



## MEETING AGENDA

**HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING  
MONDAY, APRIL 8, 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** – March 6, 2024 Meeting

**4. PUBLIC MEETINGS & SIGN PERMIT REVIEW**

- a) Case HPC-5-2024 / Case A-11-2024 – 302 S. Grant Street – Hinsdale Historical Society – Application for a Certificate of Appropriateness for a Designated Local Landmark and a Sign Permit Review to allow for Modifications to the Existing Ground Sign for Immanuel Hall
- b) Case A-10-2024 – Sign Permit Review – 5 E. First Street – The Salon by David and William / Brow Paradiso – Installation of Two (2) Wall Signs
- c) Case HPC-6-2024 – 317 E. First 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 Addition and Porte Cochere, Side Porch, and Detached Garage
- d) Case HPC-7-2024 – 317 S. Park Avenue Street – Certificate of Appropriateness for a Designated Local Landmark & Preservation Incentive Application for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, Expedited Processing – Construction of Rear and Side Addition, Exterior Alterations, and Construction of a Detached Accessory Structure / Pool House

**5. PUBLIC COMMENT**

**6. NEW BUSINESS**

**7. 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



## **8. 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, March 6, 2024**

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, February 7, 2024 at 6:33 p.m. Roll call was taken.

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

**ABSENT:** Commissioners Shannon Weinberger and Frank Gonzalez

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

**APPROVAL OF MINUTES – February 7, 2024**

Chairman Bohnen asked for comments on the February 7, 2024 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve the draft meeting minutes of the January 11, 2024 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 4-0.

**AYES:** Commissioners Barclay, Haarlow, Prisby, and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** Commissioner Elder

**ABSENT:** Commissioners Weinberger and Gonzalez

**PUBLIC HEARINGS**

**a) Case HPC-4-2024 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 7)**

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 4-2024.

Commissioner Elder made a motion, seconded by Commissioner Barclay, to open the Public Hearing for Case HPC-4-2024 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0 as follows:

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Weinberger and Gonzalez

Ms. Salmon provided a brief summary of the process for consideration of the seventh round of properties, containing seven properties, to be discussed. It was noted the Commission received an additional hand-out for 42 S. Quincy Street that was received after the full packets were prepared. The additional information for 42 S. Quincy Street will be included in the full packet for the Board.

Ms. Salmon introduced each proposed property for the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. Discussion followed relating to information on the individual properties. The public hearing transcript detailing items of discussion for each property is included in **Attachment 1**. Commissioners identified appropriate criteria items for each property.



It was noted that there was no public at the meeting to make comments. Chairman Bohnen asked the Commission for comments.

Hearing no comments, Commissioner Elder made a motion, seconded by Commissioner Haarlow, to close the public hearing for Case HPC 4-2024 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0 as follows:

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

Commissioner Prisby made a motion, seconded by Commissioner Elder, to recommend Village Board approval for the inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 4-2024: 546 N. County Line Rd., 4 E. Fifth St., 122 N. Park Ave., 42 S. Quincy St., 200 Ravine Rd., 565 N. Washington St., 615 S. Washington St. The motion carried with a roll call vote of 5-0 as follows:

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

#### **PUBLIC COMMENT**

No public comments were shared

#### **NEW BUSINESS**

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

No update

#### **OLD BUSINESS**

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

Ms. Salmon stated that the staff has been working with the attorney on options for revisions such as requirement of preliminary meetings and a process of appeal. It is anticipated that the revisions will be brought to the Village Board very soon.

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

Ms. Salmon reports that Parvin-Clauss has been selected to manufacture the signs and signing the contract is currently in process. The next steps will include a survey of the six areas, complete a JULIE locate, resident informational mailing of nearby property owners, and set an installation date.

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

No Update from Staff, Commissioner Haarlow added the resident group was successful in pushing the project until 2025 and are awaiting firm estimates to be provided at March 19<sup>th</sup> Board Meeting. The Village has asked the resident group for a desired proposal by July 1, 2024.

##### **d) Sign Code**

No Update



**Adjournment**

Commissioner Elder made a motion, seconded by Commissioner Haarlow, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of March 6, 2024. The meeting was adjourned at 6:58 p.m. after a unanimous roll call vote.

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-4-2024, Consideration )  
 of Properties for Inclusion )  
 on the Historically Significant )  
 Structures Property List. )

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  
 March, 2024 at 6:30 p.m.

BOARD MEMBERS PRESENT:

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



<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner.</p> <hr/> <p>3</p> <p>4 CHAIRMAN BOHNEN: First item on our</p> <p>5 agenda is a Public Hearing Case HPC-4-2024,</p> <p>6 Consideration of Properties for Inclusion on the</p> <p>7 Historically Significant Structures Property</p> <p>8 List in the Historic Overlay District Round 7.</p> <p>9 See no one in the audience that's going to</p> <p>06:39PM 10 speak.</p> <p>11 This is the seventh list of</p> <p>12 properties brought forward for review by the</p> <p>13 Historic Preservation Commission.</p> <p>14 May I have a motion to open the</p> <p>15 Public Hearing.</p> <p>16 MR. ELDER: Move to open the Public</p> <p>17 Hearing.</p> <p>18 CHAIRMAN BOHNEN: Second, please.</p> <p>19 MS. BARCLAY: Second.</p> <p>06:39PM 20 CHAIRMAN BOHNEN: Roll call, please.</p> <p>21 MS. SALMON: Commissioner Barclay?</p> <p>22 MS. BARCLAY: Aye.</p>	<p style="text-align: right;">4</p> <p>1 include this for the board packet but I'd like</p> <p>2 you to know that we provided that for the record</p> <p>3 as we got it right after the packets were</p> <p>4 printed.</p> <p>5 So tonight we are going to have the</p> <p>6 historic preservation commission review each</p> <p>7 individual properties and as we have done before</p> <p>8 presented at the public hearing and determine if</p> <p>9 each property possesses one or more of the</p> <p>06:40PM 10 criteria set forth in Section 14-7-3-B of our</p> <p>11 village code and it needs to meet at least one</p> <p>12 criteria. It doesn't need to meet them all but</p> <p>13 we need to at least evaluate one for them to be</p> <p>14 recommended for inclusion on the list to go</p> <p>15 before the board. Then once a property is</p> <p>16 approved, they would be eligible to apply for</p> <p>17 any incentives.</p> <p>18 So unless there's any other</p> <p>19 questions about the process, I can start going</p> <p>06:41PM 20 through each of the properties.</p> <p>21 CHAIRMAN BOHNEN: Perfect.</p> <p>22 MS. SALMON: So the first home on our</p>
<p style="text-align: right;">3</p> <p>1 MS. SALMON: Commissioner Haarlow?</p> <p>2 MR. HAARLOW: Aye.</p> <p>3 MS. SALMON: Commissioner Prisby?</p> <p>4 MR. PRISBY: Aye.</p> <p>5 MS. SALMON: Commissioner Elder?</p> <p>6 MR. ELDER: Aye.</p> <p>7 MS. SALMON: Chairman Bohnen?</p> <p>8 CHAIRMAN BOHNEN: Aye.</p> <p>9 There is no one in the audience in</p> <p>06:39PM 10 attendance so we will turn it over to Bethany to</p> <p>11 give us a brief overview.</p> <p>12 MS. SALMON: This is our third round of</p> <p>13 properties for inclusion on our historically</p> <p>14 significant structures list before us tonight.</p> <p>15 We have seven properties that are being brought</p> <p>16 for consideration.</p> <p>17 Historic information was included</p> <p>18 on each of these in the packet and we will go</p> <p>19 through those. I did provide all the</p> <p>06:40PM 20 commissioners with an extra packet of</p> <p>21 information that we got after the packets were</p> <p>22 published for 42 South Quincy Street. We will</p>	<p style="text-align: right;">5</p> <p>1 list for inclusion tonight and for consideration</p> <p>2 is 546 North County Line Road. This is a</p> <p>3 single-family home in the R-4 district and this</p> <p>4 is a really exciting house because we actually</p> <p>5 through researching and working through the</p> <p>6 historical society were able to find the</p> <p>7 original building permits which does verify an</p> <p>8 original Sears catalog home.</p> <p>9 And this is kind of an interesting</p> <p>06:41PM 10 piece. We weren't able to verify the model but</p> <p>11 there's quite a bit of back and forth between</p> <p>12 which model it might be and then the historical</p> <p>13 society did provide quite a bit of extra</p> <p>14 information that was included in the packet</p> <p>15 about some of the history.</p> <p>16 It does look like at some point</p> <p>17 maybe the front porch was enclosed and there was</p> <p>18 a rear addition at some point as well.</p> <p>19 This is a really interesting case</p> <p>06:42PM 20 where the homeowner is actually -- and this is</p> <p>21 included in the packet -- the homeowner is</p> <p>22 actually doing an addition to the house right</p>



<p style="text-align: center;">6</p> <p>1 now. They are not planning on applying for any</p> <p>2 preservation incentives as they wouldn't be</p> <p>3 eligible because construction is started, but we</p> <p>4 did include them because they spent a lot of</p> <p>5 time trying to actually put plans together and</p> <p>6 an architectural design that actually increases</p> <p>7 some of the historic preservation and changes</p> <p>8 that have been done to that front facade. So we</p> <p>9 included that in the packet because obviously</p> <p>06:42PM 10 this is an ongoing thing and we have an addition</p> <p>11 ongoing and this is part of the inclusion.</p> <p>12 CHAIRMAN BOHNEN: So we won't be voting</p> <p>13 on this house?</p> <p>14 MS. SALMON: We would not be getting a</p> <p>15 preservation incentive agreement for this or an</p> <p>16 application for this. They aren't asking for</p> <p>17 any of the grants, any of the property tax</p> <p>18 rebates or any of the alternative zoning,</p> <p>19 nothing that they are asking for, but they are</p> <p>06:43PM 20 working on the home right now. But they would</p> <p>21 like to be on the list and obviously we want to</p> <p>22 take those changes into consideration if it was</p>	<p style="text-align: center;">8</p> <p>1 look at the history of the property in terms of</p> <p>2 the deeds and the mortgages and they have done</p> <p>3 just a great job and it's really even in -- this</p> <p>4 is our seventh round but even how these packets</p> <p>5 look just less than a year ago, they have really</p> <p>6 become more of a full history report. So they</p> <p>7 have been wonderful to work with.</p> <p>8 CHAIRMAN BOHNEN: It's not only nice</p> <p>9 for us but it's nice for the homeowner to have</p> <p>06:44PM 10 the provenance.</p> <p>11 MS. SALMON: Yes. And it is a really</p> <p>12 in depth -- I'm really excited to show you guys</p> <p>13 another report that came later.</p> <p>14 MR. HAARLOW: Bethany, I have a</p> <p>15 question for you along those lines. They are</p> <p>16 providing a lot of this research. Are we</p> <p>17 providing them with these packets as we approve</p> <p>18 them so they can have these in their archives?</p> <p>19 MS. SALMON: Yes. So all of these will</p> <p>06:45PM 20 be posted online and what we have been doing is</p> <p>21 the historical society always will come and look</p> <p>22 at our files as well. I have been trying to</p>
<p style="text-align: center;">7</p> <p>1 to be added. We haven't had a property like</p> <p>2 this before.</p> <p>3 MR. PRISBY: I think both 3 and 5 apply.</p> <p>4 MS. BARCLAY: Agree.</p> <p>5 MR. PRISBY: They apply because of the</p> <p>6 method of construction with the Sears house and</p> <p>7 obviously for the architectural natural history.</p> <p>8 MS. SALMON: Okay.</p> <p>9 MR. HAARLOW: I agree.</p> <p>06:43PM 10 CHAIRMAN BOHNEN: Yes.</p> <p>11 MS. SALMON: We will move on to the</p> <p>12 next house. Okay.</p> <p>13 MR. PRISBY: It's nice to have all this</p> <p>14 background.</p> <p>15 MS. SALMON: I will say, and I should</p> <p>16 have said up top, we have been getting really</p> <p>17 great reports from the historical society. And</p> <p>18 just in case anyone is listening, I believe they</p> <p>19 will put these reports together for homeowners</p> <p>06:44PM 20 for maybe \$40 or \$50 and it's a really great</p> <p>21 amount of research that they put into this.</p> <p>22 And like I said, they go back and</p>	<p style="text-align: center;">9</p> <p>1 send them some things as well, like the permit</p> <p>2 from the property we just looked at, but they</p> <p>3 really are truly the historians and they have</p> <p>4 actually access to probably better information</p> <p>5 than us but there have been a couple of times</p> <p>6 where we send them what we have as well. They</p> <p>7 are just a little bit better at doing what they</p> <p>8 do.</p> <p>9 MR. HAARLOW: It just seems to me that</p> <p>06:45PM 10 if you are asking for this and it comes in from</p> <p>11 them sort of piecemeal and then you assemble it</p> <p>12 all, it would just be -- maybe I'm old school</p> <p>13 20th century -- like a binder of all the homes</p> <p>14 that have been researched.</p> <p>15 MS. SALMON: Yes. One thing I know we</p> <p>16 talked about some time ago was putting something</p> <p>17 on the website of all of our homes and all the</p> <p>18 individual history of the properties that we</p> <p>19 have, we just haven't had some time to do that</p> <p>06:46PM 20 quite yet. But I would like to do that at some</p> <p>21 point so that someone can easily find the</p> <p>22 property and pull that information on their own.</p>



<div>10</div> <div>1 So the next house on our list up</div> <div>2 for consideration is 4 East Fifth Street. It's</div> <div>3 in the R-1 single-family zoning district,</div> <div>4 single-family house. This house is also called</div> <div>5 the Frank D. Danielson house, the common name,</div> <div>6 because one of its first inhabitants was Frank</div> <div>7 D. Danielson who was a former village manager of</div> <div>8 Hinsdale in the 1920s and kind of a big deal in</div> <div>9 terms of civil engineering back then.</div> <div>06:46PM 10 One thing that we included in the</div> <div>11 packet was some writings of his as well as some</div> <div>12 of the amazing work he did with creating a</div> <div>13 really well-known municipal ice plant in</div> <div>14 Hinsdale back in the day, which is kind of an</div> <div>15 interesting read.</div> <div>16 Past surveys found this house</div> <div>17 historically significant largely because it's</div> <div>18 also constructed by our Harold Zook, who is</div> <div>19 quite well-known, and so quite a bit of</div> <div>06:47PM 20 information was included in the packet.</div> <div>21 MS. BARCLAY: Lots seem to apply here.</div> <div>22 2, 3, 4, 6 seem to apply. A number of them.</div>	<div>12</div> <div>1 rated this house significant and contributing.</div> <div>2 There have been some minor changes</div> <div>3 to the house such as a rear addition in 1955 and</div> <div>4 a rear screen porch. There's a nice write-up on</div> <div>5 the history of the house, also in Mary</div> <div>6 Sterling's book Hinsdale Historic Homes and the</div> <div>7 People who Lived in Them. And it's on Park</div> <div>8 Street, which has a very nice brick street in</div> <div>9 front of it.</div> <div>06:49PM 10 So it did in the past, I believe</div> <div>11 the year was 1996, when they did that rear</div> <div>12 addition, the Hinsdale Historical Society did</div> <div>13 grant them with a preservation award back then.</div> <div>14 CHAIRMAN BOHNEN: It's interesting that</div> <div>15 this still is considered a Victorian with that</div> <div>16 roof shape.</div> <div>17 MS. SALMON: Yes. I think per one of</div> <div>18 the more recent surveys they called it a Gambrel</div> <div>19 front versus a Victorian but it's hard to know,</div> <div>06:49PM 20 you know, what -- how it's been classified</div> <div>21 depending on who you ask.</div> <div>22 MR. PRISBY: I'd probably find No. 3</div>
<div>11</div> <div>1 MR. PRISBY: I'd add 5 to that as well,</div> <div>2 so 2 through 6.</div> <div>3 MS. SALMON: 2, 3, 4, 5, 6. Okay.</div> <div>4 Any other comments?</div> <div>5 CHAIRMAN BOHNEN: This house is going</div> <div>6 to be renovated by its present owner. It's a</div> <div>7 project house that's going to be another nice</div> <div>8 Zook in town.</div> <div>9 MS. SALMON: That would hopefully be</div> <div>06:48PM 10 the intent. It's a really nice house and if you</div> <div>11 look through the packet, I know there's a lot of</div> <div>12 vines on the house right now so it's hard to in</div> <div>13 some of the photos see some of the Zook</div> <div>14 detailing but the Hinsdale Historical Society</div> <div>15 did have some old photos that you can kind of</div> <div>16 see more of the Tudor Zook Revival style.</div> <div>17 So the third property up for</div> <div>18 inclusion on my list is 122 North Park Street.</div> <div>19 So this house is considered the Ella Warren</div> <div>06:48PM 20 house. There's some information in here from</div> <div>21 the historical society that was also provided by</div> <div>22 the homeowner. We have some past surveys that</div>	<div>13</div> <div>1 would apply to that. That's about it.</div> <div>2 MR. HAARLOW: Agree.</div> <div>3 MS. SALMON: The next house on our list</div> <div>4 is 42 South Quincy Street. This is the house</div> <div>5 that I mentioned earlier where we got the</div> <div>6 additional information from the historical</div> <div>7 society after.</div> <div>8 It is believed that this is a Sears</div> <div>9 home. We did find the original permit but it's</div> <div>06:50PM 10 a little unclear and where you see kind of who</div> <div>11 the architect is it's kind of dashed out which</div> <div>12 makes you kind of think that it's some sort of</div> <div>13 catalog home and we did include some preliminary</div> <div>14 information in the packet that it could be some</div> <div>15 sort of modification of the Crescent home.</div> <div>16 There's some examples here.</div> <div>17 From the 1999 survey though it was</div> <div>18 considered significant and it was built in 1927</div> <div>19 a Craftsman style. There's been a couple of</div> <div>06:51PM 20 exterior changes where they added a second floor</div> <div>21 rear building addition in 2015 and some</div> <div>22 additional information was provided by the</div>



<p style="text-align: right;">14</p> <p>1 homeowner.</p> <p>2           The homeowner actually got in</p> <p>3 contact and that's why there's so many great</p> <p>4 photos in here where you can see some of the</p> <p>5 original architectural details, but the</p> <p>6 homeowner got in contact with some of the family</p> <p>7 that lived here in the '40s and '50s. So you</p> <p>8 can see they provided some great old photos</p> <p>9 where a lot of the side of the house from the</p> <p>06:51PM 10 '40s have not really been altered that much. So</p> <p>11 it's in pretty good shape.</p> <p>12           MS. BARCLAY: 3 again.</p> <p>13           MR. PRISBY: I agree with 3. It's a</p> <p>14 good example of that style of architecture.</p> <p>15           MS. SALMON: Yes. Very unique house.</p> <p>16 Okay.</p> <p>17           The next house up for consideration</p> <p>18 is 200 Ravine Road. This is one of the really</p> <p>19 interesting, if you haven't had a chance to read</p> <p>06:52PM 20 it, reports that were put together by the</p> <p>21 Hinsdale Historical Society because they pulled</p> <p>22 up a lot of information on some of the former</p>	<p style="text-align: right;">16</p> <p>1 connections with him when she was younger, so</p> <p>2 kind of a very interesting digging up.</p> <p>3           And if you go to the Hinsdale</p> <p>4 Historical Society's website, they did put a</p> <p>5 blog post together on her and you can actually</p> <p>6 go listen to her opera singing in some of the</p> <p>7 links that we have online. I couldn't include</p> <p>8 that in the packet.</p> <p>9           MR. PRISBY: It's a neat house.</p> <p>06:54PM 10           MR. HAARLOW: Perhaps criterion No. 5</p> <p>11 applies if there's significance for local</p> <p>12 culture.</p> <p>13           MR. PRISBY: Think you could also argue</p> <p>14 2.</p> <p>15           MR. HAARLOW: 2 might be a better one.</p> <p>16           MR. PRISBY: And 3.</p> <p>17           MS. SALMON: So 2, 3 and 5.</p> <p>18           Any other comments?</p> <p>19           (No response.)</p> <p>06:54PM 20           All right. So the next house on</p> <p>21 our list is 565 North Washington Street. We</p> <p>22 believe this house was constructed in 1922.</p>
<p style="text-align: right;">15</p> <p>1 owners, former tenants, residents that lived</p> <p>2 here.</p> <p>3           The house was considered</p> <p>4 significant and potentially significant per past</p> <p>5 surveys and it's thought that it was built in</p> <p>6 the 1925, kind of a Tudor Revival Craftsman</p> <p>7 style, and it's out of scope right now but</p> <p>8 there's kind of another very similar unique home</p> <p>9 just next door. I don't know if they have the</p> <p>06:52PM 10 same architect but they kind of have the similar</p> <p>11 stucco style.</p> <p>12           There was a rear and side addition</p> <p>13 constructed in 1982 for this house. And like I</p> <p>14 said, this was what the historical society was</p> <p>15 able to dig up. The house was once the former</p> <p>16 residence of Frances Elizabeth Coates; she was</p> <p>17 an opera singer. She was heavily involved in a</p> <p>18 lot of civic and musical organizations in</p> <p>19 Chicago but also in Hinsdale and she has ties to</p> <p>06:53PM 20 Earnest Hemingway.</p> <p>21           There was some really great</p> <p>22 articles in here where she had some love letter</p>	<p style="text-align: right;">17</p> <p>1 It's a single-family home in the R-4 district.</p> <p>2           We were able to find less</p> <p>3 documentation on this house but it clearly</p> <p>4 features a Colonial Revival style. The major</p> <p>5 changes that we've seen is that there's some</p> <p>6 dormers added to the front in 1985 and a rear</p> <p>7 addition was constructed in 1989. The rear</p> <p>8 addition you can't see it in the photos but does</p> <p>9 well match the building and we were able to find</p> <p>06:55PM 10 some records but not as much on this property.</p> <p>11           MR. PRISBY: Pretty much No. 3. That's</p> <p>12 about it.</p> <p>13           MS. SALMON: No. 3. There's no other</p> <p>14 comments.</p> <p>15           The last house up for inclusion on</p> <p>16 our list is 615 South Washington Street. It's a</p> <p>17 single-family home in R-4 district. We believe</p> <p>18 it was constructed around 1895, so it's one of</p> <p>19 the older homes that still stands today. It's</p> <p>06:56PM 20 considered significant per our 1999</p> <p>21 Reconnaissance Survey and the Robbins Park II</p> <p>22 survey.</p>



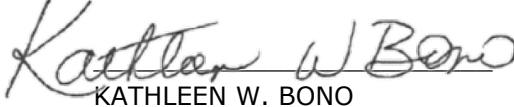
<p style="text-align: right;">18</p> <p>1 It has some exterior changes</p> <p>2 minimal that were made, like a small rear</p> <p>3 building addition in 2010 that we won't see in</p> <p>4 the photos here although we have some of the</p> <p>5 plans for. And per the past historic surveys</p> <p>6 from 2007, it does mention that there may have</p> <p>7 been some alterations to the front porch</p> <p>8 railing.</p> <p>9 But it is one of our oldest houses.</p> <p>06:56PM 10 It's been classified as having some Queen Anne</p> <p>11 details and a Gable front cottage style. So</p> <p>12 there was some information here included from</p> <p>13 the Robbins Park Survey and we did find it on</p> <p>14 Sandborn map and interestingly, this property</p> <p>15 still does not have a garage even as it did in</p> <p>16 1895.</p> <p>17 MR. PRISBY: No. 3 again.</p> <p>18 MS. SALMON: All right.</p> <p>19 So with that, that concludes all</p> <p>06:57PM 20 the seven properties unless there's any final</p> <p>21 questions or comments.</p> <p>22 There's no members of the public</p>	<p style="text-align: right;">20</p> <p>1 CHAIRMAN BOHNEN: Aye.</p> <p>2 Okay. Seeing nobody here from the</p> <p>3 public, we will move to any new business.</p> <p>4 MS. SALMON: Oh, I think we still need</p> <p>5 a motion to recommend it to the village board.</p> <p>6 MR. PRISBY: You need a motion? Is</p> <p>7 that what you are looking for?</p> <p>8 CHAIRMAN BOHNEN: Yes, we need a motion</p> <p>9 to recommend to the village board.</p> <p>10 MR. PRISBY: Okay. I will move to</p> <p>11 recommend to the village board approval of the</p> <p>12 following properties for inclusion on the</p> <p>13 historically significant structures property</p> <p>14 list in the historic overlay district under Case</p> <p>15 HPC-4-2024. The addresses are: 546 North</p> <p>16 County Line Road, 4 East Fifth Street, 122 North</p> <p>17 Park Avenue, 42 South Quincy Street, 200 Ravine</p> <p>18 Road, 565 North Washington Street and 615 South</p> <p>19 Washington Street.</p> <p>20 CHAIRMAN BOHNEN: Second, please.</p> <p>21 MR. ELDER: Second.</p> <p>22 CHAIRMAN BOHNEN: Roll call vote,</p>
<p style="text-align: right;">19</p> <p>1 here so we can move forward with any additional</p> <p>2 comments and then close the Public Hearing and</p> <p>3 then have a motion.</p> <p>4 CHAIRMAN BOHNEN: Anybody have anything</p> <p>5 else to say?</p> <p>6 (No response.)</p> <p>7 Can we have a motion to close the</p> <p>8 Public Hearing.</p> <p>9 MR. ELDER: I'll move we close the</p> <p>06:57PM 10 Public Hearing.</p> <p>11 CHAIRMAN BOHNEN: Second, please.</p> <p>12 MR. HAARLOW: Second.</p> <p>13 CHAIRMAN BOHNEN: Roll call vote.</p> <p>14 MS. SALMON: Commissioner Barclay?</p> <p>15 MS. BARCLAY: Aye.</p> <p>16 MS. SALMON: Commissioner Haarlow?</p> <p>17 MR. HAARLOW: Aye.</p> <p>18 MS. SALMON: Commissioner Prisby?</p> <p>19 MR. PRISBY: Aye.</p> <p>20 MS. SALMON: Commissioner Elder?</p> <p>21 MR. ELDER: Aye.</p> <p>22 MS. SALMON: Chairman Bohnen?</p>	<p style="text-align: right;">21</p> <p>1 please.</p> <p>2 MS. SALMON: Commissioner Barclay?</p> <p>3 MS. BARCLAY: Aye.</p> <p>4 MS. SALMON: Commissioner Haarlow?</p> <p>5 MR. HAARLOW: Aye.</p> <p>6 MS. SALMON: Commissioner Prisby?</p> <p>7 MR. PRISBY: Aye.</p> <p>8 MS. SALMON: Commissioner Elder?</p> <p>9 MR. ELDER: Aye.</p> <p>10 MS. SALMON: Chairman Bohnen?</p> <p>11 CHAIRMAN BOHNEN: Aye.</p> <p>12 Now our Public Hearing is closed.</p> <p>13 (WHICH, were all of the</p> <p>14 proceedings had, evidence</p> <p>15 offered or received in the</p> <p>16 above entitled cause.)</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>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 WITNESS WHEREOF I have hereunto set my hand and affix my electronic signature this 11th day of March, A.D. 2024.

A handwritten signature in cursive script that reads "Kathleen W. Bono". The signature is written in black ink and is positioned above the printed name.

KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County



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**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** March 29, 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 HPC-5-2024 / A-11-2024 – 302 S. Grant Street – Hinsdale Historical Society – Application for a Certificate of Appropriateness for a Designated Local Landmark and a Sign Permit Review to allow for Modifications to the Existing Ground Sign for Immanuel Hall

**FOR:** April 8, 2024 Historic Preservation Commission Special Meeting

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**SUMMARY**

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application and Sign Permit Review application from the Hinsdale Historical Society requesting approval to install a new sign face on the existing ground sign for Immanuel Hall located at 302 S. Grant Street.

The subject property is used as a membership organization / historic club or society (SIC 8699) by the Hinsdale Historical Society and is located in the IB Institutional Buildings District.

Per Section 14-5-1(A) of the Village Code, no alterations shall be allowed and no permits shall be issued for any physical modification to signage of a designated landmark without the prior issuance of a Certificate of Appropriateness by the Historic Preservation Commission. Per Section 11-607(D) of the Zoning Code, the Plan Commission shall review sign permit applications.

**BACKGROUND**

On February 5, 2002 by Ordinance No. O2002-06, the Village Board approved Immanuel Hall as a designated historic landmark. The building is classified as Significant according to the 1999 Reconnaissance Survey and 2011 Town of Hinsdale Survey. The one-story building was constructed in 1900 in the Late Gothic Revival style. The building was originally used as a church by a small German immigrant congregation. In March 2001, the Hinsdale Historical Society took ownership of the property and has operated the historical society and archives out of the building since that time.

The building was listed on the National Register of Historic Places on February 9, 2001.

The building was approved for inclusion on the Historically Significant Structures List on June 13, 2023 by Ordinance No. O2023-13.

The property is located in the IB Institutional Building District and is surrounded by single-family homes to the north, south, east, and west in the R-4 Single Family Residential District. Please note that the attached zoning map is incorrect. The Village Board approved the rezoning of the property to the IB District on April 2, 2001, by Ordinance No. O2001-19.





## MEMORANDUM

The following ordinances and approvals have been granted for this property:

- Ordinance No. O2001-19 – 04/03/01 – Ordinance Granting a Map Amendment from the R-4 Single-Family Residential District to the IB Institutional Buildings District for 302 S. Grant Street
- Ordinance No. O2001-20 – 04/03/01 – Ordinance Amending the Zoning Code Regarding the IB Institutional Buildings District Requirements for Certain Historic Structures (To allow for waivers to the code for parking, loading, and various bulk zoning requirements)
- Ordinance No. O2001-21 – 04/03/01 – Ordinance Granting a Special Use Permit for the Hinsdale Historical Society to operate a membership organization / historic club or society (SIC 8699) at 302 S. Grant Street
- Ordinance No. O2002-06 – 02/05/02 – Ordinance Designating 302 S. Grant Street (Immanuel Hall) as an Historic Landmark
- Ordinance No. O2004-41 – 08/17/04 – Ordinance Approving a Site Plan and an Exterior Appearance Plan to allow for a New Front Entrance at 302 S. Grant Street
- Variation V-10-05 – 3/15/2006 – Variation to allow for a reduction to the corner side setback under Section 7-310.C from 35' to 13'- $\frac{1}{4}$ " for a proposed addition onto the rear west side of the existing building and to eliminate a required parking space required under Section 9-104.E
- Ordinance No. O2006-13 – 03/07/06 – Ordinance Amending Hinsdale Ordinance No. O2001-21 and Amending the Special Use Permit, Site Plans, and Exterior Appearance Plans for Immanuel Hall at 302 S. Grant Street to allow for a two-story, 300 square foot building addition and other site improvements

### REQUEST AND ANALYSIS

The applicant is requesting approval to install a new sign face on the existing ground sign located at the northeast corner of the site, near the intersection of Grant Street and Third Street. No structural changes are proposed to the existing black metal posts. The existing posts will be re-painted and only the sign cabinet will be replaced.

The proposed non-illuminated sign face will measure 33.5" tall and 60" wide, with a sign face area of 13.95 square feet. The sign face will consist of black metal vinyl text on a white lexan background with a black border. A portion of the ground sign includes a bulletin board sign, measuring 15.33" tall and 45.5" wide, with an overall area of 4.8 square feet. Three lines of insertable text with letters measuring 4" tall will fit within the bulletin board area. The overall height of the sign measures 4' tall.

Per Section 9-106(J), in the IB District, ground signs shall not exceed 8 feet in height and may have a maximum gross surface area of a 50 square feet per sign face with no more than 2 faces per sign. Bulletin board signs are considered a permit-exempt sign and are counted separately from the overall square footage of the ground sign. Bulletin board signs are allowed on no more than one wall or ground sign per zoning lot, are limited to a maximum sign face area of 15 square feet, and are permitted only in connection with public, religious, and civic institutions. Bulletin board sign shall be more than 4 feet in height and the supporting structure on which a bulletin board sign is located shall be no more than 8 feet in height.

As proposed, the ground sign meets the size requirements per the Zoning Code.

### PROCESS

Certificate of Appropriateness - Pursuant to Title 14, Section 14-5-1(A), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a Certificate of Appropriateness.





## MEMORANDUM

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review. The review process and decisions of the Historic Preservation Commission related to a Certificate of Appropriateness for a Landmark are listed in Title 14, Section 14-5-4 and Section 14-5-5.

Sign Permit Review - Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

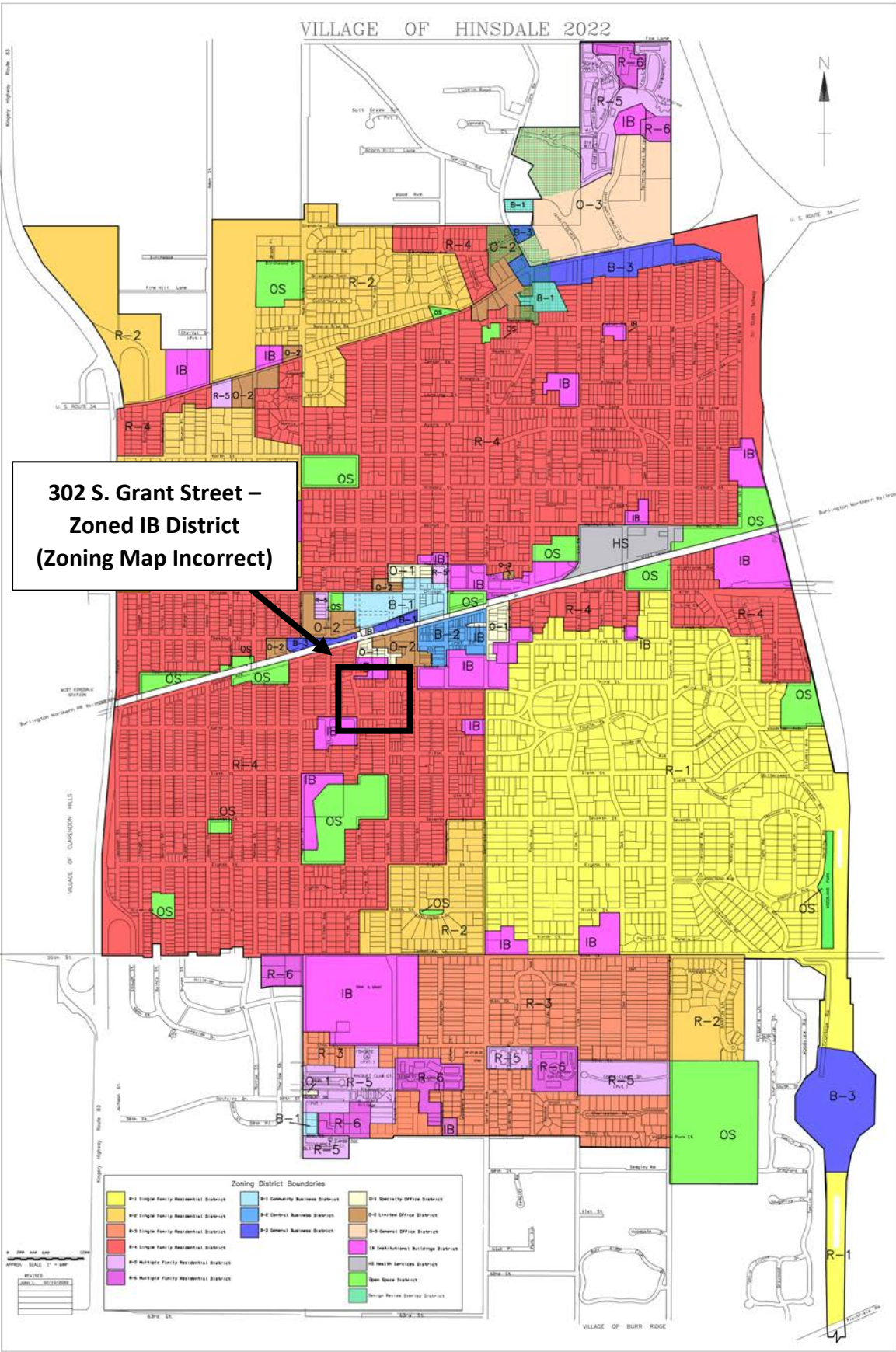
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The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

### ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
6. Historically Significant Structures Property Information / Ordinance No. 02001-6 – Landmark Designation Ordinance
7. Application for Certificate of Appropriateness, Sign Permit, and Exhibits

