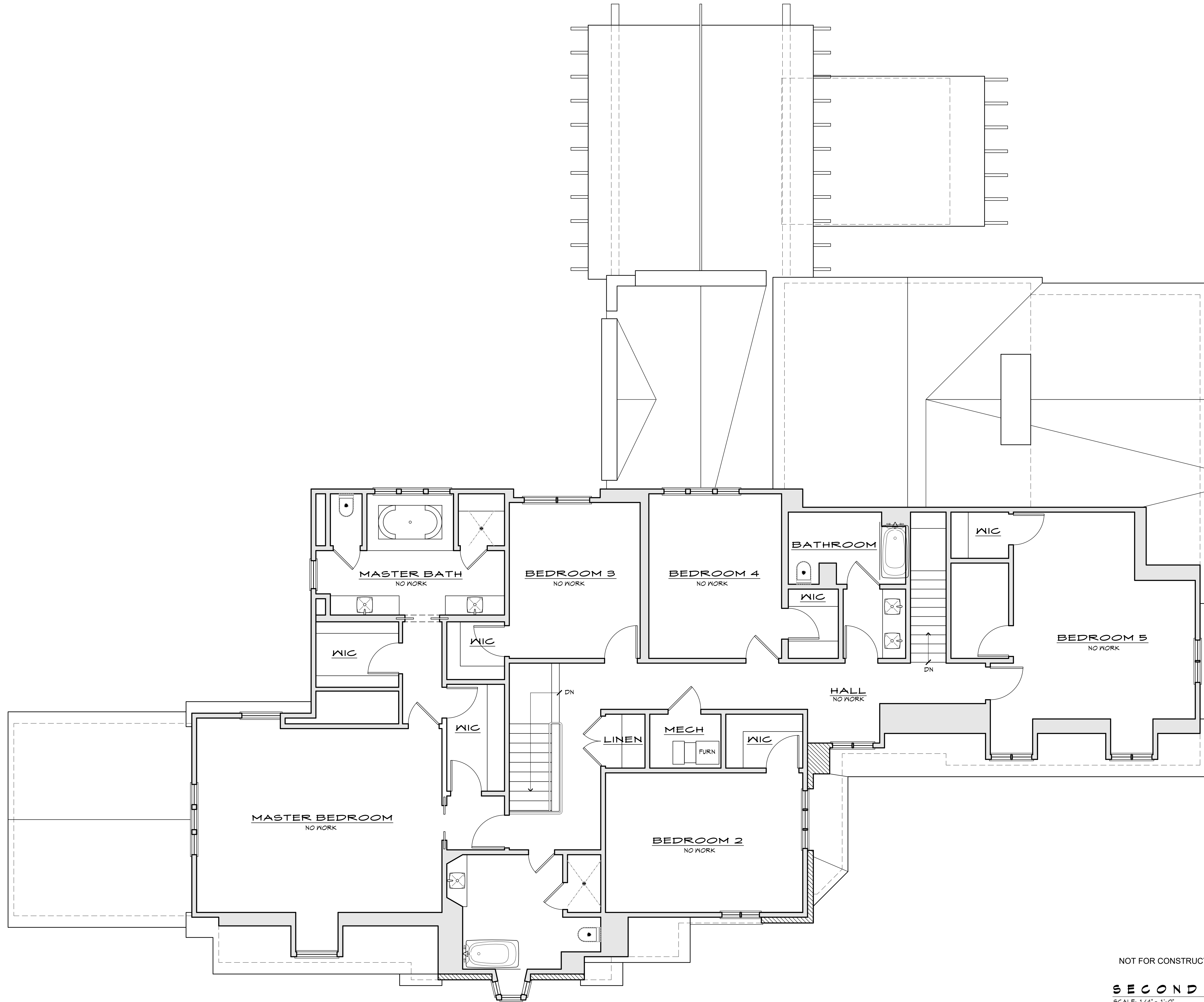
148 Burlington Avenue  
P 630.655.9417  
michael.abraham.com

