



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, August 2, 2023

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. PUBLIC MEETINGS

- a) Case HPC-10-2023 – 420 S. Park Avenue – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Property Tax Rebate and Matching Grant – Exterior Improvements
- b) Case HPC-13-2023 – 515 S. Lincoln Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Rear and Side Addition on the Main House and a Side and Second-Story Addition on the Existing Detached Garage

#### 4. PUBLIC COMMENT

#### 5. NEW BUSINESS

#### 6. OLD BUSINESS

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

#### 7. 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)



**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** July 28, 2023

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case HPC-10-2023 – 420 S. Park Avenue – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Property Tax Rebate and Matching Grant – Exterior Improvements

**FOR:** August 2, 2023 Historic Preservation Commission Meeting

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**Summary**

The Village of Hinsdale received a Preservation Incentive application from Mimi Collins requesting approval of a property tax rebate and matching grant for exterior improvements to the existing single-family home and coach house located at 420 S. Park Avenue. The property owner listed on the submitted application is Mimi Collins.

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 420 S. Park Avenue was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-06.

The 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.

Constructed in 1924, the house was designed by Alfred F. Pashley and features French Electric style architecture. The building includes a steeply pitched hipped roof with a central entrance bay feature, dormers, a stucco façade with stone corner quoins, metal casement windows, and wrought iron detailing. The building is classified as a Significant Structure according to the 2007 Robbins Park II Survey and Significant / National Register eligible / Historically Significant according to the 1999 Reconnaissance Survey. A non-conforming coach house is located at the rear of the property and is considered historically significant.

**Request and Analysis**

The applicant requests approval of a Preservation Incentive for a property tax rebate and matching grant for exterior improvements to the existing single-family home and coach house at 420 S. Park Avenue. A site plan / plat of survey, photos, and cost estimates from manufacturers and contractors for the proposed exterior work have been submitted for review.



## MEMORANDUM

Completed Exterior Work - In November 2021, the property owner purchased 420 S. Park Avenue after the house was listed for sale for several years and faced demolition. Since then, the owner has completed major renovations to the house with historic preservation as a central focus. This property was used as a case study for how alternative zoning regulations and other preservation incentives could be used to help homeowners preserve historic homes when the Village was establishing the Historic Overlay District and Preservation Incentive program. The program was not full finalized when the homeowner began renovations and therefore they were unable to apply for a Preservation Incentive at that time.

Extensive exterior improvements totaling over \$200,000 have already been completed that would have been considered eligible for a financial incentive from the Village. This includes the repair and re-stuccoing of the entire exterior of the house, the removal of a rear picture window and installation of more historically appropriate rear windows and a rear door, installation of two historically appropriate custom arched windows / doors on the front of the house for a re-designed kitchen, and the replacement of eight windows on the third floor. The homeowner also completed extensive interior renovations, landscaping improvements, changes to the outdoor patio areas, and the addition of a front circle driveway.

The completed exterior improvements are not eligible for a Preservation Incentive because the program requires approval by the Historic Preservation Commission and the Village Board prior to initiating a project to ensure that any work is consistent or compatible with the historical nature of the structure. The exterior work described above would have been eligible for a financial incentive if the program was available to the homeowner when they purchased the property.

Proposed Exterior Work - Several components of the renovation project have not been completed yet and the homeowner is now able to apply for a Preservation Incentive for these remaining items. A summary of the work and cost estimates is provided below:

Exterior Work	Manufacturer / Contractor	Cost
Interior Storm Windows - 24 for the Main House	Manufactured by Indow	\$8,075.91
Interior Storm Windows - 10 for the Coach House	Manufactured by Indow	\$3,303.00
Exterior Custom Storm Windows - 16 for the Main House	Manufactured by Marvin - Contractor is ReVisions Window & Door Replacement Co.	\$4,224.00
Window Restoration and Painting of 58 Historic Metal Windows / Painting Custom Storm Windows	Cihlar Decorator Services	\$41,600.00
Restoration and Painting of Existing Historic Gutters, Install New Matching Gutters on the Garage / Coach House	Benito Meza	\$22,225.00
<b>TOTAL</b>		<b>\$79,427.91</b>

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.



## MEMORANDUM

The Historic Preservation Commission shall provide a recommendation to the Village Board for applications requesting a matching grant or property tax rebate and final approval shall be granted by the Village Board. Available funds in the Historic Preservation Fund are determined by the Village Board as part of the annual budget process. Gifts and donations from private or public sources and fundraising efforts can also provide funding.