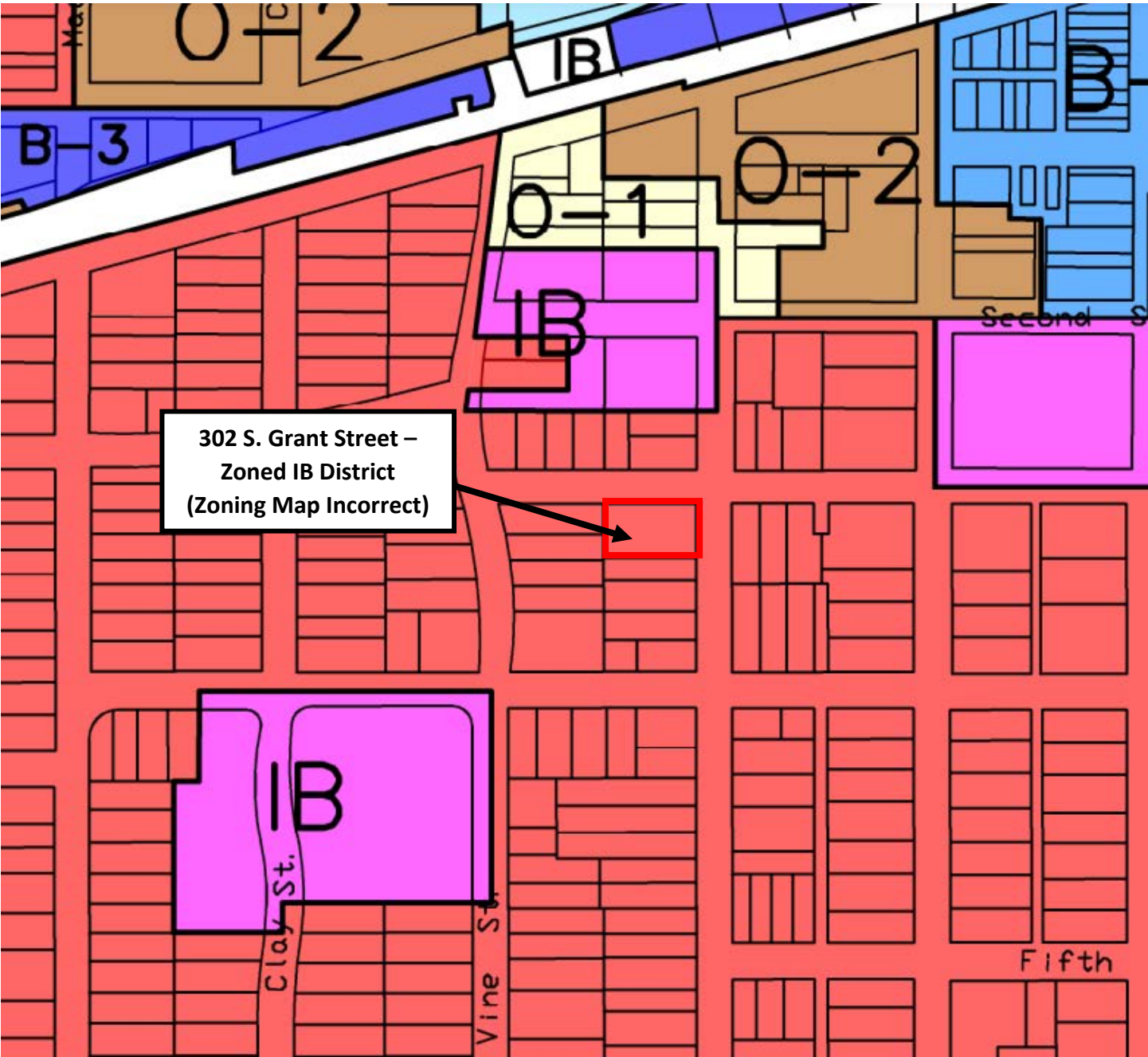


Village of Hinsdale Zoning Map and Project Location



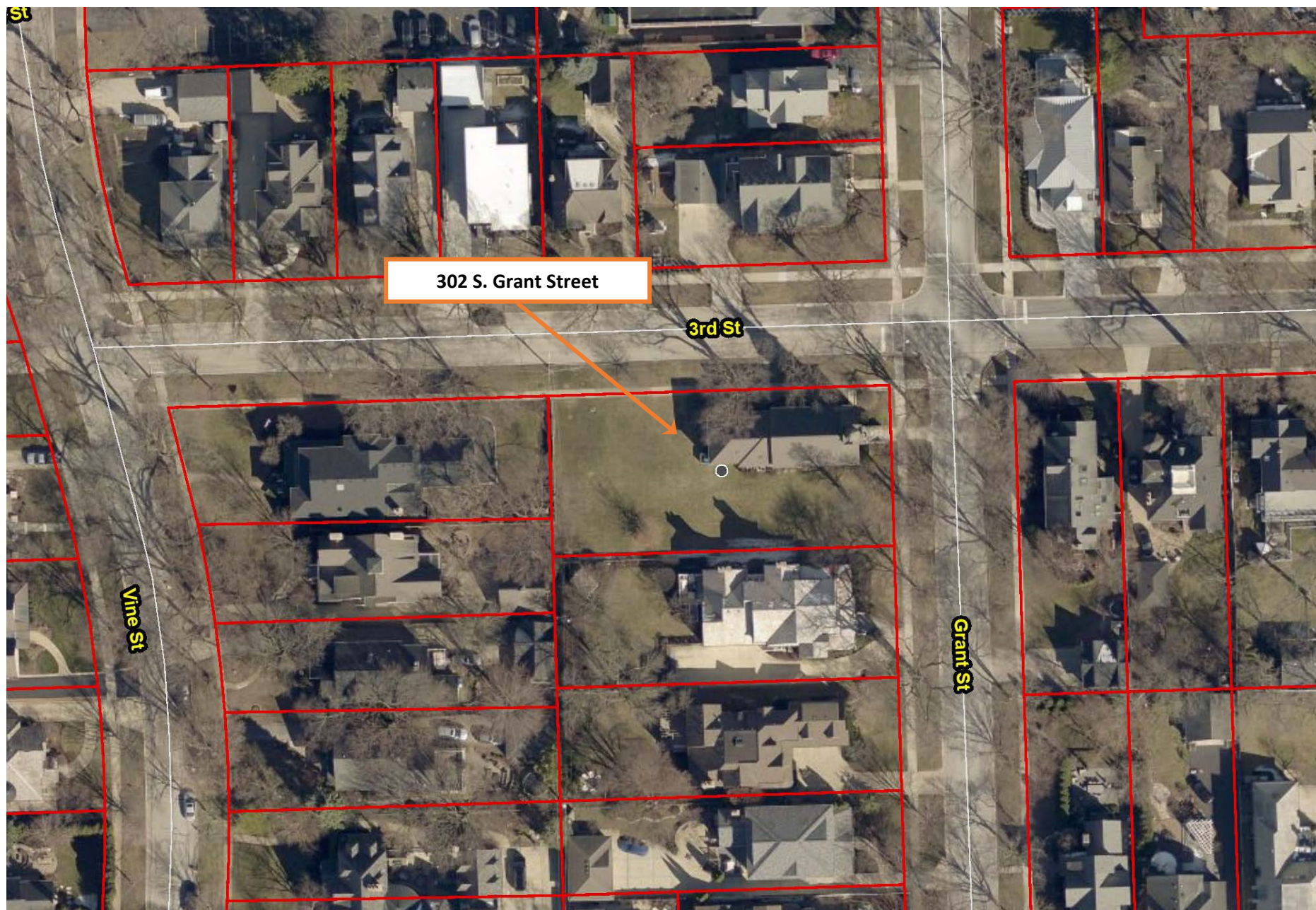


Village of Hinsdale Zoning Map and Project Location





## Aerial View – 302 S. Grant Street

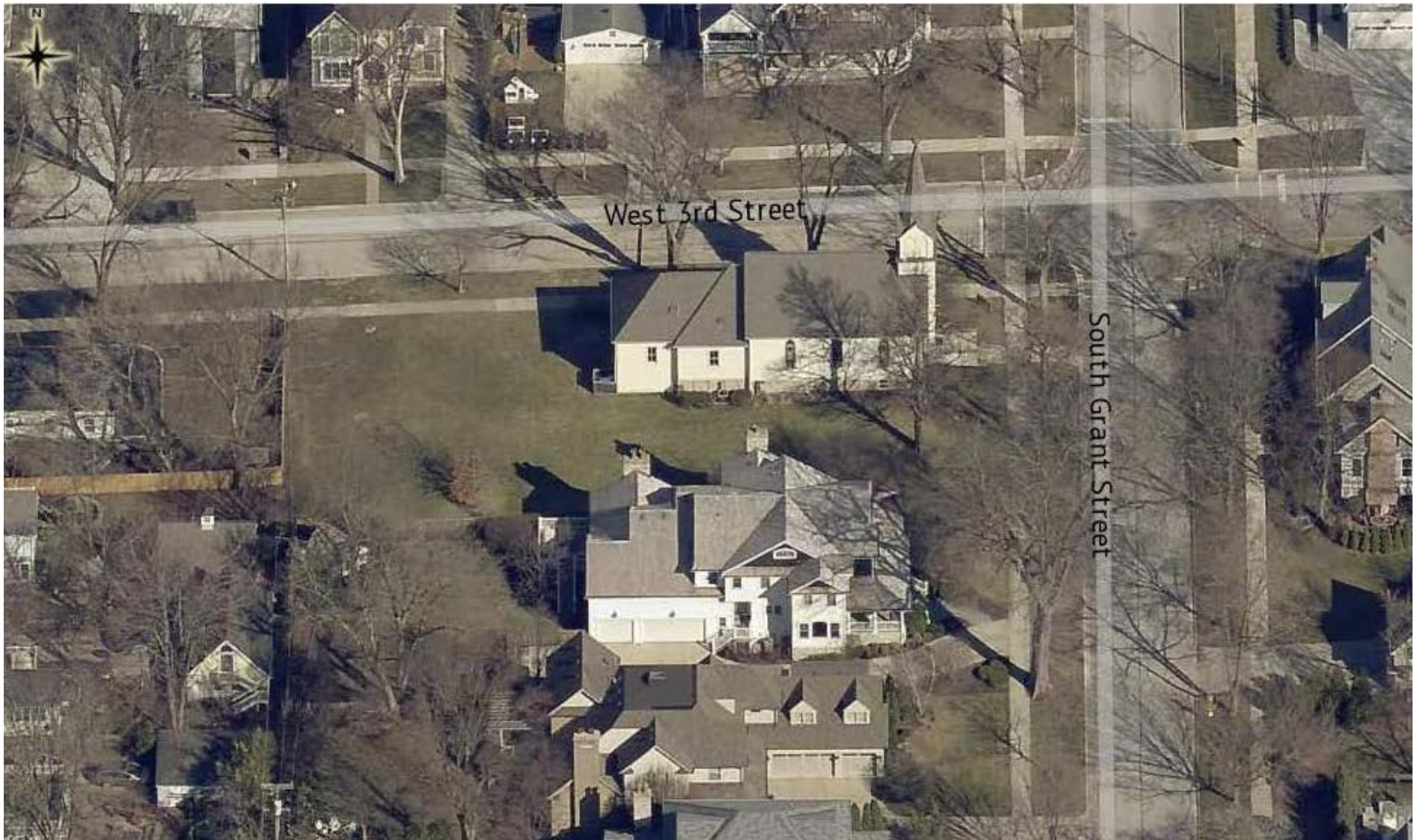






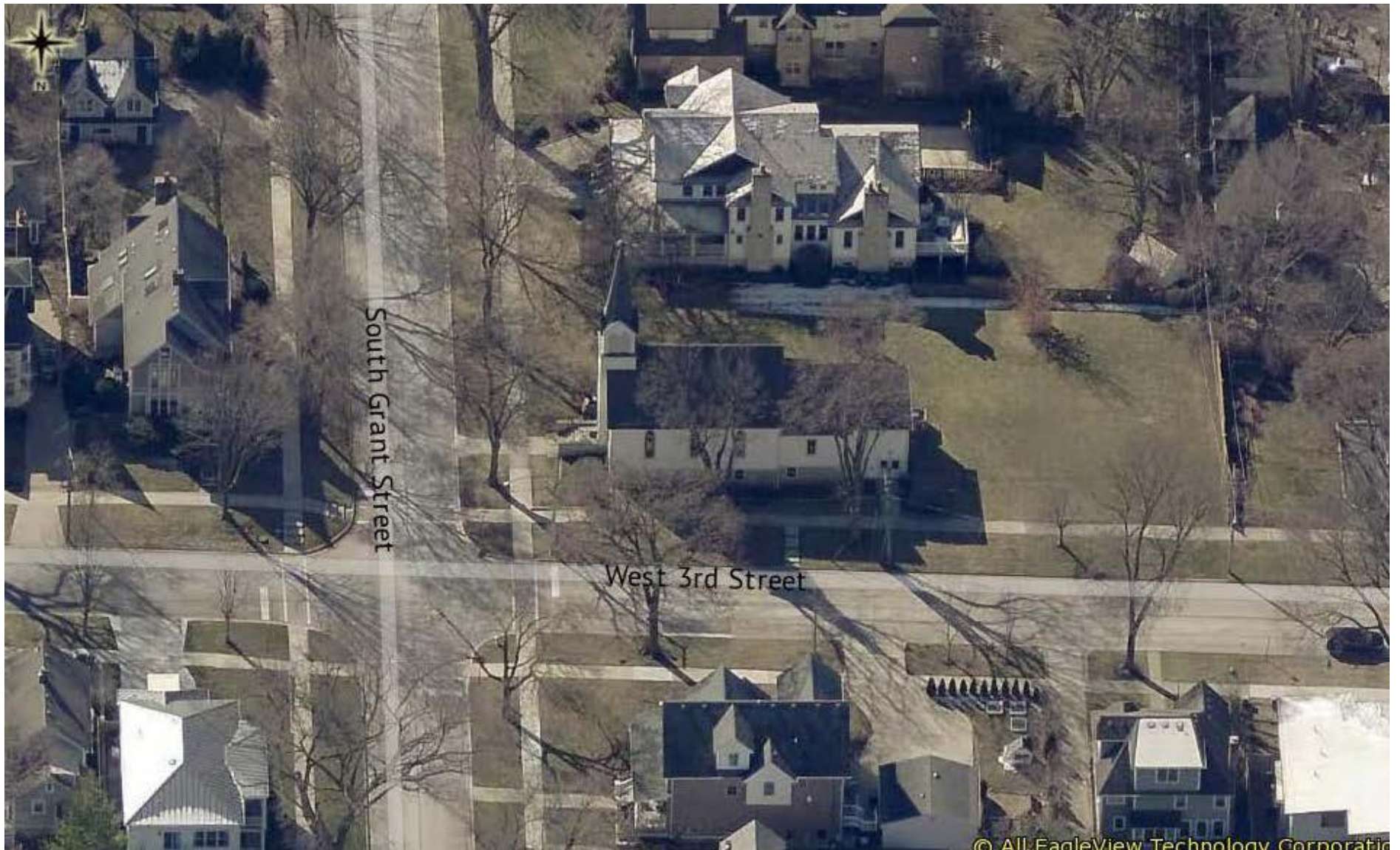


## Birds Eye View – 302 S. Grant Street



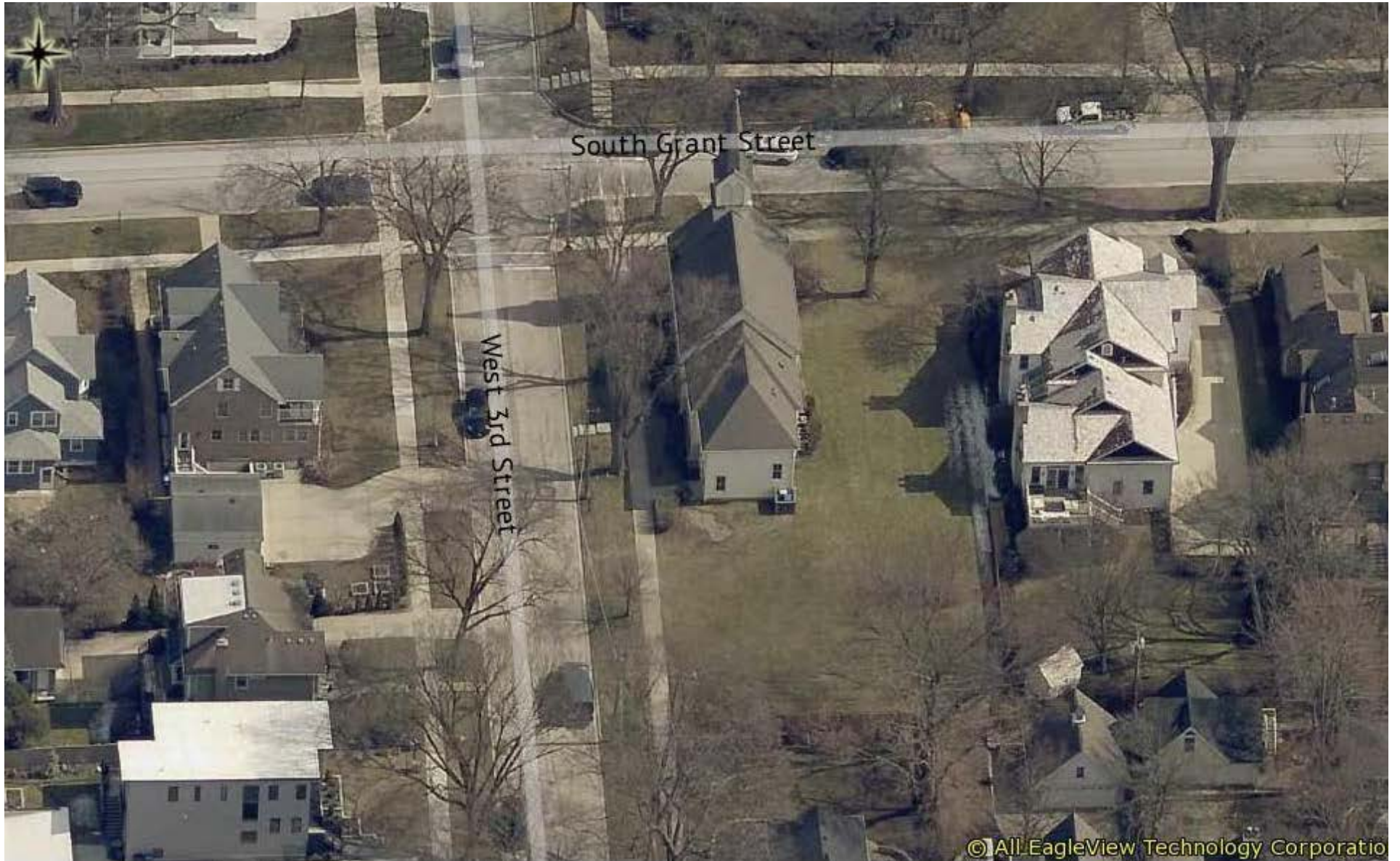


## Birds Eye View – 302 S. Grant Street





## Birds Eye View – 302 S. Grant Street





## Birds Eye View – 302 S. Grant Street





## Street View – 302 S. Grant Street

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

**14-5-2: CRITERIA:**

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

A. General Standards:

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





B. Design Standards:

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

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



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

<b>Address</b> 302 S. Grant Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-112-016	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Hinsdale Historical Society	
<b>Historic Name</b> Immanuel Evangelical Church / Immanuel Hall	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1900	
<b>Architectural Style</b> Gothic Revival	<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Designated Local Landmark (Ord. No. 02002-06)</li> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Town of Hinsdale Survey (2001) – Significant</li> <li>• Listed on the National Register of Historic Places (2001)</li> </ul>
<b>Additional Photos</b> 	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 302

DIRECTION S

STREET Grant

ABB ST

PIN

LOCAL SIGNIFICANCE RATING ☒ S

POTENTIAL IND NR? (Y OR N) ☒ Y

Criteria C

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

Contributing secondary structure? ☐  
(C or NC)

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



### GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

OVERALL SHAPE OR PLAN

NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)





### RESEARCH INFORMATION

HIST NAME Immanuel Evangelical Church

ARCHITECT

COMMON NAME Immanuel Evangelical & Reformed Church

BUILDER

LANDMARK LIST

COST  OLD SIGNIFICANCE RATING S

#### ADDITIONAL INFORMATION:

see continuation sheet

SURVEY AREA TOWN OF HINSDALE

#### LANDSCAPE FEATURES

Corner lot on residential street; large lawn on side and in rear; foundation plantings; mature trees in parkway

#### PHOTOGRAPHIC INFO

ROLL NO. 10 FRAME NO. 24

ROLL NO. 5 FRAME NO. 9-10

ROLL NO.  FRAME NO.

PREPARER Victoria Granacki

ORGANIZATION Historic Certification Consultants

DATE 6/5/2001

302 S Grant ST



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 302  
STREET S Grant

---

### ADDITIONAL PHOTOS OR INFORMATION

#### Architectural Information (cont.):

The stained glass windows were installed by the manufacturer, Flanagan & Biedenweg Company, in 1924 [National Register of Historic Places Nomination Form, p.5].

#### Historic Information:

This structure served the Hinsdale community as a church for a consecutive 64 years, beginning when it was constructed in 1900 until 1964. The "Deutch Evangelisch Lutherische Immanuels Germeinde," a Lutheran congregation constructed the Immanuel Evangelical Church. It primarily served German immigrants, and first and second generation German Americans throughout its use as a religious facility. The name of the church was changed to Immanuel Evangelical and Reformed Church in 1934 when the Evangelical Synods merged with the Reformed Church. The church merged again in 1947 with the Congregational Christian Churches to become the United Church of Christ. The result of second merger was a congregation too large for the historic building. Services ceased in 1964 [National Register of Historic Places Nomination Form, p12-13].



The three churches founded in the survey area in the late 1800s all originated as immigrant churches. Two were German and one Swedish. The first Lutheran congregation, Zion Lutheran, was founded in 1888 by German families who had been meeting loosely since 1886. They purchased a lot at Second and Vine streets that same year and constructed their first church. The congregation affiliated with the Missouri Lutheran Synod in 1891 and began offering services in English in 1908. In 1911, the lot at 204 S. Grant Street was purchased, and the existing church was completed in 1915. William Soltwisch is cited as the builder [Bakken, 105], as is elder and local carpenter, Fred Huenke. Huenke lived nearby at 135 S. Madison Street, a house he also built. The church was enlarged and remodeled in the west end in 1952. With the continued growth of the congregation, the present Zion Lutheran School was built at 125 S. Vine Street in 1931, while the old church building was moved to the rear of the lot. An addition was built to the school in the 1960s and it continues to operate today as one of only three private schools in the village.

Other German immigrants, particularly those from the province of Hanover, where Low German was spoken, chose to join another congregation, St. John's Evangelical Church in Fullersburg. After a dispute among members of this congregation, some of the Hinsdale members organized in 1898 as the "Deutsch Evangelisch Lutherische Immanuels Germeinde." In 1900 they began construction of the Immanuel Evangelical Church at 302 S. Grant Street. William Vornsand was the general contractor and other members of the congregation worked as carpenters. In 1908 a two-story frame house was built behind the church as a parsonage and meeting hall, and in the 1950s a one-story brick building was constructed on the lot immediately south. The church merged with the Congregational Church in 1947 and became the United Church of Christ. The result was a congregation too large for the historic building in a congested area. The congregation relocated and sold the property to the Illinois Conference of the United Church of Christ in 1964. It was later bought and occupied by the Montessori School of Hinsdale from 1982 through 1999. Threatened with demolition, the property was purchased by the Village of Hinsdale in 1999 with the intention of deeding it to the Hinsdale Historical Society for public use. The parsonage and religious education building were demolished and the church structure was listed on the National Register of Historic Places in 2000 [NR nomination, 12-14].

The third church existing today in the Town of Hinsdale survey area is the Evangelical Mission Covenant Church (now Hinsdale Evangelical Covenant Church). It was founded on February 6, 1892 as the Swedish Evangelical Bethel Church to serve a Swedish immigrant congregation. Shortly after, in November 1892, the congregation built a frame church at 18 E. Fourth Street that was commonly referred to as the "Swede's Church." Services were held in Swedish until 1935, and the church became a center for Scandinavian families within Hinsdale in the early 20<sup>th</sup> century. Many of its early members were in the construction trades or served as domestics in the homes of prosperous business and professional people. The Swedish Evangelical Bethel Church became the Evangelical Mission Covenant Church of Hinsdale in 1922, soon after affiliating itself with the Covenant Church in America. In the same year, the congregation purchased the corner lot at Fourth and Garfield Street, the site of their present church. The current church was built in 1930 at 412 S. Garfield Avenue at a cost of \$41,414, and was dedicated on March 15, 1931. In 1972 the preschool was built



### 302 South Grant Street – Membership Organization Building



On February 5, 2002 the Village Board of Trustees adopted an ordinance that designated the property at 302 South Grant Street (known as Immanuel Hall or the former Immanuel Evangelical Church) as an Historic Landmark. Application to landmark the 1900 structure was made by the Hinsdale Historical Society.

This single-story wood frame and clad building was constructed in 1900 in the Late Gothic Revival style, of a vernacular type known as “carpenter Gothic.” Major changes to the exterior include the digging of a full basement in 1920, and the replacement of the original roof, front doors, front steps, windows and decoration atop the spire. It is the only surviving, almost originally intact, building of its type in Hinsdale, and one of the few in the region. It was constructed by skilled German immigrant tradesmen, who donated their labor, as members of the, founding German speaking congregation. They were among Hinsdale’s early residents at a time when the Village was experiencing significant development.

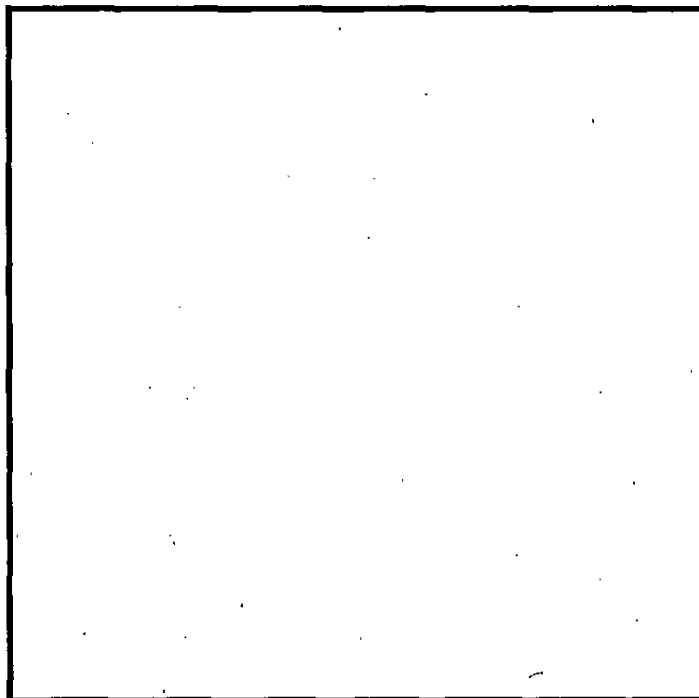
The building was first used for 64 years as a religious, instructional and society center by a small, close-knit German congregation, the second use for 18 years as the state headquarters for the Illinois Conference of United Church of Christ. Its third use for 17 years was as a Montessori School, until its sale by private parties to the Village of Hinsdale in June 1999 – made possible through the cooperation of the Village, Hinsdale Historical Society, Illinois Historic Preservation Agency and a grant from the State of Illinois – in order to save the building from likely demolition. In addition the building was designated by ordinance the Village’s first “historic and community landmark” on June 1, 1999, and it was listed on the National Register of Historic Places on February 9, 2001. In March 2001, the Hinsdale Historical Society took ownership of the property. The preservation of the building has come to symbolize the Village’s present commitment to historic preservation.





Date unknown. Photograph courtesy of Hinsdale Historical Society.



**VILLAGE OF HINSDALE****ORDINANCE NO. 02002- 6**

*File*

**AN ORDINANCE DESIGNATING  
302 SOUTH GRANT STREET (IMMANUEL HALL)  
AS AN HISTORIC LANDMARK  
(HPC CASE No. 01-2002)**

WHEREAS, the Village is authorized pursuant to Section 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et. seq.* to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale, as amended, provides for a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and



WHEREAS, the Hinsdale Historical Society (the "Applicant"), is the legal owner of, and has filed an application seeking to designate, the building located 302 South Grant Street, commonly referred to as the Immanuel Hall and legally described in Exhibit A attached to and made part of this Ordinance by this reference, (the "Subject Building") in the Village as a historic landmark (the "Application"); and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on January 8, 2002 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its January 8, 2002 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 01-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Village Board of Trustees, at a public meeting on January 28, 2002, considered the Applicant's Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and determined that it is in the best interest of the Village and its residents to establish the Subject Building as a designated landmark;

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

Section 1. Recitals. The foregoing recitals are incorporated in and made a part of this Ordinance by this reference.



Section 2. Designation as an Historic Landmark. The nomination of the Subject Building as an historic landmark is hereby approved and the Subject Building is hereby designated as an historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as it may be amended from time to time.

Section 3. Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice to the Applicant, as owner of record, and the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4. Recordation. The Village Clerk is directed to promptly cause a copy of this Ordinance be recorded in the office of the DuPage County Recorder of Deeds.

PASSED this 5th day of February, 2002.

AYES: TRUSTEES MILKINT, ELLIS, CICCARONE, LENNOX, BARROW AND BLOMQUIST.

NAYS: NONE

ABSENT: NONE

APPROVED this 5th day of February, 2002.

ATTEST:



George J. Seymour  
Village President

Mary M. Lind  
Village Clerk



## EXHIBIT A

### Legal Description

LOT 1 OF MCKENNA'S RESUBDIVISION OF LOT 1 AND LOT 4 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 4 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS R1999-155950, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 302 South Grant Street  
Hinsdale, Illinois 60521

Property Identification Numbers: 09-12-112-016





**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT**

**Applicant**

Name: Hinsdale Historical Society; Immanuel Hall  
Address: 302 S Grant St  
City/Zip: Hinsdale, 60522  
Phone/Fax: (630) 984 / 0101  
E-Mail: 2112@fastsigns.com  
Contact Name: Rachel Wolnik

**Contractor**

Name: Fastsigns Downers Grove  
Address: 408 75th St  
City/Zip: Downers Grove, 60516  
Phone/Fax: (630) 984 / 0101  
E-Mail: 2112@fastsigns.com  
Contact Name: Rachel Wolnik

**ADDRESS OF SIGN LOCATION:** 302 S Grant St, Hinsdale IL 60522

**ZONING DISTRICT:** IB Institutional Buildings

**SIGN TYPE:** ☒ Ground Sign

**ILLUMINATION** ☒ Not Illuminated

**Sign Information:**

Overall Size (Square Feet): 13.95 ( 60" x 33.5" )

Overall Height from Grade: 3.95 ft Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black  
② White  
③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 85.5'

Building/Tenant Frontage: 28.25

Existing Sign Information:

Business Name: Immanuel Hall

Size of Sign: 20 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.

  
Signature of Applicant

3/4/24  
Date

✓ Alexis Braden (HHS trustee on behalf of HHS). 2/28/24

Signature of Building Owner

Date

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

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

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



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

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

Address \_\_\_\_\_ of \_\_\_\_\_ Property \_\_\_\_\_ under \_\_\_\_\_ review:  
Property Identification Number: 302 S Grant St, Hinsdale, IL 60522

**I. GENERAL INFORMATION**

1. Applicants Name: Fastsigns Downers Grove ; Rachel Wolnik  
Address: 408 75th St Downers Grove, IL 60516  
Telephone Number: 630-984-0101
2. Owner of Record (if different from applicant): Hinsdale Historical Society  
Address: 302 S Grant St, Hinsdale, IL 60522  
Telephone Number: (415) 264-4143
3. Others involved in project (include, name, address and telephone number):  
Architect: \_\_\_\_\_  
Attorney: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Exisiting Sign is outdated, 60" x 48" Aluminum sign standing on 3" square aluminum posts
2. Property Designation:  
Listed on the National Register of Historic Places? x YES        NO  
Listed as a Local Designated Landmark?        x YES        NO  
Located in a Designated Historic District?        YES        x NO



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

Replacing the face of the sign; removal of current aluminum face and installing new cabinet face;  
60" x 33.5" x 3"

Sign will be mounted onto existing frame



## 5. TABLE OF COMPLIANCE

Address of subject property: 302 Grant St , Hinsdale, IL 60522

\* The following table is based on the IB Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

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

\_\_\_\_\_



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

### ☐ INDIVIDUAL OWNERS

Contractor Applicant

Signature of Applicant

✓ Alexis Braden

Signature of Applicant

### ☐ CORPORATION

Signature of Applicant's President

Signature of Applicant's Secretary

### ☐ PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

### LAND TRUST

Signature

### OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 4<sup>th</sup> day of

March 2024



SUSAN CRACKEL  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
May 14, 2024

Susan Crackel  
Notary Public





408 75th Street  
Downers Grove, IL 60516  
(630) 984-0101

I hereby authorize Fastsigns Downers Grove to replace the existing face on the exterior sign for Immanuel Hall, located at 302 S Grant St, Hinsdale, IL, 60522. Design & Plans for this replacement are approved and authorized on Spec Sheet #12152 given by Fastsigns Downers Grove.

Landlord or Agent Signature Alexis Braden, HHS trustee on behalf of HHS

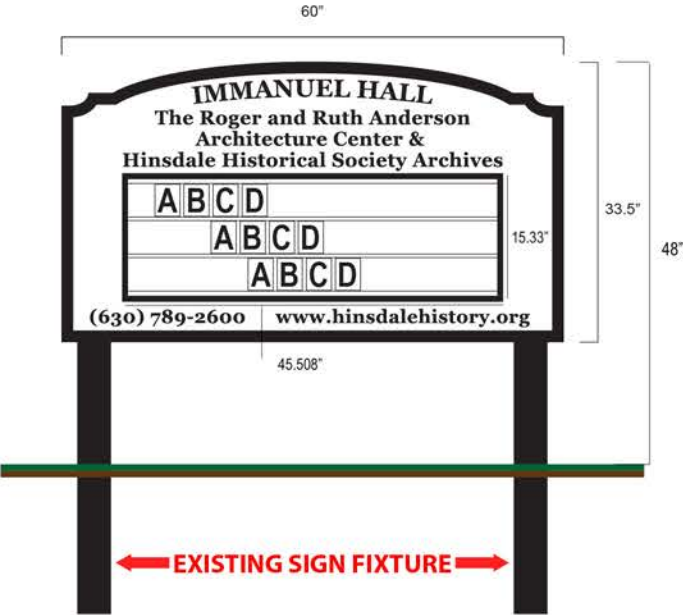
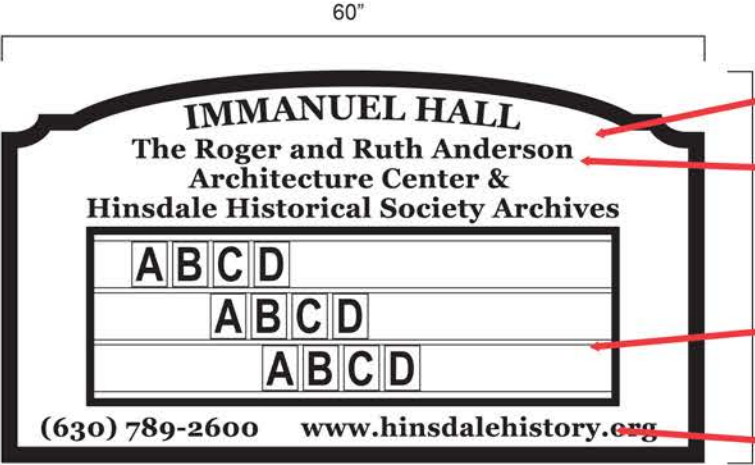
Date March 4, 2024



# POST & CABINET MARQUEE SIGN



**\*NO LANDSCAPING TO GO UNDERNEATH SIGN\***



A B C 4" HEIGHT INSERTS



## POST & CABINET MARQUEE SIGN

- NON-ILLUMINATED
- BLACK AND WHITE COLOR SCHEME
- EXISTING FIXTURE TO BE PAINTED BLACK
- CABINET DIMS ARE 60"W x 33.5"H x 3"D
- MARQUEE BOX DIMENSIONS 45.508"W x 15.33H
- INSTALLED ON EXISTING POST STRUCTURE
- LEXAN FACE WITH VINYL ELEMENTS
- TRACKED ELEMENTS TO SUPPORT 3 ROWS OF 4" INSERTS
- OVERALL SIGN DIMENSIONS 60" W x 48" H

**LANDLORD  
OR AGENT  
SIGNATURE  
HERE**

Please sign & return drawing to FASTSIGNS  
Signature below indicates approval of BOTH design & placement of sign  
**\*\*Approval via email is also permitted\*\***

**X**

Alexis Braden 2/15/24 DATE

**\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\***  
**\*ART ABOVE IS A LOWER QUALITY VERSION OF PRINT FILE; MAY APPEAR PIXELATED\***  
**\*FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.\***  
**\*INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.\***  
**\*ALL ORDERS INCLUDE (1) LAYOUT AND UP TO (2) REVISIONS. PLEASE LET US KNOW IF YOU WOULD LIKE TO ADD ADDITIONAL REVISIONS AND/OR DESIGN SERVICES. FASTSIGNS IS NOT RESPONSIBLE FOR ERRORS THAT ARE OVERLOOKED DURING THE PROOFING PROCESS.**

**FASTSIGNS**  
Sign & Graphic Solutions Made Simple

**Downers Grove**

ACCOUNT:

Hinsdale Historical Society

FILE:

**12152**

REPRESENTATIVE:

ADDRESS:

302 S Grant St  
Hinsdale, IL 60522

ORIGINAL DRAWING DATE: 01/16/2023

DRAWING NUMBER:

1 of 1

SCALE:

NTS

REV. #1 BY:

REV. DATE

REVISION NOTES:

REV. #2 BY:

REV. DATE

REVISION NOTES:

REV. #3 BY:

REV. DATE

REVISION NOTES:

NOTES:

DRAWN BY: Austin H

REVISED BY:

THIS DRAWING IS THE  
PROPERTY OF FASTSIGNS  
INTERNATIONAL, INC.  
THE BORROWER AGREES, IT  
SHALL NOT BE REPRODUCED,  
COPIED OR DISPOSED OF,  
DIRECTLY OR INDIRECTLY, NOR  
USED FOR ANY PURPOSE  
WITHOUT PERMISSION.

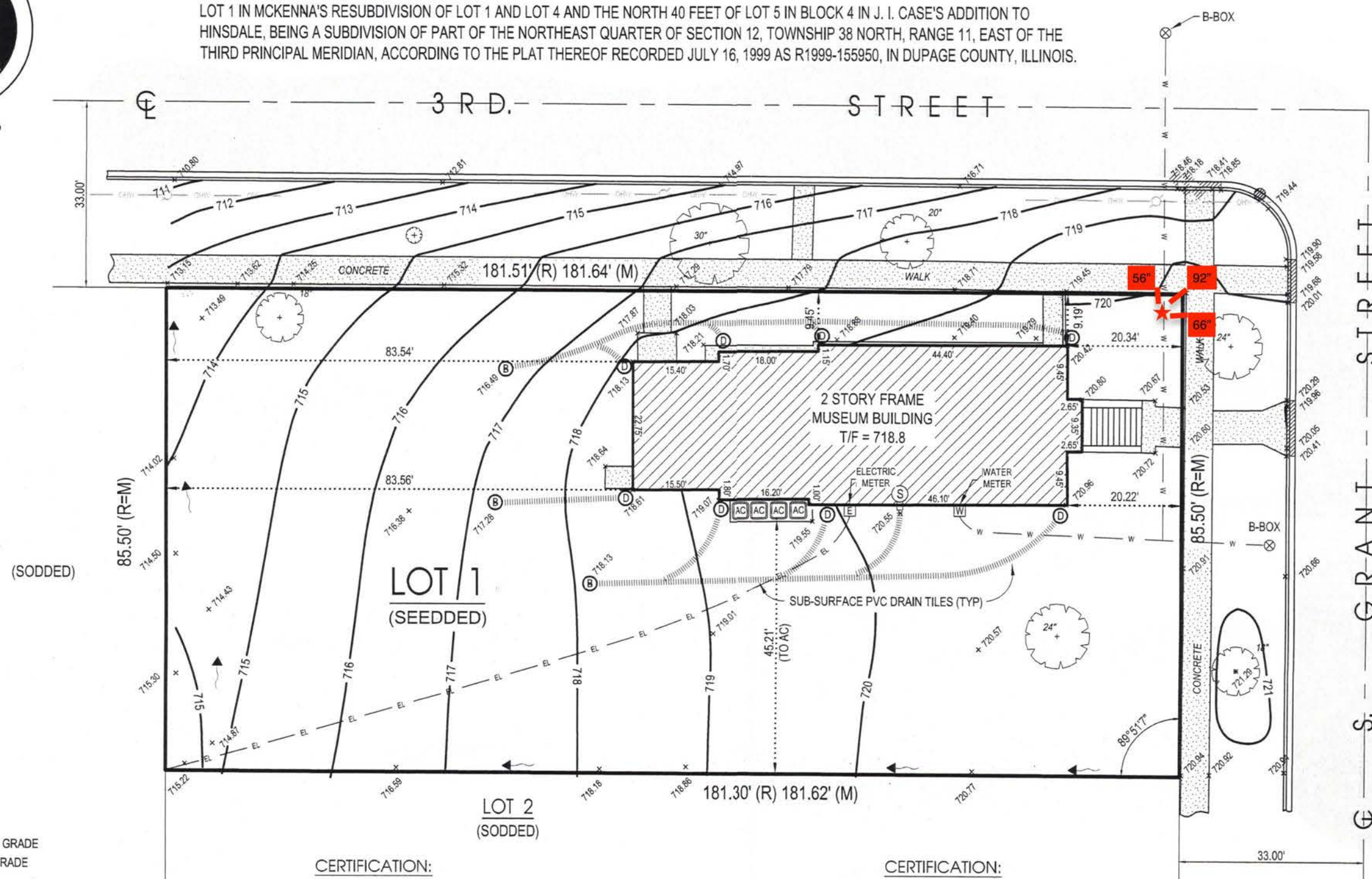




SCALE: 1" = 20'

# FINAL GRADING SURVEY

LOT 1 IN MCKENNA'S RESUBDIVISION OF LOT 1 AND LOT 4 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 4 IN J. I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS R1999-155950, IN DUPAGE COUNTY, ILLINOIS.



## LEGEND:

- 999.9 PROPOSED LOT GRADE
- 999.9 EXISTING LOT GRADE
- STORM INLET
- DOWNSPOUT
- LANDSCAPE INLET
- MANHOLE
- ELECTRIC LINE
- WATER SERVICE
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

## ABBREVIATIONS:

- B.S.L. = BUILDING SETBACK LINE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD LENGTH
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- E/W = EDGE OF WALK
- T/C = TOP OF CURB
- T/F = TOP OF FOUNDATION
- F/L = FLOW LINE OF INLET

## CERTIFICATION:

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE TOPOGRAPHICALLY SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF NOVEMBER 2008, NAPERVILLE, ILLINOIS.

*Charles S. Marshall*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.035-003377  
LICENSE EXPIRES NOVEMBER 30, 2008.



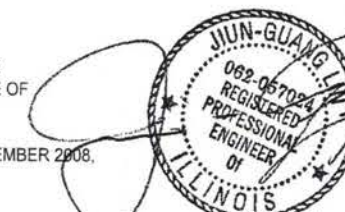
## CERTIFICATION:

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT THE CONSTRUCTION MEETS THE STORMWATER MANAGEMENT ORDINANCE OF THE VILLAGE OF HINSDALE

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER 2008, NAPERVILLE, ILLINOIS.

Jiun-Guang Lin, P.E., CFM  
ILLINOIS PROFESSIONAL ENGINEER NO. 17668  
LICENSE EXPIRES NOVEMBER 30, 2009.



Expires 11/30/09

HINSDALE HISTORICAL SOCIETY

302 S. GRANT STREET  
HINSDALE, ILLINOIS

PREPARED FOR:

PROPERTY ADDRESS:

# Landmark

ENGINEERS AND SURVEYORS

Landmark Consulting, P.C.  
25030 Ramm Drive, Naperville, IL, 60564  
PH: 630.692.1140 FAX: 630.566.5815

DRAWN BY: ISS DATE: 11-03-2008 JOB NO. 6593  
CHECKED BY: ERP DATE: 11-03-2008 SHEET 1 OF 1





**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** March 29, 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-10-2024 – Sign Permit Review – 5 E. First Street – The Salon by David and William / Brow Paradiso – Installation of Two (2) Wall Signs

**FOR:** April 8, 2024 Historic Preservation Commission Special Meeting

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**SUMMARY**

The Village of Hinsdale received a sign permit application from Brow Paradiso / The Salon by David and William requesting approval to install two (2) new wall signs for the businesses located in a single tenant space at 5 E. First Street. The existing two-story multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

Brow Paradiso is a sub-tenant inside The Salon by David and William, both of which are classified as beauty salons.

**REQUEST AND ANALYSIS**

The applicant is requesting to install two (2) non-illuminated wall signs above the two entrance doors for each business within the tenant space facing First Street. The wall signs are identical in size and have different sign copy for each business. The signs will measure 1'-6" tall and 4'-½" wide, with an overall sign face area of 6.06 square feet each. The combined signage face area for both signs is 12.12 square feet.

Both signs consist of a white aluminum background with a black border, black routed dimensional acrylic primary letters, and black vinyl secondary tagline letters. The sign for Brow Paradiso includes a digitally printed logo in black, white, and blue colors.

The two (2) existing wall signs and one (1) permanent window sign will be removed for allow for the two (2) new wall signs.

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. Brow Paradiso is a sub-tenant without its own occupancy, therefore, the overall tenant spaces is allowed two (2) signs. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

In this case, the tenant space is afforded 25 square feet. The proposed wall sign is under the maximum 25 square feet of total sign face area allowed for the tenant space.





## MEMORANDUM

### PROCESS

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

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

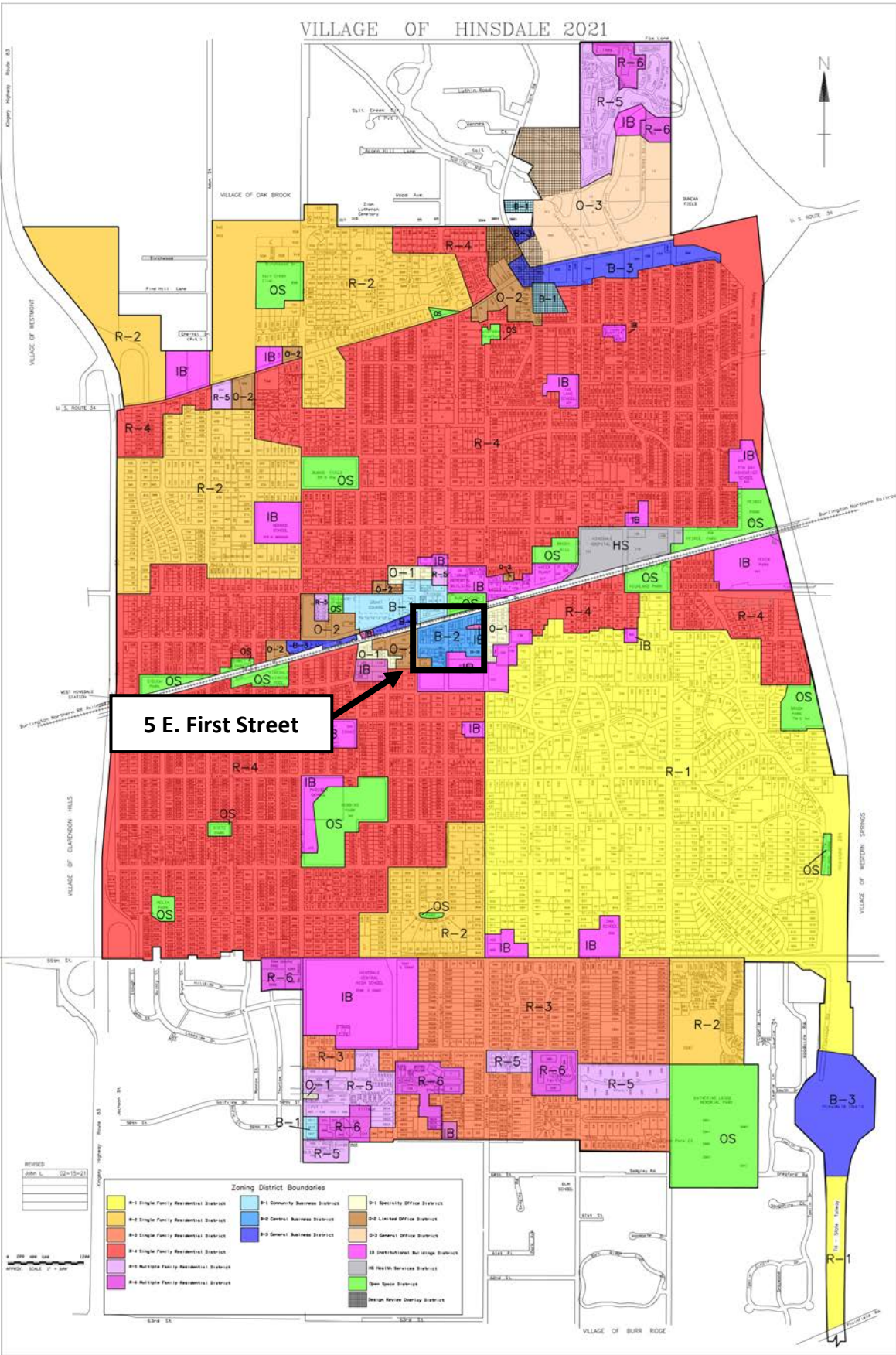
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The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

### Attachments

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

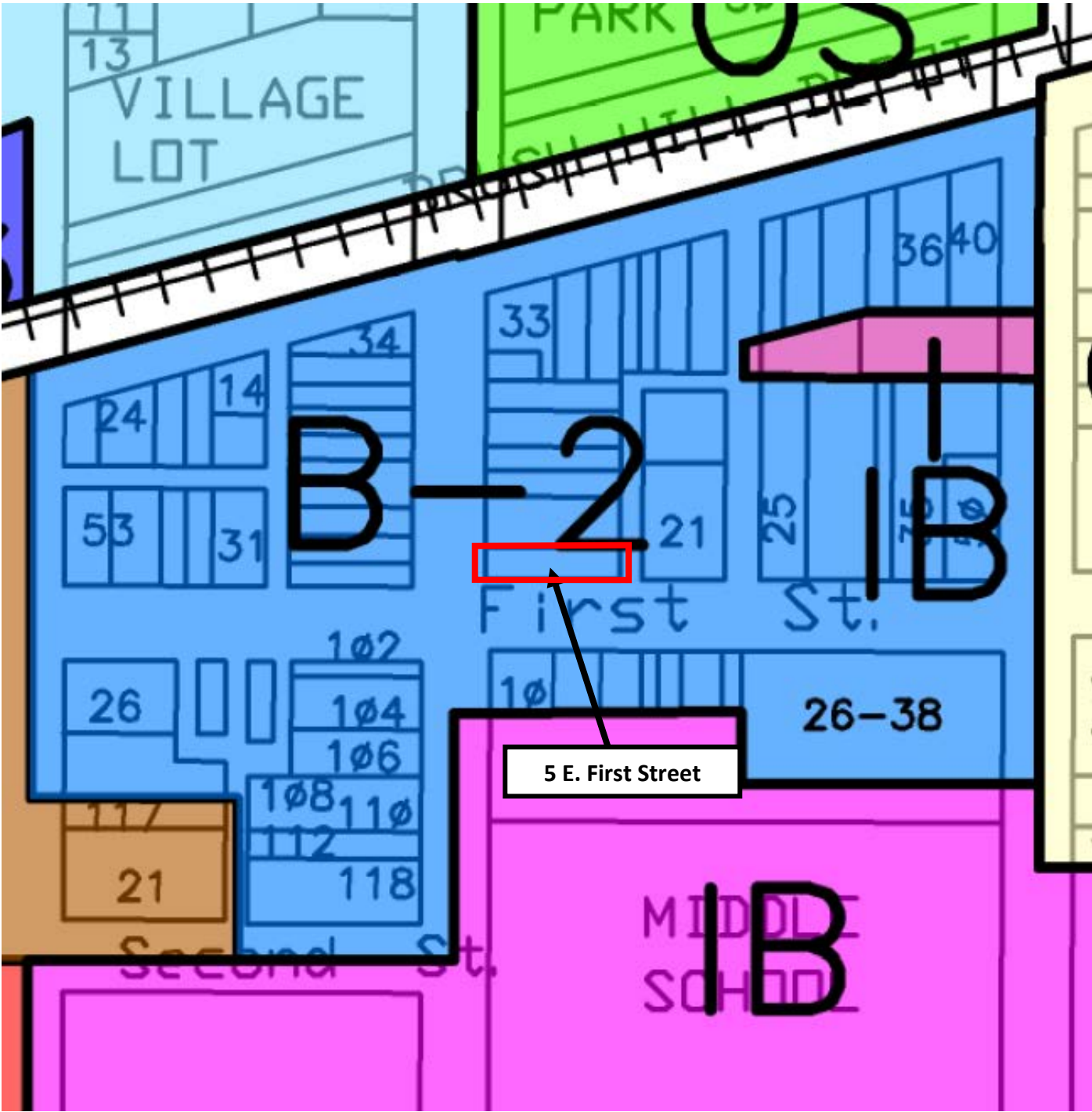


Village of Hinsdale Zoning Map and Project Location





Village of Hinsdale Zoning Map and Project Location





Aerial View – 5 E. First Street





## Birds Eye View – 5 E. First Street





Street View – 5 E. First Street







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Brow Paradiso  
Address: 5 E. 1st Street  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (630) 412-1111 /  
E-Mail: lindsay@browparadiso.com  
Contact Name: Lindsay Bounovalanto

**Contractor**

Name: Corporate ID Solutions  
Address: 5563 N Elston  
City/Zip: Chicago, IL 60630  
Phone/Fax: (773) 891-8886 /  
E-Mail: crios@corporateidsolutions.com  
Contact Name: Chrissie Rios

**ADDRESS OF SIGN LOCATION:** 5 E. 1st Street, Hinsdale, IL 60521

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

**SIGN TYPE:** Wall Sign

**ILLUMINATION:** None

**Sign Information:**

Overall Size (Square Feet): \_\_\_\_\_ ( \_\_\_\_\_ x \_\_\_\_\_ )

Overall Height from Grade: \_\_\_\_\_ Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ Blue

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information:

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

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

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

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

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

[Signature]  
Signature of Applicant

3.5.24  
Date

[Signature]  
Signature of Building Owner

3.7.24  
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: \_\_\_\_\_

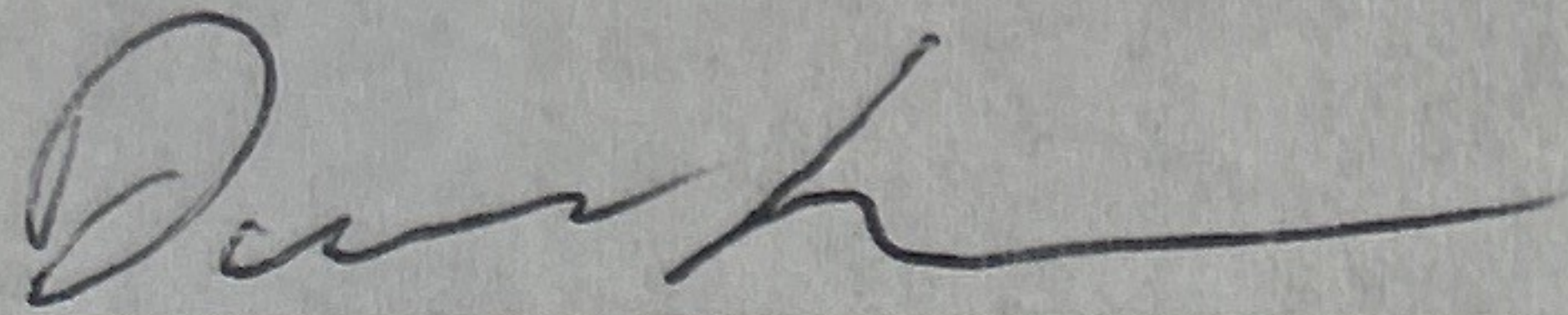


JDR Investment Properties LLC  
J. David Ronning  
155 Chicago Avenue  
Clarendon Hills, IL

July 14, 2023

To: City of Hinsdale, IL

I J. David Ronning, as owner/agent of the property located  
at (address) 5 E 1st Street, Hinsdale, IL, give my permission for  
(name of tenant/lessee) Brow Paradiso / Lindsay Bounavolanto, to  
install signage per the rendering "Brow Paradiso\_Blade Sign\_Permitting.pdf" (provided) to  
the facade at the above address, in accordance with City of Hinsdale regulations.