**MICHAEL ABRAHAM**  
**ARCHITECTURE**

**a1.3**







NOT FOR CONSTRUCTION

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

The Regnery Residence

605 East Third Street  
Hinsdale, IL

DOCUMENT:  
Review Z3\_12.05

DRAWN BY:  
JR

Second Floor Plan

CHECKED:  
MA

PROJECT NO:  
23006

NOT FOR CONSTRUCTION

148 Burlington Avenue

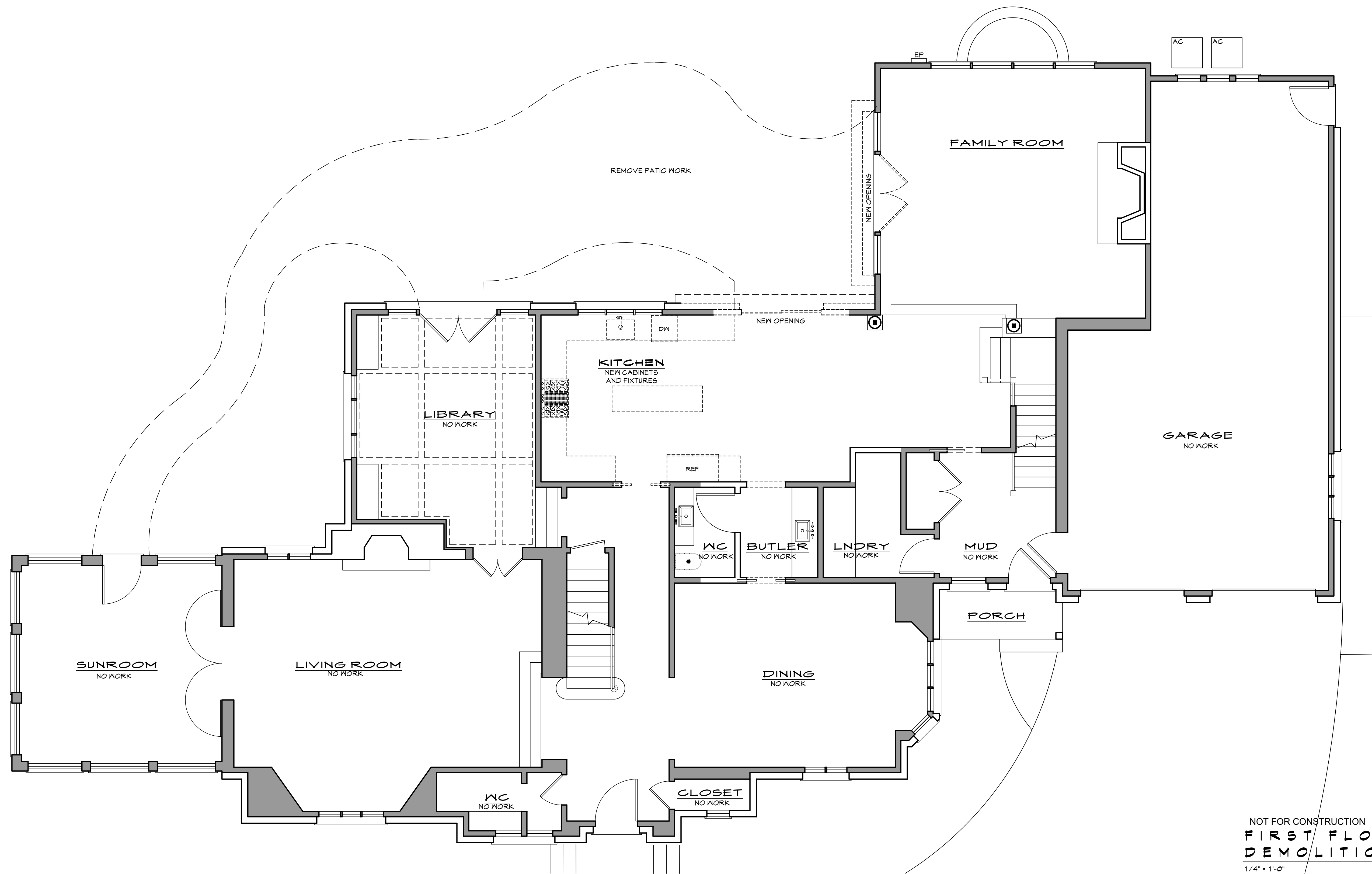
Clarendon Hills Illinois 60514

P 630.655.9417

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ARCHITECTURE

a2.2



NOT FOR CONSTRUCTION  
FIRST FLOOR  
DEMOLITION PLAN  
1/4" = 1'-0"