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. If approved, the Village will provide a rebate to the property owner after the project is complete, passes final inspections, contractors or involved companies have been paid, the property tax bill installment is paid by the owner, 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 420 S. Park was \$2,284.20 of the total property tax bill of \$31,122.40. The property owner could possibly be rebated an estimated total of \$11,421 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 involved companies have been paid by the applicant.

The property owner is eligible for \$10,000 in grant funding provided by the Village. After taking out the minimum investment of \$50,000 on eligible exterior improvements to qualify for the property tax rebate from the total project costs of \$79,427.91, \$29,427.91 in exterior costs is left over to qualify for the matching grant. A maximum of \$10,000 can be provided per project by the Village with a minimum investment of \$20,000.

### Process

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

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





## MEMORANDUM

A complete 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.

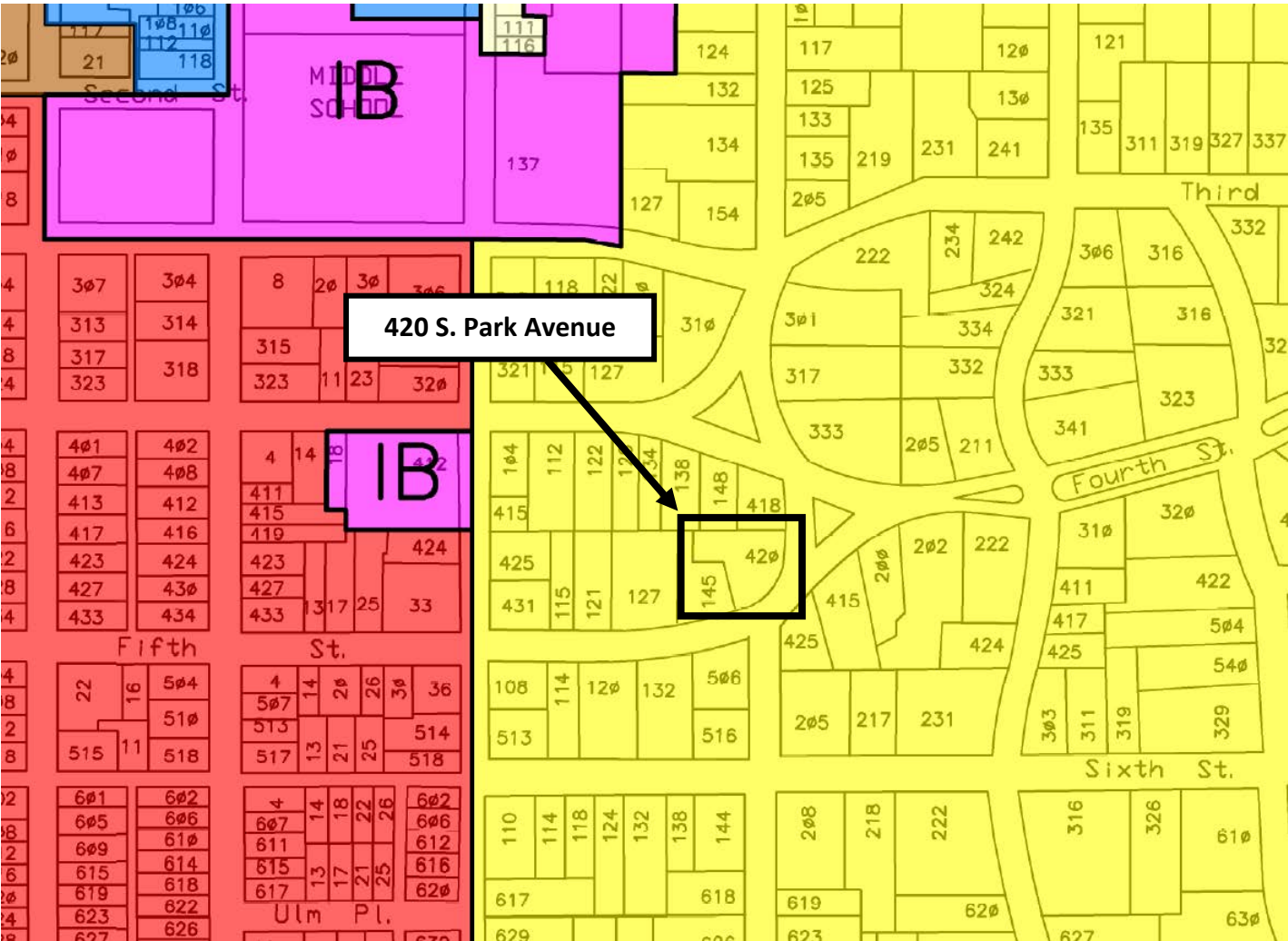
The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement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