Signature of Owner/Agent

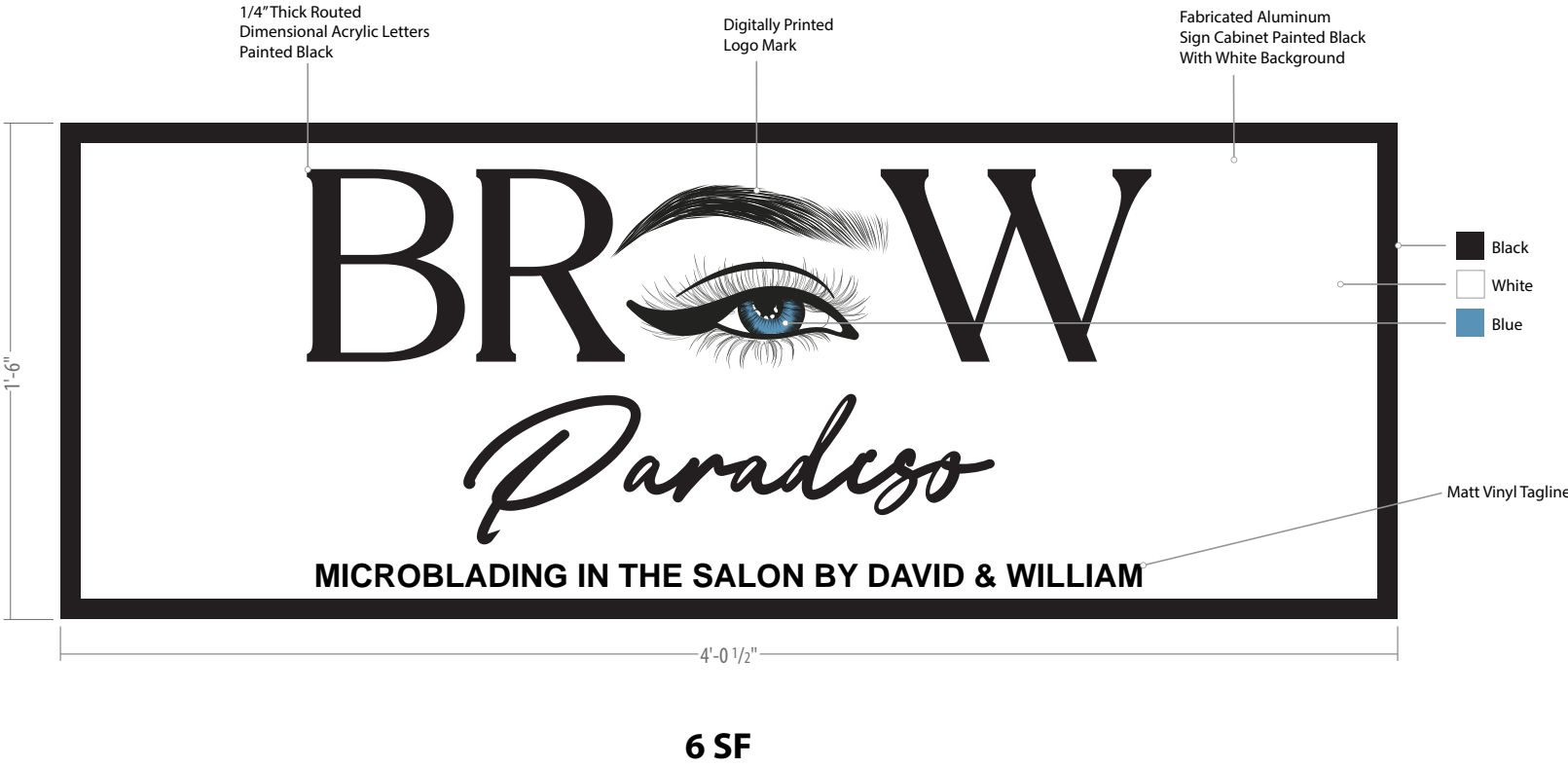
7E 1st St. Hinsdale IL 60521

Address of Owner/Agent

630.321.9033

Phone Number of Owner/Agent





**CORPORATE  
IDENTIFICATION  
SOLUTIONS**

CUSTOMER
BROW PARADISO
SITE NUMBER

LOCATION
ACCOUNT REP
BEN DEHAYES

DRAWN BY
GC
DATE
03/08/24

REVISION
02
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600   F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

CUSTOMER ACCEPTANCE
THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.
SIGNATURE _____
DATE _____





Two existing wall signs and one permanent window sign will be removed; two wall signs are proposed.



**CORPORATE  
IDENTIFICATION  
SOLUTIONS**

CUSTOMER
BROW PARADISO
SITE NUMBER

LOCATION
ACCOUNT REP
BEN DEHAYES

DRAWN BY
GC
DATE
03/08/24

REVISION
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SIGNATURE _____
DATE _____





**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** March 29, 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 HPC-6-2024 – 317 E. First 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 Addition and Porte Cochere, Side Porch, and Detached Garage

**FOR:** April 8, 2024 Historic Preservation Commission Special 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 addition and porte cochere, the expansion of the existing porch, and the construction of a new detached garage at 317 E. First Street. The property owner listed on the application is Peter Barre and Erin Kelley.

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 317 E. First 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 south, east and west in the R-1 Single Family Residential District and single-family homes to the north in the R-4 Single Family Residential District.

The building was constructed in 1888 and features Queen Anne style. The building is classified as a Contributing Structure according to the 2002 Robbins Park I Survey and Significant / Historically Significant according to the 1999 Reconnaissance Survey.

**REQUEST AND ANALYSIS**

The applicant requests approval of a Preservation Incentive application for alternative zoning regulations, a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for an addition and porte cochere to be constructed on the rear of the house, the expansion of the existing porch on the





## MEMORANDUM

interior side of the house, and the construction of a new detached garage to the rear of the house at 317 E. First Street. The existing 1-story detached garage located to the north of the house 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 - A one-story addition for a new mudroom and a porte cochere are proposed on the north rear elevation of the house. The existing porch on the interior west side of the house will also be expanded. The third floor attic space will be converted into a bedroom, office, and bathroom, which will entail three dormers on the east and west elevations. The existing detached garage will be demolished and relocated to the northwest corner of the site. The entire house will be re-painted white as part of this project.

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 decorative trim and brackets, porch balustrades and skirting, clapboard siding, and roofing.

A detailed description of the changes to the elevations are provided below:

- South Elevation (Front) - The expanded porch on the west elevation as well as the new dormers on the east and west elevations are visible on the south elevation. Existing windows will be removed within the expanded porch and replaced with white clad sliding patio doors.
- West Elevation (Interior Side) - The existing one-story porch will be expanded and will be constructed of matching building materials, including a new staircase, gray asphalt roofing, balustrades, decorative trim and brackets, and porch skirting. A small window will be removed and a new second floor dormer with a double-hung window is proposed to accommodate an interior staircase to the third floor. The porte cohere and rear addition are both visible from this elevation.
- North Elevation (Rear) - Two windows and the existing entrance door will be removed from the north elevation. The porte cochere and rear building addition will be constructed of matching building materials, including gray asphalt roofing, and decorative supporting columns, trim, and brackets. The rear addition includes a new entrance door, siding to match the existing siding, horizontal tongue and groove siding at the base, four (4) double-hung windows to match the windows on the existing house
- East Elevation (Corner Side) - Two third-floor formers with windows will be installed to serve the finished attic space. Two second-floor double-hung windows will be replaced with new matching double-hung windows. The porte cohere and rear addition are both visible from this elevation.
- Detached Garage - The existing two-car detached garage is not historic and will be demolished to allow for the construction of the porte cohere and rear addition. A new detached garge will be located toward the northwest corner of the site and consists of white siding, a decorative bracket in the gable, gray asphalt shingles, and double-hung windows to match the house.

The applicant is requesting to reduce the north rear yard setback to 15'-½" (from 25' per the R-1 District regulations) and reduce the west interior side yard to 10' (from 14' per the R-1 District regulations). Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for a rear yard setback of 15' and an interior side yard setback of 10', for properties in the R-1 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
Rough Carpentry – Labors and Materials	\$20,000.00
Exterior Siding and Trim – Labor and Materials	\$34,500.00
Windows	\$12,000.00
Roofing and Flashing	\$7,500.00
<b>TOTAL</b>	<b>\$74,000.00</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.

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 317 E. First Street was \$1,690.84 of the total property tax bill of \$23,037.82. The property owner could possibly be rebated an estimated \$8,454.20 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, 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.**





## MEMORANDUM

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

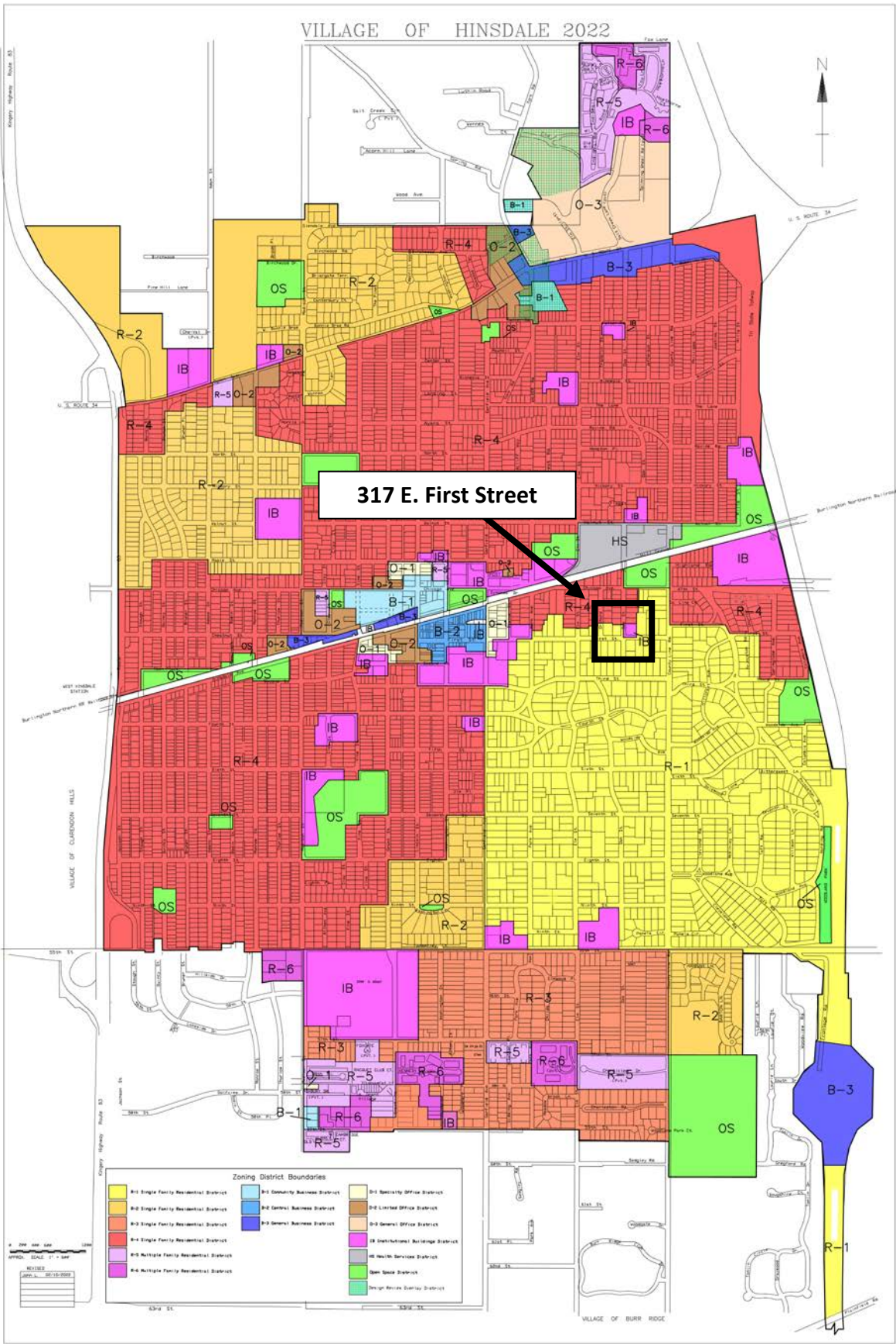
The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement 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. Preservation Incentive Application and Exhibits

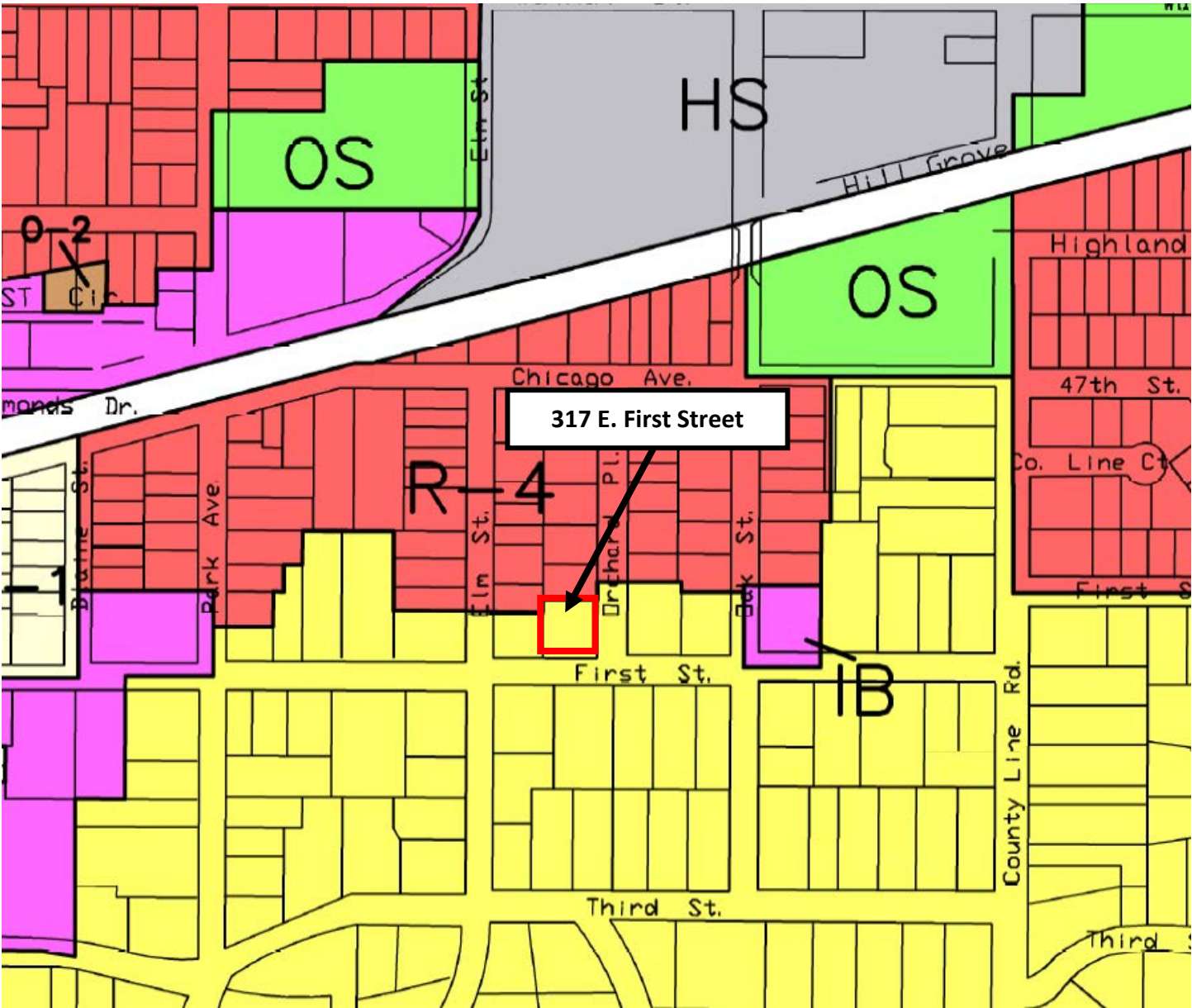


# Village of Hinsdale Zoning Map and Project Location



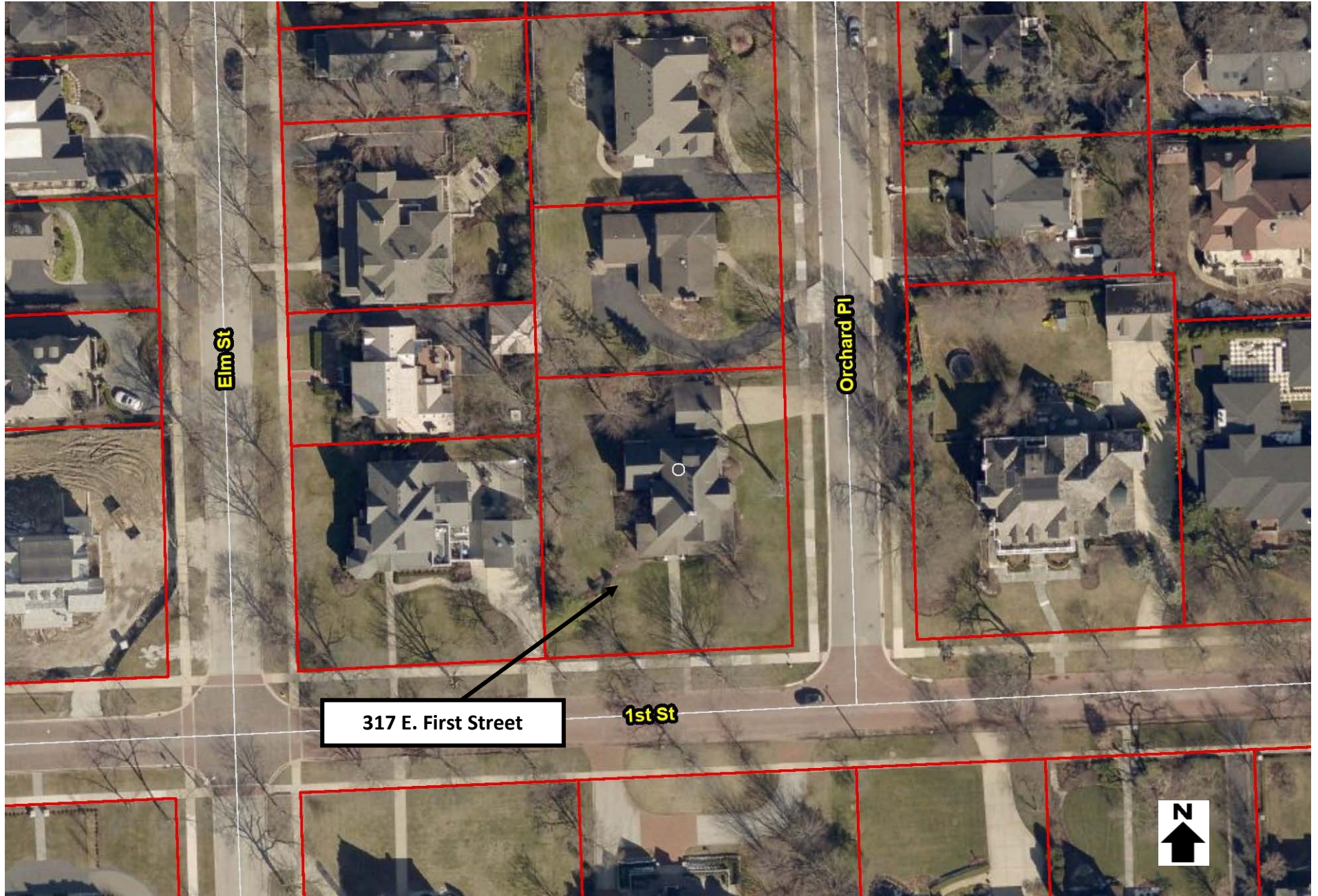


Village of Hinsdale Zoning Map and Project Location





Aerial View – 317 E. First Street





## Birds Eye View – 317 E. First Street





## Birds Eye View – 317 E. First Street

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Birds Eye View – 317 E. First Street





Birds Eye View – 317 E. First Street







**Street View – 317 E. First Street**

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

<b>Address</b> 317 E. First Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-204-016	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Charles and Mary Mihm House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1888	
<b>Architectural Style</b> Queen Anne	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Robbins Park I Survey (2002) - Contributing</li> </ul>	
<b>Additional Photos</b> 	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	317
DIRECTION	E
STREET	FIRST
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?	HHS/plaque; Arch Walks



### GENERAL INFORMATION

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

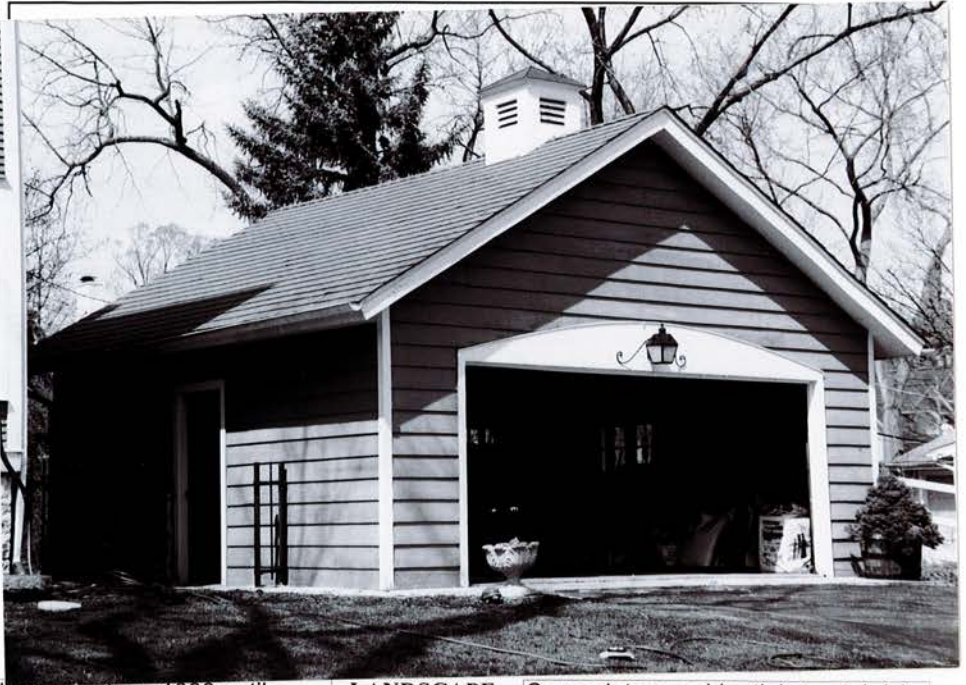
### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1888	ROOF TYPE	Gable on hip
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 2, p. 49	FOUNDATION	Limestone
WALL MATERIAL (current)	Wood	PORCH	Wrap around
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	2/1; 2/2
SIGNIFICANT FEATURES	One 2/2 wood double hung window remains on east side façade; full height bay window on east side		
ALTERATIONS	The removal of historic materials has compromised the architectural integrity of this house. All new wood and single siding; rebuilt wrap around porch; all replacement windows in original openings with different configuration; rear one story addition		



### HISTORIC INFORMATION

HISTORIC NAME	Mihm, Charles and Mary House
COMMON NAME	
PERMIT NO	13915; 5087
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



**HISTORIC INFO** Charles and Mary Mihm owned the house from 1888 until 1897. Charles Mihm once was the proprietor of Stoll & Mihm Monuments.

**LANDSCAPE** Corner lot on residential street; brick paved street; house faces south; front sidewalks; mature trees; corner landscaping

### PHOTO INFORMATION

ROLL1	4
FRAMES1	34-36
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/13/02
SURVEYAREA	Robbins



## **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.



PROJECT INFORMATION	
Property Address <u>317 E. 1<sup>ST</sup> ST</u>	
PIN(s) <u>09-12-204-016</u>	
Zoning District <u>R1 HoD</u>	Land Use <u>SINGLE FAMILY RESIDENTIAL</u>
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 <u>ABIGAIL ROHLINGER</u>	Company <u>MICHAEL ABRAHAM ARCHITECTURE</u>
Address <u>148 BURLINGTON AVE</u>	City / State / Zip <u>CLARENDON HILLS, IL 60514</u>
Phone <u>630-655-9417 x311</u>	Email <u>ARC.MICHAEL-ABRAHAM.COM</u>
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name <u>BARRE, PETER + KELLEY, ERIN</u>	Company
Address <u>317 E. 1<sup>ST</sup> STREET</u>	City / State / Zip <u>HINSDALE, IL 60521</u>
Phone <u>773-527-8927</u>	Email <u>PETER.W.BARRE@GMAIL.COM</u>
PROJECT DETAILS	
Property Size (Square Feet) <u>19,233 SF</u>	Building Size (Square Feet)
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date <u>06/24</u>	Estimated Work End Date <u>01/25</u>

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.

ABIGAIL ROHLINGER  
Printed Name of Applicant

Abigail Rohlinger  
Signature of Applicant

2/26/24  
Date

Erin Kelley  
Printed Name of Property Owner

Erin Kelley  
Signature of Property Owner

2/26/24  
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: 317 E. 1<sup>ST</sup> STREET

The following table is based on the RI 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)	30,000 SF	19,233 SF	19,233 SF
Lot Depth	125'	147.1'	147.1'
Lot Width	125'	130.75'	130.75'
Building Height	N/A HOD	± 40' TO MAIN RIDGE	DOES NOT EXCEED HIGHEST RIDGE
Number of Stories	3	2	3
Front Yard Setback	BLOCK AVG.	62.34'	62.34'
Corner Side Yard Setback	35' (OR EXISTING CORNER SIDE YARD)	32.71'	32.71'
Interior Side Yard Setback	10'	42.96'	42.96'
Rear Yard Setback	15'	34.3'	15'
Maximum Floor Area Ratio (F.A.R.)*	N/A HOD		4,638 SF
Maximum Total Building Coverage*	(25%) 4,808.25 SF	(17%) ± 3,330 SF	(20%) 4,005.6 SF
Maximum Total Lot Coverage*	(60%) 11,539.8 SF	(25%) ± 4,875.7 SF	(35%) 6,800 SF
Parking Requirements	N/A	N/A	N/A
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 26<sup>TH</sup>, day of FEBRUARY, 2024, I/We have read the above certification, understand it, and agree to abide by its conditions.

### APPLICANT SIGNATURE

ABIGAIL ROHLINGER  
Printed Name of Applicant

Abigail Rohlinger  
Signature of Applicant

2/26/24  
Date

SUBSCRIBED AND SWORN to before me this 26 day of FEB, 2024.

Sarah E Thompson  
Notary Public Signature & Seal



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

Erin Kelly  
Printed Name of Owner

Erin Kelly  
Signature of Owner

2/26/24  
Date

SUBSCRIBED AND SWORN to before me this 26 day of FEB, 2024.

Sarah E Thompson  
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: ABIGAIL ROHLINGER

Owner's name (if different): BARRE, PETER + KELLEY, ERIN

Property address: 317 E 1<sup>ST</sup> STREET

Property legal description: [attach to this form]

Present zoning classification: ~~IB, Institutional Buildings~~ R1 HOD

Square footage of property: 19,233 SF

Lot area per dwelling: N/A

Lot dimensions: 147.1' x 130.75'

Current use of property: SINGLE FAMILY RESIDENTIAL

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

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

**Brief description of request and proposal:**

MUD ROOM ADDITION, INTERIOR REMODEL + NEW DETACHED GARAGE

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

**Provided:**

**Required by Code:**

**Yards:**

front:  
interior side(s)

62.34'  
42.96' /

Block  
AVG.  
10' /



Provided:

Required by Code:

corner side	<u>32.71'</u>	<u>35'</u>
rear	<u>15'</u>	<u>15'</u>
Setbacks (businesses and offices):		
front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>1'</u>	<u>1'</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>EXISTING</u>	<u>30'</u>
accessory building(s):	<u>15'</u>	<u>15'</u>
Maximum Elevations:		
principal building(s):	<u>EXISTING</u>	<u>HIGHEST EXISTING RIDGE =</u>
accessory building(s):	<u></u>	<u>+ 40</u>
	<u></u>	<u>N/A</u>
Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
Total building coverage:	<u>4,005.6 SF</u>	<u>4,808.25 SF</u>
Total lot coverage:	<u>6,800 SF</u>	<u>11,539.8 SF</u>
Floor area ratio:	<u>N/A</u>	<u>N/A</u>
Accessory building(s):	<u>NEW DETACHED GARAGE</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u>16.5'</u>	<u>10' MIN.</u>
accessory building(s):	<u></u>	<u></u>
Number of off-street parking spaces required: <u>N/A</u>		
Number of loading spaces required: <u>N/A</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: Abigail Rohlinger  
Applicant's signature

ABIGAIL ROHLINGER  
Applicant's printed name

Dated: FEBRUARY 26<sup>TH</sup>, 2024.



# MICHAEL ABRAHAM ARCHITECTURE

148 BURLINGTON AVENUE  
CLARENDON HILLS, ILLINOIS 60514  
PHONE (630) 655.9417  
MICHAEL-ABRAHAM.COM

**317 E. 1<sup>st</sup> Street  
Hinsdale, Illinois**

March 4<sup>th</sup>, 2024

RE: HOD Preservation Incentive-317 E. First St

To the Historic Preservation Commission and Village staff,

The owners of 317 E. 1<sup>st</sup> Street, Peter Barre and Erin Kelley, are seeking approval for HOD preservation bulk incentives along with permit fee waivers, expedited processing, property tax rebate and preservation matching grant. As part of the alternative bulk zoning regulations, we are requesting a reduced rear yard setback for a porte-cochere and reduced interior side yard setback for a patio area.

The proposed work consists of a mudroom addition and porte-cochere on the north end of an early 2000s addition. It will also include extending the existing porch on the west face of the residence and replacing an existing 2-car detached garage with a new 2-car detached garage. The owners also intend to remodel the first floor side entry, a majority of the second floor and convert the existing attic space to a bedroom and common area. In finishing the attic, two dormers will be added to the east and one on the west for new stairs.

The exterior of the detached garage and mudroom addition will match the existing materials and details on the existing residence. The new garage will be placed further back from the road and the new mudroom addition will be a single-story with a low-pitched roof to not overwhelm the existing façade. The proposed porte-cochere and porch extension will match the existing detail of the front porch.

Attached to this letter are existing photographs, existing and proposed floor plans, and rendered elevations to show our design intent for improving upon this home while maintaining its historically significant qualities.

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

Sincerely,

Abigail Rohlinger  
Michael Abraham Architecture  
630.655.9417 ext. 311



LEGAL DESCRIPTION

LOT 34 (EXCEPT THE NORTH 40 FEET), LOT 35 AND LOT 36 IN PAYNE'S SUBDIVISION OF BLOCK 2 IN ROBIN'S FIRST ADDITION TO THE TOWN OF HINSDALE, IN THE NORTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1887 AS DOCUMENT 37836, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 317 EAST 1<sup>ST</sup> STREET, HINSDALE





**FRONT ELEVATION**

view from 1st Street (south facade)





**SIDE ELEVATION**

view from backyard (west facade)  
existing porch to be extended





## REAR ELEVATION

view from backyard (north facade)  
detached garage to be removed  
and mudroom addition and  
porte-cochere to be added





## **SIDE ELEVATION**

view from Orchard Place (east facade)  
detached garage to be removed





## EXISTING MATERIALS

proposed porte-cochere to match existing porch details (including trim, brackets and spandrels)





**EXISTING MATERIALS**

New addition and detached garage to match existing siding and trim





8 0 0 6 3 4 1 8  
TX:40036377

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
05/17/2019 10:25 AM  
RHSP

COUNTY TAX STAMP FEE 647.50  
STATE TAX STAMP FEE 1,295.00

DOCUMENT # R2019-038008

**WARRANTY DEED  
ILLINOIS STATUTORY**

Mail To:

**FORT DEARBORN TITLE  
1370 MEADOW ROAD  
NORTHBROOK, IL 60062**

Borla North Assoc.

6912 S. Main Street  
Douglas Grove, IL 60516

**Name & Address of Taxpayer:**

W2SL  
Peter Barre and Erin Kelley

317 E. 1st Street

Hinsdale, IL, 60521

THE GRANTOR(S) Peter M. Miller and Virginia Lee, husband and wife, of 717 Ruth Lake Ct, Hinsdale, State of Illinois, 60521, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Peter Walsh Barre and Erin Kelley, married to each other,

**(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)**

       **Individually**

       **as Tenants in Common**

       **as Joint Tenants**

  X   **not as joint tenants, nor tenants in common, but as Tenants by the Entirety**

Whose address is 317 E. 1st Street, Hinsdale, Illinois 60521, all interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 09-12-204-016

Address of Real Estate: 317 E. 1st Street, Hinsdale, IL, 60521



Dated this 24<sup>th</sup> day of April, 20 19

Peter M. Miller  
Peter M. Miller

Virginia Lee  
Virginia Lee

STATE OF ILLINOIS, COUNTY OF Dupage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Peter M. Miller**, 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 instrument as his/her/ their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24<sup>th</sup> day of April, 20 19



Kori Krueger (Notary Public)

STATE OF ILLINOIS, COUNTY OF Dupage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Virginia Lee**, 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 instrument as his/her/ their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24<sup>th</sup> day of April, 20 19



Kori Krueger (Notary Public)



# REDWOOD

Project: **Barre Residence Renovation**

Address: 317 E 1st Street

City: Hinsdale, IL

Contractor: Redwood Construction Group

	Exterior Renovation Work	
1	Rough Carpentry - Labor and Materials	\$20,000
2	Exterior Siding and Trim - Labor and Materials	\$34,500
3	Windows	\$12,000
4	Roofing and Flashing	\$7,500

<b>TOTAL COST =</b>	<b>\$74,000</b>
---------------------	-----------------

*Note - Pricing does not include the new detached garage.*





• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

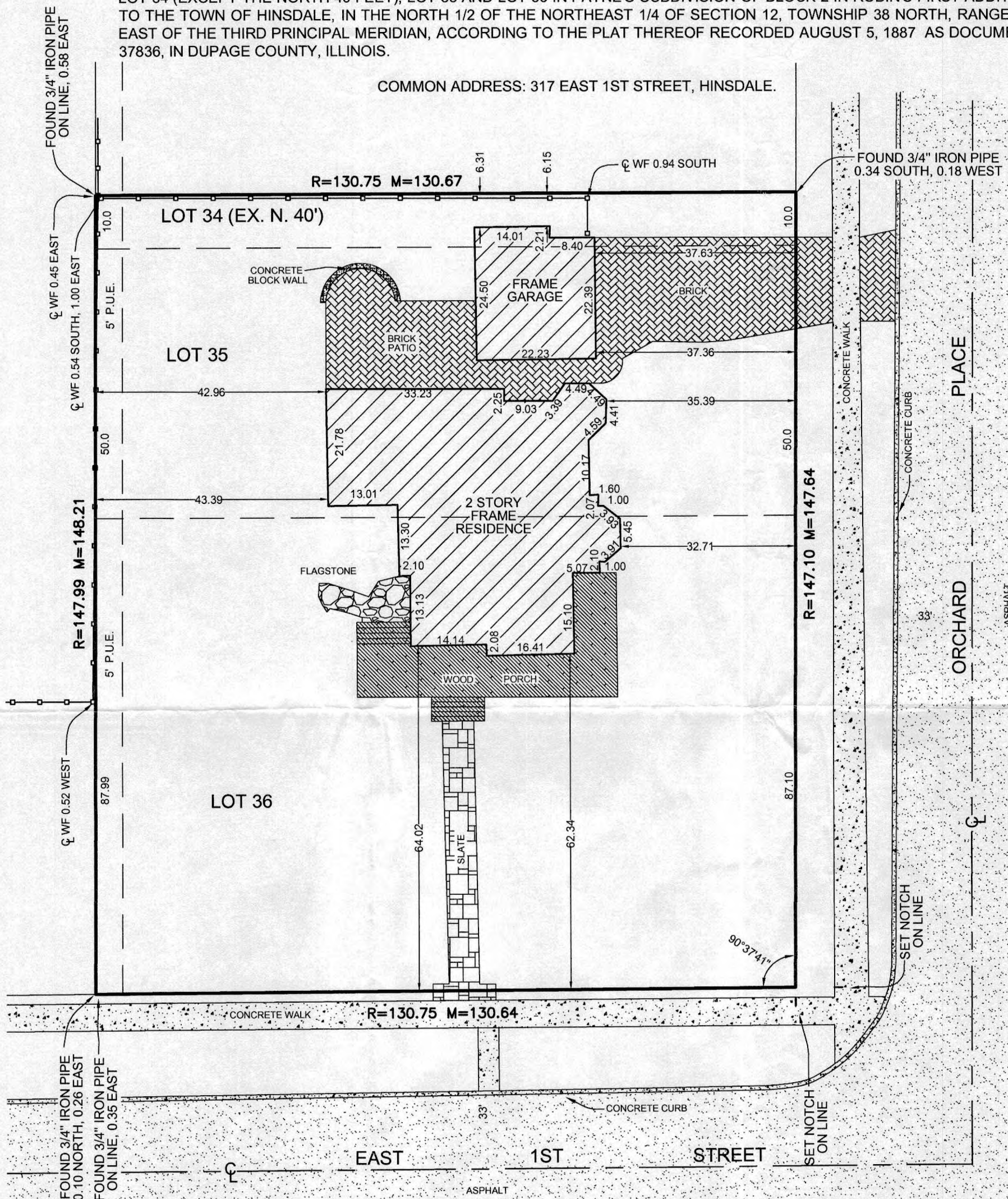
# SCHOMIG LAND SURVEYORS, LTD.