## The Regnery Residence

605 East Third Street  
Hinsdale, IL

First Floor Demolition Plan

DRAWN BY:  
JR

DOCUMENT:  
Review 23\_12.05

PROJECT NO:  
23006

CHECKED:  
MA

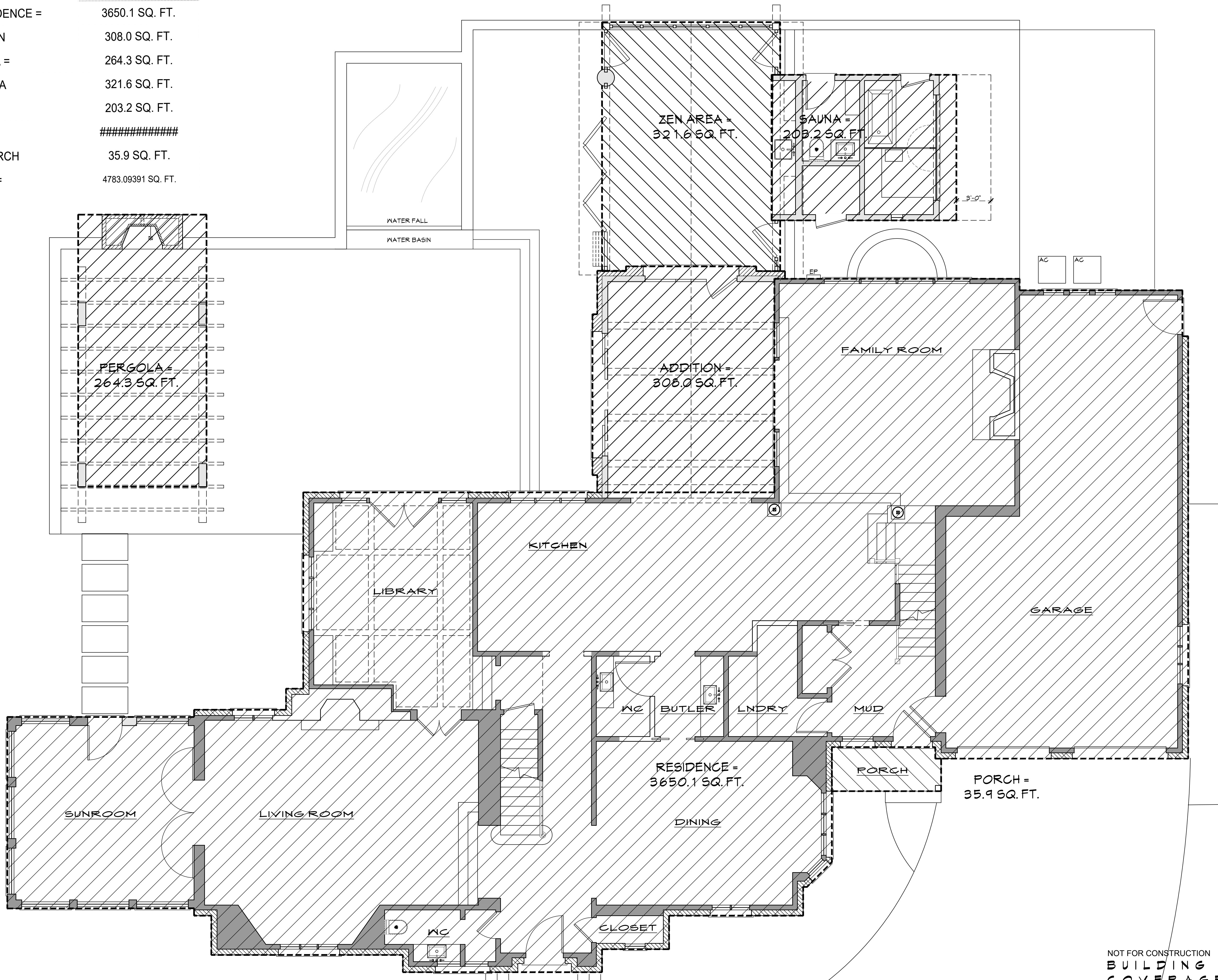
NOT FOR CONSTRUCTION

MICHAEL ABRAHAM  
ARCHITECTURE



LOT AREA = 22,201.9 SF  
BUILDING COVERAGE (25% = 5550.5 SQ.FT. ALLOW)

EXISTING RESIDENCE =	3650.1 SQ. FT.
ADDITION	308.0 SQ. FT.
PERGOLA =	264.3 SQ. FT.
ZEN AREA	321.6 SQ. FT.
SAUNA	203.2 SQ. FT.
DECK	#####
FRONT PORCH	35.9 SQ. FT.
TOTAL =	4783.09391 SQ. FT.



NOT FOR CONSTRUCTION  
BUILDING  
COVERAGE OVERLAY  
1/4" = 1'-0"

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ARCHITECTURE

The Regnery Residence  
605 East Third Street  
Hinsdale, IL

DOCUMENT:  
Review 23\_12.05  
NOT FOR CONSTRUCTION

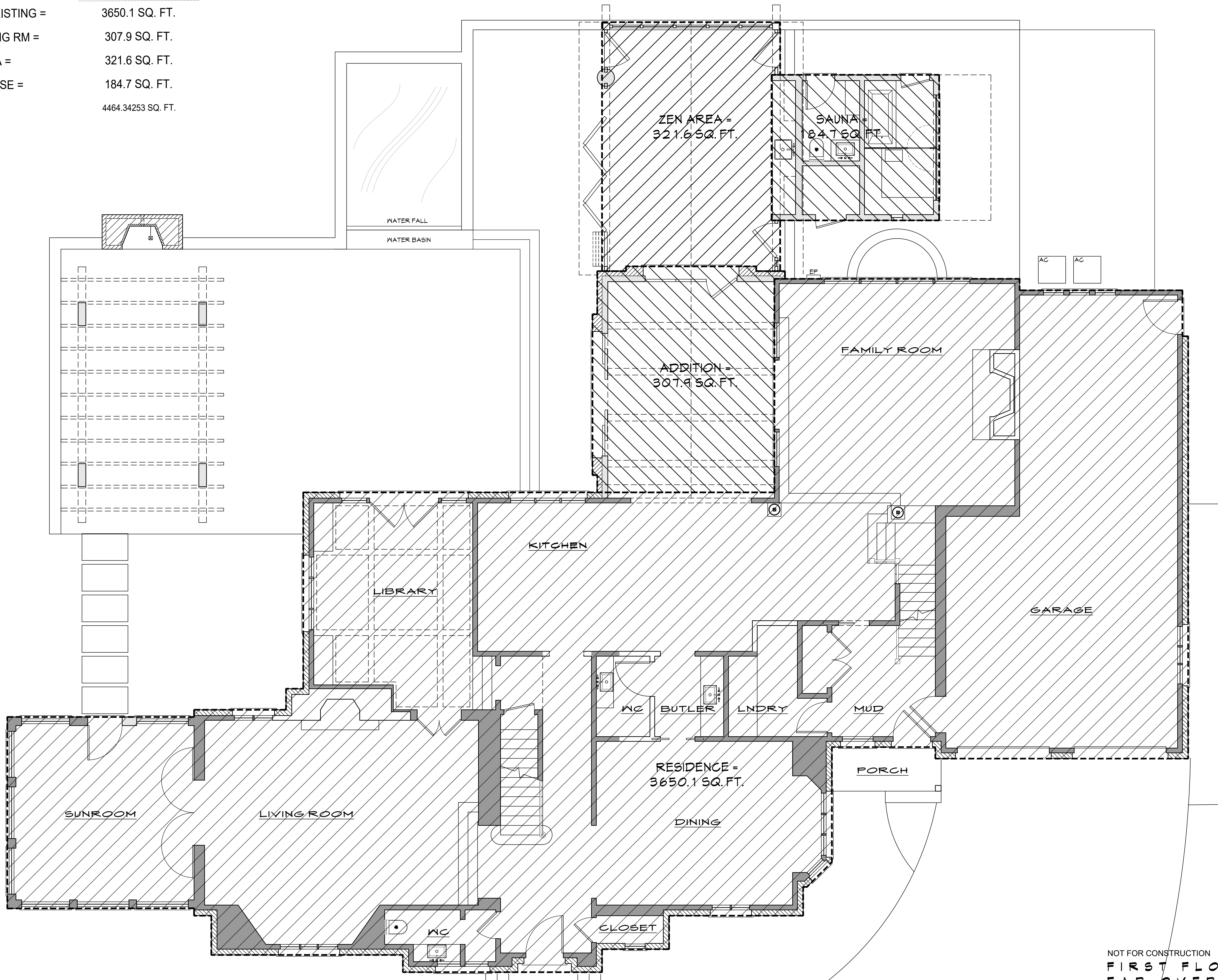
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JR  
CHECKED:  
MA