## PLAT OF SURVEY

909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60526  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

LOT 34 (EXCEPT THE NORTH 40 FEET), LOT 35 AND LOT 36 IN PAYNE'S SUBDIVISION OF BLOCK 2 IN ROBIN'S FIRST ADDITION TO THE TOWN OF HINSDALE, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1887 AS DOCUMENT 37836, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 317 EAST 1ST STREET, HINSDALE.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: APRIL 17TH, 2019. FILE: 957201&973749.CRD  
BUILDING LOCATED: APRIL 17TH, 2019.  
ADDED EASEMENT: MAY 3RD, 2019.  
ORDERED BY: HAWBECKER & GARVER ATTORNEYS  
PLAT NUMBER: 973749-1 & 190278 SCALE: 1" = 20'

M. = MEASURED DIMENSION  
R. = RECORDED DIMENSION  
B.L. = BUILDING LINE  
P.U.E. = PUBLIC UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT

C. = CENTER LINE  
C.L.F. = CHAIN LINK FENCE  
W.F. = WOOD FENCE  
V.F. = VINYL FENCE  
I.F. = IRON FENCE

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

LOT AREA: 19,326 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

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

BY: Russell W. Schomig  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

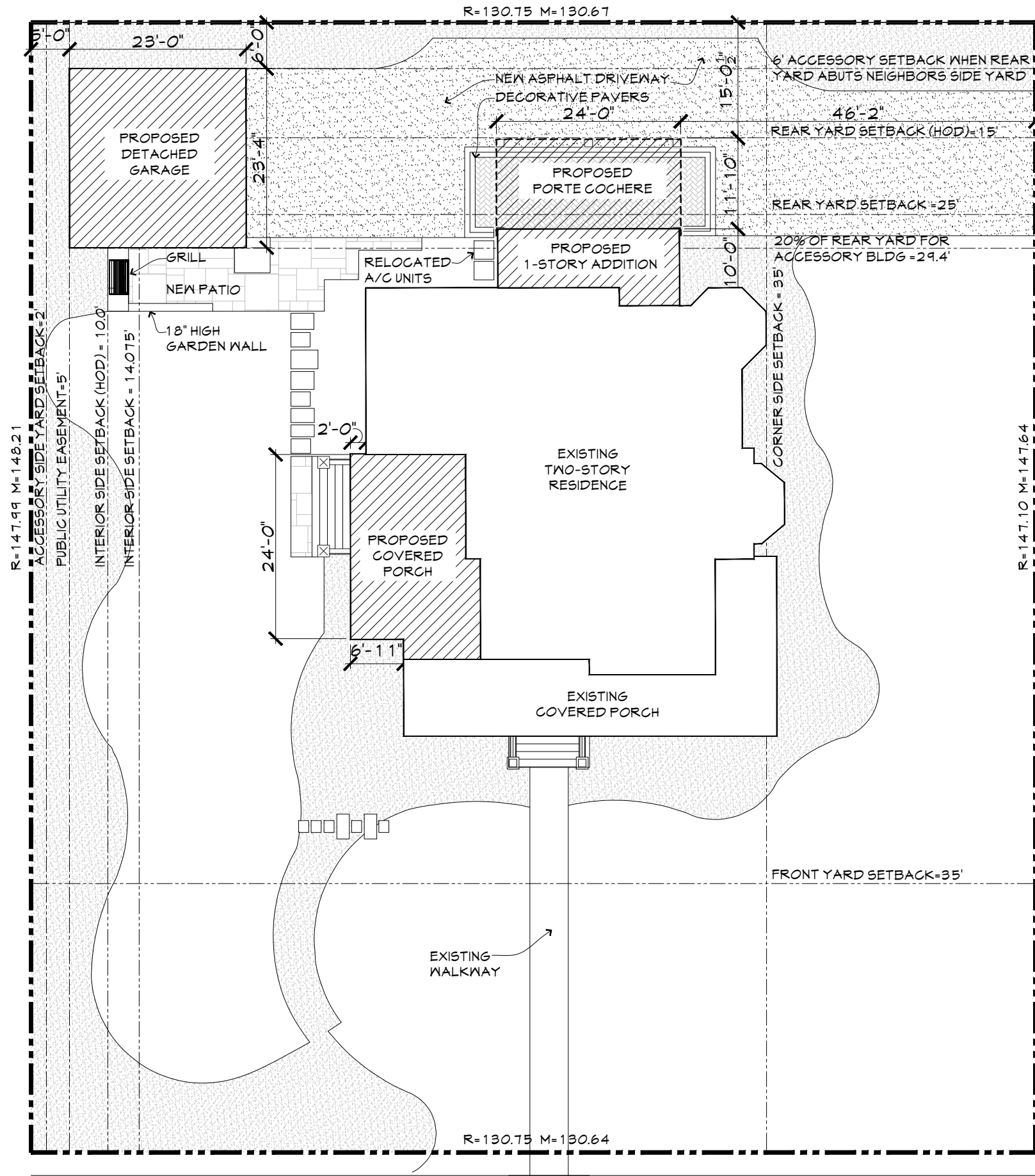


LICENSE EXPIRATION  
11-30-2020



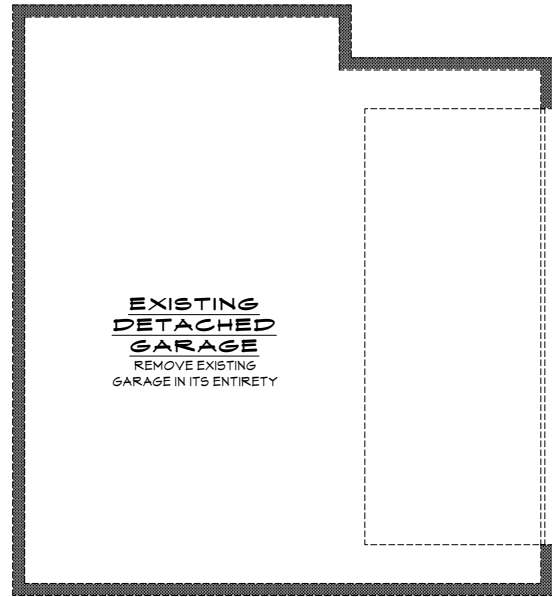


ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



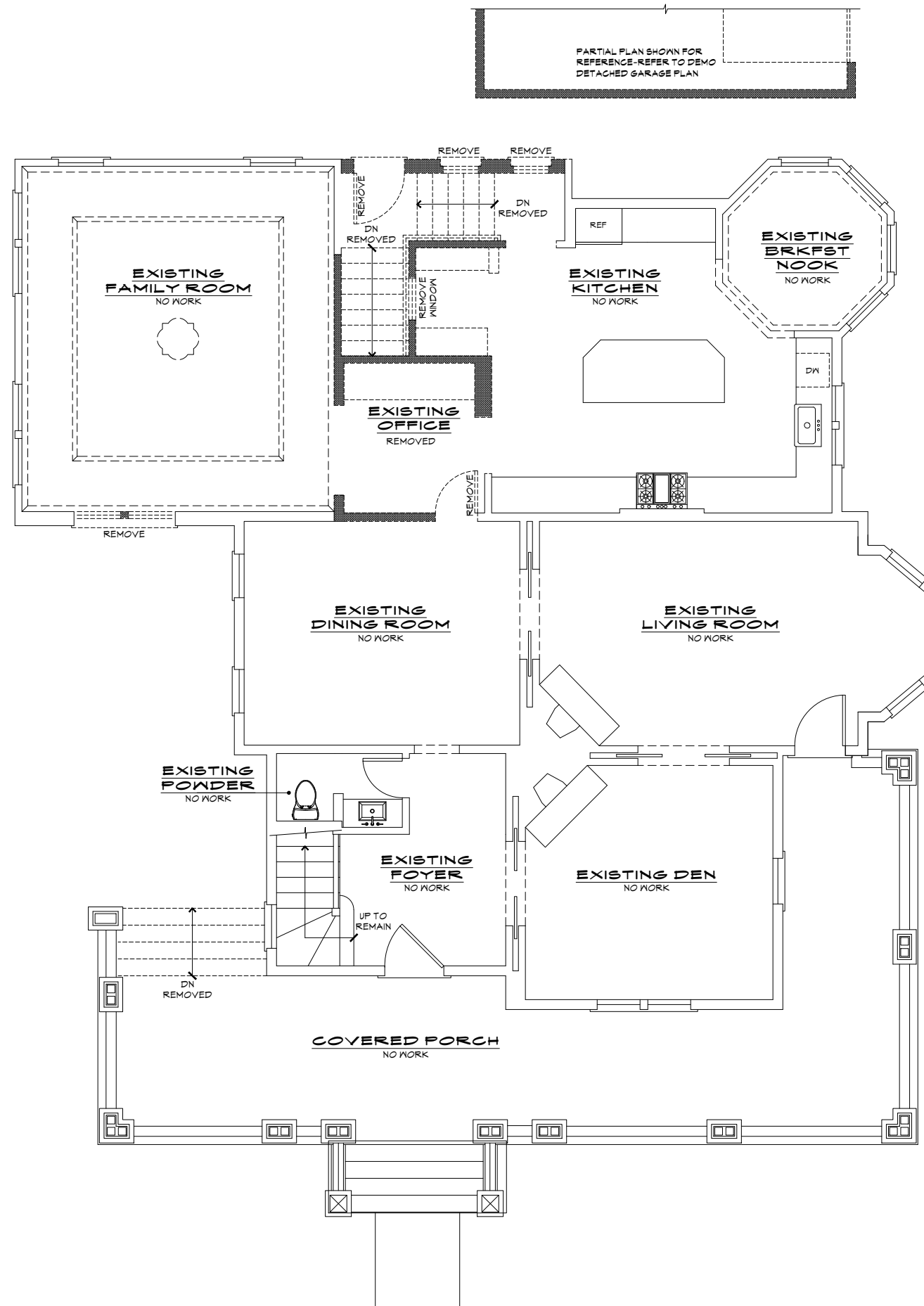
ORCHARD PLACE





DETACHED GARAGE  
DEMOLITION PLAN

1/8" = 1'-0"



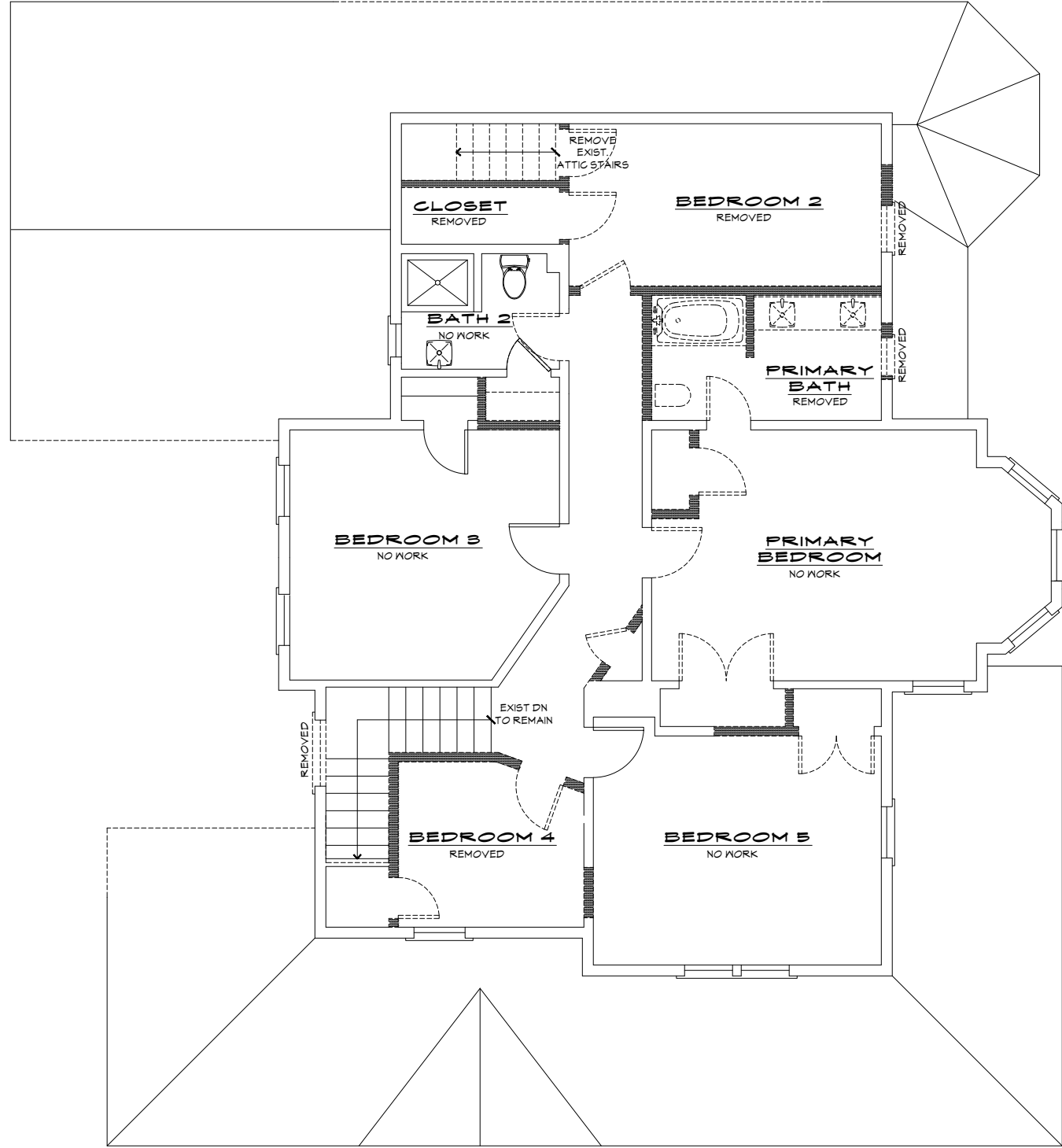
FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"

# The Barre Residence

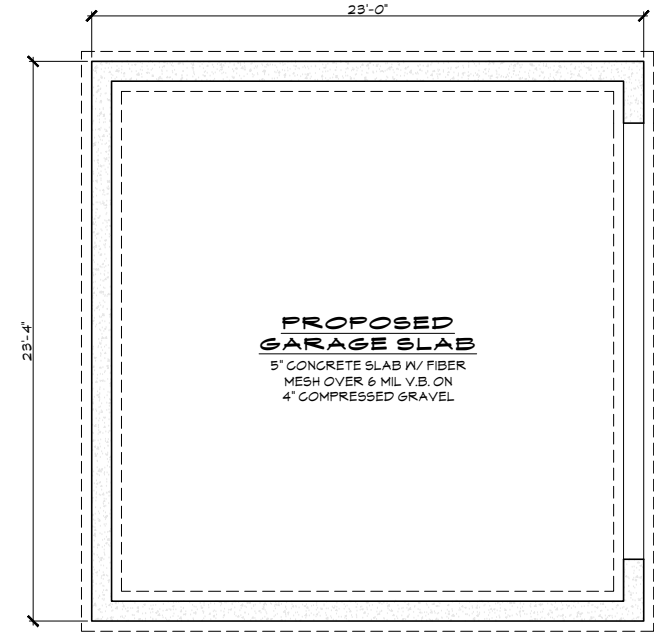
317 E. 1st Street  
Hinsdale, Illinois



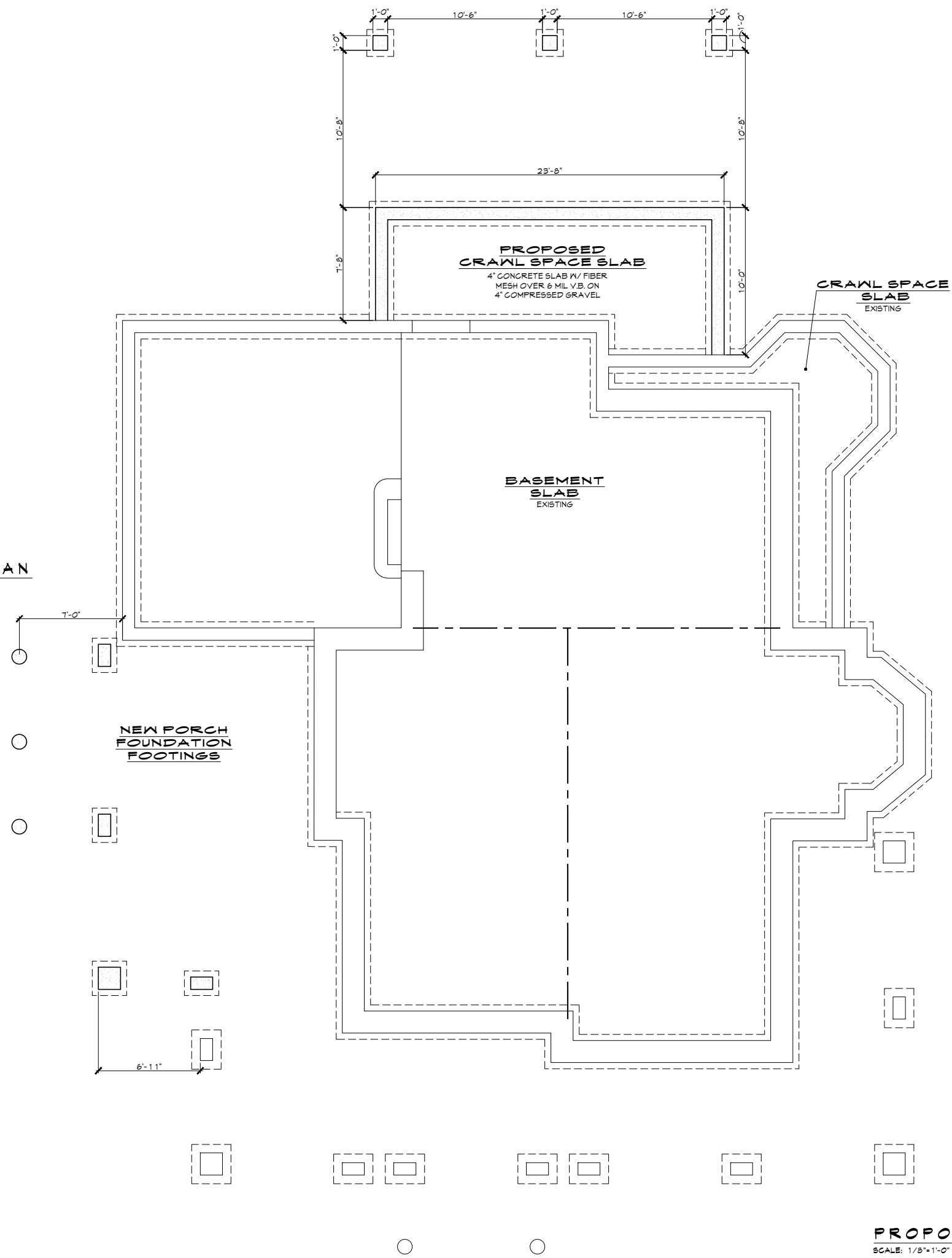


**SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"





PROPOSED GARAGE FOUNDATION PLAN  
SCALE: 1/8"=1'-0"

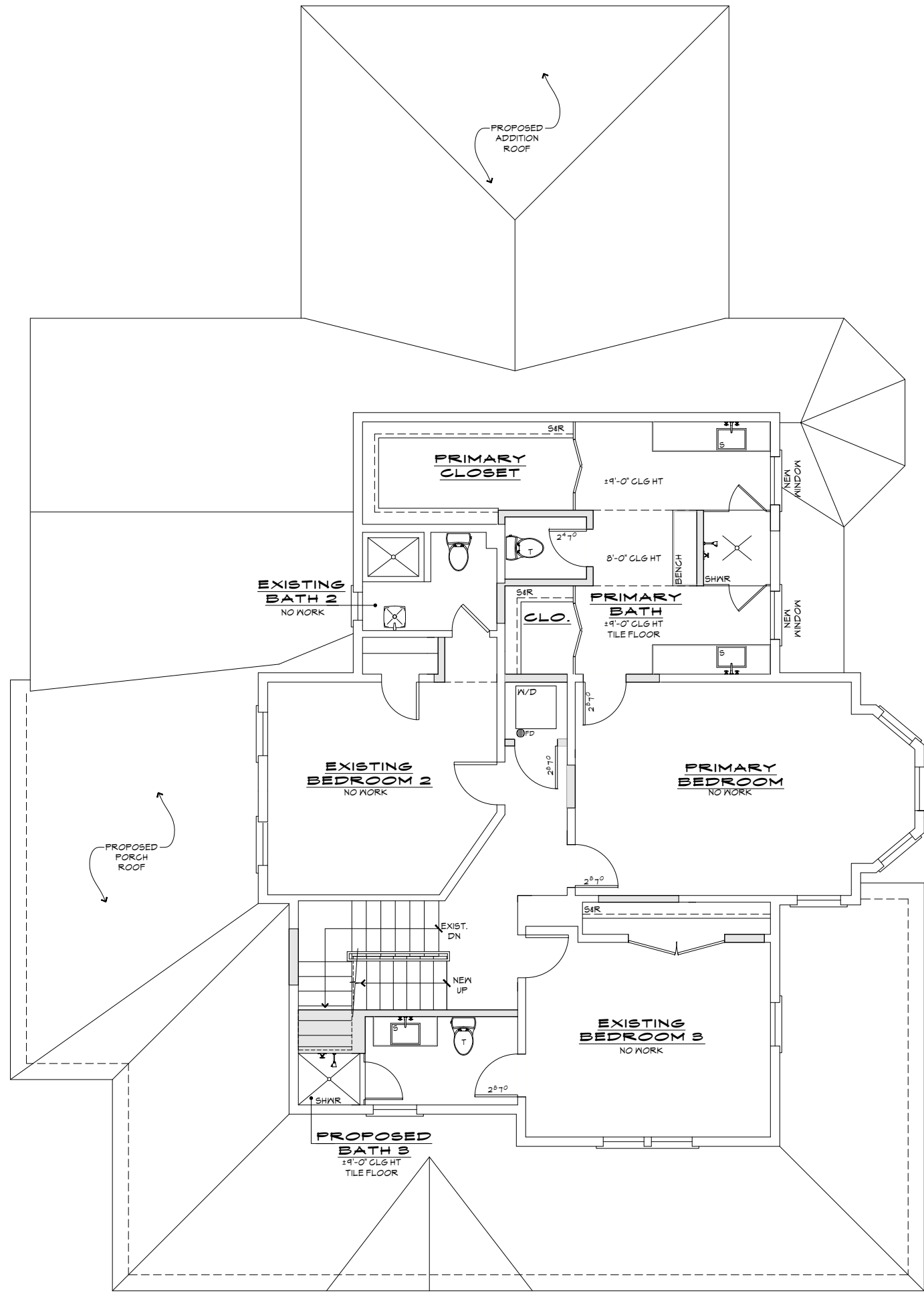


PROPOSED FOUNDATION PLAN  
SCALE: 1/8"=1'-0"



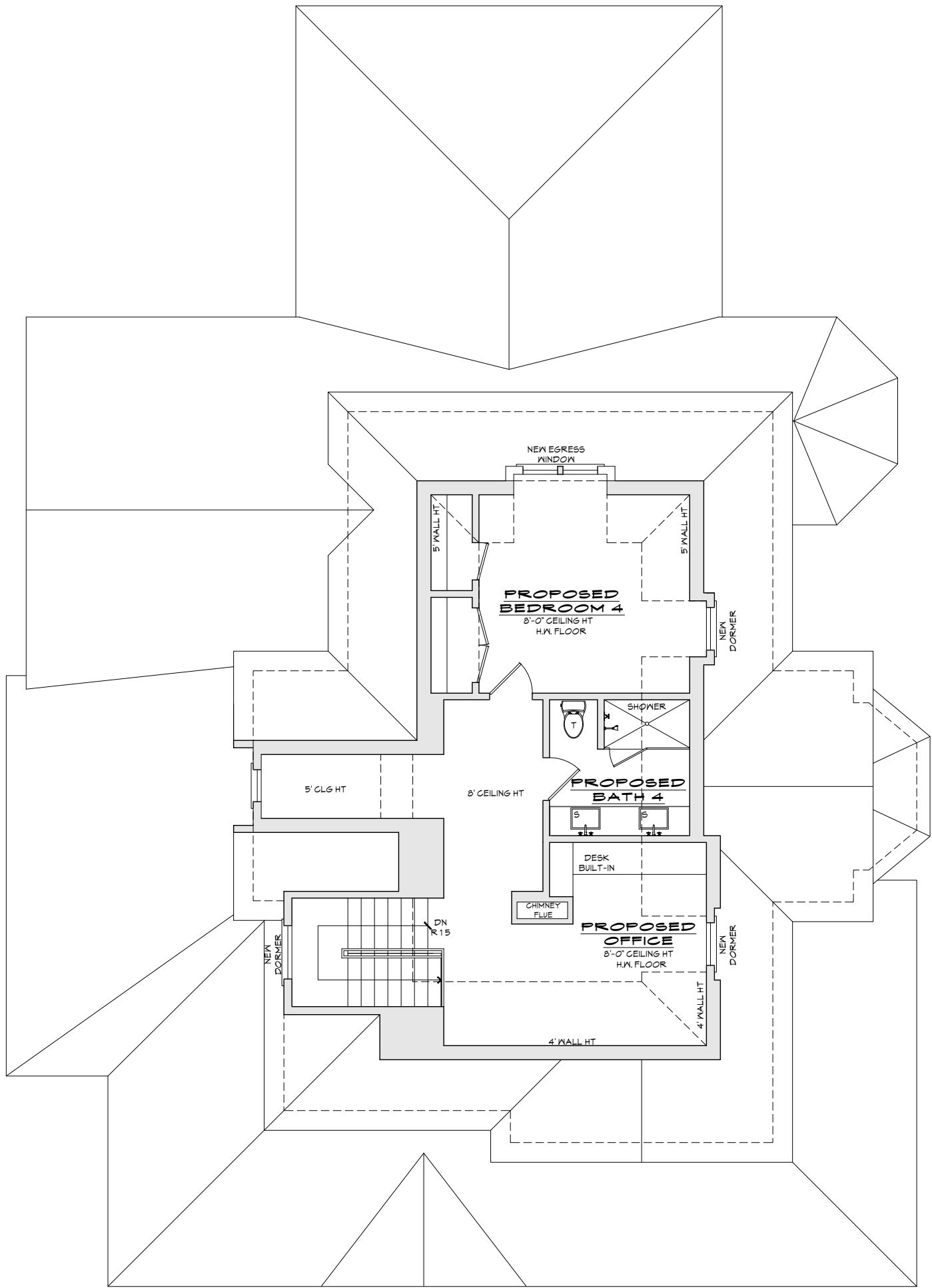






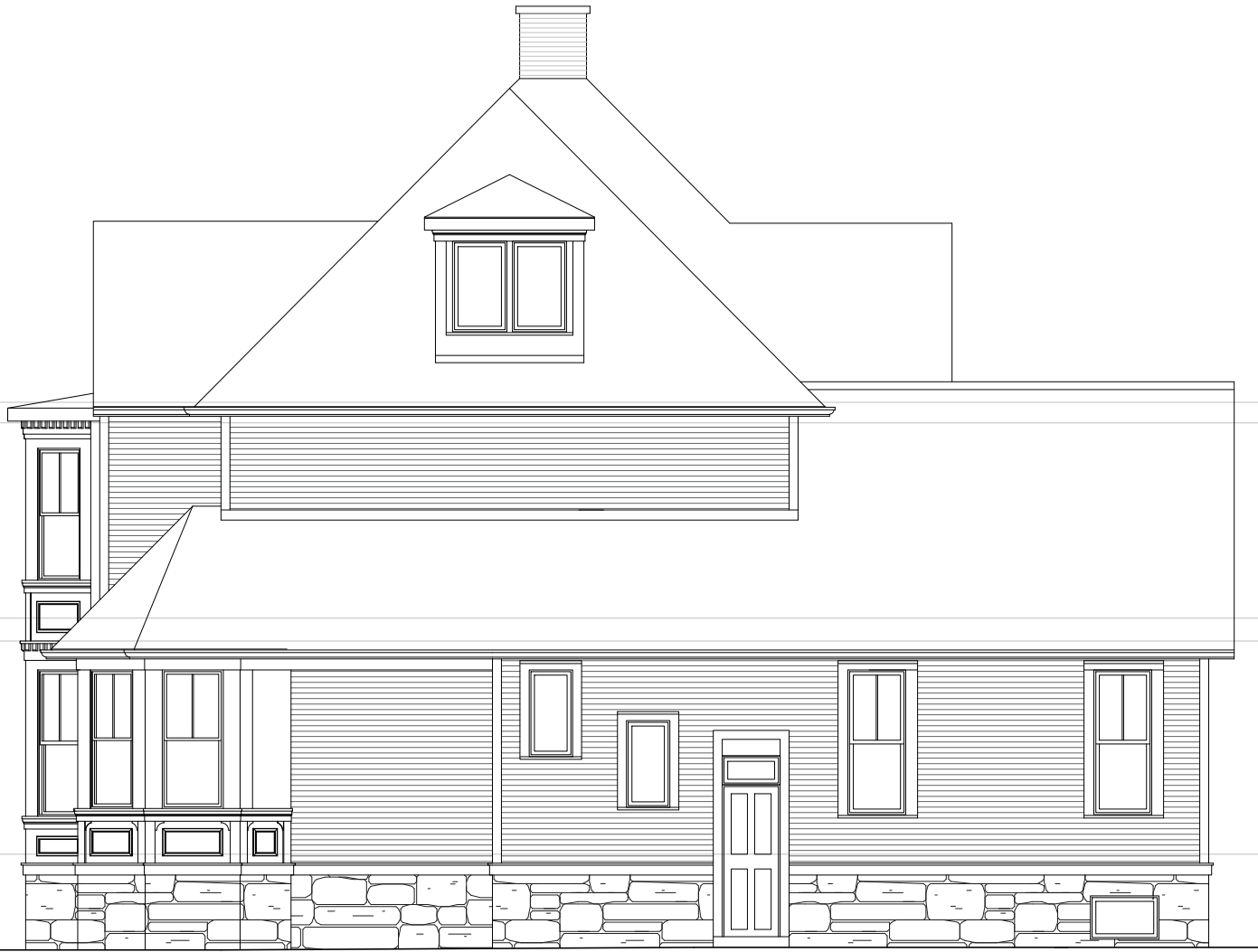
**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



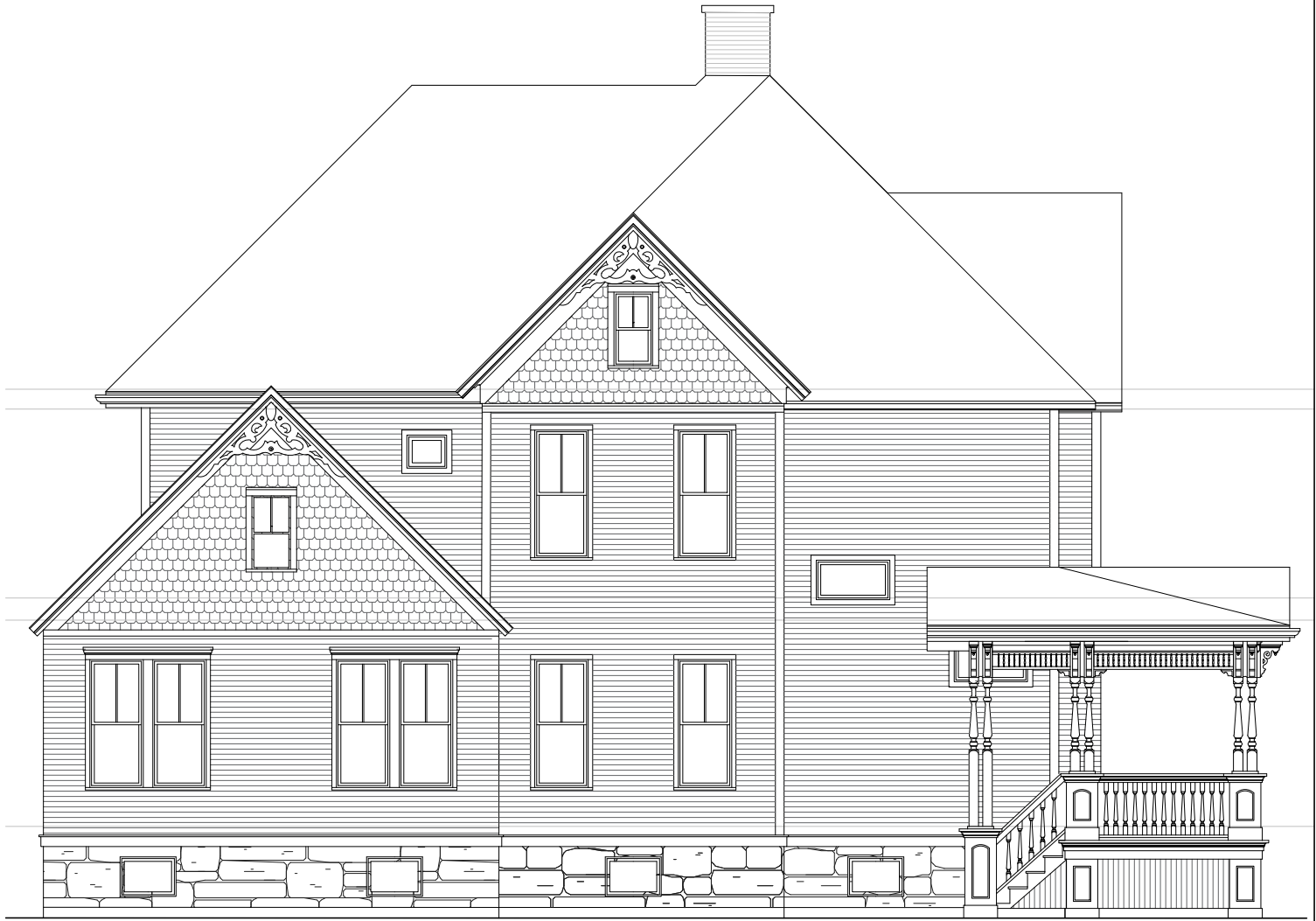


PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



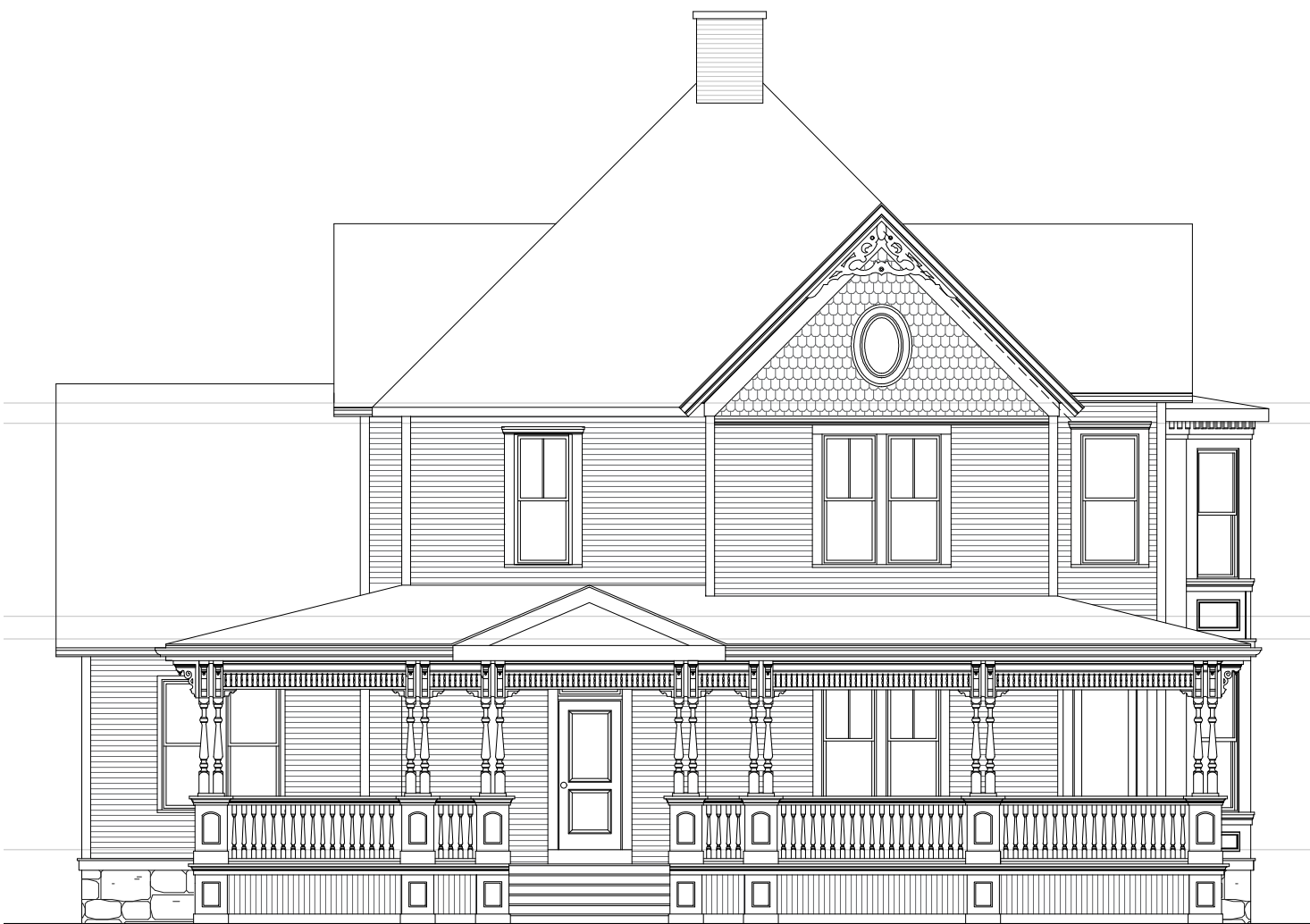


EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"





EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

## The Barre Residence

317 E. 1st Street  
Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE





PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

The Barre Residence  
317 E. 1st Street  
Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE









PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



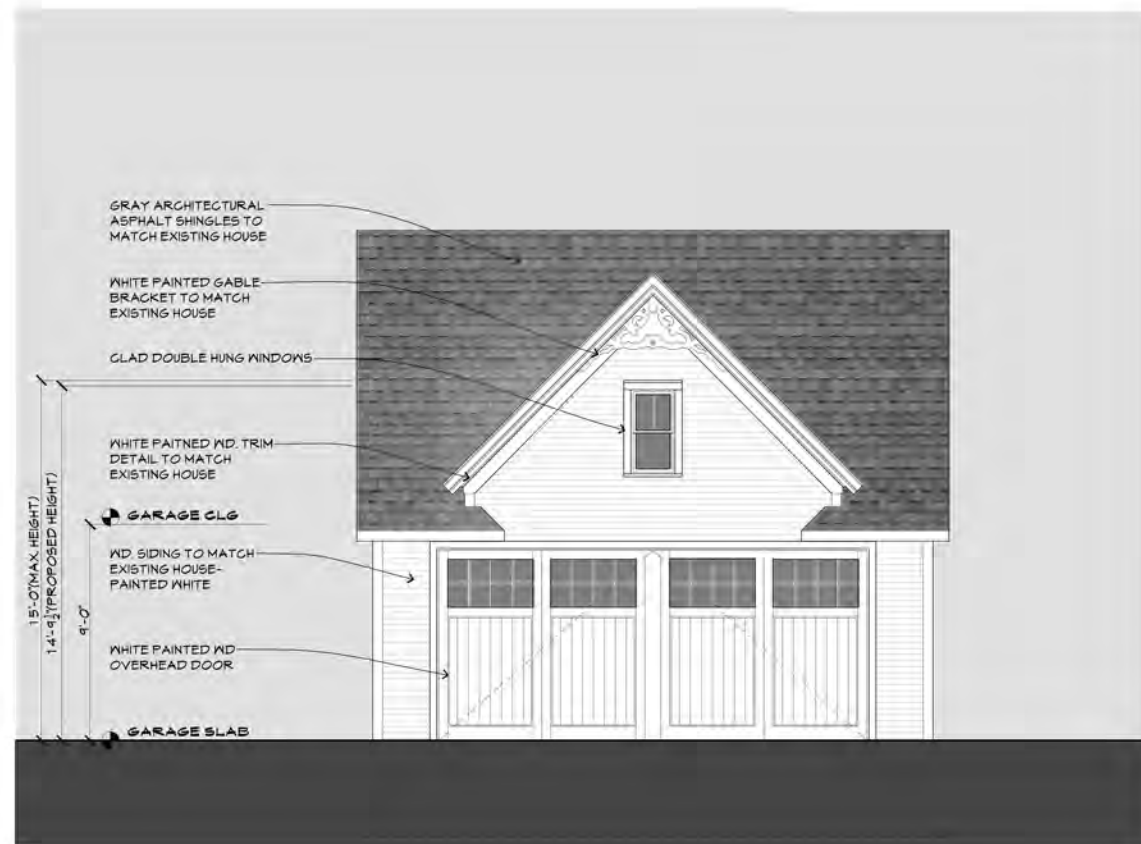


PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

The Barre Residence  
317 E. 1st Street  
Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE





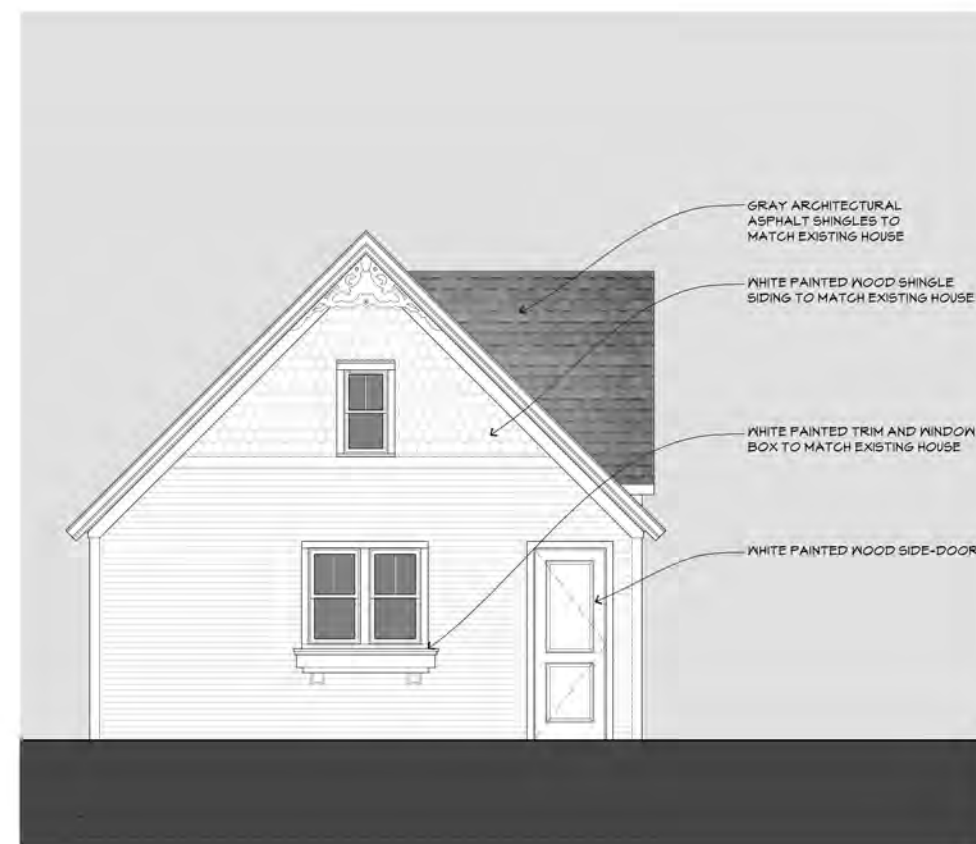
PROPOSED DETACHED GARAGE  
EAST ELEVATION

SCALE: 1/8" = 1'-0"



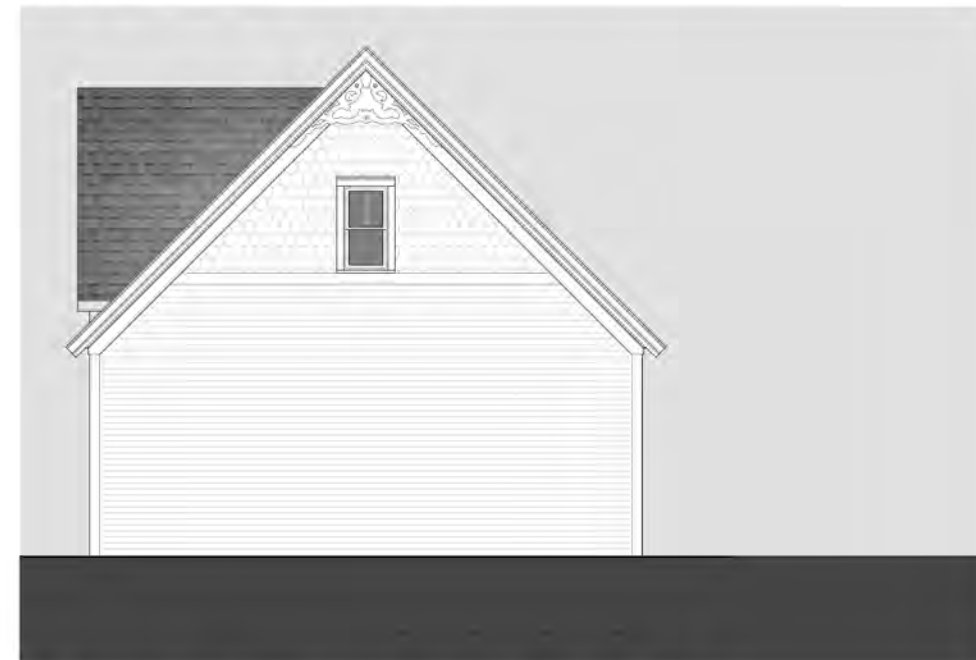
PROPOSED DETACHED GARAGE  
WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED DETACHED GARAGE  
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED DETACHED GARAGE  
NORTH ELEVATION

SCALE: 1/8" = 1'-0"





**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** March 29, 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 HPC-7-2024 – 317 S. Park Avenue Street – Certificate of Appropriateness for a Designated Local Landmark & Preservation Incentive Application for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, Expedited Processing – Construction of Rear and Side Addition, Exterior Alterations, and Construction of a Detached Accessory Structure / Pool House

**FOR:** April 8, 2024 Historic Preservation Commission Special Meeting

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**SUMMARY**

The Village of Hinsdale received a Certificate of Appropriateness (COA) application and a Preservation Incentive application from Homecrafters LLC requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing to allow for the construction of a rear and side addition, alterations to the front entrance porch, demolition of the existing non-historic detached garage, and the construction of a new pool and detached pool house at 317 S. Park Avenue. The property owner listed on the application is 317 S Park St LLC, Margaret and Phillip Yeager.

Per Section 14-5-1(A) of the Village Code, no alterations shall be allowed and no permits shall be issued for the alteration, demolition, or any physical modification to a designated landmark without the prior issuance of a Certificate of Appropriateness by the Historic Preservation Commission.

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 317 S. Park Avenue was approved for inclusion on the Historically Significant Structures Property List on September 5, 2023 by Ordinance No. O2023-25.

On October 1, 2002 by Ordinance No. O2002-57, the Village Board approved 317 S. Park Avenue as a designated historic landmark. The building is classified as a Contributing Structure according to the 2002 Robbins Park I Survey and Contributing Structure / Historically Significant according to the 1999 Reconnaissance Survey.

The building was constructed in 1872 and features the Second Empire style. During the 1920's the house was renovated, which included the removal of a front porch, a building addition on the front west side of the house, the removal of the tower, and changes to the roofline. A rear addition was completed in the 1930's. In late 2000,





## MEMORANDUM

the building was damaged by fire. In 2002, the homeowner began extensive fire damage restoration to the house and constructed a large rear addition.

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.

### **REQUEST AND ANALYSIS**

The applicant requests approval of a Preservation Incentive application for alternative zoning regulations, a building permit fee waiver, and expedited processing to allow for exterior building alterations to the existing house, the removal of the existing rear and side addition, construction of a new rear and side addition, demolition of the existing two-car garage, construction of a new pool house, and changes to the site at 317 S. Park Avenue.

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

Site Plan / Exterior Improvements - The existing house is approximately 9,753 square feet in size. The existing rear and side addition and patio will be removed as part of the project. With the proposed changes, the house will be reduced in size to approximately 7,847 square feet. A new two-story rear and side addition with a finished basement, attached one-story four-car garage, front stepped terrace, rear raised terrace, and rear screened porch will be constructed onto the existing house.

The existing 1-story detached garage located to the rear and east of the house and the adjacent concrete driveway will be demolished as part of this project. A pool and a detached accessory pool house measuring approximately 620 square feet in size will be constructed in roughly the same location as the existing detached garage.

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 siding, decorative trim and brackets, roof railing, dormers, mansard roof, brick chimneys, and stone foundation.

A detailed description of the changes to the elevations are provided below:

- West Elevation (Front) – The existing roof on the front porch will be removed and replaced with a mansard roof. The rear and side additions are visible from this elevation, which includes a two-story addition and an attached one-story four-car garage. The attached garage includes two overhead doors, a mansard roof, and a decorative cornice / trim to match the existing house. The two-story addition includes a stepped bluestone terrace, a covered entrance door, various windows and dormers that match the existing house, and decorative roof railing around a second floor patio that matches the railing on top of the existing bay window.
- South Elevation (Interior Side) – The proposed addition on this elevation includes the side of the one-story attached garage and two-story addition, which will be constructed of matching building materials and includes a screened porch with a decorative cornice to match the existing house as well as stairs and a fireplace constructed of stone to match the existing foundation. The proposed windows and dormers will match the existing design and materials on the house.
- East Elevation (Rear) – The rear two-story addition includes a walk-out basement as well as an elevated first-floor open terrace with sliding doors, stone stairs, and a screened porch. The lower level façade will be covered in stone veneer to match the existing stone foundation and the upper levels will be constructed of wood siding





## MEMORANDUM

to match the existing siding. The building addition will be constructed of matching building materials, including roofing, and decorative cornices and brackets, trim, windows, dormers, siding, stone foundation, and brick chimneys. One overhead garage door is a proposed on the backside of the attached garage.

- North Elevation (Interior Side) – The majority of the north elevation will remain as is. A portion of the rear addition, elevated terrace and screened porch are visible from this elevation and will be constructed of building materials to match the existing house.
- Pool House / Existing Detached Garage - The existing two-car detached garage is not historic and will be demolished to allow for the construction of a new pool and detached pool house on the east side of the property, to the rear of the house. The pool house will be constructed of smooth cedar paneling with an applied cedar lattice, cedar soffit and fascia, sliding doors, and double hung windows painted white to match the existing home

The applicant is requesting to reduce the south interior side yard setback to 10'-6" (from 10' or 6' plus 10% of lot width in excess of 50', whichever is greater, plus combined total side yards per the R-1 District regulations) and waive floor area ratio. Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for an interior side yard setback of 10' for properties in the R-1 District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission. The proposed plan meets all other bulk zoning requirements.

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, building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Incentive types.

### **PROCESS**

Certificate of Appropriateness - Pursuant to Title 14, Section 14-5-1(A), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a Certificate of Appropriateness.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review. The review process and decisions of the Historic Preservation Commission related to a Certificate of Appropriateness for a Landmark are listed in Title 14, Section 14-5-4 and Section 14-5-5.

Preservation Incentive - 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





## MEMORANDUM

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.