PROJECT NO:  
23006

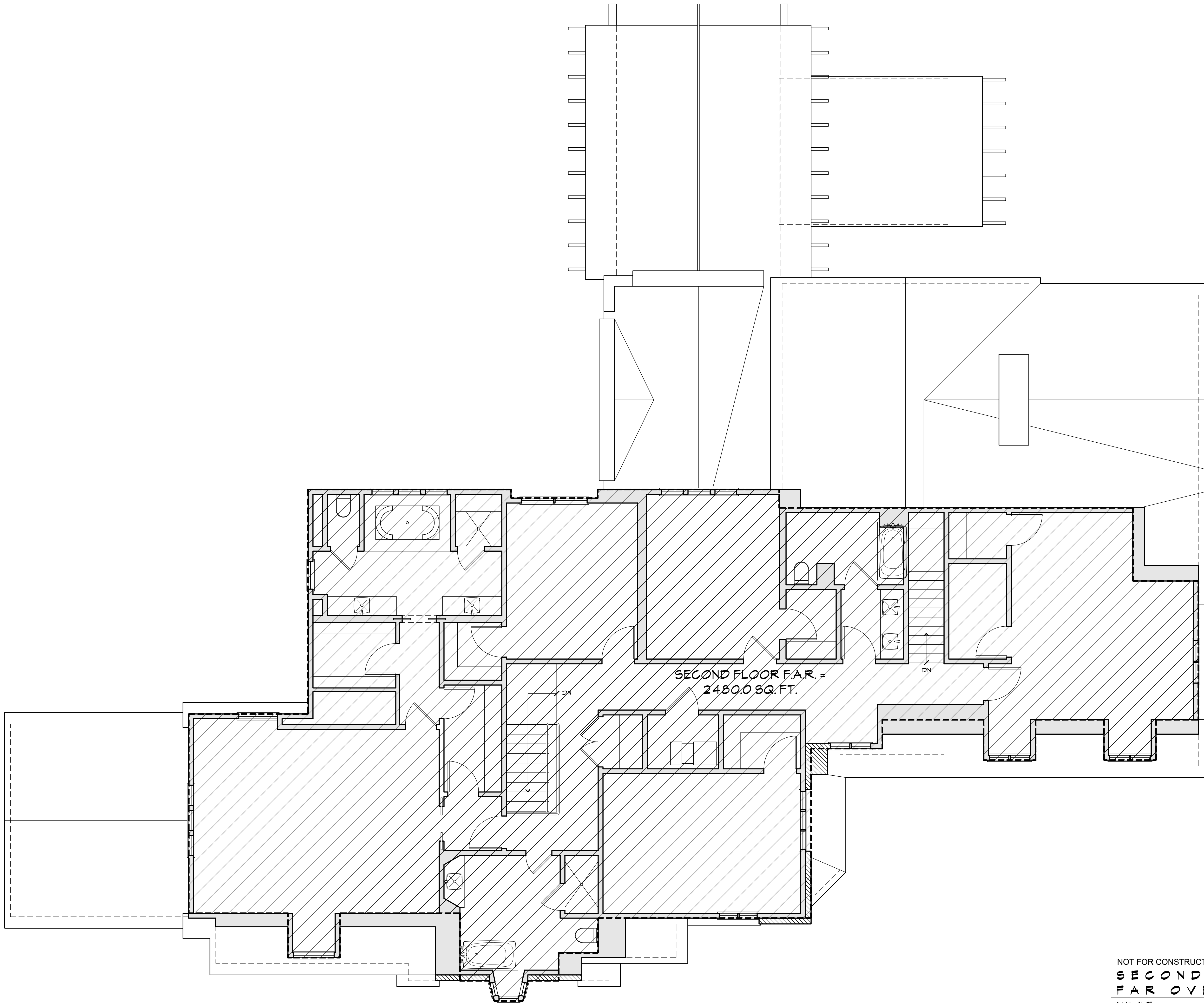
02.1

FAR (.2 = 2000 = 6440.3 SQ.FT. ALLOW)

FIRST FLOOR EXISTING =	3650.1 SQ. FT.
BRKFST/ SITTING RM =	307.9 SQ. FT.
ZEN AREA =	321.6 SQ. FT.
SAUNA HOUSE =	184.7 SQ. FT.
TOTAL	4464.34253 SQ. FT.