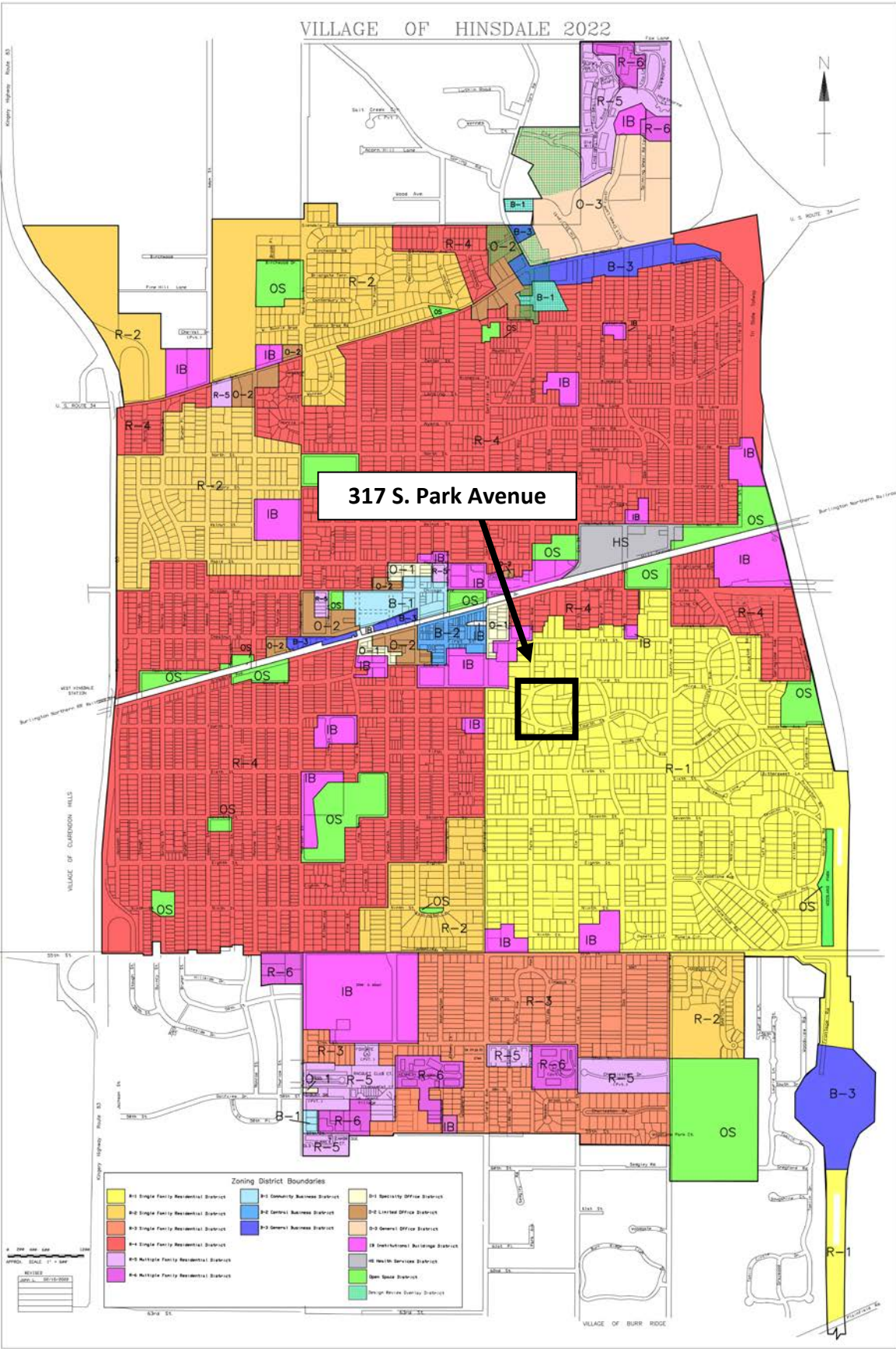
The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement 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 / Ordinance No. O2001-57 – Landmark Designation Ordinance
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Preservation Incentive Application and Exhibits

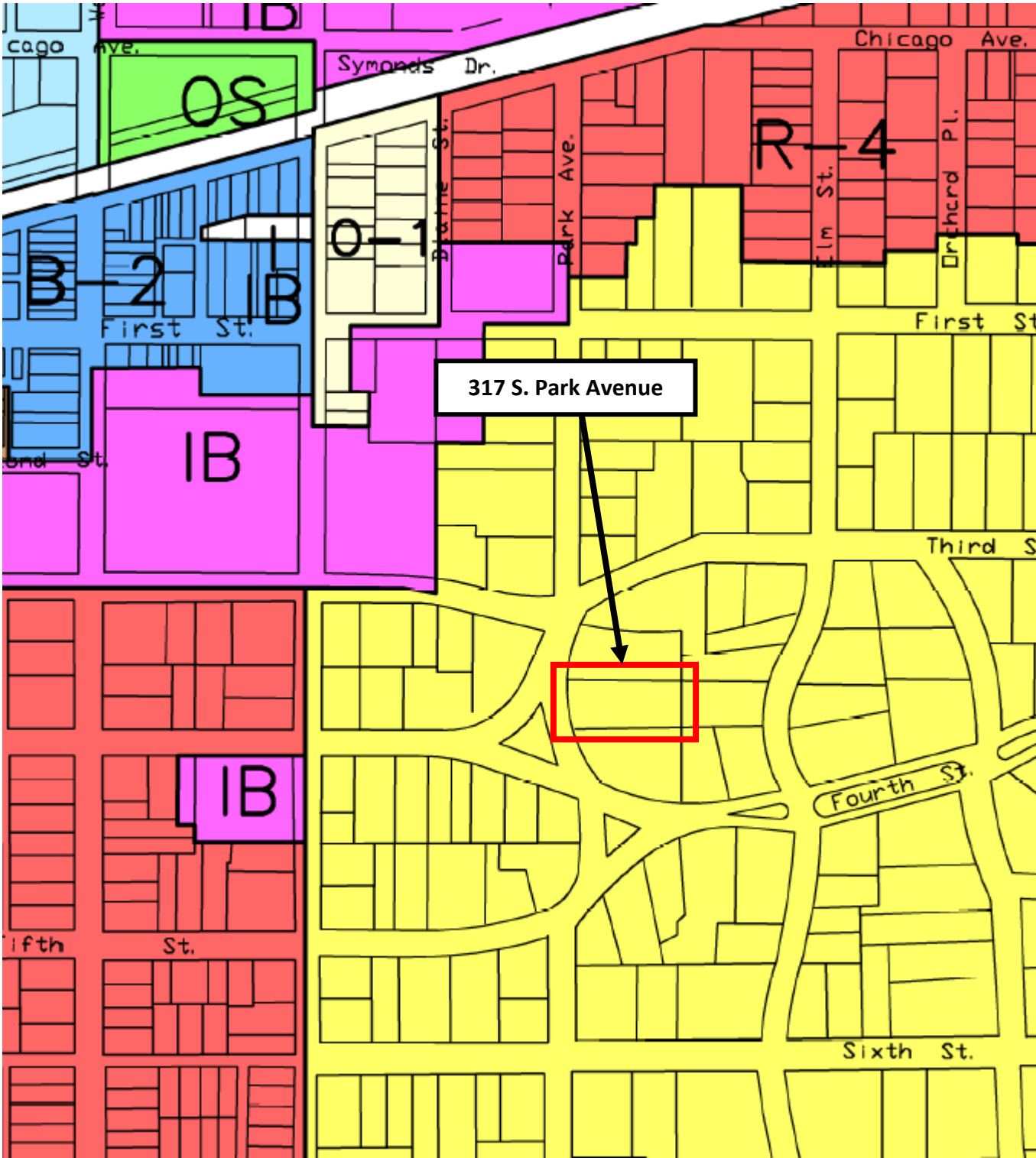


# Village of Hinsdale Zoning Map and Project Location



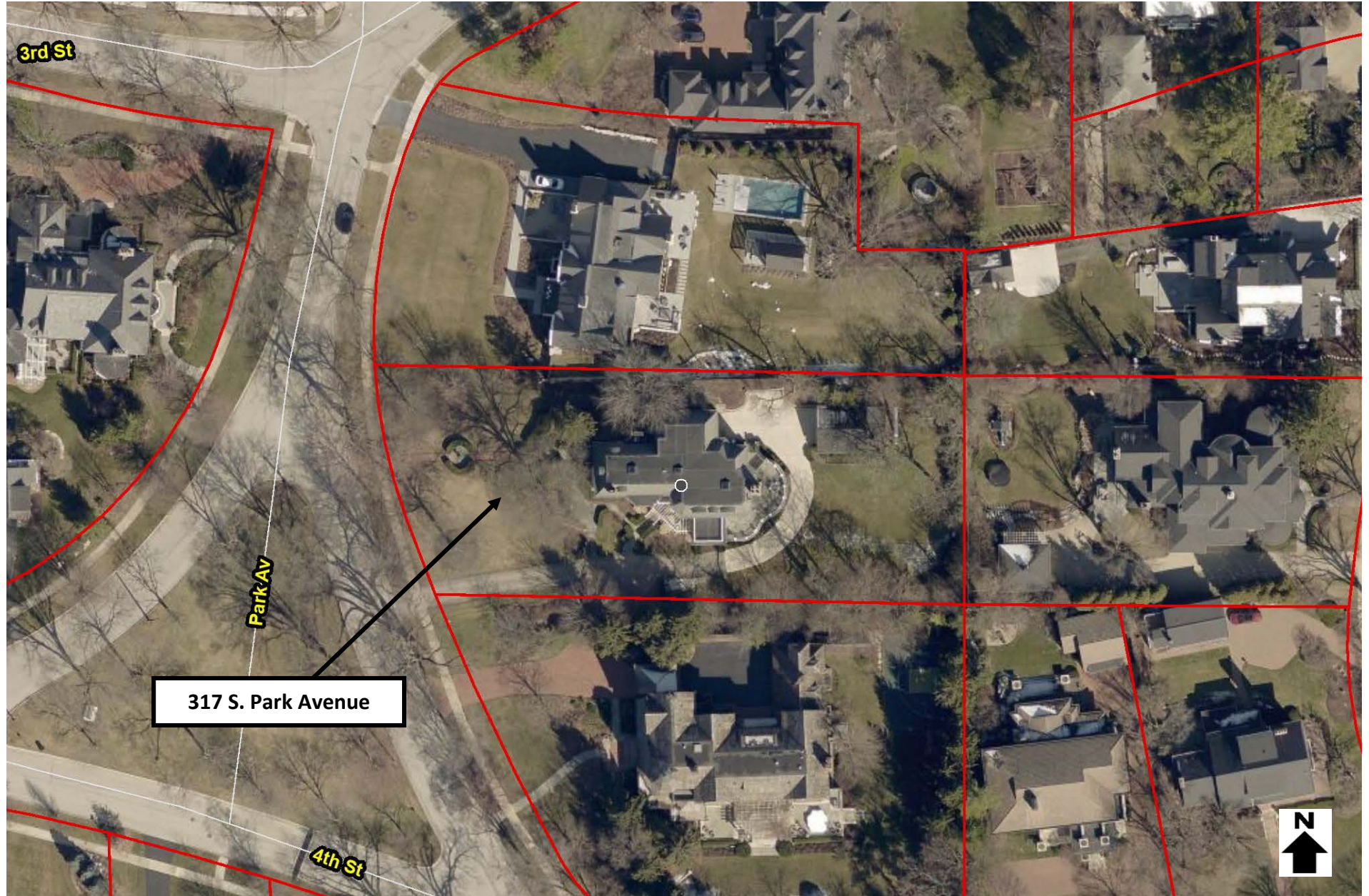


Village of Hinsdale Zoning Map and Project Location





Aerial View – 317 S. Park Avenue





Birds Eye View – 317 S. Park Avenue





Birds Eye View – 317 S. Park Avenue





**Birds Eye View – 317 S. Park Avenue**





Birds Eye View – 317 S. Park Avenue



© All EagleView Technology Corporation



Street View – 317 S. Park Avenue



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## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 317 S. Park Avenue</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-12-212-003</p>	
<p><b>Zoning District</b> R-1 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> John Frederick Stuart House</p>	
<p><b>Architect</b> N/A</p>	
<p><b>Date Constructed</b> 1872</p>	
<p><b>Architectural Style</b> Second Empire</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Designated Local Landmark (Ord. No. 02002-57)</li> <li>Reconnaissance Survey (1999) - Contributing / Historically Significant</li> <li>Robbins Park I Survey (2002) – Contributing</li> <li>Prior Certificate of Appropriateness Approvals - Renovation and restoration work to repair fire damage and rear addition (2002)</li> </ul>	
<p><b>Additional Photos</b></p> 	





**J.P. "RICK" CARNEY**

DUPAGE COUNTY RECORDER

OCT.08,2002

9:06 AM

OTHER

09-12-212-003

005 PAGES

R2002-263172

VILLAGE OF HINSDALE

ORDINANCE NO. O2002- 57

AN ORDINANCE DESIGNATING 317 SOUTH PARK AVENUE  
AS A HISTORIC LANDMARK  
(HPC CASE No. 04-2002)

WHEREAS, the Village is authorized pursuant to Division 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et seq.*, to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, Steve and Juli Konroyd (the "Applicant"), are the legal owners of the building located 317 South Park Avenue in the Village and legally described in Exhibit A



attached to and made part of this Ordinance by this reference (the "Subject Building"), and they have filed an application seeking to designate the Subject Building, as a historic landmark (the "Application"); and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on June 11, 2002, to consider the Application; and

WHEREAS, after review of all information presented at the June 11, 2002, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 04-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on June 17, 2002, considered the Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and of the Zoning and Public Safety Committee and determined that it is in the best interests of the Village and its residents to establish the Subject Building as a designated landmark;

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

Section 1. Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance by this reference.

Section 2. Designation as Historic Landmark. The nomination of the Subject Building as a historic landmark is hereby approved and the Subject Building is hereby designated as a historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as amended from time to time.



Section 3.     Notice to Owner of Record and Building Commissioner.     The Village Clerk is directed to send notice of the historic designation of the Subject Building to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4.     Recordation.     The Village Clerk is directed cause a copy of this Ordinance be recorded promptly in the office of the DuPage County Recorder of Deeds.

PASSED this 1st day of October 2002.

AYES: TRUSTEES MILKINT, ELLIS, CICCARONE, LENNOX, BARROW AND BLOMQUIST.


NAYS: NONE

ABSENT: NONE

APPROVED this 1st day of October 2002.

  
Village President

ATTEST:

  
Village Clerk



Ppdata/ord&res/hpc2002/317spark.doc



# EXHIBIT A

## Legal Description

LOT 3 IN BLOCK 6 IN W. ROBBIN'S PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  AND OF THE NORTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT NO. 14048, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 317 South Park Avenue, Hinsdale, Illinois 60521

Property Identification Number: 09-12-212-003





# VILLAGE OF HINSDALE

FOUNDED IN 1873

19 EAST CHICAGO AVENUE  
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000  
Village Website: <http://www.vil.hinsdale.il.us>

POLICE DEPARTMENT 789-7070  
FIRE DEPARTMENT 789-7060  
121 N. M. SYMONDS DRIVE

VILLAGE PRESIDENT

George L. Faulstich, Jr.

TRUSTEES

Elizabeth K. Barrow

William K. Blomquist

Richard A. Ciccarone

John R. Ellis

Robert A. Lennox, Jr.

Craig Milkint

STATE OF ILLINOIS           )  
COUNTIES OF DU PAGE    )  
                                    AND COOK        )

I, Mary M. Reed, do hereby certify that I am duly qualified and elected Village Clerk of the Village of Hinsdale, Illinois in whose custody are the records of the Village of Hinsdale.

And, I do further certify that the attached is a true and correct copy of

O 2002-57      AN ORDINANCE DESIGNATING 317 SOUTH PARK AVENUE AS  
                    A HISTORIC LANDMARK (HPC CASE NO. 04-2002)

passed and approved by the Village Board of Trustees at their regular meeting on October 1, 2002.

WITNESS my hand and seal this 2nd day of October, 2002.



*Mary M. Reed*

Village Clerk

*By: Rosmary Graham*  
Deputy Village Clerk



Printed on Recycled Paper



## **HINSDALE HISTORIC PRESERVATION COMMISSION**

**RE: 317 South Park Street (Konroyd Residence)**  
**Designation as Landmark Building - HPC Case 04-2002**

**DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: June 11, 2002**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 17, 2002**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Steve and Juli Konroyd (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 129-year old structure located at 317 South Park Street for designation as an historic landmark. The applicant is the owner of record of the Subject Property.
2. The Subject Building, is a two and one-half story wood frame and wood clad building, constructed in 1873 in the "second empire" style. The building was remodeled during the 1920's when the roofline was altered, the tower was removed, the front porch removed and replaced with a building addition. The building suffered fire damage in December of 2000, which damaged the existing roof and rear 25 feet of the structure.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
  - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because the Subject Building is located in the original Robbins Park Subdivision and is one of the first homes in the Village of Hinsdale, constructed one year after the incorporation of the Village of Hinsdale. The Subject Building was occupied by at least thirteen separate families from 1873 to the present.
  - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building's original owner, John Stuart, was one of the signers of the Petition for Incorporation of the Village of Hinsdale in 1873.



- C. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located on a curvilinear street, on top of a slight hill on a short block at an important and scenic intersection in the historic Robbins Park subdivision.
- D. The Subject Building was or is an historical focal point in the Village because of the activities associated with it, as set forth in Section 14-3-1A5 of the Village Code, because of the Subject Building's was historically known as the Staurt Castle because of the tower removed during the 1920's remodeling. The Subject Building was also used to hold early Village meetings.
- E. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building represents an evolution over several different architectural periods. The Subject Building was considered to be a Second Empire style structure at the time of original construction in 1873. The Subject Building has elaborate eave brackets, unusual window surrounds and much of the original wood siding with a beaded edge. The foundation is fieldstone typical of the time period. The Subject Building also displays balustrades and other characteristics of the Colonial Revival style from its 1920s remodeling.
- F. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the Subject Building is unique as one of the Village's few remaining examples of a Second Empire style building.
- G. The Subject Building is associated with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, State of Illinois or the Village, as set forth in Section 14-3-1C2 of the Village Code. The original owner, John Stuart, was one of the signers of the Petitioner for Incorporation of the Village of Hinsdale in 1873.

## II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of five (5) "Ayes," zero (0) "Nays," three (3) "Absent," and none "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

### HINSDALE HISTORIC PRESERVATION COMMISSION

By: Karen A. Follett  
Chairman

Dated this 9th day of July, 2002.





### 317 South Park Avenue – Private Residence

The two and one-half story wood frame and wood clad building, was constructed in 1873 in the “Second Empire” style was landmarked by the Village Board on October 1, 2002. The building was substantially remodeled during the 1920s when the roofline was altered, a tower was removed, and the front porch was removed and replaced with an enclosed building addition. In December 2000, while undergoing renovation, the building suffered extensive fire damage to the roof and rear 25 feet of the building.

The building is located on a curvilinear street, on top of a slight hill on a short block at an important and scenic intersection in the historic Robbins Park subdivision, and because of its original tower, was historically known as the Stuart Castle. The house’s original owner, John Stuart, was one of the signers of the Petition for Incorporation of the Village of Hinsdale in 1873. He built this house that same year.

Although its original design was in the Second Empire style, the building represents an evolution over several different architectural periods. Elaborate eave brackets, unusual window surrounds and much of the original wood siding with a beaded edge still exist today. The foundation is fieldstone, typical of the time period. The building also displays balustrades and other features of the Colonial Revival style from its 1920s remodeling.



The current owners are rehabilitating the building and constructing an addition on the rear of the structure.



c. 1920. Photo courtesy Hinsdale Historical Society



Spring 2003 building restoration



STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS.

I, Ray W. MacDonald, County Clerk in and for the County and State aforesaid and keeper of the records pertaining to taxes, DO HEREBY CERTIFY that I have examined the records on file in my office on property described as follows:

Lot 3, Block 6 in Robbins Park  
Addition to Hinsdale

and I HEREBY CERTIFY that the records evidence that a house was assessed for the first time in the year 1873 in the name of J.F. Stewart; however, in all probability the house was built in 1872, as the assessor doesn't get it on the books until the following year.

Given under my hand and the official seal of my office at Wheaton this 11th day of May, 1973.

  
County Clerk



### Subsequent Owners and Dates of Ownership

Robert T. Jones	1863
William Robbins	1865
John F. and Cornelia Stuart	1873
Frances F. Stuart	1919 (MAR)
William Dickinson	1919 (Nov)
Frank Curran	1943 (Feb)
Elizabeth Lundy	1946 (JAN)
A.M. + D. Ferrara	1952 (May)
Jack Shewalter	1958 (Sept)
Krop/ Stenhaus	1966 (Nov)
Lee Lusted	1968 (June)
John P. Ryan, Jr	1972 (FEB)



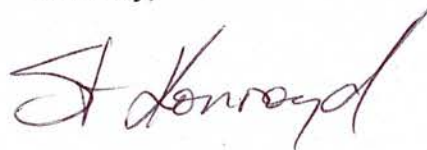
The following is a brief history of the home at 317 South Park Avenue as it was passed on to us, and we assume it to be accurate and true.

The home was originally built in 1872 by John Frederick Stuart. In the 1880's and 1890's the home was known as the Stuart Castle as it had a large tower and was the only building in that part of Hinsdale when it was built. The home was used for public meetings as there were few other buildings in the neighborhood large enough for such gatherings.

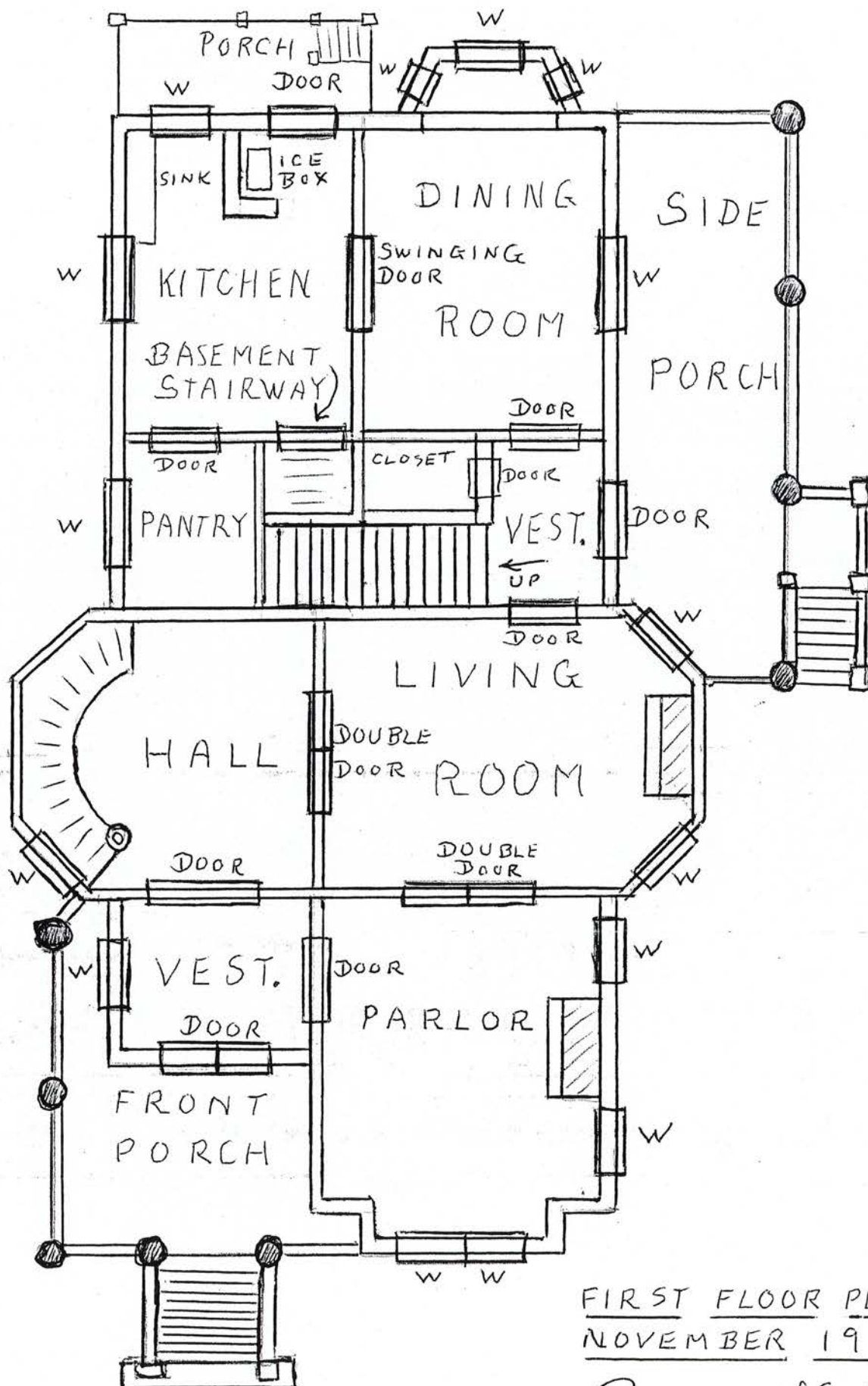
The home was extensively rebuilt from 1919 to 1926, including having a 45 ft. tower removed and two wings added to the North and South of the East end of the house – doubling the width of the rear of the home.

A fire in late December of 2000 completely destroyed the roof, third floor, and parts of the second floor. We purchased the property on July 1<sup>st</sup> of 2001. It is our hope that we can preserve a good portion of the house and add to the rear of the home to make it livable for a family of 7 in the year 2002.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Donroyd". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.





FIRST FLOOR PLAN  
NOVEMBER 1919

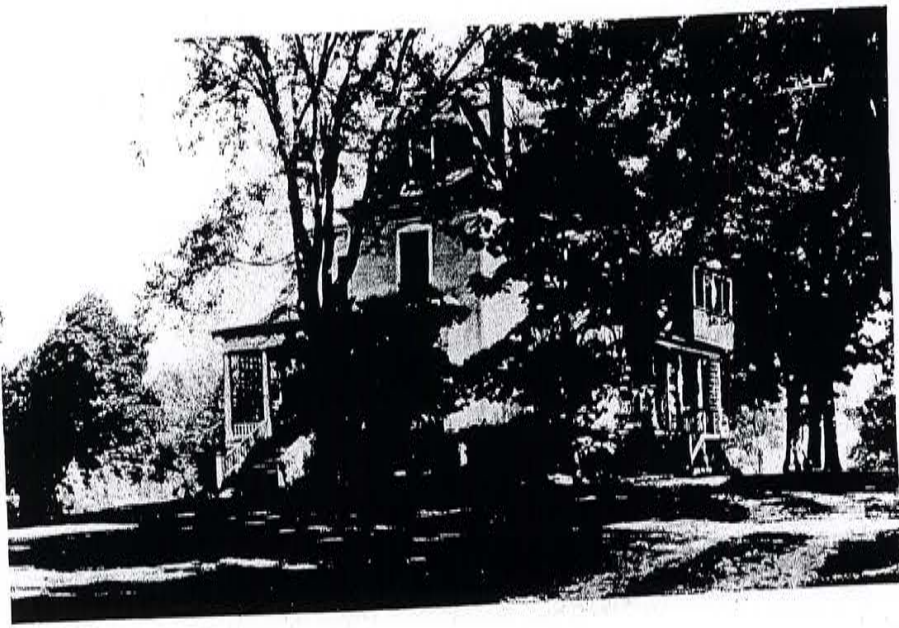
*Frederick W. Dickinson*  
 1976

ORIGINAL HOUSE - 1919









ORIGINAL CONSTRUCTION



Post 1920's ADDITIONS  
(removed tower, porch,  
did front addition, ..  
changed roof-line)



Another view of  
Post 1920's Addition.



VIEW FROM 5<sup>TH</sup> STREET (LOOKING SOUTH)

333 E. THIRD ST.

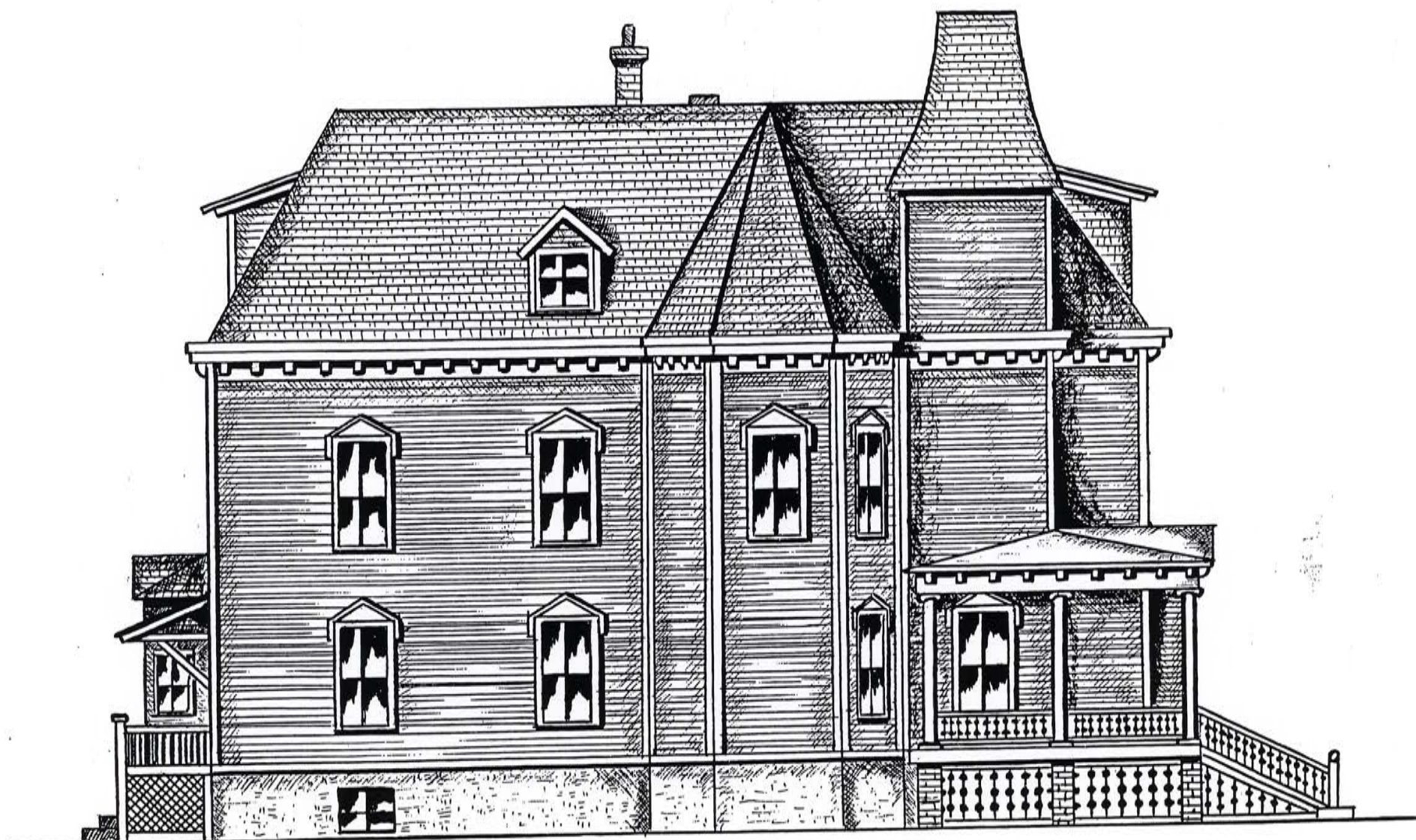
301 S. PARK AVE







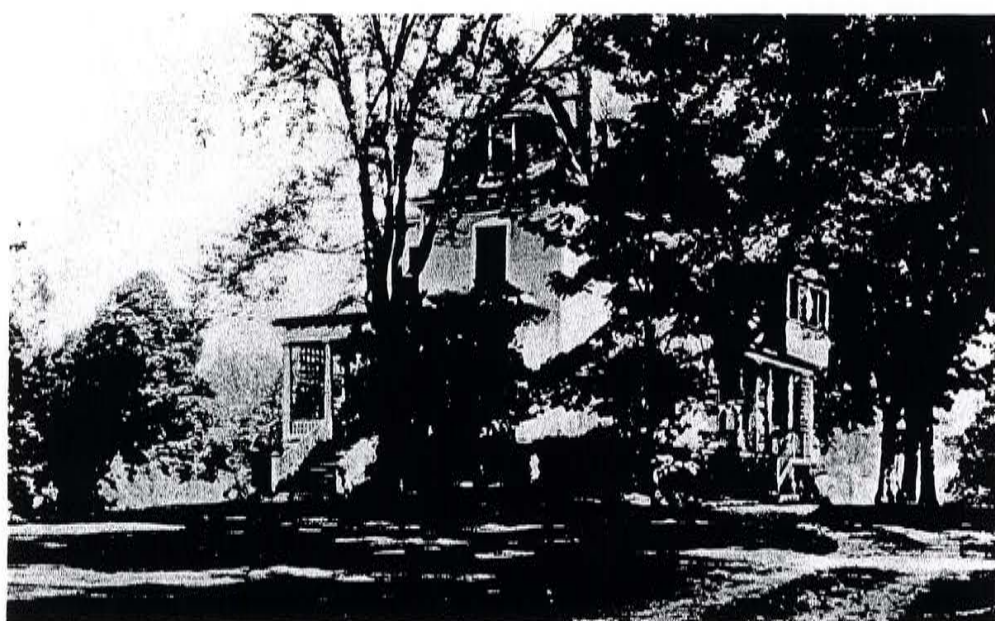




317 SOUTH PARK AVENUE  
HINSDALE ILLINOIS

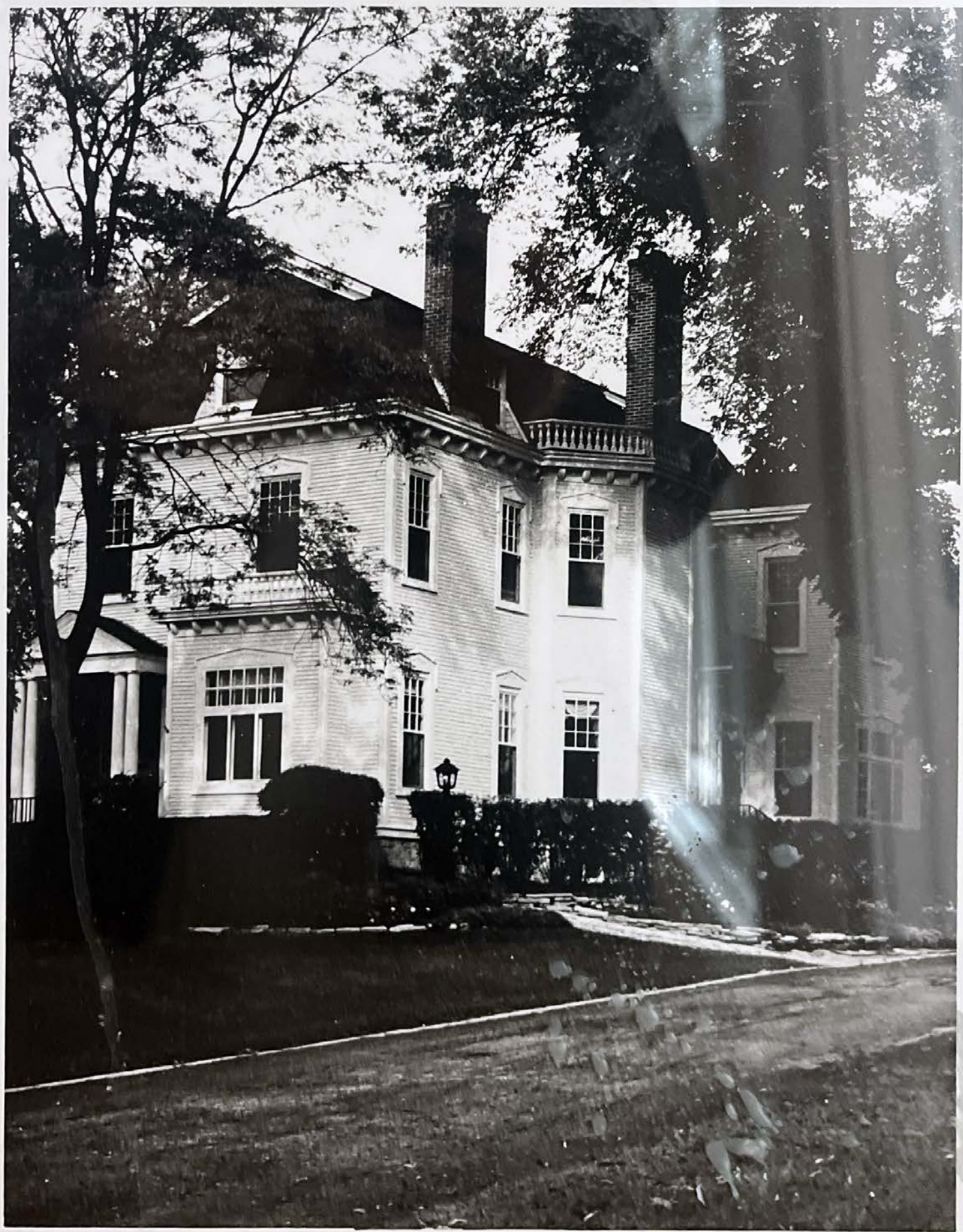
NORTH ELEVATION  
NOVEMBER 1919

*Frederick W. Dickinson*  
*1976*



*Pre-1920's Additions Depicting Roof Line (can't see tower in photo)*





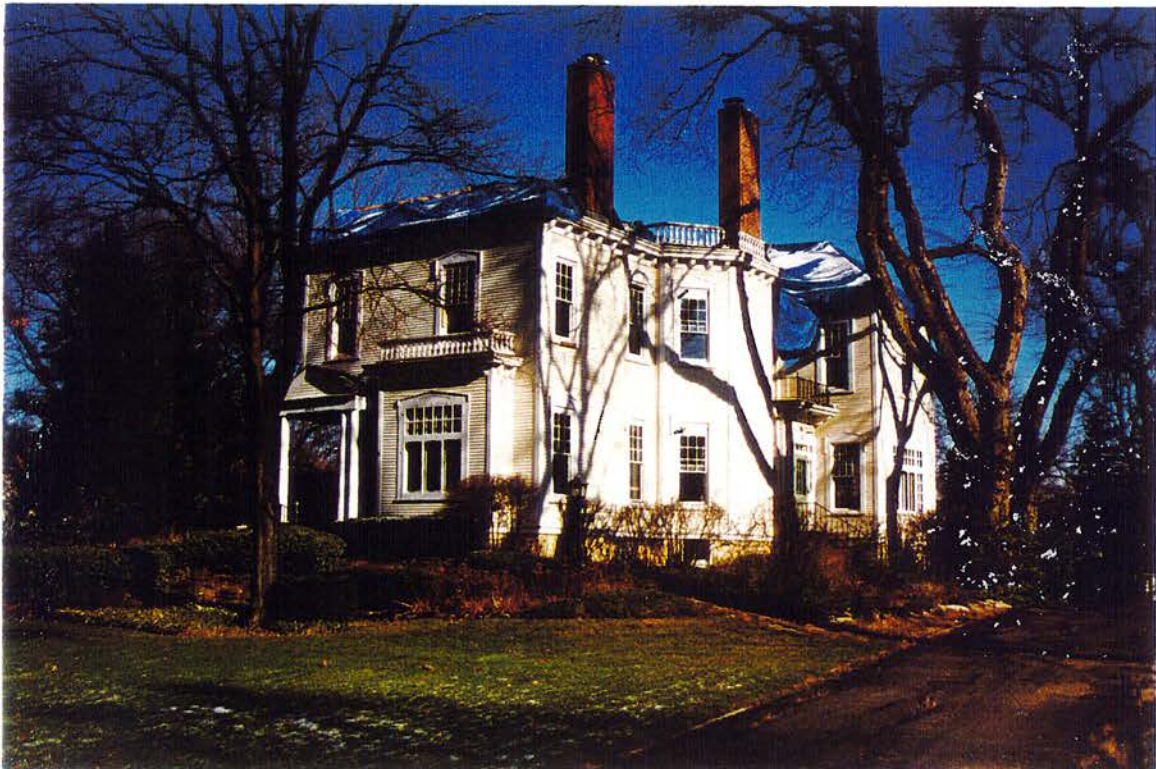








WEST ELEVATION



WEST + SOUTH ELEVATION





*SOUTH + EAST ELEVATION*



Exterior - Rear *(EAST ELEV.)*





HOME OFFICE:  
218 N. County Street  
Waukegan, IL 60085  
Phone: 847-336-2473  
Fax: 847-336-2113

E-MAIL AND INTERNET ADDRESSES:  
<http://www.matsc.com> AND [sales@matsc.com](mailto:sales@matsc.com)  
Illinois Professional Design Firm 184002822

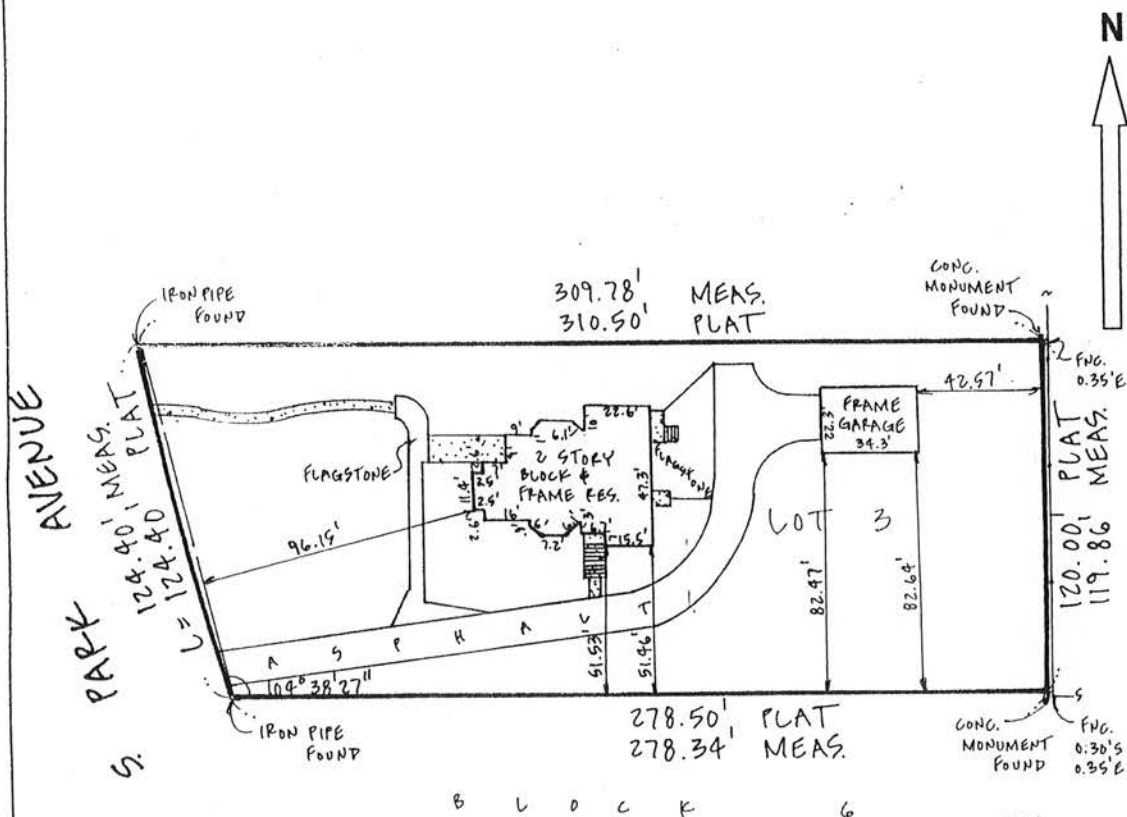
9800 S. Roberts Road  
Palos Hills, IL 60465  
Phone: 708-430-4077  
Fax: 708-598-0696

Northwest Suburbs:  
Phone: 847-392-7600  
Fax: 847-392-7719

Dupage and Kane:  
Phone: 630-690-3733  
Fax: 630-690-3735

## PLAT OF SURVEY

LOT 3 IN BLOCK 6 IN W. ROBBIN'S PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT NO. 14048, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated July 19, 2001

MID AMERICA SURVEY COMPANY

By Donald A. Shapiro  
Professional Illinois Land Surveyor. My license expires 11/30/2002

All distance shown are in feet and decimal parts thereof. No distances are to be determined by scaling. Field work completed on 7/17/01

Job No. 235310  
Address 317 S. PARK AVE.  
HINSDALE, IL.

P.I.N. 09-12-212-003  
Township DOWNEY GROVE  
Ordered By MARGARET A BENNETT

Scale 1" = 50'  
COPYRIGHT MID AMERICA SURVEY COMPANY 2001





WEST  
ELEVATION

THESE DOCUMENTS ARE  
COPYRIGHTED AND OWNED  
BY R.O. ARCHITECTURE,  
SARASOTA, FLORIDA 34236  
AND MAY NOT BE USED  
IN WHOLE OR IN PART  
WITHOUT THE WRITTEN  
PERMISSION OF THE  
ARCHITECT.

DATE: MAY 21, 2002  
SCALE: 1/8" = 1'-0"  
DRAWN: RICHARD OLSEN  
PROJECT NO.: 20010

ISSUED FOR:  
PERMIT AND BID

KONROYD RESIDENCE  
RENOVATION  
311 SOUTH PARK STREET  
HINSDALE, ILLINOIS



SHEET: A.5



A WEST ELEVATION

PROPOSED





SOUTH  
ELEVATION

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SARMA, INCORPORATED  
AND MAY NOT BE USED  
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WITHOUT THE WRITTEN  
PERMISSION OF THE  
ARCHITECTS

DATE: MAY 24, 2003  
SCALE: GIVEN  
DRAWN: RICHARD OLSEN  
PROJECT NO: 30012

DESIGNED FOR:  
OWNER AND SO

KONROYD RESIDENCE  
RENOVATION  
311 SOUTH PARK STREET  
HINSDALE, ILLINOIS



SHEET: A.6

RESTORE  
ORIGINAL  
HOME

1 →  
TAKEN DOWN  
& REBUILT  
SAME DESIGN

ORIGINAL  
HOUSE  
ENDS

→  
FAMILY  
ROOM  
ADDITION



A SOUTH ELEVATION  
NEW 1/4"=1'-0"

PROPOSED





EAST  
ELEVATION

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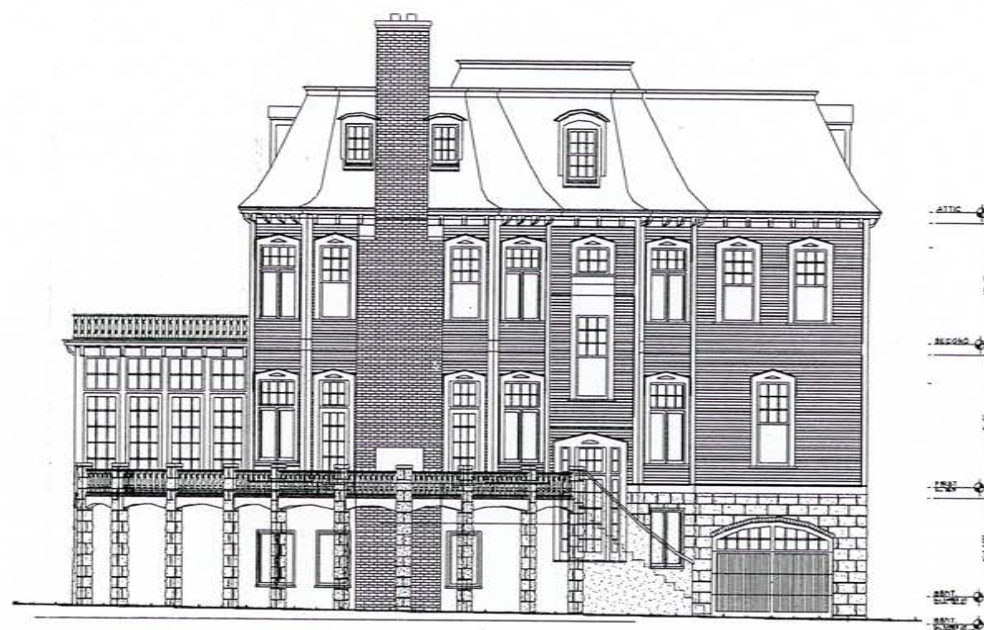
DATE: MAY 24, 2002  
SCALE: GIVEN  
DRAWN: RICHARD OLSEN  
PROJECT NO: 00010

ISSUED FOR:  
PERMIT AND NO.