NOT FOR CONSTRUCTION  
FIRST FLOOR  
FAR OVERLAY  
1/4" = 1'-0"



NOT FOR CONSTRUCTION  
**SECOND FLOOR  
FAR OVERLAY**  
1/4" = 1'-0"

02.3

Second Floor FAR Overlay

DRAWN BY:  
JR

DOCUMENT:  
Review Z3\_12.05

The Regnery Residence

605 East Third Street  
Hinsdale, IL

MICHAEL ABRAHAM  
ARCHITECTURE

PROJECT NO:  
23006

CHECKED:  
MA

NOT FOR CONSTRUCTION

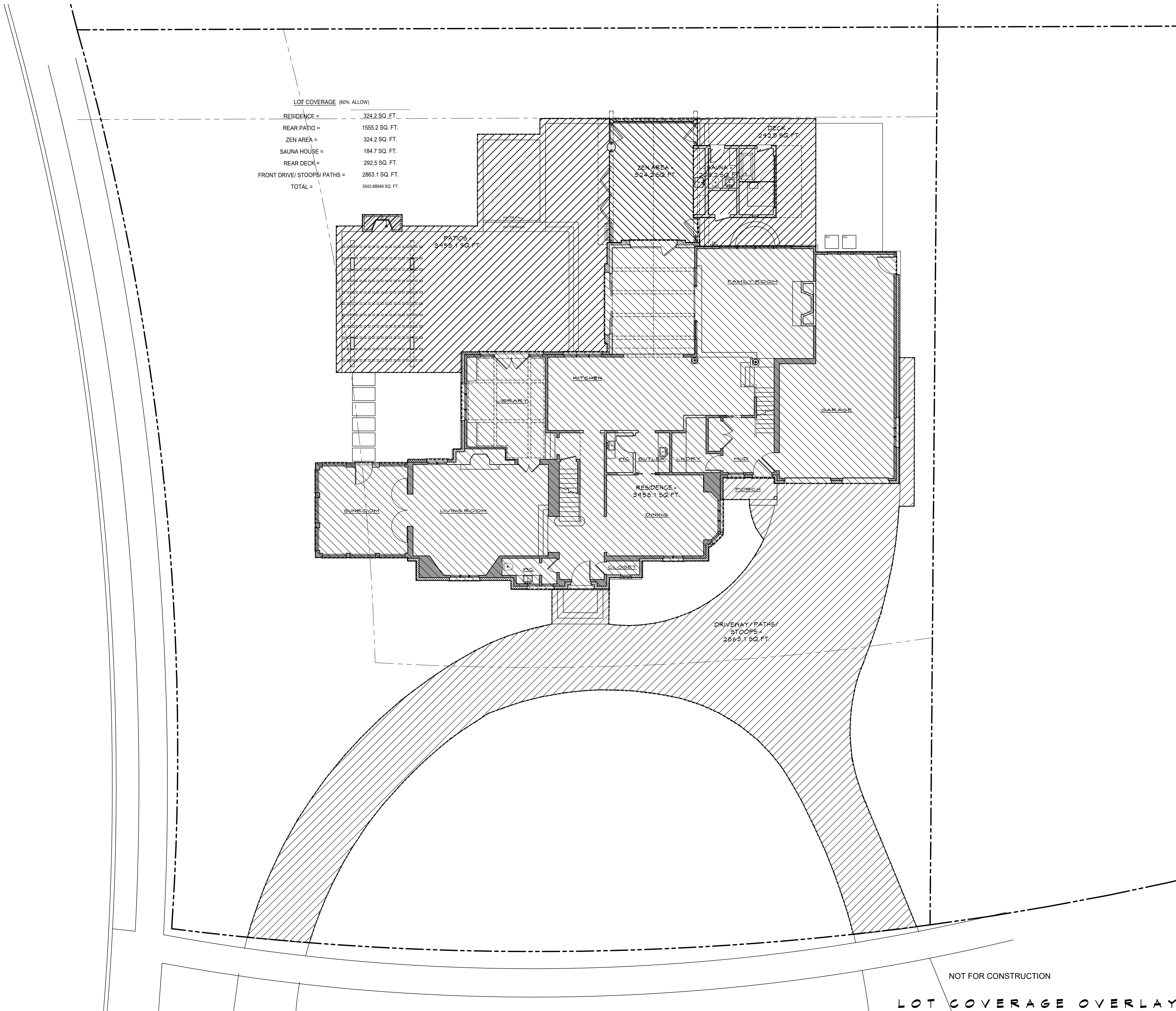
148 Burlington Avenue

Clarendon Hills Illinois 60514

P 630.655.9417

michael-abraham.com





LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

# PLAT OF SURVEY OF

LOT 18 IN WOODED ACRES, ADDITION TO HINSDALE, BEING A RESUBDIVISION OF LOTS 9 TO 16 IN BLOCK 2 AND LOTS 8, 9 AND 10 IN BLOCK 3 IN HIGHLAND'S, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