KONROYD RESIDENCE  
RENOVATION  
311 SOUTH PARK STREET  
HINSDALE, ILLINOIS



SHEET  
A.7



A EAST ELEVATION

PROPOSED





NORTH  
ELEVATION

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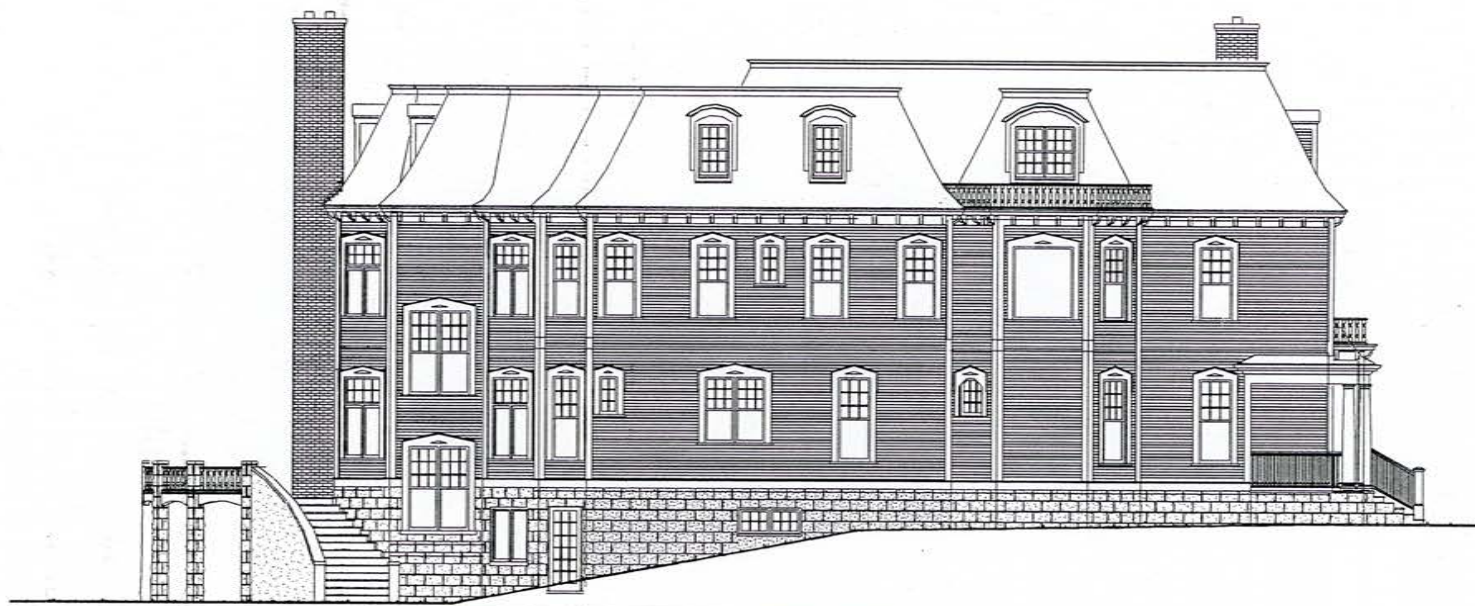
DATE: MAY 24, 2003  
SCALE: GIVEN  
DRAWN: RICHARD GILDER  
PROJECT NO. 20013

DESIGNED FOR:  
PRINT AND NO

KONROYD RESIDENCE  
RENOVATION  
311 SOUTH PARK STREET  
HINSDALE, ILLINOIS



SHEET  
A.8



A NORTH ELEVATION

PROPOSED



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	317
DIRECTION	S
STREET	PARK
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS, HHS/plaque



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	fair	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	House may be considered historically significant.
SECONDARY STRUCTURE	coach house		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Second Empire	PLAN	irregular
DETAILS	Classical Revival	NO OF STORIES	2
DATE of construction	1872	ROOF TYPE	
OTHER YEAR	1925	ROOF MATERIAL	
DATESOURCE	Sterling, Vol. 2, p. 138	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	9/1; 12/1
SIGNIFICANT FEATURES	Wood clapboard siding; pedimented window hoods; front bay window with brackets and balustrade above; gabled front entry porch with paired columns (1925); full height south side bay		
ALTERATIONS	A fire has destroyed roof structure and portions of the house; house was previously remodeled with Classical Revival features including balustrades, porch and brackets (1925 permit for addition)		



### HISTORIC INFORMATION

HISTORIC NAME	Stuart, John Frederick House
COMMON NAME	
PERMIT NO	654
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



### HISTORIC INFO

John Frederick Stuart (1831-1919) was a superintendent of the Adams Express Company, later consolidated into Wells Fargo. His wife, Cornelia, was related to the owners of Wells Fargo. Stuart was one of the petitioners to incorporate the Village.

### LANDSCAPE

Midblock on quiet, curving residential street; deep setbacks and larger lots; side driveway; front sidewalks; mature trees; house faces west

### PHOTO INFORMATION

ROLL1	9
FRAMES1	27-28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/13/02
SURVEYAREA	Robbins



## 317 S. Park



Who could pass the magnificent white Victorian at 317 S. Park and not wonder about its past? It was built in 1872 by John Frederick Stuart. Stuart was listed in 1919 as superintendent of the Adams Express Company, which was later consolidated into Wells Fargo. Stuart was one of the signers of the petition to incorporate the village, and he helped to organize the Grace Episcopal Church Sunday School back in 1873 when Sunday School was sometimes held in his house.

Born in Waterloo, New York in 1831, Stuart spent his early life around Battle Creek, Michigan where, in 1849, he married Cornelia Augusta Whitcomb. It is believed that Cornelia was related to the owners of the Wells Fargo Company, and the names of their children would bear this idea out. They moved to Detroit and then on to Chicago in 1857. Hinsdale became their home in 1872, and they lived exclusively in this house until John's last days in 1919. Cornelia died in 1909. They had five children, with only Frances Fargo Stuart and Charles Stuart surviving them. Their obituaries point out that both John and Cornelia were "sincerely venerated and esteemed residents."

It's interesting to note that Charles Stuart and his wife are said to have survived the sinking of the Titanic. What more can be said?

William F. and Ruth Dickinson bought the house in 1919 from Frances Stuart, who handled the sale for her father. William Dickinson was born in 1876 in Rockford, Illinois, graduated from the University of Wisconsin in 1901, and received his law degree two years later. On January 22, 1907 he married "Nannie" Ruth Bray. They came to Hinsdale in 1919 and lived in this house. He died in 1940 at the age of 63, survived by his wife and sons, Frederick William and Robert James.

William Dickinson was general solicitor and vice-president of the Rock Island Railroad until two weeks before his death. Listed in the Who's Who in America, he was famous for his legal books and treatises on common carriers and interstate commerce as applied to the railroad industry. He began working for the Rock Island in 1907 as assistant commerce counsel after several years of general practice. During WWI he acted as General Counsel for the Western Freight Traffic Committee before returning to the Rock Island as general solicitor in 1920.

Frederick W. Dickinson, the son of William and Ruth Dickinson, wrote in 1994 from his home in Glen Arbor, Michigan. "I am delighted the property has been so well maintained through the years." He went on to explain "My mother was the architect of the family and all of the changes were of her originality and imagination. She conceived the idea of a north and south additions forming the entire back side of the building as well as a whole new roof assembly. The building today is on the outside just as she finished it in 1926."

His memories are treasures. "To me, as an eleven-year-old, the original attic was the most mysterious part of the building. There were different passageways in the roof structure to explore, as well as openings to the outside, through the flat part of the roof and the tower. It was a sad day for me when my mother had the tower torn down, as that was the most fascinating part of the attic. I remember during the winter of 1919-20 when the leaves were off the trees you could stand on the corner of Park and First and see the tower above the tree tops."

In 1943 Frank Curran bought this house, selling three years later to Dr. Clayton J. and Elizabeth Lundy who lived there until selling in 1952 to A.M. and D. Ferrara. Jack Shewalter bought it in 1958 and sold it in 1966 to Krop/Stenhaus. In 1968 Lee Lusted bought it, selling to John P. and Mary Ann Ryan, Jr. who lived there with their four children: Janet (Mrs. Gary Grasso) of Western Springs; Ellen (Mrs. Steve Mardikx) of LaGrange Park; Mark; and Carol.



Present owners Don and Diane Kane bought the house in 1994 and live there with their children, Whitney, Don, Charlie and Steve.

As previously stated, the Dickinsons did extensive remodeling from 1919-1926, removing the tower, building a small wing to the north, extending the dining room to the south, and enclosing the sleeping porch. The front of the house was extended over the front porch, and the roof was changed. After work ceased in 1926, no exterior changes have been made. The Ryans had detailed architectural drawings made of the interior and exterior for before-and-after use.

The Ryans have received a great deal of information from Fred Dickinson who wrote the letter we mentioned. He has an extensive collection of Hinsdale memorabilia at his home in Michigan. It was his brother, Robert, who was commissioned by their mother to paint a mural on the library wall. When the Ryans removed the mural, they carefully cut the canvas it was painted on, framed it and gave it to Fred and his wife. In 1943, The Currans added shelving in the library, some closets, and the paneling on the fireplace wall in the living room. At that time Joey Curran, later Mrs. Charles A. Comiskey, was a high school student. The Currans later moved to Downers Grove.

Much of the landscaping was done by the Lundys. The flagstone terracing in the front still remains but much of the planting was done in 1987-88. The Shewalters added the flagstone terrace in the rear as well as kitchen cabinets which are still in use. The Lusteds added many shrubs and small trees. The Ryans remodeled the kitchen, some baths, and also did a great deal of landscaping. The Kanes have added air conditioning to the house and treated the house to a coat of paint.

It's marvelous that so many former owners have returned to the house, adding to its history with each visit. The house boasts four fireplaces, in the library, living room, master bedroom and upstairs study. All are made of decorative marble brought from Italy.

The Ryans took photographs of the house at different stages, before and after the tower was removed. When Mrs. Ryan spoke with long-time neighbor, Mrs. Glendora Freeman, wondering why this large house didn't possess a stable for its horses, Mrs. Freeman replied, simply, "Mr. Stuart never kept horses." It seems he commuted on the train and never had the need for his own horses.

Today the Kanes enjoy this magnificent house perfectly situated close to town on a shady street with a small triangular park in front.



## **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.



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

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

Address of Property under review:  
Property Identification Number: 09-12-212-003

**I. GENERAL INFORMATION**

1. Applicants Name: Homecrafters LLC  
Address: 22 N Lincoln St Hinsdale, IL 60521  
Telephone Number: 630-551-5492
2. Owner of Record (if different from applicant): 317 S Park St LLC (Margaret & Phillip Yeager)  
Address: 317 S Park Hinsdale, IL 60521  
Telephone Number: 630-989-9344
3. Others involved in project (include, name, address and telephone number):  
Architect: G.O. Architectural Design, Inc. (Richard Olsen) 127 S Stough Hinsdale, IL 630-404-8939 richard@goarchitectural.com  
Attorney: \_\_\_\_\_  
Builder: Homecrafters LLC 22 N Lincoln Hinsdale, IL 60521  
cjknoebel@gmail.com 630-551-5492  
Engineer: Ridgeline Consultants, LLC 1661 Aucutt Road Montgomery, IL 60538  
630-801-7927 & jlin@ridgelineconsultantsllc.com

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: The property is in good condition
2. Property Designation:  
Listed on the National Register of Historic Places?      YES   ✓   NO  
Listed as a Local Designated Landmark?   ✓   YES      NO  
Located in a Designated Historic District?   ✓   YES      NO



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

The owners would like to demo the existing detached garage to allow for a pool  
and a pool house structure. On the main house, they would like to add an attached  
garage and re-do the addition off the back of the house to make it function for  
modern family living.



## 5. TABLE OF COMPLIANCE

Address of subject property: 317 S Park Hinsdale, IL 60521

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30000 S.F.	35320 S.F.	35320 S.F.
Lot Depth	125'	310'	310'
Lot Width	125'	120'	120'
Building Height	37.00'	36.42'	31.50'
Number of Stories	3	3	3
Front Yard Setback	Black Box.	98.1'	98.1'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10.00' ± 24.00'	17.1' ± 34.0'	17.10' ± 10.50'
Rear Yard Setback	50.00'	+/- 107.83'	+/- 98.50'
Maximum Floor Area Ratio (F.A.R.)*	8000.00 S.F.	9064.00 S.F.	N/A HOP 11884.75 S.F.
Maximum Total Building Coverage*	25% = 8830 S.F.	5047.73 = 14.3%	6500 = 18.4%
Maximum Total Lot Coverage*	50% = 17660 S.F.	8740 = 24.7%	11475 = 32.50%
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	10% MAX BLDG. COVERAGE	0.00 S.F.	POOL HOUSE AT 620.75 S.F. - 1.75%

\* 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: See attachment for description.



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

### ☐ INDIVIDUAL OWNERS

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

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

### ☐ CORPORATION

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

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

### ☒ PARTNERSHIP

*[Signature]*  
\_\_\_\_\_  
Signature of Applicant

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

*Phillip Yeger*  
\_\_\_\_\_  
Signature of Applicant

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

### LAND TRUST

\_\_\_\_\_  
Signature

### OTHER

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

SUBSCRIBED AND SWORN  
to before me this 10 day of

MARCH, 2024

*[Signature]*  
\_\_\_\_\_  
Notary Public

April 2020



Page 5 of 5



# HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address <u>317 SOUTH PARK AVENUE</u>	
PIN(s) <u>09 12 21 2003</u>	
Zoning District <u>R-1</u>	Land Use <u>SINGLE FAMILY</u>
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input 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 type="checkbox"/> Fee Waivers <input type="checkbox"/> Alternative Zoning Regulations <input type="checkbox"/> Expedited Processing <input type="checkbox"/> Property Tax Rebate <input type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name <u>RICHARD OLSEN</u>	Company <u>G.O. ARCHITECTURAL</u>
Address <u>127 SOUTH STOUGH</u>	City / State / Zip <u>HINSDALE, IL 60521</u>
Phone <u>630 404 8939</u>	Email
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name <u>MARGARET &amp; PHILLIP YEAGER</u>	Company
Address	City / State / Zip
Phone	Email
PROJECT DETAILS	
Property Size (Square Feet) <u>35320</u>	Building Size (Square Feet) <u>11884.75</u>
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date	Estimated Work End Date

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.

RICHARD OLSEN  
Printed Name of Applicant  
  
Margaret Yeager  
Printed Name of Property Owner

[Signature]  
Signature of Applicant  
  
[Signature]  
Signature of Property Owner

3/18/24  
Date  
  
3/18/24  
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



## 5. TABLE OF COMPLIANCE

Address of subject property: 317 S Park Hinsdale, IL 60521

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30000 S.F.	35320 S.F.	35320 S.F.
Lot Depth	125'	310'	310'
Lot Width	125'	120'	120'
Building Height	37.00'	36.42'	31.50'
Number of Stories	3	3	3
Front Yard Setback	Block A Mt. or 98.1'	98.1'	98.1'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10.00' ± 24.00'	17.1' ± 36.0'	17.10' ± 16.50'
Rear Yard Setback	50.00'	± 107.83'	± 98.50'
Maximum Floor Area Ratio (F.A.R.)*	8000.00 S.F.	9064.00 S.F.	N/A HOD 11884.75 S.F.
Maximum Total Building Coverage*	25% = 8830 S.F.	5047.73 = 14.3%	6500 = 18.4%
Maximum Total Lot Coverage*	50% = 17660 S.F.	8740 = 24.7%	11475 = 32.50%
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	10% MAX BLDG. COVERAGE	0.00 S.F.	POOL HOUSE AT 620.75 S.F. = 1.75%

\* Must provide actual square footage number and percentage.

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



## CERTIFICATION

The Applicant (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<sup>TH</sup> day of MARCH, 2024, I/We have read the above certification, understand it, and agree to abide by its conditions.

### APPLICANT SIGNATURE

RICHARD OLSEN

Printed Name of Applicant

[Signature]

Signature of Applicant

3/18/24

Date

SUBSCRIBED AND SWORN to before me this 18 day of MARCH, 2024.

[Signature]  
Notary Public Signature & Seal

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

Margaret Yeager

Printed Name of Owner

[Signature]

Signature of Owner

3/18/24

Date

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

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

**OFFICIAL SEAL**  
**CATHERINE KNOEBEL**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES JUNE 08, 2024



**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:** Richard Olsen-G.O. Architectural Design, Inc.

**Owner's name (if different):** Phillip and Margaret Yeager

**Property address:** 317 South Park Avenue

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

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

**Square footage of property:** 35320.00 Sq.Ft.

**Lot area per dwelling:** N/A

**Lot dimensions:** 120 x 310

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

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

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

**Brief description of request and proposal:**

Demolition of the rear portion of the house. Remodeling and addition to the existing structure

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

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>98.1'</u>	<u>98.1'</u>
<b>interior side(s)</b>	<u>17. / 10.</u>	<u>10' / 26'</u>



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

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>98.50</u>	<u>25.00'</u>

**Setbacks (businesses and offices):**

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

**Building heights:**

principal building(s):	<u>26.75'</u>	<u>N/A</u>
accessory building(s):	<u>15.00'</u>	<u>15.00'</u>

**Maximum Elevations:**

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

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>6500 S.F.</u>	<u>8830 S.F.</u>
--------------------------	------------------	------------------

Total lot coverage:	<u>11475 S.F.</u>	<u>21192 S.F.</u>
---------------------	-------------------	-------------------

Floor area ratio:	<u>11884.75</u>	<u>N/A</u>
-------------------	-----------------	------------

Accessory building(s):	<u>A New Pool House</u>
------------------------	-------------------------

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

principal building(s):	<u>67'-4"</u>	<u>Between</u>	<u>House</u>
accessory building(s):	<u>and</u>	<u>Pool</u>	<u>House</u>

**Number of off-street parking spaces required:** N/A**Number of loading spaces required:** N/A**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

Richard Olsen  
Applicant's printed name

Dated: March 18, 202.



## Letter of Authorization

March 11, 2024

To Whom It May Concern:

This letter will serve as authorization to allow Catie Knoebel, owner of Homecrafters, to assist us in applying for Preservation Incentives through the Village of Hinsdale.

Sincerely,

  
Margaret Yeager  
[margaretkyeager@gmail.com](mailto:margaretkyeager@gmail.com)

  
Phillip Yeager



# HOME CRAFTERS

March 10, 2024

To Whom It May Concern:

My clients, Philip and Margaret Yeager, purchased 317 S Park in the Fall of 2023. They are excited about creating an oasis for their family, and intend on making this their 'forever home'. With the Title 14 incentives, we are seeking 'Alternative Bulk Zoning' to reduce the south interior side yard setback to 10.5', Waiving of Floor Area Ratio (FAR), Fee Waiver for Permits, and Expedited Processing. The reduced side yard setback and waiving of FAR will allow them space to add an attached garage and addition.

The current detached garage, driveway, and existing addition will be removed.

The proposed attached garage and rear addition will be built to compliment and, seamlessly, tie into existing historic structure. The house addition will include a sports court, finished basement space, mudroom, kitchen, family room, and primary suite. They are also planning to add a 20x50 pool, spa, and separate pool house will also be built in a complementary fashion and will celebrate the original house.

On the next page, please find a table for an outline on square footage per floor.

The materials for the addition will be stone at the foundation level to compliment the original stone foundation, beveled 4" smooth painted cedar siding, white cedar soffit and fascia, red brick for the chimneys, and all the windows are to be white double hung to match the historic front elevation.

The pool house exterior material will be painted smooth cedar paneling with an applied white cedar lattice, white cedar soffit and fascia, and the large sliders and double hung windows will be white to match the existing home.

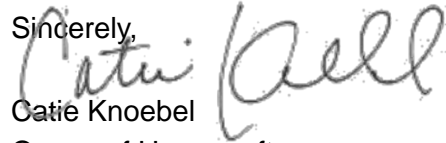
Within this package there are current house photographs, floor plans, elevations, and material selections to show the design intent while maintaining the historic portion of the home.



This project is important to save and celebrate this historic home in the heart of the Robbins District, while also helping this property to reflect the demands and lifestyles of modern families.

Thank you for reviewing this proposed project!

Sincerely,



Katie Knoebel

Owner of Homecrafters

[cjknoebel@gmail.com](mailto:cjknoebel@gmail.com)

630.551.5492

317 S Park - Square Foot Table per level			
Floor Level	Existing Sq. Ft.	Removed Sq. Ft.	Addition Sq. Ft
Basement	3,322.12	1,715.00	3,864.94
First Floor	3,322.12	1,944.39	2,314.75
Second Floor	3,109.43	1,671.23	1,667.97
New Pool House			620.75



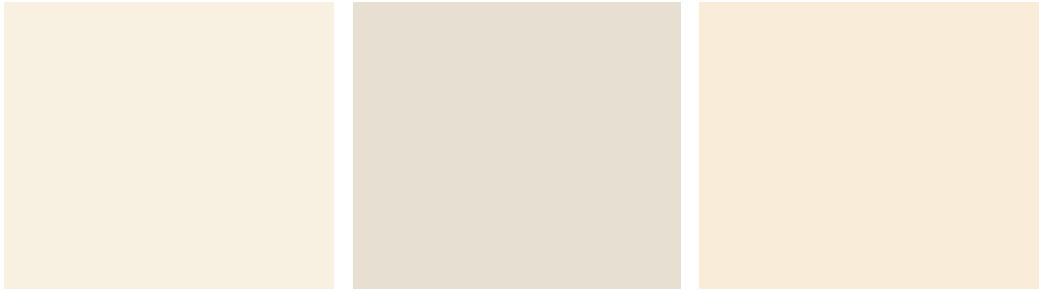
# HOME CRAFTERS

## Exterior Material Selections

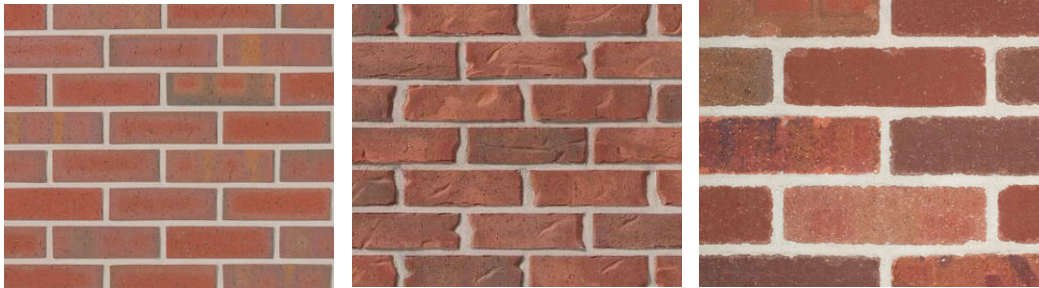
317 S Park - Hinsdale, IL

March 18, 2024

### Exterior Siding & Pool House Paneling Paint Color Options



### Red Brick Chimney Options



### Foundation Base Stone Options





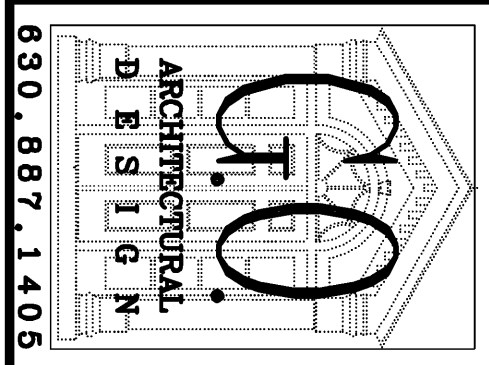




Photos of the Existing Conditions  
317 S Park - Hinsdale, IL







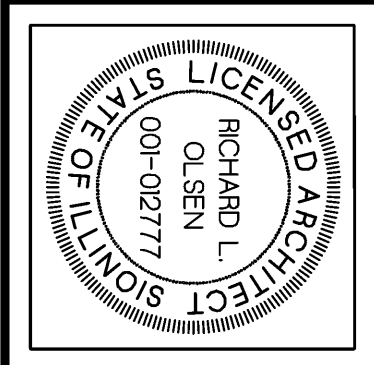
HOMECRAFTERS  
 LLC  
 22 NORTH LINCOLN ST.  
 HINSDALE, IL 60521

# PROPOSED SITE PLAN

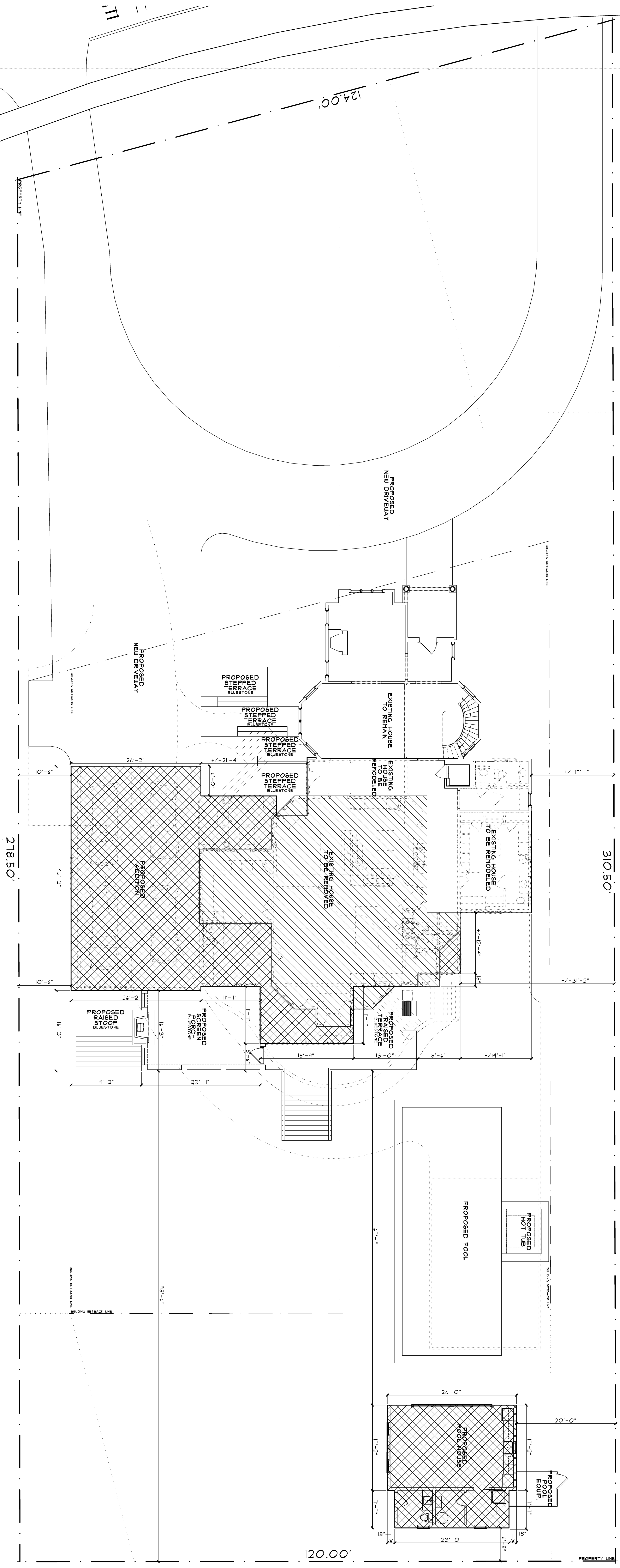
DATE:	MARCH 26, 2024
SCALE:	GIVEN
DRAWN:	RICHARD OLSEN
PROJECT NO:	202410

DATE	ISSUED FOR:
3/11/24	VILLAGE REVIEW SET (H.O.D.)
3/18/24	VILLAGE REVIEW REVISIONS
3/25/24	VILLAGE REVIEW REVISIONS
3/26/24	VILLAGE REVIEW REVISIONS

A RENOVATION AND ADDITION  
YEAGER  
RESIDENCE  
317 SOUTH AVENUE  
HINSDALE, ILLINOIS



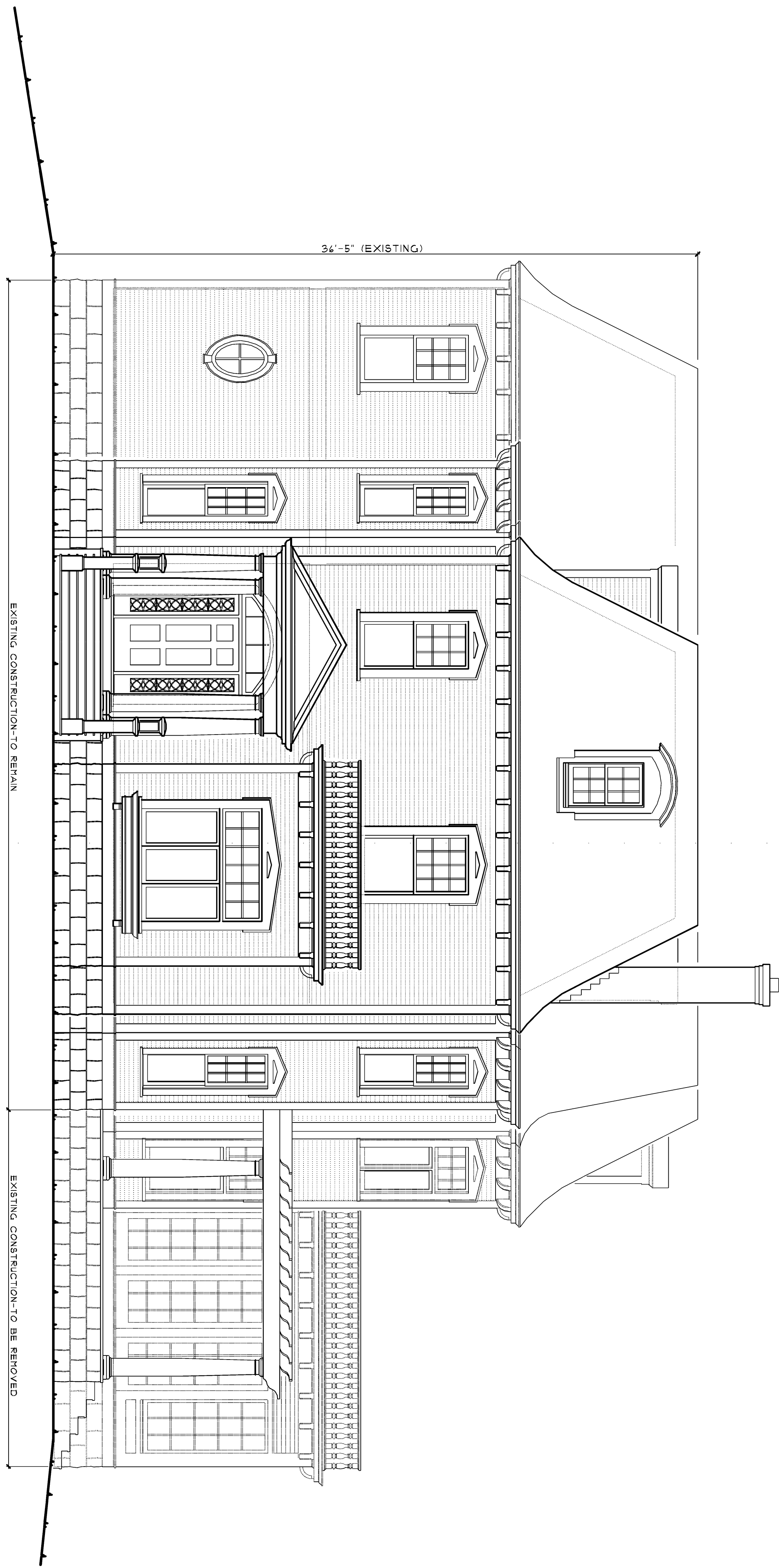
A.O. Smith



# SITE PLAN

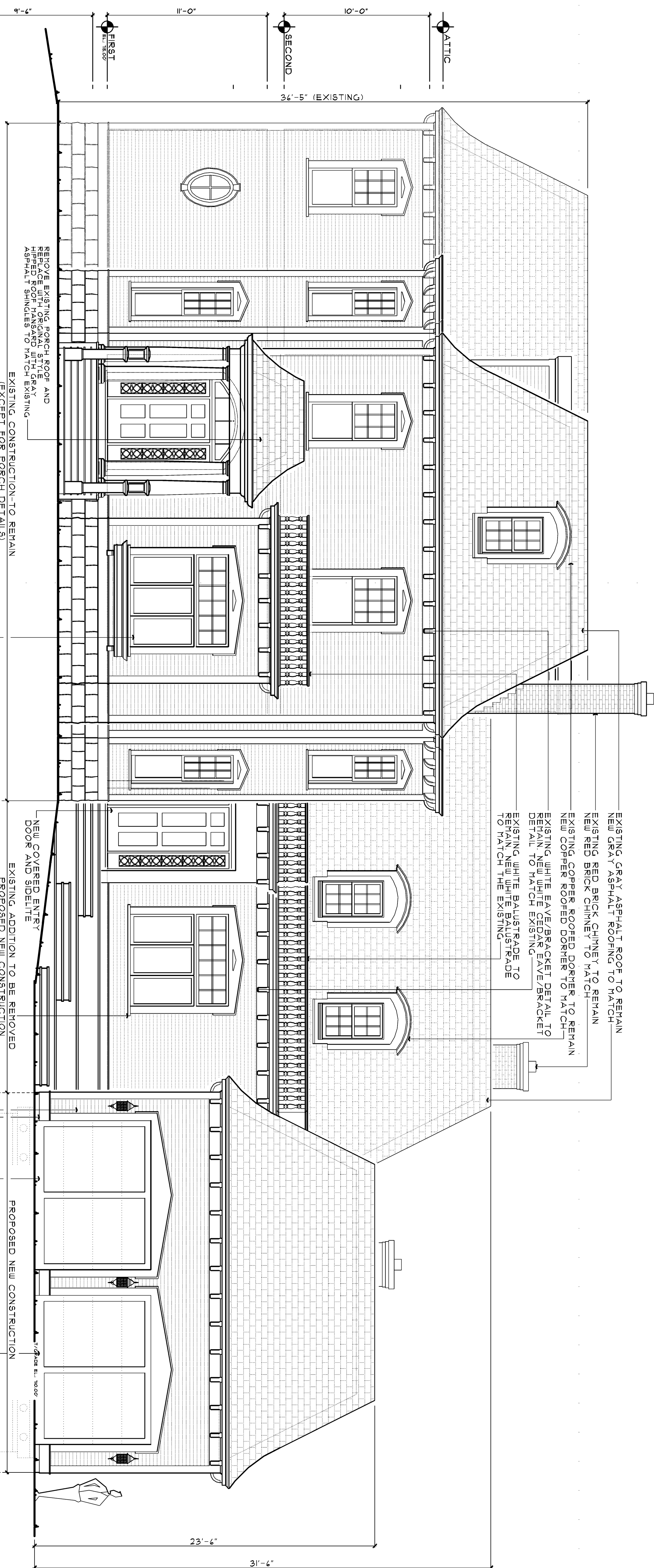
scale: 1/8" = 1' - 0"





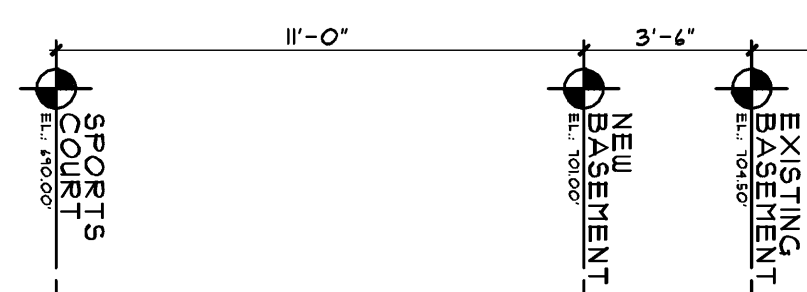
**A** WEST ELEVATION-EXISTING

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



**B** WEST ELEVATION-PROPOSED

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

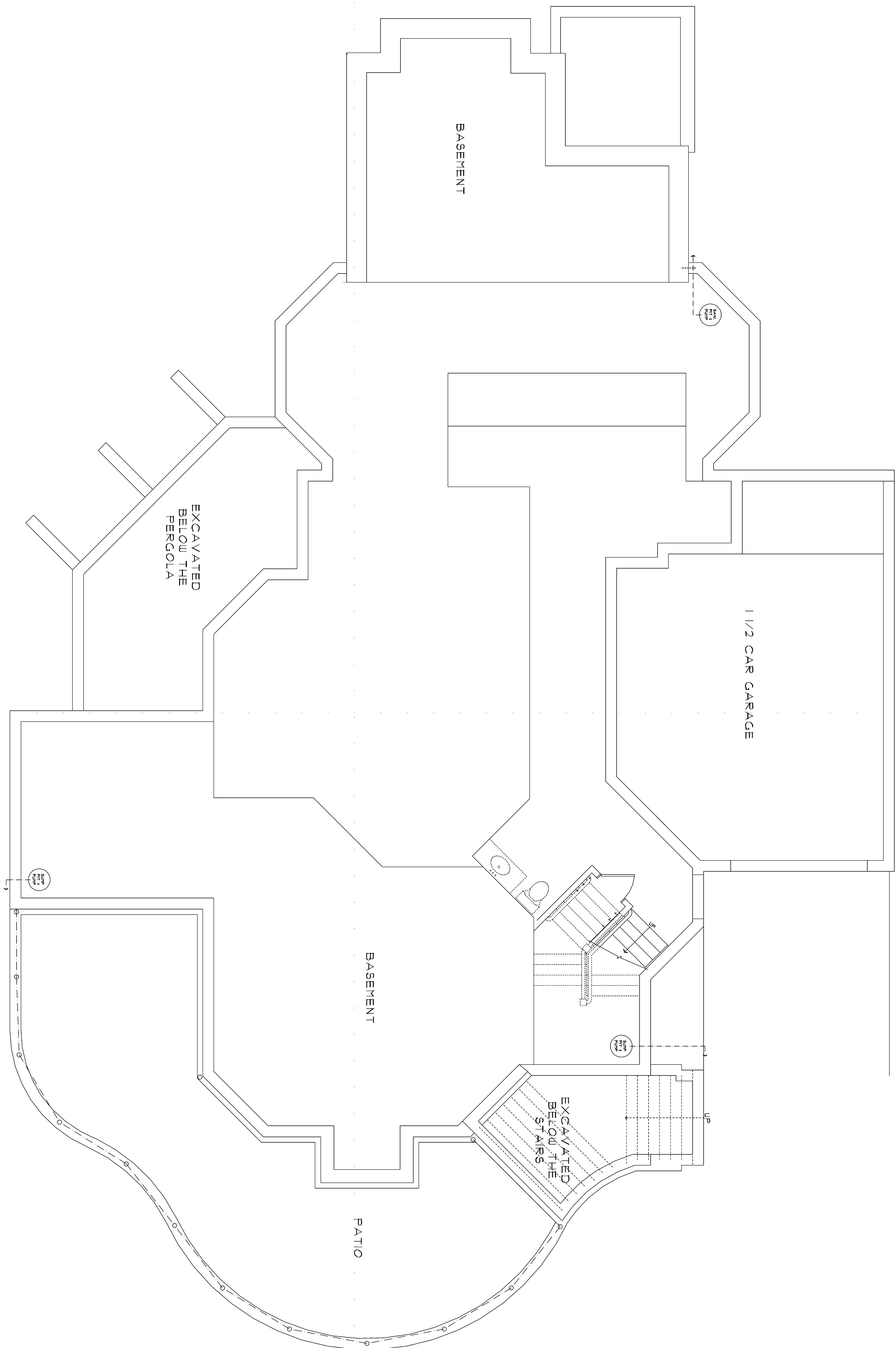




310.50'

BUILDING SETBACK LINE

BUILDING SETBACK LINE

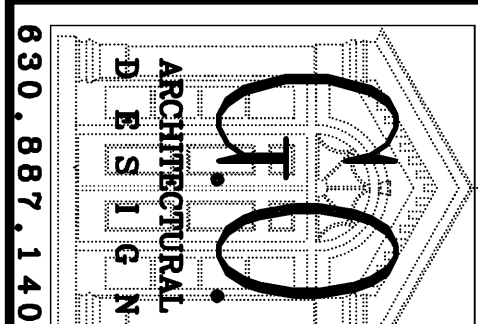


**A** BASEMENT-EXISTING

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

BUILDING SETBACK LINE

BUILDING SETBACK LINE



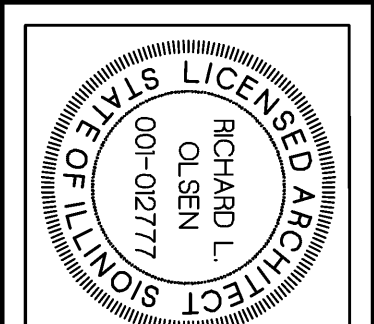
**HEMECRAFTERS LLC**  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521

**BASEMENT EXISTING**

DATE	MARCH 24, 2024
SCALE	GIVEN
DRAWN	RICHARD OLSEN
PROJECT NO.	202410

DATE	ISSUED FOR:
9/1/24	YTH AGS REVIEW
9/8/24	SET (HOD) REVIEW
9/8/24	REVISIONS REVIEW
9/25/24	REVISIONS REVIEW
9/24/24	REVISIONS REVIEW

A RENOVATION AND ADDITION  
**YEAGER RESIDENCE**  
311 SOUTH AVENUE  
HINSDALE, ILLINOIS





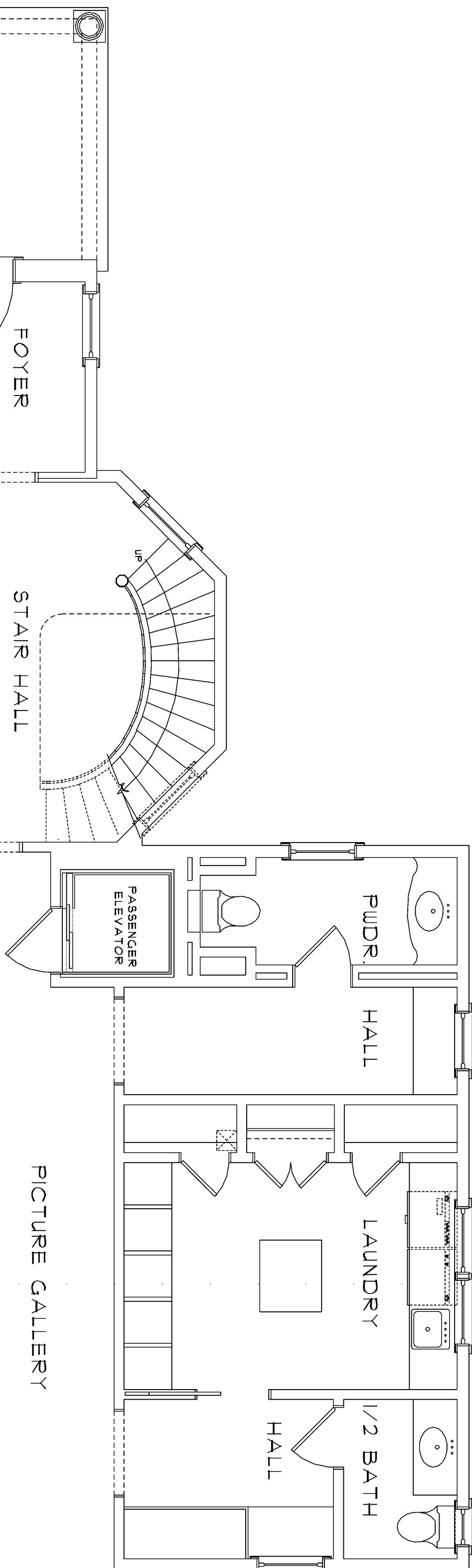
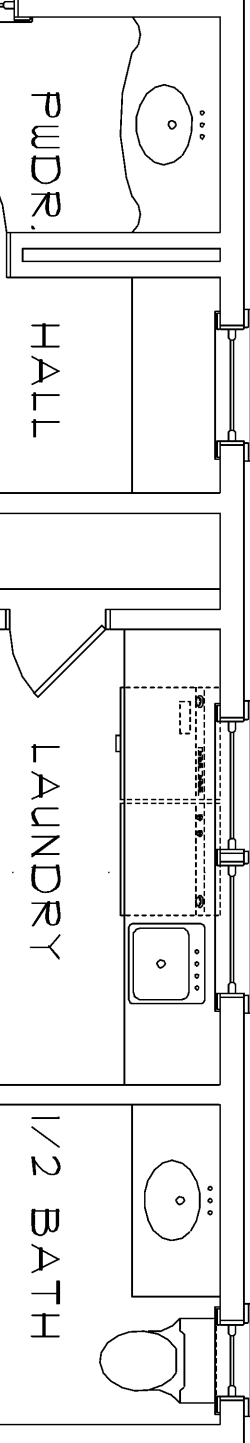
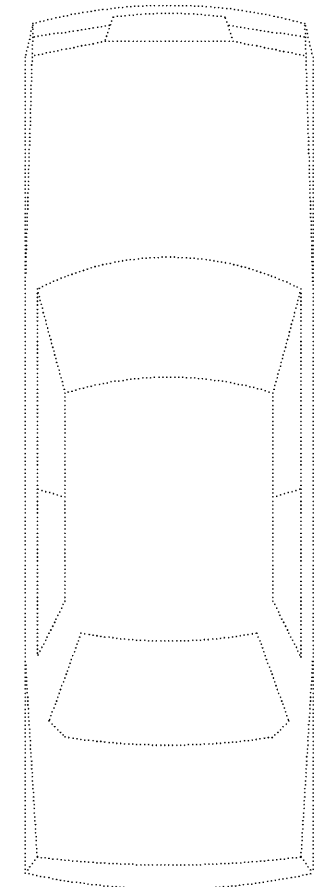
310.50'