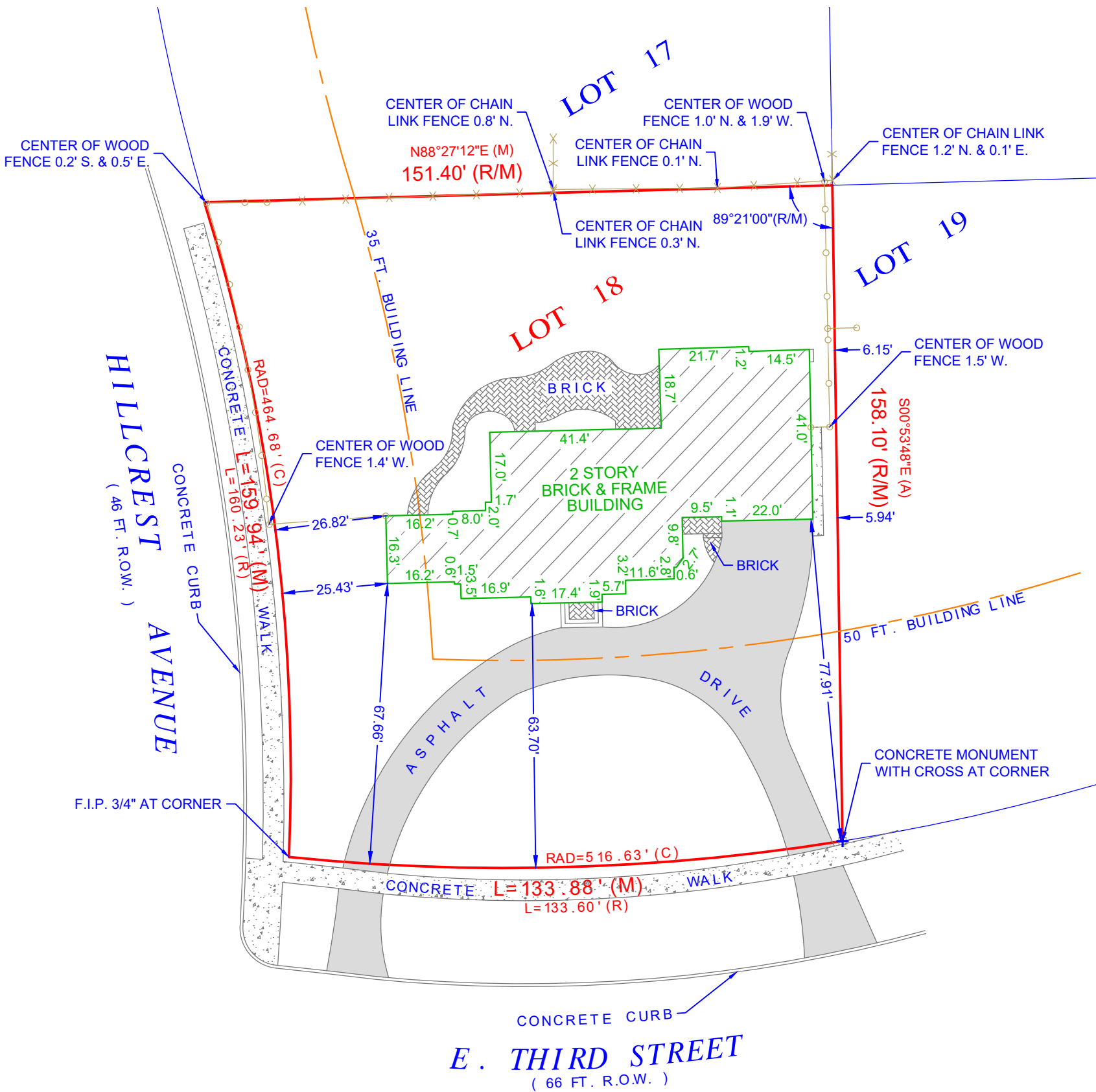
AREA OF SURVEY:

"CONTAINING 22,195 SQ. FT. OR 0.51 ACRES MORE OR LESS"



30' 15' 0 30'

BASIS OF BEARING:  
EAST LINE OF LOT 18 AS FOUND  
MONUMENTED AND OCCUPIED PER RECORD  
SUBDIVISION PLAT.  
S 00°53'48" E (A)



Morris Engineering, Inc.  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
FAX: (630) 271-0774  
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }ss  
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 9TH DAY OF SEPTEMBER, A.D. 2016, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
LICENSE EXPIRATION DATE NOVEMBER 30, 2016  
ILLINOIS BUSINESS REGISTRATION NO. 184-003245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 605 E. THIRD STREET  
HINSDALE, ILLINOIS

CLIENT HAWBECKER & GARVER, LLC

FIELDWORK DATE (CREW) 09-08-16 (JJ)  
DRAWN BY: JB REVISED: JOB NO. 16-08-0324





### WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Shaun W. Frankfurt and Kathryn L. Frankfurt, Husband and wife of 605 East 3rd Street, Hinsdale, of the County of Cook and State of IL, for and in consideration of ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto ATG TRUST COMPANY, One South Wacker Drive, Chicago, Illinois 60606-4654, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 7th day of September 2016, known as Trust Number L016-123 the following described real estate in the County of Cook and State of Illinois, to wit:

**\*\*See attached legal description\*\***

Permanent Tax Number: 18-07-106-004-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Street address of above described property: 605 E. 3rd Street, Hinsdale, IL 60521



In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.


The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand and seal this 22 day of September, 2016

  
Shaun W. Frankfurt (Seal)

  
Kathryn L. Frankfurt (Seal)

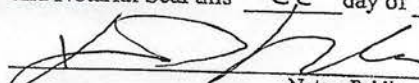
STATE OF ILLINOIS

COUNTY OF DuPage

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shaun W. and Kathryn L. Frankfurt personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 22 day of September, 2016

  
Notary Public

Mail this recorded instrument to:

Borla, North & Associates, P.C.  
6912 Main Street, Ste. 200  
Downers Grove, IL 60516

Mail future tax bills to:

605 E. 3rd Street  
Hinsdale, IL 60521

This instrument prepared by:

Hawbecker & Garver LLC  
26 Blaine Street  
Hinsdale, IL 60521





## Land Trust Review

Trust number to be used on documents: **L016-123**

Owners of trust (Beneficiaries):

**FREDERICK L. REGNERY AND ELIZABETH SLEEPECK REGNERY,  
HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP.**

Original signatures needed on direction for the trustee to sign mortgage  
or deed (Power of Direction):

**FREDERICK L. REGNERY AND ELIZABETH SLEEPECK REGNERY**

Lender's signature required on direction to sign documents  
(Collateral Assignee / Right to Approve):

\*Delinquent Land Trust fees due: **\$ 0.00**

Other requirements:

\*Please note that additional fees will be billed to your account for the signing of mortgage documents or the issuance of a deed. For a quote of these fees, please contact land trust once you know specifically what documents your transaction requires.

Initials: **NF**

Date: **December 27, 2023**

Internal account number: **MDL016-123**

**AGREEMENT BY BENEFICIARY AND TRUSTEE TO NOTIFY  
LENDER OF A SALE OR TRANSFER OF INTEREST - PURCHASING**

Name(s) of Individual Beneficiary(ies): **FREDERICK L REGNERY AND ELIZABETH SLEEPECK REGNERY**

Property Address: **605 E 3RD ST, HINSDALE, ILLINOIS 60521**  
Lender: **FAIRWAY INDEPENDENT MORTGAGE CORPORATION**

Date of Mortgage or Deed of Trust: **SEPTEMBER 23, 2016**  
Amount of Mortgage Loan: **\$ 850,000.00**  
Trustee: **ATG TRUST COMPANY**

Trust No. L016-123  
We do hereby certify that the within consisting of 5 pages,  
represents a true and correct copy of the document contained in  
our records.  
CHICAGO TITLE LAND TRUST COMPANY  
As Trustee  
Date 12/27/23 By Natalie Fort

Trust No.: **L016-123**

In consideration of the Lender's making the subject mortgage loan, the undersigned Beneficiary(ies) (who are all of the Beneficiaries of the subject Trust) and the undersigned Trustee undertake irrevocably to the Lender, its successors and assigns, that

- (1) the Beneficiary(ies) will not assign the beneficial interest, or take any other action by which all or any part of the property or an interest therein or in the trust including a beneficial interest is sold or transferred; and
- (2) the Trustee will not accept or recognize any assignment of the beneficial interest or follow any directions from any beneficiary or assignee of the beneficial interest, or take any other action by which all or any part of the property or an interest therein or in the trust including a beneficial interest is sold or transferred, without first notifying the Lender in writing by certified mail, return receipt requested, to Lender's address stated on the Mortgage Note, or to such other address as Lender may designate to Beneficiary(ies) and Trustee. Such giving of notice to Lender shall in no way diminish or negate the Lender's right under the mortgage instruments, in certain circumstances as permitted by applicable law, at Lender's option to declare all the sums owing under the mortgage instruments to be immediately due and payable.





This Agreement amends the trust agreement which governs the subject Trust.

Signed:

Angela McChair 9-23-16  
ATG TRUST COMPANY Land Trust Officer Date

Trustee, not personally but as Trustee under Trust  
Agreement dated 08/25/2016 and  
known as Trust No. L016-123

Frederick L. Regnery by Elizabeth Sleep Regnery Attorney in Fact (Seal)  
FREDERICK L. REGNERY, AS BENEFICIARY -Borrower  
OF TRUST AGREEMENT #L016-123 DATED 8/25/16, BY  
ELIZABETH SLEEPECK REGNERY, ATTORNEY-IN-FACT

Elizabeth Sleep Regnery (Seal)  
ELIZABETH SLEEPECK REGNERY -Borrower  
AS BENEFICIARY OF TRUST AGREEMENT #L016-123 DATED  
8/25/16

\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower

\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower

\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower





### TRUST AGREEMENT

This Trust Agreement, dated this 27<sup>th</sup> day of September, 2016, and known as Trust Number L018-123, is to certify that ATG TRUST COMPANY, an ILLINOIS corporation, as trustee hereunder, is about to take title to the following described real estate in Cook County, Illinois, to wit:

LOT 18 IN WOODED ACRES, ADDITION TO HINSDALE, BEING A RESUBDIVISION OF LOTS 9 TO 18 IN BLOCK 2 AND LOTS 8, 9, AND 10 IN BLOCK 3 IN HIGHLAND'S BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

otherwise known as 605 E. 3rd Street, Hinsdale IL 60521

(Property Address)

and that when it has taken the title thereto, or to any other real estate deceded to it as trustee hereunder, it will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails, and proceeds of said real estate according to the respective interests herein set forth, to wit:

FREDERICK L. REGNERY and ELIZABETH SLEEPECK REGNERY, his wife, as joint tenants with right of survivorship and not as tenants in common. In the event of the death of the survivor of FREDERICK L. REGNERY and ELIZABETH SLEEPECK REGNERY during the existence of this trust, all such right, title or interest not previously assigned or otherwise disposed of shall vest equally in the then living children, CHARLOTTE PAIGE REGNERY and ISABELLE GREY REGNERY.

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said property and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales, or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary now has, and that no beneficiary hereunder at any time shall have any right, title, or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the trustee until the original or a duplicate of the assignment is lodged with the trustee, and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the trustee, shall be void as to all subsequent assignees or purchasers without notice.