BUILDING SETBACK LINE

BUILDING SETBACK LINE

DETACHED  
GARAGE

DRIVEWAY



FOYER

STAIR HALL

PASSENGER  
ELEVATOR

PWD R.  
HALL

LAUNDRY

1/2 BATH

HALL

PICTURE GALLERY

KITCHEN

BREAKFAST

FAMILY ROOM

LIVING ROOM

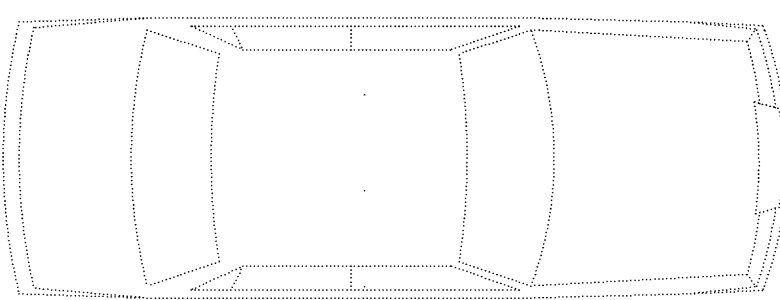
DINING ROOM

GALLERY

PERGOLA

SUNROOM

STONE  
PATIO



DRIVEWAY

# ④ FIRST FLOOR-EXISTING

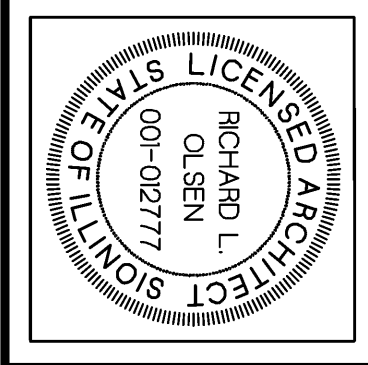
Scale: 1/4"=1'-0"

BUILDING SETBACK LINE

BUILDING SETBACK LINE



SHEET  
A.3



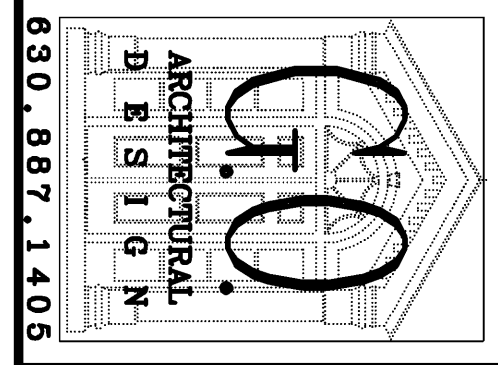
A RENOVATION AND ADDITION  
**YEAGER  
RESIDENCE**  
311 SOUTH AVENUE  
HINSDALE, ILLINOIS

DATE	ISSUED FOR:
9/1/24	YTH-AGE, REVIEW
9/8/24	SET (MOD.)
9/8/24	REVISIONS REVIEW
9/25/24	REVISIONS REVIEW
9/24/24	REVISIONS REVIEW

DATE:	MARCH 24, 2024
SCALE:	GIVEN
DRAWN:	RICHARD OLSEN
PROJECT NO.:	202410

FIRST FLOOR  
EXISTING

**HEMOCRAFTERS  
LLC**  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521

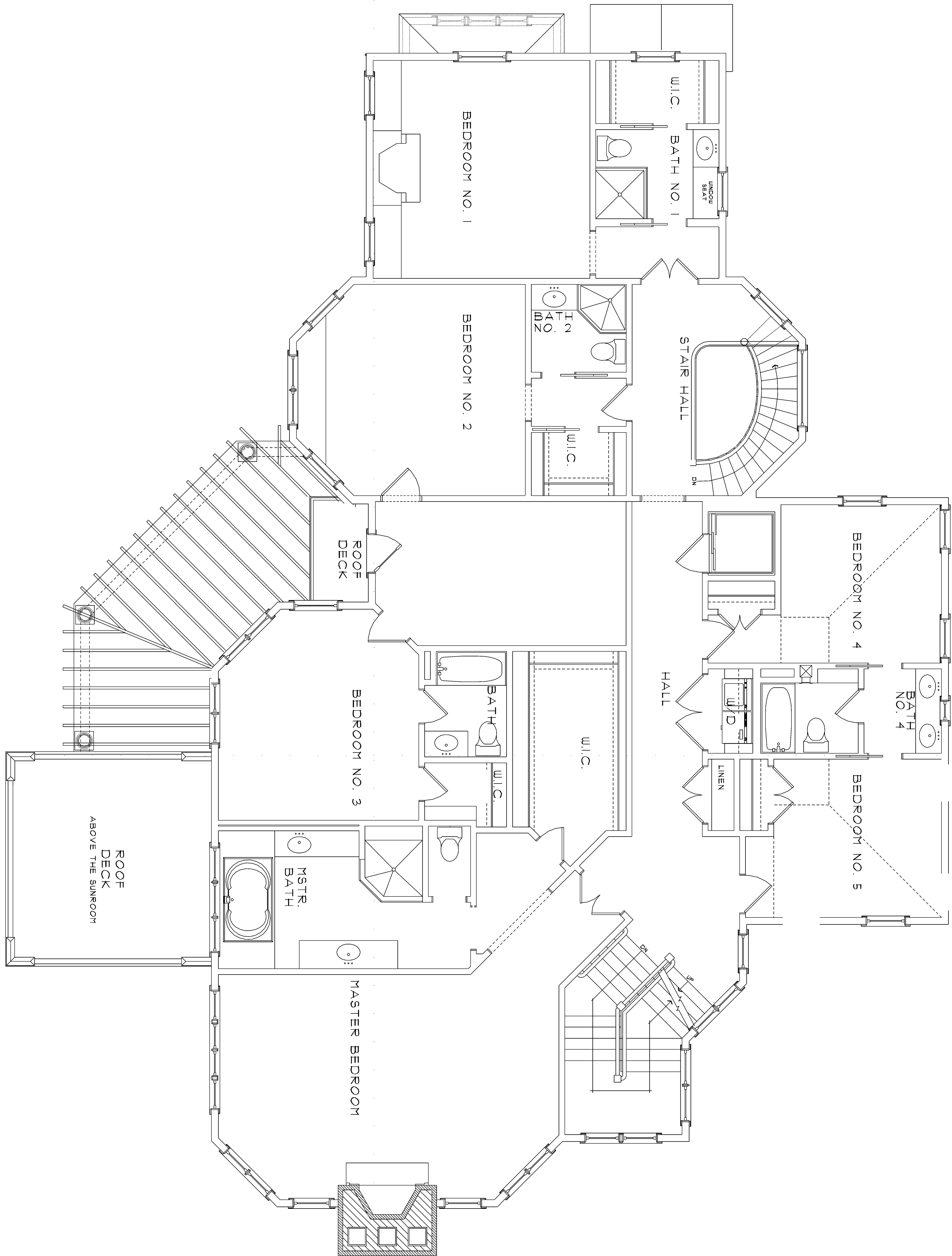




310.50'

BUILDING SETBACK LINE

BUILDING SETBACK LINE



## SECOND FLOOR-EXISTING

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

BUILDING SETBACK LINE


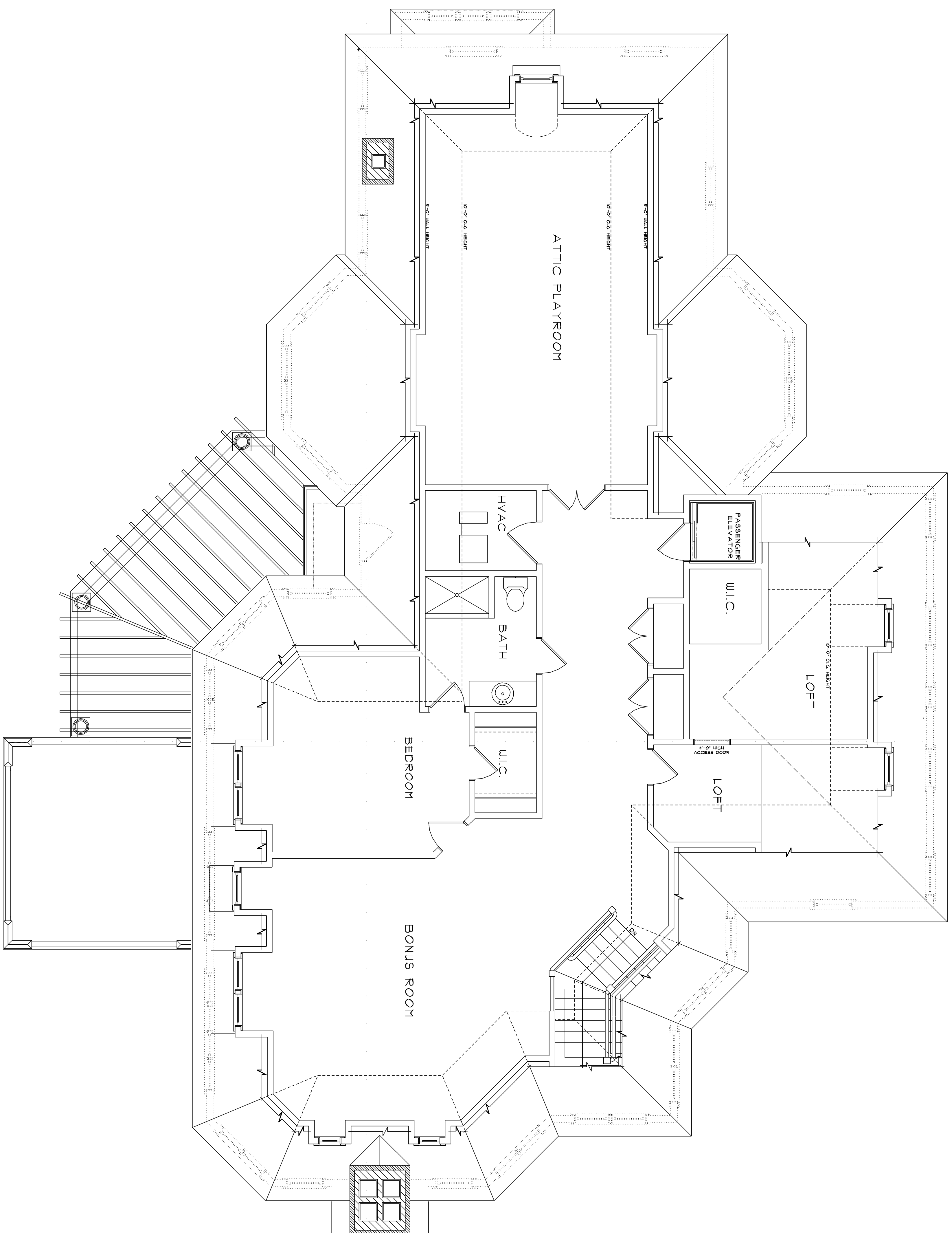
BUILDING SETBACK LINE



30.50

BULIDNG SETBACK LINE

BUILDING SETBACK LINE



**C.T.O.**  
ARCHITECTURAL  
DESIGN

630.887.1405

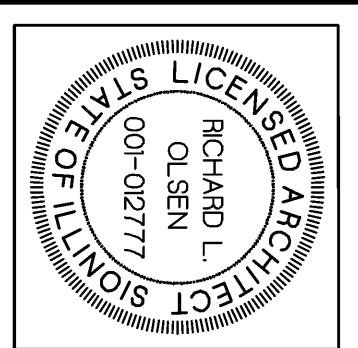
HOMECRAFTERS  
 LLC  
 22 NORTH LINCOLN ST.  
 HINSDALE, IL 60521

ATTIC  
EXISTING

DATE:	MARCH 26, 2024
SCALE:	GIVEN
DRAWN:	RICHARD OLSEN
PROJECT NO.	2024.10

DATE	ISSUED FOR
3/11/24	VILLAGE REVIEW SET (H.O.D.)
3/18/24	VILLAGE REVIEW REVISIONS
3/25/24	VILLAGE REVIEW REVISIONS
3/26/24	VILLAGE REVIEW REVISIONS

A RENOVATION AND ADDITION  
YEAGER  
RESIDENCE  
317 SOUTH AVENUE  
HINSDALE, ILLINOIS



57

ATTIC-EXISTING

BUILDING SETBACK LINE

BUILDING SETBACK LINE





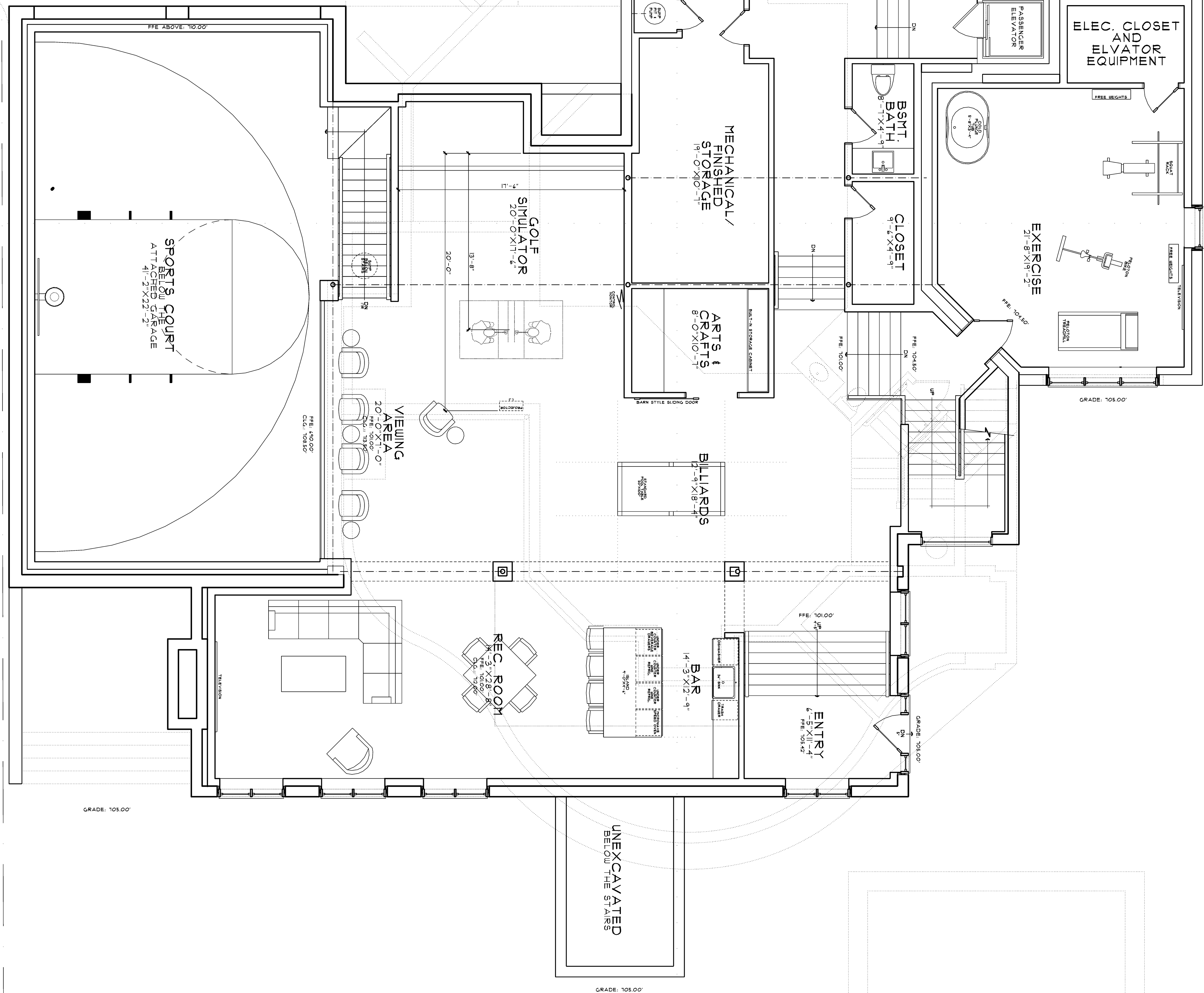
310.50'

**BASEMENT PLAN-PROPOSED**

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

BUILDING SETBACK LINE

EXISTING GROSS HEATED FLOOR AREA: 33,212 SQ. FT.  
NEW GROSS HEATED FLOOR AREA: 38,144 SQ. FT.  
TOTAL GROSS HEATED SQ. FT.: 57,144 SQ. FT.



BUILDING SETBACK LINE

BUILDING SETBACK LINE

BUILDING SETBACK LINE

**G.O.**  
ARCHITECTURAL  
DESIGN  
630.887.1405

**HEMECRAFTERS LLC**  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521

**BASEMENT PROPOSED**

DATE: MARCH 24, 2024  
SCALE: GIVEN  
DRAWN: RICHARD OLSEN  
PROJECT NO: 202410

DATE	ISSUED FOR:
9/1/24	FINAL REVIEW
9/8/24	SET (NO.2)
9/25/24	REVISIONS REVIEW
9/26/24	REVISIONS REVIEW
9/26/24	REVISIONS REVIEW

A RENOVATION AND ADDITION  
**YEAGER RESIDENCE**  
311 SOUTH AVENUE  
HINSDALE, ILLINOIS

ARCHITECT  
RICHARD L. OLSEN  
LICENSED ARCHITECT  
STATE OF ILLINOIS  
000-002771

SHEET  
**A.6**



O.T.O.  
ARCHITECTURAL  
DESIGN

630.887.1405

HOMECRAFTERS  
LLC  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521

DATE:	MARCH 26, 2024
SCALE:	GIVEN
DRAWN:	RICHARD OLSEN
PROJECT NO.	2024.10

DATE	ISSUED FOR
3/11/24	VILLAGE REVIEW SET (H.O.D.)
3/18/24	VILLAGE REVIEW REVISIONS
3/25/24	VILLAGE REVIEW REVISIONS
3/26/24	VILLAGE REVIEW REVISIONS

**FIRST FLOOR PLAN**

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

(A)

BUILDING SETBACK LINE

EXISTING DOOR  
NEW DOOR  
NEW WINDOW  
NEW SCREEN  
NEW TERRACE  
TOTAL GROUND AREA

EXISTING GROSS HEATED FLOOR AREA: 3,322.12 SQ. FT.  
PROPOSED DEPENDENT FLOOR AREA: 194,413 SQ. FT.  
NEW GROSS HEATED FLOOR AREA: 234,175 SQ. FT.  
NEW GARAGE FLOOR AREA: 123,381 SQ. FT.  
NEW SCREEN PORCH FLOOR AREA: 141,971 SQ. FT.  
NEW TERRACE FLOOR AREA: 299.69 SQ. FT.  
TOTAL GROSS HEATED SQ. FTG.: 3,612.48 SQ. FT.

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**BUILDING SETBACK LINE**

---

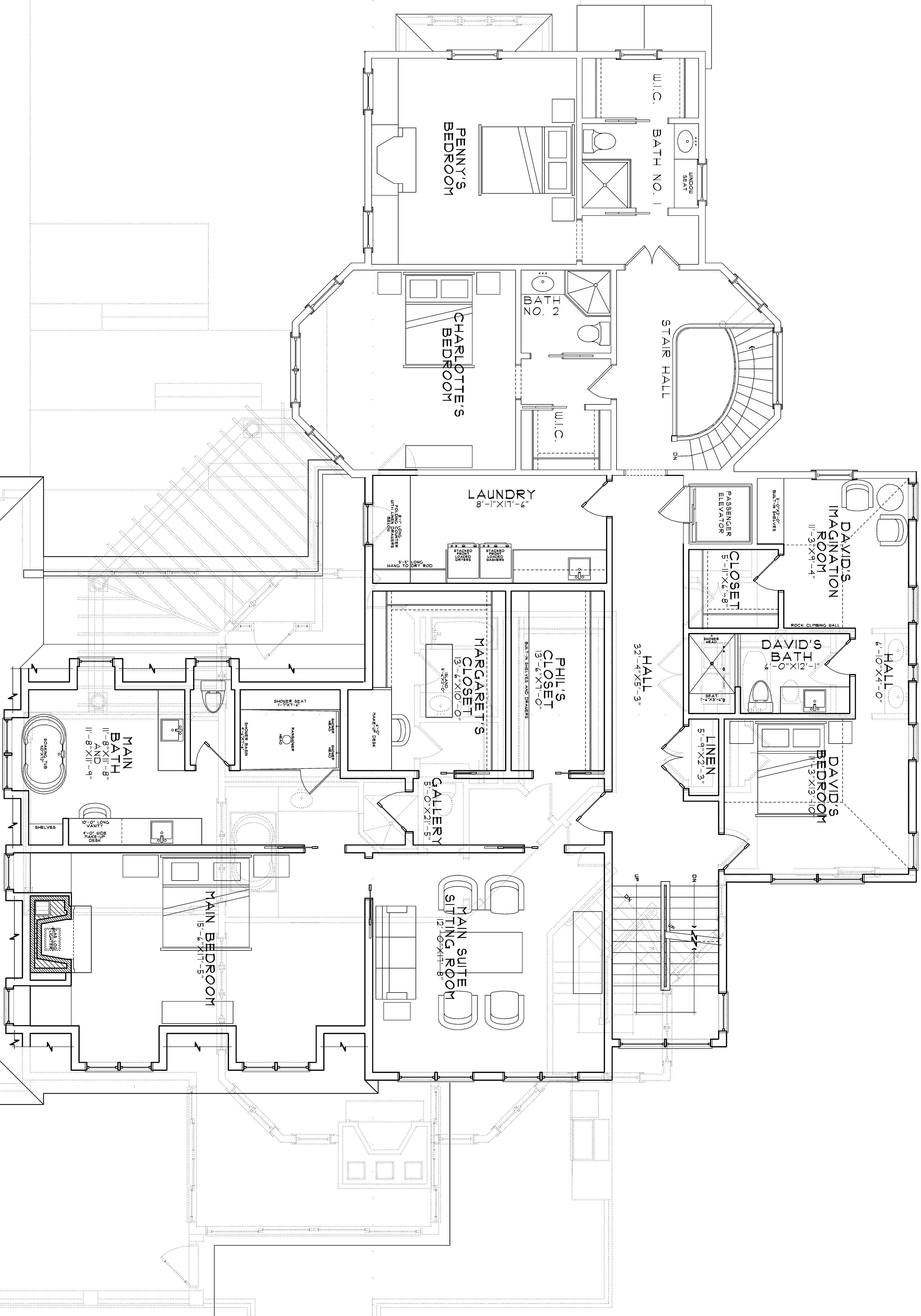
BUILDING SETBACK LINE



310.50'

BUILDING SETBACK LINE

BUILDING SETBACK LINE



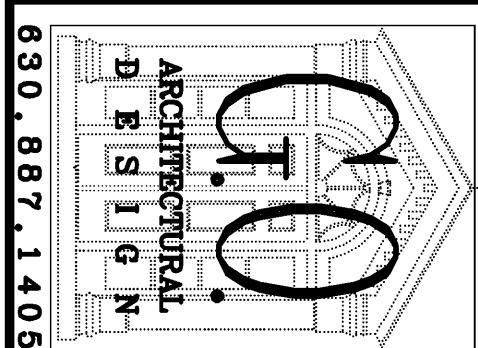
**SECOND FLOOR PLAN**

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

BUILDING SETBACK LINE

EXISTING GROSS HEATED FLOOR AREA: 3043 SQ. FT.  
PROPOSED GROSS HEATED FLOOR AREA: 4173 SQ. FT.  
NEW GROSS HEATED FLOOR AREA: 1130 SQ. FT.  
TOTAL GROSS HEATED SQ. FT.: 33370 SQ. FT.

BUILDING SETBACK LINE



630.887.1405

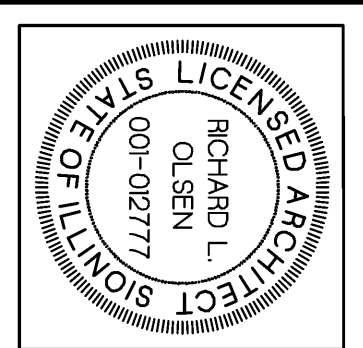
**HEMECRAFTERS LLC**  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521

**SECODN FLOOR  
PROPOSED**

DATE: MARCH 24, 2024  
SCALE: GIVEN  
DRAWN: RICHARD OLSEN  
PROJECT NO: 202410

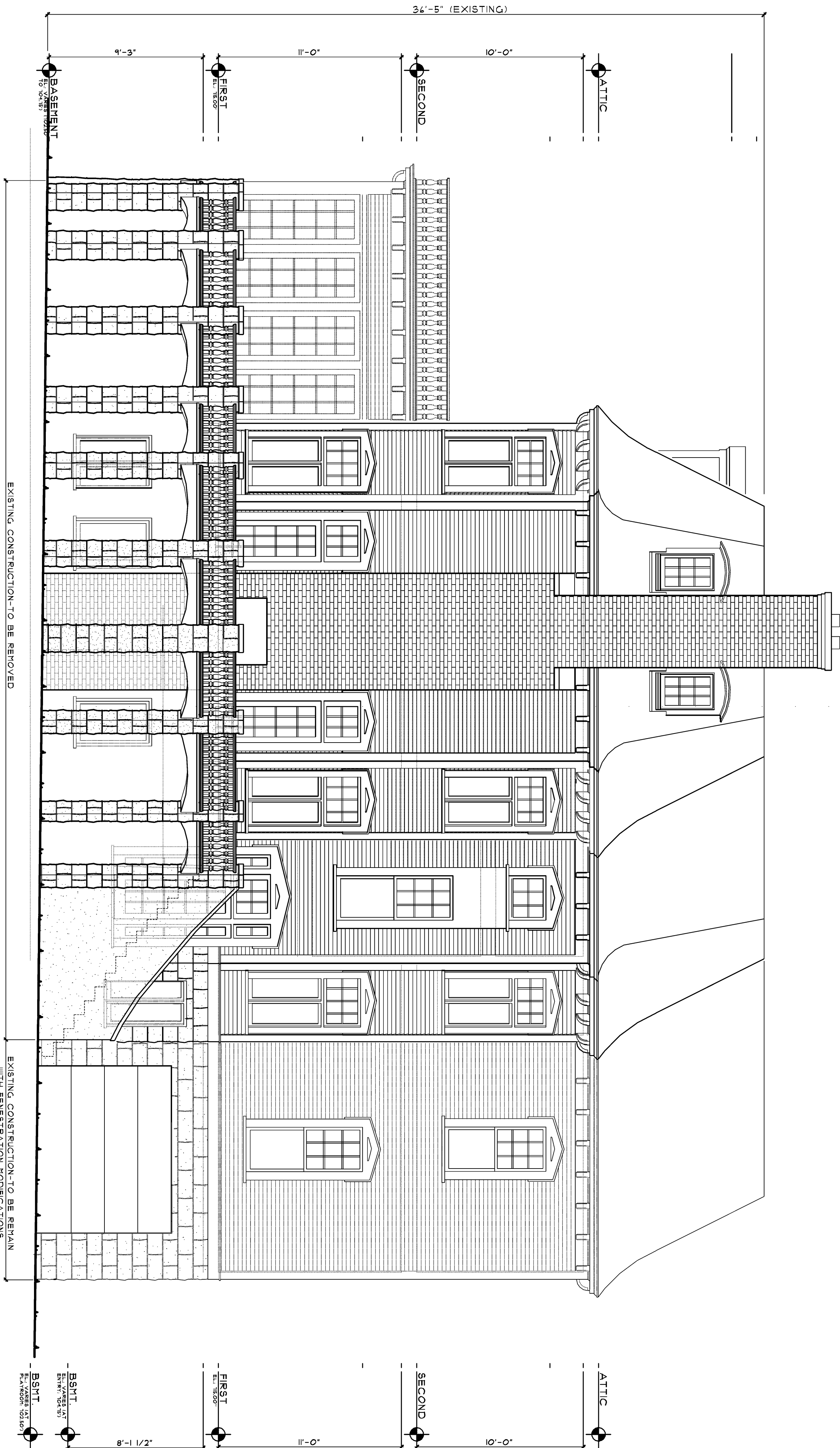
DATE	ISSUED FOR:
9/1/24	YIELDAGE REVIEW
9/8/24	SET (MOD.) REVIEW
9/25/24	REVISIONS REVIEW
9/26/24	REVISIONS REVIEW
9/26/24	REVISIONS REVIEW

A RENOVATION AND ADDITION  
**YEAGER RESIDENCE**  
311 SOUTH AVENUE  
HINSDALE, ILLINOIS



SHEET  
**A.8**





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

EXISTING RED BRICK CHIMNEY TO REMAIN  
NEW RED BRICK CHIMNEY TO MATCH  
EXISTING GRAY ASPHALT ROOF TO REMAIN  
NEW GRAY ASPHALT ROOFING TO MATCH  
ROOF LINE OF THE EXISTING HOUSE  
EXISTING COPPER ROOFED DORMER TO REMAIN  
NEW COPPER ROOFED DORMER TO MATCH  
EXISTING WHITE FAUX BRICK EXTERIOR DETAIL TO  
MATCH TO MATCH EXISTING  
NEW WHITE CLAD WINDOW UNITS IN THE EXISTING  
EXTERIOR WALL



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

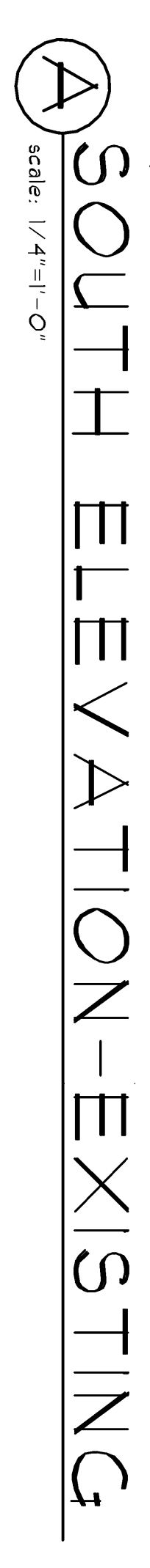
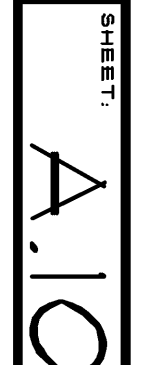
NEW WHITE CLAD WINDOW UNITS IN THE EXISTING  
EXTERIOR WALL  
REMOVE EXISTING GARAGE DOOR, ADD NEW  
WHITE CLAD WINDOW UNIT ABOVE  
NEW COLORED STONE VENEER TO MATCH NEW  
CEDAR TRIM TO MATCH EXISTING  
NEW WHITE CLAD WINDOW UNITS AND WHITE PTD.  
STEPS AND WHITE RAILING/BALUSTRADE SYSTEM  
TO MATCH EXISTING





DATE:	MARCH 26, 2024
SCALE:	GIVEN
DRAWN:	RICHARD OLSEN
PROJECT NO:	202410

A RENOVATION AND ADDITION  
YEAGER  
RESIDENCE  
317 SOUTH AVENUE  
HINSDALE, ILLINOIS



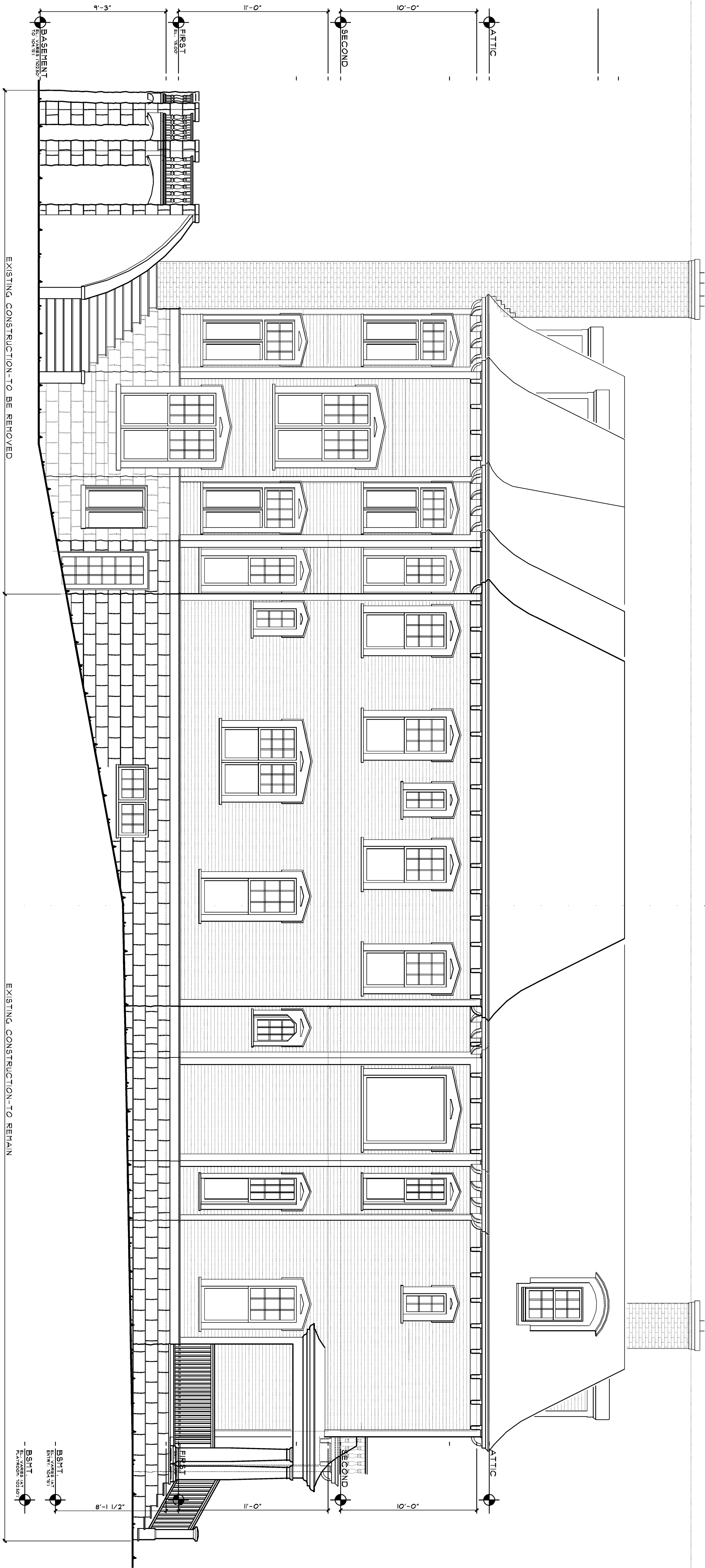
scale:  $1/4''=1'-0''$



**B** SOUTH ELEVATION-PROPOSED  
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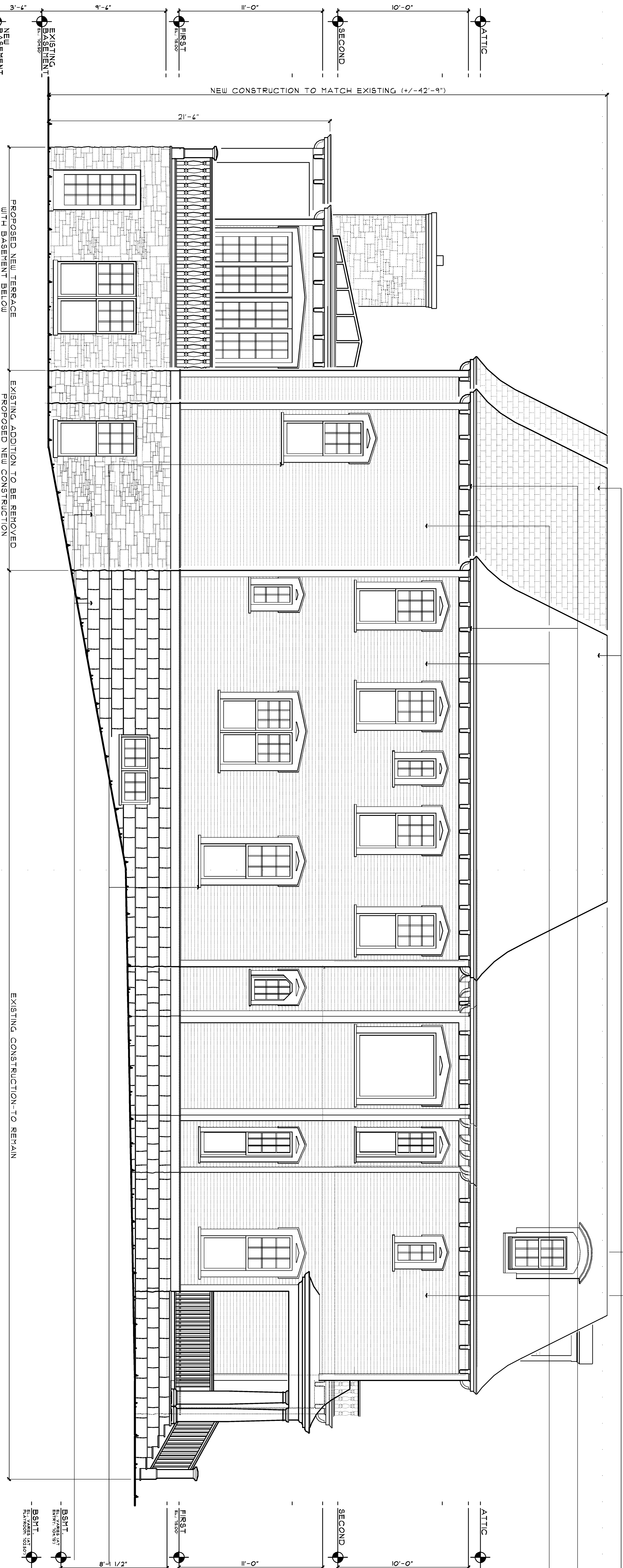
Scale:  $1/4" = 1'-0"$





**A** NORTH ELEVATION-EXISTING

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



**B** NORTH ELEVATION-PROPOSED

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

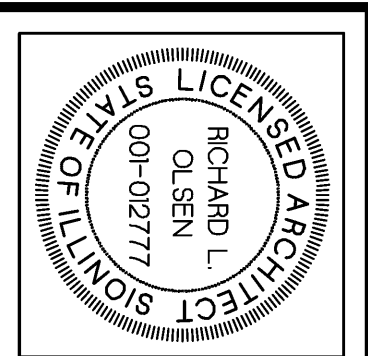
EXISTING GREAT ASPHALT ROOF TO REMAIN  
NEW GREAT ASPHALT ROOFING TO MATCH  
EXISTING WHITE EAVE BRACKET DETAIL TO  
REMAIN NEW WHITE CEDAR EAVE BRACKET  
DETAIL TO MATCH EXISTING  
EXISTING GREY COLOR HORIZONTAL  
COLOR BRICK SOND TO MATCH EXISTING

EXISTING WHITE CLAD WINDOW UNITS  
UNITS TO MATCH EXISTING  
EXISTING BLUE COLOR STONE VENEER  
VENEER TO MATCH EXISTING

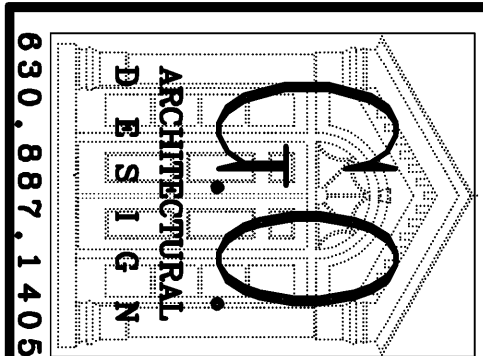
DATE  
MARCH 24, 2024  
SCALE  
GIVEN  
DRAWN  
RICHARD OLSEN  
PROJECT NO.  
202410

DATE ISSUED FOR  
9/1/24 YH-AQS REVIEW  
9/8/24 SET (MOD.)  
9/8/24 REVISION REVIEW  
9/28/24 KET-AQS REVIEW  
9/21/24 REVISION REVIEW

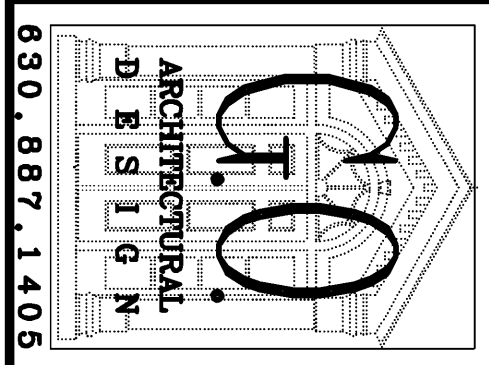
A RENOVATION AND ADDITION  
**YEAGER  
RESIDENCE**  
311 SOUTH AVENUE  
HINSDALE, ILLINOIS



**homecrafters  
llc**  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521





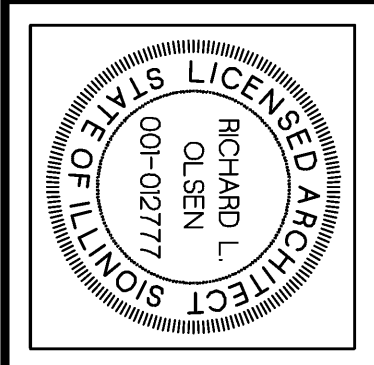


HOMECRAFTERS  
LLC  
22 NORTH LINCOLN ST.  
HINSDALE, IL 60521

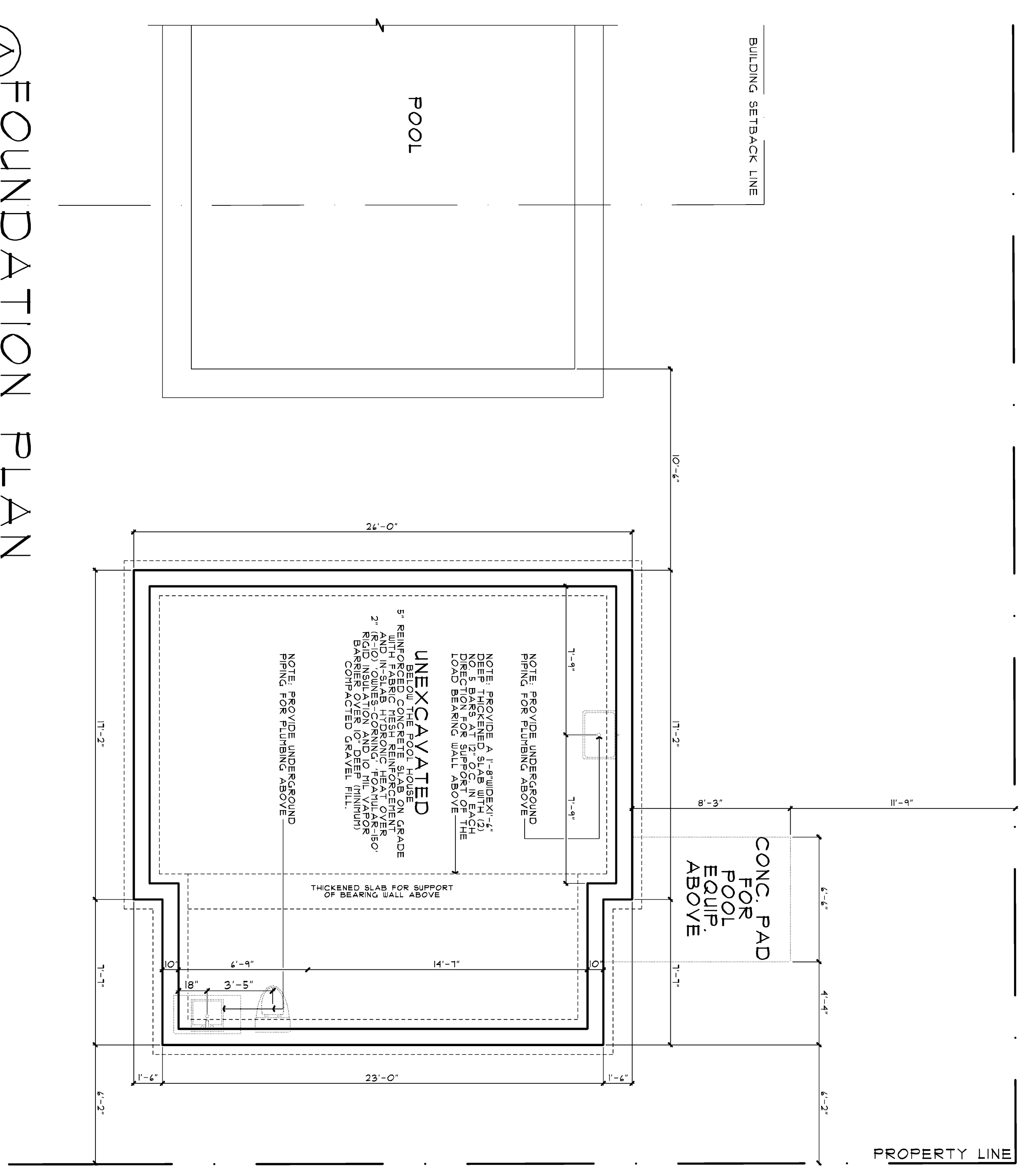
FOUNDATION PLAN,  
FIRST FLOOR PLAN,  
ROOF PLAN AND  
ELECTRICAL PLAN

DATE:	MARCH 26, 2024
SCALE:	GIVEN
DRAWN:	RICHARD OLSEN
PROJECT NO.	2024.10

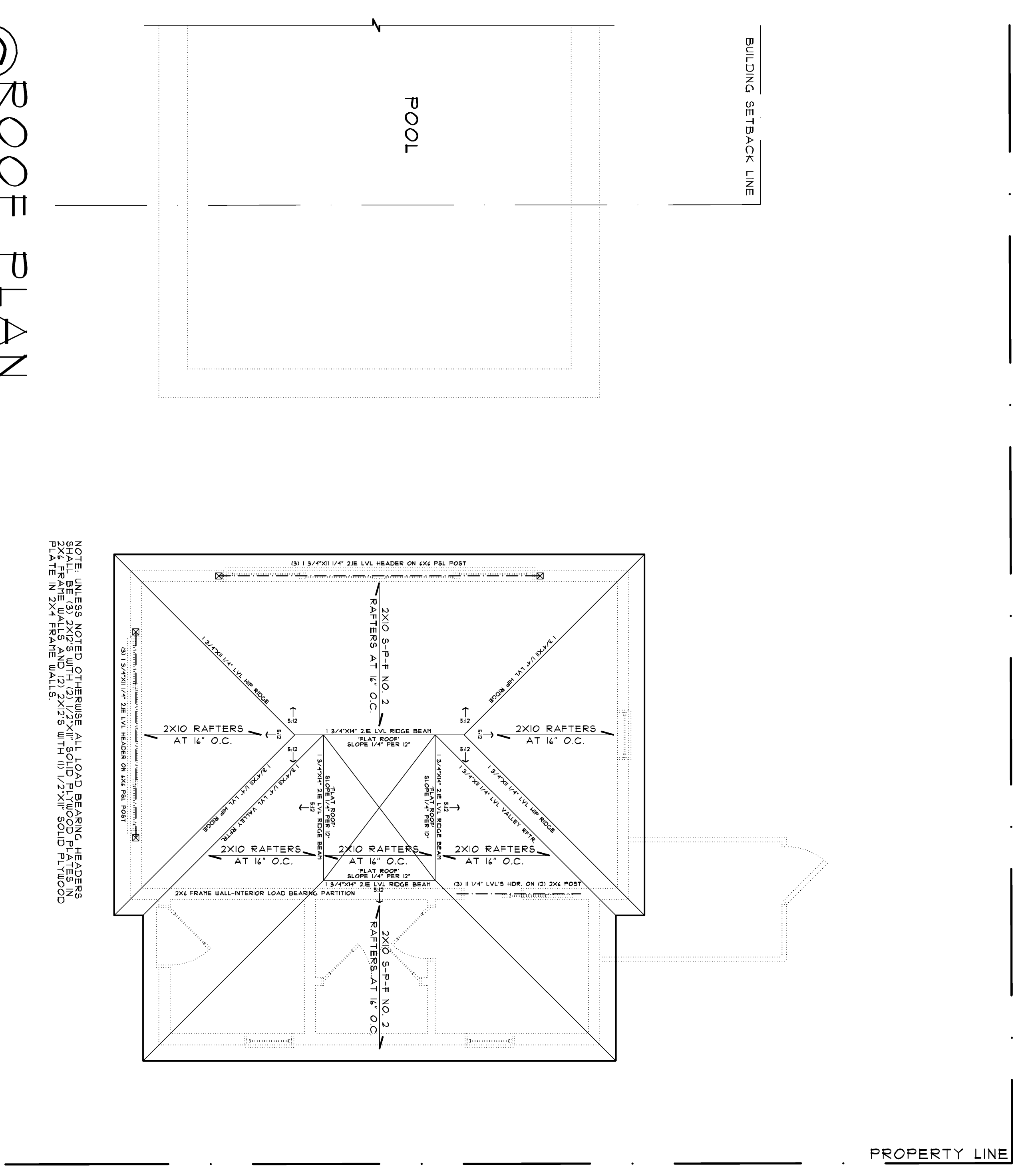
DATE	ISSUED FOR:
3/11/24	VILLAGE REVIEW SET (H.O.D.)
3/18/24	VILLAGE REVIEW REVISIONS
3/25/24	VILLAGE REVIEW REVISIONS
3/26/24	VILLAGE REVIEW REVISIONS



五十二

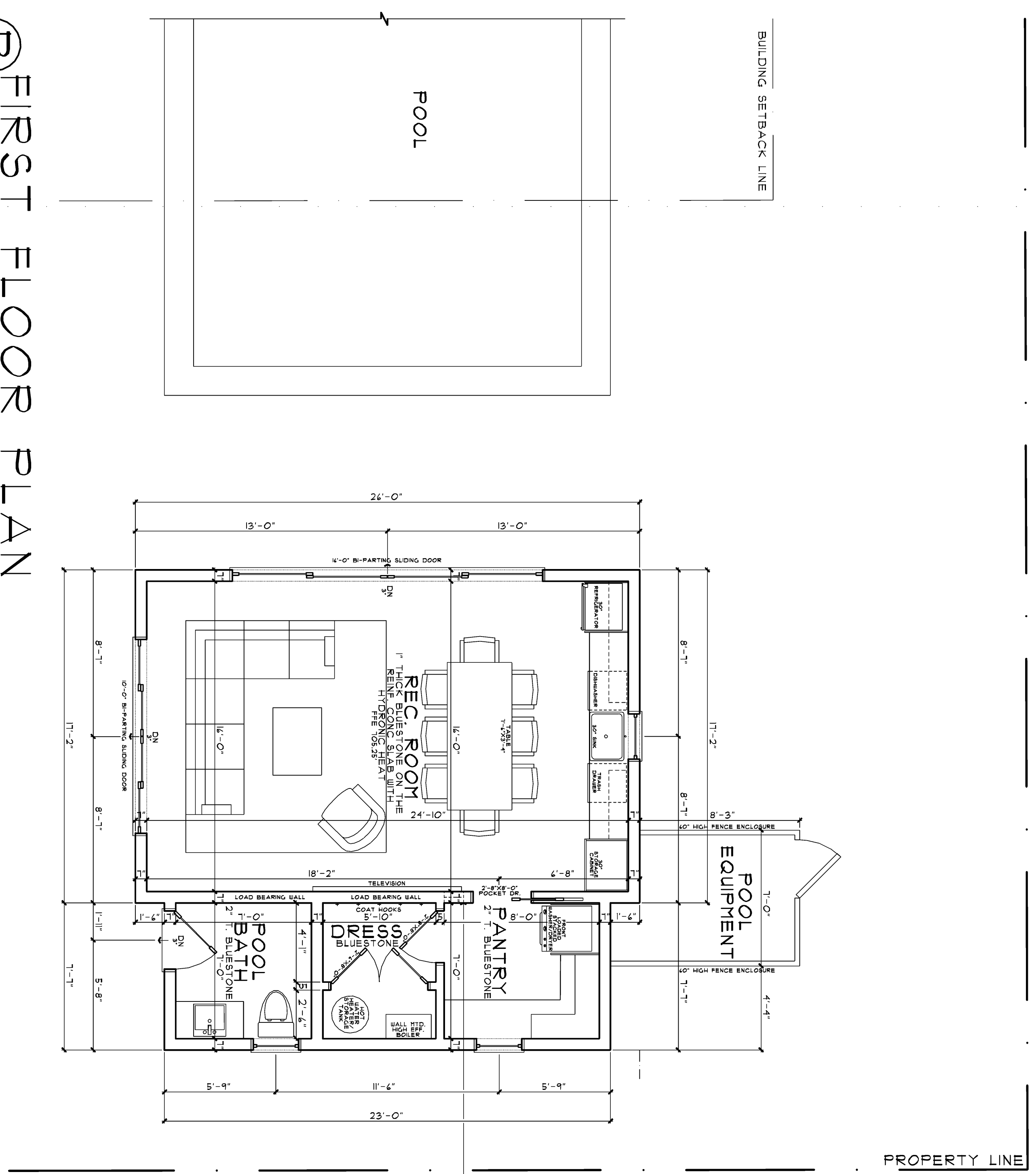



FOUNDATION PLAN

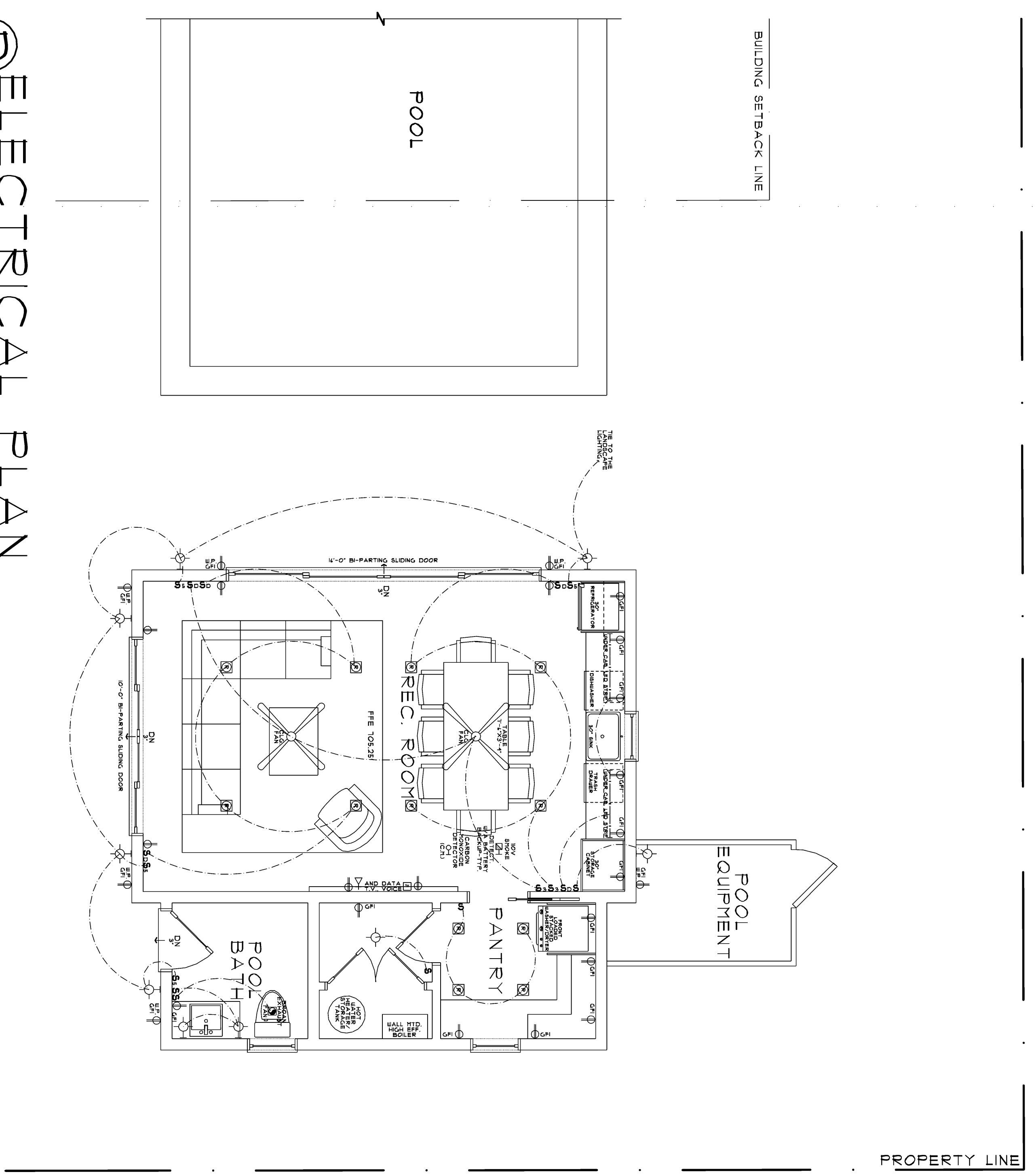


ROOF PLAN

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



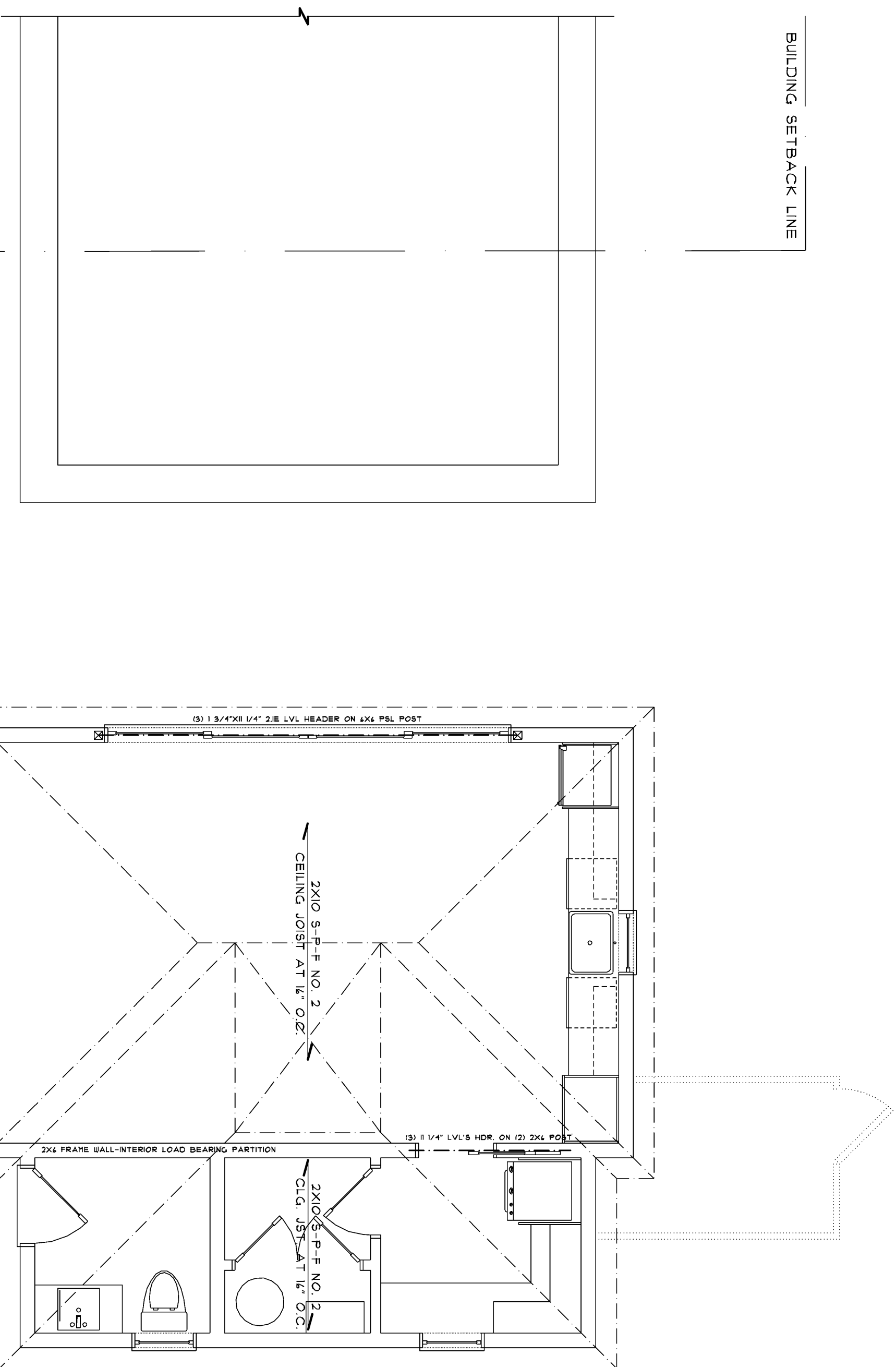

**FIRST FLOOR PLAN**



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

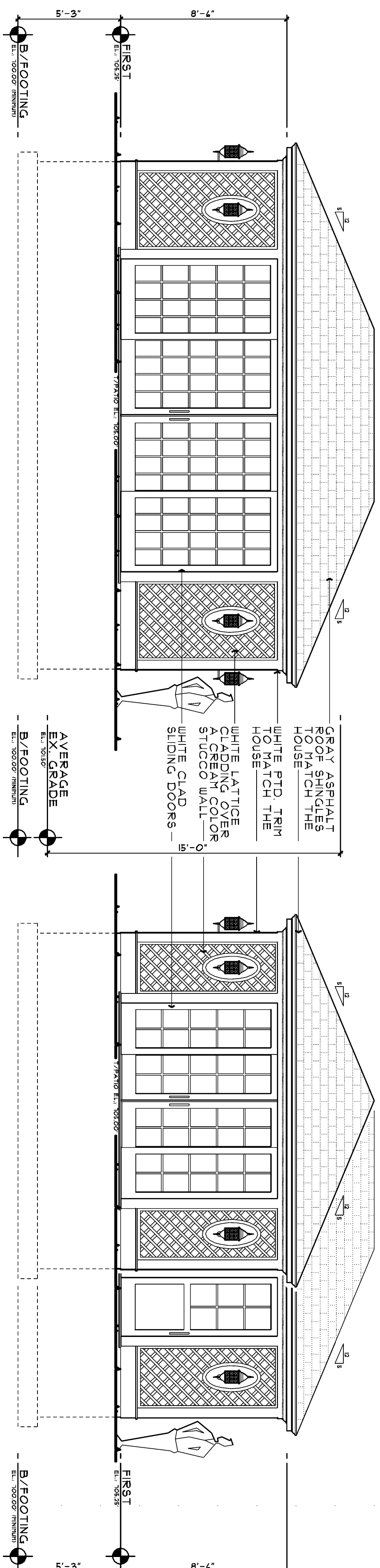
[illegible][illegible]





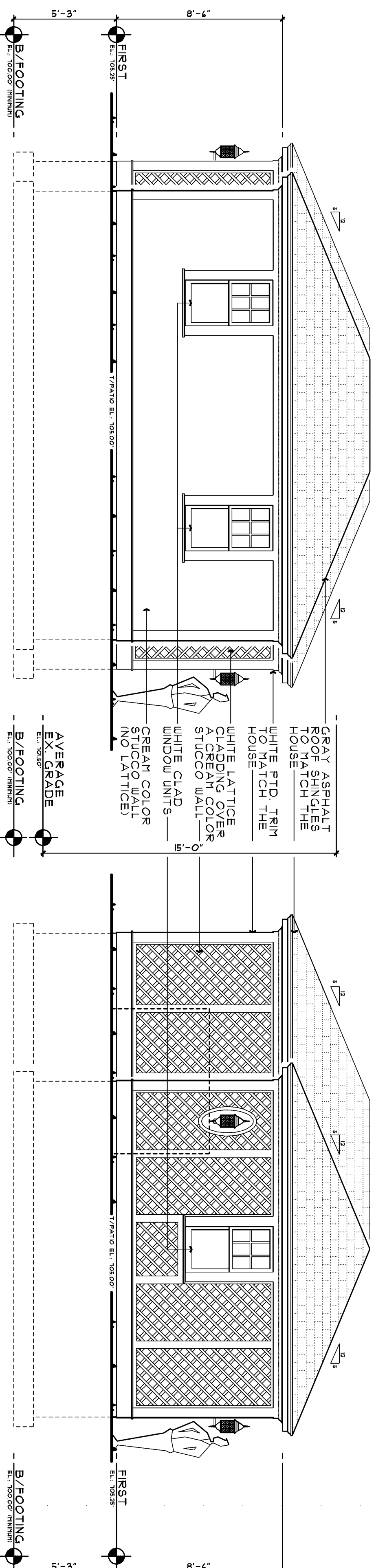
**CEILING FRAMING PLAN**

NOTE: UNLESS NOTED OTHERWISE ALL LOAD BEARING HEADERS SHALL BE (3) 2X12S WITH (2) 1/2"X11" SOLID PLYWOOD PLATES IN 2X4 FRAME WALLS AND (2) 2X12S WITH (1) 1/2"X11" SOLID PLYWOOD PLATE IN 2X4 FRAME WALLS.



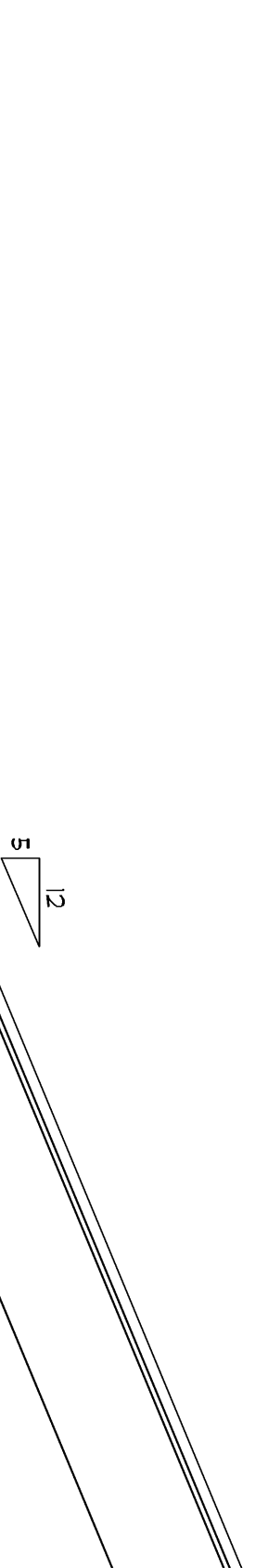
**WEST ELEVATION**

SOUTH ELEVATION



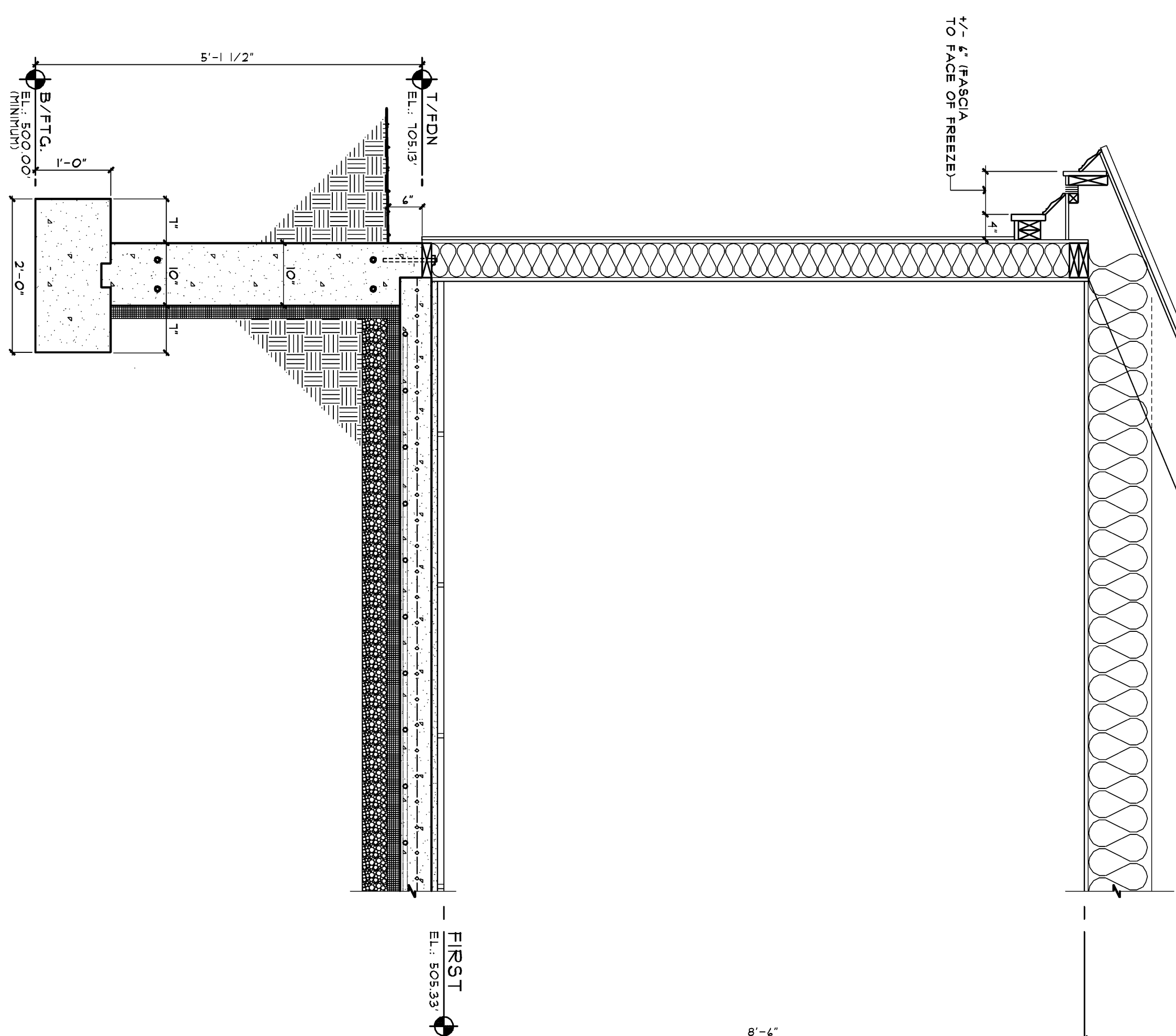
**D**EAST ELEVATION  
scale: 1/4"=1'-0"

NORTH ELEVATION

[illegible]

GLASS UNDOORS SHALL BE GLAZED WITH LOW EMISSION GLASS. ALL GLASS UNDOORS AND DOORS AND SHALL HAVE LOW-E HAZARD RESISTANT INSULATED GLASS WITH ARGON 1/8" THICKNESS DIVIDED THE GRILES AND FULL INSECT SCREENS. ASSURE WHITE COLOR WHITE, BIANCHI AND PRIMER DOUGLAS FOR INTERIOR WOOD NOTE: ANY WINDOW UNITS WITH 2'-0" OF A WINDOW DOOR SHALL BE SAFETY GLAZED NOTE: ANY WINDOW UNITS WITH 2'-0" OF A WINDOW DOOR SHALL BE SAFETY GLAZED

NOTE: FOR SECTION 2004 OF THE 2008 INTERNATIONAL RESIDENTIAL CODE, GLAZING SURFACES MUST BE TEMPERED

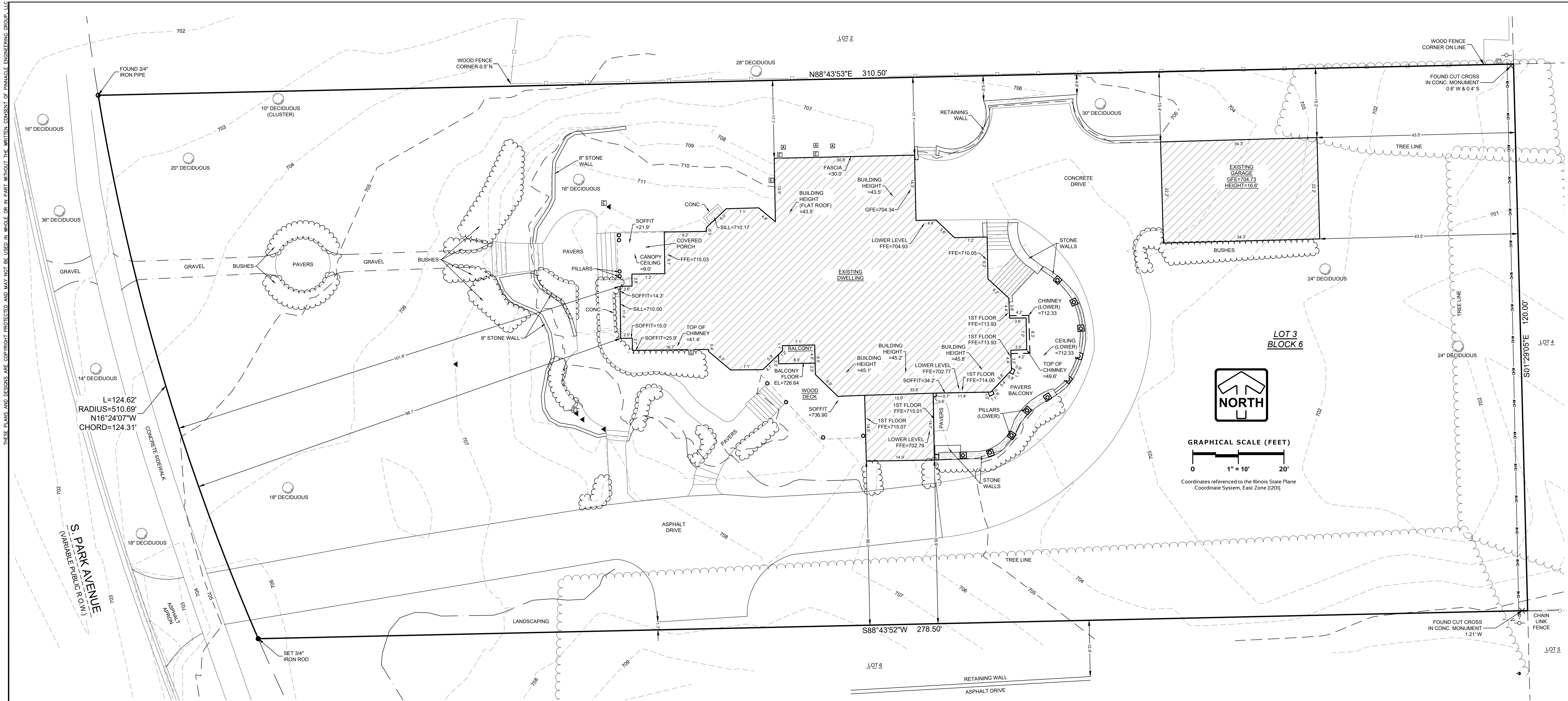


# 1 WALL SECTION AND DETAILS

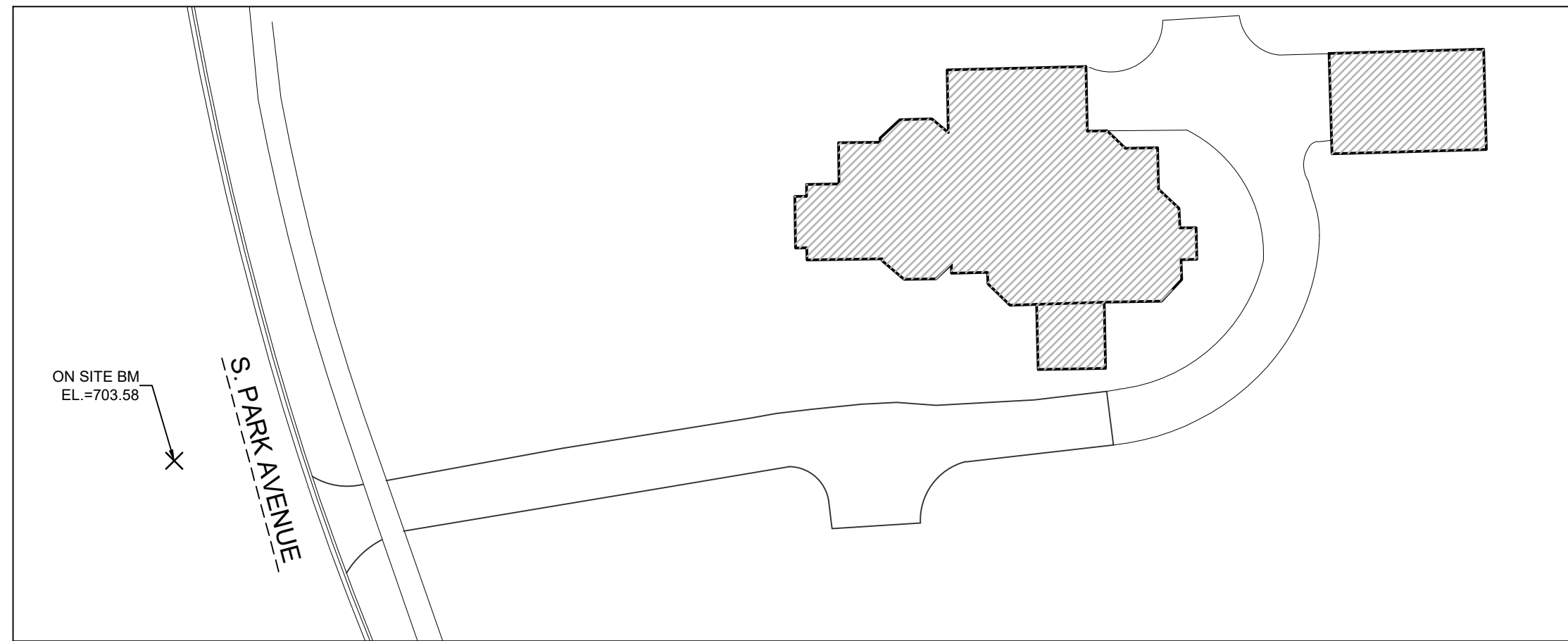
scale: 1/4"=1'-0"



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



BENCH MARK DETAIL



LEGEND OF SYMBOLS & ABBREVIATIONS

	FLOOD LIGHT		TELEPHONE PEDESTAL		CROSS CUT
	LIGHT POLE		ELECTRIC METER/PEDESTAL		IRON PIPE
	UTILITY POLE		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	GUY WIRE		CABLE TV RISER/BOX CABLE		MAG NAIL
	GAS METER		R.O.W. =RIGHT OF WAY		BENCH MARK
	AIR CONDITIONING UNIT		SEC. =SECTION		CL. =CENTERLINE
	SPOT ELEVATION		SQ. FT. =SQUARE FEET		CONC. =CONCRETE
	CONIFER TREE		W/ =WITH		EL. =ELEVATION
	DECIDUOUS TREE		(R) =RECORDED AS		EXT. =EXISTING
	BUSH		(D) =DEEDED AS		MON. =MONUMENT
	OVERHEAD WIRES		TREE LINE		

GENERAL NOTES

- Survey prepared for, Joe Hallak/Morgan Harbour Construction LLC
- Field work completed on August 8, 2023
- No title or letter report was provided for this survey. Boundary based on Warranty Deed and field evidence.
- Gross Land Area: 35,654 Square Feet (0.8185 Acre).
- No underground utilities were located at the time of survey.
- No wetlands were delineated or observed in the process of conducting the fieldwork.

BENCHMARKS:

REFERENCE BENCHMARK:  
NAME: K 53 (PID: DK3135) DUPAGE COUNTY

DISK IN CONCRETE POST LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF CHICAGO AVENUE AND OAK STREET.

DATUM: NAVD88  
ELEVATION: 676.86

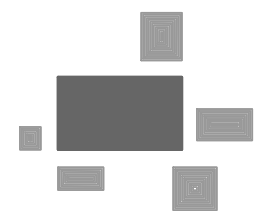
SITE BENCHMARK 1:  
CUT CROSS IN CURB ON THE WEST SIDE OF S. PARK AVENUE.  
ELEVATION: 703.58

LEGAL DESCRIPTION:

LOT 3 IN BLOCK 6 IN W. ROBBIN'S PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT 14048, IN DUPAGE COUNTY, ILLINOIS.

I, Paul A. Kubicek, 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 OF SURVEY hereon drawn is a correct representation to the best of my knowledge and belief with the information provided.

SIGNED   
PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296  
EXPIRES 11/30/2024  
PINNACLE ENGINEERING GROUP, LLC #184006289-0010  
EXPIRES 04/30/2025



PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:  
1051 E. MAIN STREET, SUITE 217  
EAST DUNDEE, IL 60118  
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

317 S. PARK AVENUE  
HINSDALE, ILLINOIS 60521

PLAT OF SURVEY

REVISIONS


REV. JOB NO. 5088.00

REV. DATE 8/07/2023

SCALE 1"=10'

DRAFTED BY: KGD

SHEET

1  
1  
1

© COPYRIGHT 2023  
SURVEY

www.pinnacle-engr.com



**Printable page**

PARCEL NUMBER: 09-12-212-003  
 NBHD: 09HC3  
 317 S PARK ST LLC  
 Tax Year: 2022 (Taxes Payable in 2023).

COUNTY #: 022  
 ROLL: RP  
 317 S PARK AVE  
 HINSDALE

**Parcel**

Tax Year:	2022
Payable Year:	2023
Property Location:	317 S PARK AVE
Building/Unit #:	
City/State/Zip:	HINSDALE IL 60521
Mailing Address:	317 S PARK AVE
	HINSDALE IL 60521
Split/Combine Occurred:	No
Neighborhood:	09HC3 - 09HC3
Class:	RES - Residential
Property Use Code:	40 - Residential Improvements
Tax Code:	9059 -
Mortgage Company:	
ACH:	No

**Legal****Disclaimer**

If Lot or Block (Blk) is applicable, data will appear to the right of the respective label (otherwise blank)

Legal 1:	ROBBINS PARK ADD TO HIN 003 006
Legal 2:	<b>Lot: Blk:</b>
Legal 3:	<b>Lot: Blk:</b>
Legal 4:	<b>Lot: Blk:</b>
Legal 5:	<b>Lot: Blk:</b>
Legal 6:	<b>Lot: Blk:</b>
Legal 7:	<b>Lot: Blk:</b>
Legal 8:	<b>Lot: Blk:</b>
Legal 9:	<b>Lot: Blk:</b>

**Parcel Status**

Tax Year:	2022
Active/Deactive:	Active

**Tax Status**

Tax Year:	2022
In Bankruptcy	No
Current Taxes Due:	No
Tax Lien on Property:	No
Split/Combine Occurred:	No
Tax Adjustment:	No
Senior Deferral	No
Military Deferral:	No

**Exemption Credits**

Tax Year	2022
Prorated Exemption:	No
Fully Exempt:	No
Residential Exemption:	\$6,000
Senior Exemption:	\$0
Senior Freeze:	0
Disabled Veterans:	0
Disbled Persons:	0
Returning Veterans:	0
Home Improvement:	0
Housing Abatement	0
Mobile Home Exemption:	

**Tax District Information**

County:	COUNTY OF DU PAGE
County Special Service Area:	
Forest Preserve:	FOREST PRESERVE DIST



Water Commission:  
 Airport Authority:  
 Township:  
 Township Road:  
 Twp Special Police:  
 Township Mosquito:  
 Municipality:

DU PAGE WATER COMM  
 DU PAGE AIRPORT AUTH  
 DOWNERS GROVE TWP  
 DOWNERS GR TWP RD

VLG OF HINSDALE  
 VLG HINSDALE LIBR

Special Service Area:  
 Park:

Fire Protection:

Sanitary:

FLAGG CRK WATER REC

Mosquito Abatement:

Surface Water:

Library:

Grade School:

GRADE SCHL DIST 181

High School:

HIGH SCHOOL DIST 86

Unit School:

Junior College:

COLLEGE DU PAGE 502

Tax Increment Finance Area:

## Legal

### Disclaimer

If Lot or Block (Blk) is applicable, data will appear to the right of the respective label (otherwise blank)

Legal 1: ROBBINS PARK ADD TO HIN 003 006  
 Legal 2: **Lot: Blk:**  
 Legal 3: **Lot: Blk:**  
 Legal 4: **Lot: Blk:**  
 Legal 5: **Lot: Blk:**  
 Legal 6: **Lot: Blk:**  
 Legal 7: **Lot: Blk:**  
 Legal 8: **Lot: Blk:**  
 Legal 9: **Lot: Blk:**

## Owner Details For

Tax Year: 2022  
 Payable Year: 2023  
 Name: 317 S PARK ST LLC

Care Of:  
 Address: 317 S PARK AVE  
 City/State/Zip:

## Tax Mailing Information

Mailing Name: 317 S PARK ST LLC  
 Care of:  
 Mailing Address: 317 S PARK AVE  
 HINSDALE IL 60521

Mailing Code:

## Owner History

Year	Owner
2022	317 S PARK ST LLC
2021	KONROYD, STEPHEN & JULI

## Assessed Value History

Asmt Year	Pay Year	Class	Land AV	Building AV	Total AV	Taxable EAV	Value Change Reason
2022	2023	RES	\$279,520	\$546,580	\$826,100	\$820,100	0 – Conversion
2021	2022	RES	\$276,340	\$540,370	\$816,710	\$810,710	0 – Conversion

Please Note: Some property characteristics are in the process of being updated/corrected due to our recent conversion to a new property tax system. We thank you for your patience during this transition.

## Conveyance History

Tax Year: Instrument #:



2022

166770

**Conveyance Details**

Primary Parcel:	0912212003
Conveyance Date:	
Instrument Type:	WD – Warranty Deed
Instrument #:	166770
Instr Date:	

**Transfer**

Primary Parcel:	0912212003
Conveyance Date:	
Transfer Not Needed:	
Instrument Type:	WD – Warranty Deed
Specify:	
Instrument #:	166770
Instr Date:	
Total Parcels:	1

**Conditions**

Buyer's Primary Residence:	
Fulfillment of Inst Contract:	
Year Contract Initiated:	
Advertised for Sale:	
Current Primary Use:	B – Residence
Specify/No of Units:	
Intended Primary Use:	B – Residence
Specify/No of Units:	
Significant Change Date:	
Significant Change Type:	
Specify:	

Building Type:  
 Building Removal Date:  
 State Validity Code:

Sale Between Rel Ind or Corp Affil:  
 Tranfer less than 100% Int:  
 Court-Ordered Sale:  
 Sale in Lieu of Foreclosure:  
 Condemnation:  
 Short Sale: N  
 Bank REO: N  
 Auction Sale:  
 Seller/Buyer is a Relocation Company:  
 Seller/Buyer is a Financial Agency:  
 Buyer is a Real Estate Inv Trust:  
 Buyer is a Pension Fund:  
 Buyer is an Adjacent Prop Owner:  
 Buyer is Exercising Option to Purchase:  
 Trade of Property:  
 Sale-Leaseback:  
 Other:  
 Specfiy:

**Homestead Exemptions on Most Recent Bill**

General Alternative:  
 Senior Citizens:  
 Senior Citizens Asmt Freeze:  
 Other:

**Calculate Amount of Transfer Tax**

Full Actual Consideration \$:	\$1,400,000
Personal Property \$:	\$0
Was Value of MH Included on 12a:	
Net Consideration for RP:	\$1,400,000
Amt of Other RP Transfer to Seller(Cons Amt):	
Outstanding Mort Amt which RP Remains Subject:	
Transfer Exempt Indicator:	
Amt Subject to Transfer Tax:	
Divide Amt Subject to Transfer Tax by 500:	
Illinois Tax Stamp:	\$1,400
County Tax Stamp:	\$700



Total of Transfer Tax \$:

\$2,100

**Conveyance Sales**

Tax Bill Name:

Sale Key:

Total Market Value:

Recorded Date:

08/09/2001

Asmt to Sale Ratio:

Adjusted Amount:

Adjusted Price:

Adjusted Reason:

Sales Type:

Source:

Grantor:

Seller's Trust #:

Seller's Address:

, IL 60521

Grantee:

Tax Bill Address:

,

Prepare's Name:

JEAN M LASC/BOTTI, MARINACCIO &amp;

Preparer's File Number:

Preparer's Address:

720 ENTERPRISE DR  
OAK BROOK, IL 60523**Chief County Assessment Officer Section**

Extended Legal Desc:

Itemized List of Pers Po:

Form PTAX 203A:

Form PTAX 203B:

County:

22

Township:

23

Property Class:

R – RES

Code 1:

0

Code 2:

0

Land Assessed Value:

\$136,650

Building Assessed Value:

\$186,280

Total Assessed Value:

\$322,930

Year Prior to Sale:

2000

Did Sale Involve a MH Assessed as RE:

N

**Exemptions**

Asmt Year:

2022

Pay Year:

2023

Exemption Type:

GHE-GENERAL HOMESTEAD

Status:

Application/Renewal Receipt Date:

SmartFile Filing ID:

Pro-Rate Date:

Pro-Rate Percentage:

End Year of Exemption:

Pro-Rate End Date:

**Senior Citizen Asmt Freeze Hmsd Ex**

Base Year:

Frozen Base:

**Exemption History**

Tax Year	GHE	SCHE	SCAFHE	HIE	DPHE	DVSHE	RVHE	DVHE	NDHE
2022	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Exemption Notes**

GHE – General Homestead Exemption



SCHE - Senior Citizens Homestead Exemption  
 SCAFHE – Senior Citizens Assessment Freeze Homestead Exemption  
 HIE – Homestead Improvement Exemption  
 DPHE – Homestead Exemption For Persons With Disabilities  
 DVSHHE – Standard Homestead Exemption For Veterans With Disabilities  
 RVHE – Returning Veterans Homestead Exemption  
 DVHE – Veterans With Disabilities Exemption For Specially-Adapted Housing  
 NDHE – Natural Disaster Homestead Exemption

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## Sales

Sale Date	Sale Price	Doc. Type	Document #	Grantor/Seller	Grantee/Buyer
07/01/2001	\$1,400,000	WD	166770	MCKAY, ANNE F FNA FUREY, A & J C	KONROYD, STEPHEN M
10/01/1998	\$1,500,000		230279		
04/01/1994	\$1,054,000		95022		

## Sale Details

1 of 3

Document Type:	WARRANTY DEED
Grantor/Seller:	MCKAY, ANNE F FNA FUREY, A & J C
Grantee/Buyer:	KONROYD, STEPHEN M
Sale Date:	07/01/2001
Recorded Date:	08/09/2001
Sales Type:	-
State Validity Code:	
Document #:	166770
Document Search:	<a href="#">Link</a> to DuPage Recorder Search website.
Sale Price:	\$1,400,000