Nothing contained in this agreement shall be construed as imposing any obligation on the trustee to file any income, profit or other tax reports or schedules; it being expressly understood that the beneficiaries from time to time will individually make all such reports, and pay any and all taxes, required with respect to the earnings, avails and proceeds of said real estate or growing out of their interest under this trust agreement.

In case said trustee shall make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law or otherwise, the beneficiaries hereunder do hereby jointly and severally agree that they will on demand pay to the said trustee, with interest thereon at the rate of 7% per annum, all such disbursements or advances or payments made by said trustee, together with its expenses, including reasonable attorneys' fees, and that the said trustee shall not be called upon to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said trustee shall have been fully paid, together with interest thereon as aforesaid. However, nothing herein contained shall be construed as requiring the trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder unless it shall be furnished with funds sufficient therefor or be satisfactorily indemnified in respect thereto.

It shall not be the duty of the purchaser of said premises or of any part thereof to see to the application of the purchase money paid; nor shall any one who may deal with said trustee be required or privileged to inquire into the necessity or expediency of any act of said trustee, or of provisions of this instrument.

This trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said trustee.

The trustee may at any time resign by sending by certified mail, return receipt, a notice of its intention so to do to each of the then beneficiaries hereunder at his or her address last known to the trustee. Such resignation shall become effective ten days after the mailing of such notices by the trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled to direct the trustee in the disposition of the trust property, and the trustee shall thereupon convey the trust property to such successor or successors in trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the trustee, then the trustee may convey the trust property to the beneficiaries in accordance with their respective interests hereunder, or the trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The trustee notwithstanding such resignation shall continue to have a first lien on the trust property for its costs, expenses, and attorneys' fees and for its reasonable compensation.

Every successor trustee or trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts, duties and obligations of its, his, her, or their predecessor.

It is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, that said ATO Trust Company will deal with said real estate only when authorized to do so in writing, and that (notwithstanding any change in the beneficiary or beneficiaries hereunder) it will, unless otherwise directed in writing by any of the beneficiaries, on the written direction of:

FREDERICK L. REGNERY and ELIZABETH SLEEPECK REGNERY, or beneficiaries as they appear.

or will on the written direction of such other person or persons as shall be from time to time named in writing by the beneficiary or beneficiaries, or on the written direction of such person or persons as may be beneficiary or beneficiaries at the time, make deeds for, or otherwise deal with the title to said real estate, provided, however, that the trustee shall not be required to enter into any personal obligation or liability in dealing with said land or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the title so long as any money is due to it hereunder. Otherwise, the trustee shall not be required to inquire into the propriety of any such direction.

The beneficiary or beneficiaries hereunder, in his, her, or their own right shall have the management of said property and control of the selling, renting, and bandling thereof, and each beneficiary of his or her agent shall collect and handle his or her share of the rents, earnings, avails, and proceeds thereof, and said trustee shall have no duty in respect to such management or control, or the collection,



handling, or application of such rents, earnings, avails, or proceeds, or in respect to the payment of taxes or assessments or in respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment to it of all money necessary to carry out said instructions. No beneficiary hereunder shall have any authority to contract for or in the name of the trustee or to bind the trustee personally. If any property remains in the trust twenty years from this date, and the trust has not been extended, the Trustee on reasonable notice, in its sole discretion shall: (i) sell the property at a public sale; or (ii) convey the trust property to the then beneficiaries hereunder; or (iii) resign as Trustee. The proceeds of any public sale after the payment of reasonable expenses and fees shall be divided among those beneficiaries who are entitled thereto under this Trust Agreement.

ATG TRUST COMPANY shall receive for its services in accepting this trust and taking title hereunder the sum of \$ 180.00; also the sum of \$ 95.00 per year for holding title after the 7th day of September, 2017, subject to adjustment in accordance with its schedule of fees from time to time in effect, so long as any property remains in this trust; also its regular schedule of fees for making deeds; and it shall receive reasonable compensation for any special services that may be rendered by it hereunder, or for taking and holding any other property that may hereafter be deeded to it hereunder, subject to adjustment for any increase in value, which fees, charges or other compensation, the beneficiaries hereunder jointly and severally agree to pay.

IN TESTIMONY WHEREOF, the ATG Trust Company has caused these presents to be signed by its Trust Officer as the act and deed of said corporation, the day and date above written.

By: ATG TRUST COMPANY  
[Signature]  
Trust Officer

And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

<u>[Signature]</u> (Signature)	<u>605 E. 3rd Street, Hinsdale IL 60521</u> (Address)	_____ (Social Security Number)
<u>[Signature]</u> (Signature)	<u>605 E. 3rd Street, Hinsdale IL 60521</u> (Address)	_____ (Social Security Number)
<u>[Signature]</u> (Signature)	_____ (Address)	_____ (Social Security Number)
_____ (Signature)	_____ (Address)	_____ (Social Security Number)
_____ (Signature)	_____ (Address)	_____ (Social Security Number)

Signature and address of the person(s) having Power of Direction, if other than a beneficiary:

_____ (Signature)	_____ (Address)	_____ (Social Security Number)
_____ (Signature)	_____ (Address)	_____ (Social Security Number)

May the name of any beneficiary be disclosed to the public? No

To whom shall written inquiries be referred? Mr. & Mrs. Frederick L. Regnery

May oral inquiries be referred directly? Yes To whom? Frederick L. Regnery & Elizabeth Sleepock Regnery

To whom shall bills be mailed? Frederick L. Regnery and Elizabeth Sleepock Regnery