## Aerial View – 420 S. Park Avenue





## Birds Eye View – 420 S. Park Avenue





**Street View – 420 S. Park Avenue**

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

<b>Address</b> 420 S. Park Avenue	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-215-018	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Mrs. Charles Besley House	
<b>Architect</b> Alfred F. Pashley	
<b>Date Constructed</b> 1924	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant / National Register / Historically Significant</li> <li>• Robbins Park II Survey (2007) - Significant</li> </ul>	
<b>Additional Photos</b> 	



Eastman Street and a single family residence in 1908 at 5521 S. Woodlawn Avenue in Chicago's Hyde Park neighborhood. Barfield designed his own home in 1912 at 136 S. Oak (located within the 2002 Robbins Survey) in the Craftsman style. He was a long time resident of Hinsdale, and spent the latter part of his life at his home at 112 N. Lincoln Street [*Who's Who in Chicago*, 1936, 59]. The two houses in the Robbins II survey area designed by Barfield are the Walter Smith House, a 1923 Tudor Revival style residence at 735 S. Garfield Street, and a 1916 Craftsman style house at 739 S. Washington Street.

**Alfred Foster Pashley (1856-1932)** was born in Lodi, Wisconsin on September 22, 1856 and was educated in the Chicago Public Schools. He began practicing architecture in Chicago in 1885 and was a fellow of the American Institute of Architects and member of the Illinois Chapter of the American Institute of Architects. For many years he resided at his home, "Hillcrest," located in Palos Park, IL, a southwest suburb of Chicago [*Who's Who in Chicago*, 1926, p. 675]. Pashley designed two French Eclectic style houses for members of the Besley family in the Robbins II area—the first was built in 1924 at 420 S. Park Avenue; the second in 1925 at 145 E. Fifth Street.

#### **Schmidt, Garden, & Erickson**

The firm of Schmidt, Garden & Erickson had its roots in an earlier partnership between Richard Ernest Schmidt and Hugh Macki Gordon Garden. Richard Schmidt (b. 1865 - d. 1958) emigrated from Bavaria to Chicago with his family while still an infant. After studying at the Massachusetts Institute of Technology for two years, he returned to Chicago and worked under several architecture firms before forming a practice

with Adolph A. Cudell.

Hugh Garden (b. 1873 - d. 1961) was born in Toronto, Ontario. In 1887, he moved to Minneapolis, Minnesota and found work as a draftsman. Garden left Minnesota for Chicago a few years later, and gained experience under several prestigious architectural firms, including Shepley, Rutan and Coolidge, Howard Van Doren Shaw, and Frank Lloyd Wright. Garden became a member of the Chicago Architectural Club, which was closely associated with the development of the Prairie School of architecture, in 1892.

In 1895, after the dissolution of his partnership with Cudell, Richard Schmidt invited Hugh Garden to be chief designer and partner in a new firm. The partnership between Schmidt, who worked primarily as an engineer, and Garden, a skilled designer, was ideal. The firm of Schmidt & Garden specialized in commercial, public and institutional buildings. The firm was best known for its hospital designs—during their time together, Schmidt and Garden produced over 300 plans for hospital buildings.

In 1906, Schmidt and Garden added a third partner, Edgar Martin. When Martin left the firm to become a partner in Pond, Pond, Martin and Lloyd, Carl A. Erickson replaced him, and the final incarnation of the firm, Schmidt, Garden & Erickson. Erickson, a graduate of the University of Pennsylvania, had been an employee of Schmidt, Garden, and Martin since 1913. The firm continued with all three principals through the mid-1950s.

The two Colonial Revival residences in the Robbins II survey area designed by Schmidt, Garden & Erickson are the N. J. Allbright





405 E. Seventh Street

This house is also listed on the Illinois Historic Structures Survey.

### FRENCH ECLECTIC

While not as popular as the Tudor Revival, the French Eclectic style was also fashionable during the 1920s. Many Americans who had served in France during the First World War returned with first-hand familiarity with French architectural prototypes. At the same time, numerous American architects were receiving training at the Ecole de Beaux Arts, and were eager to apply what they had learned. A number of photographic studies of modest French homes were also published during this time, both in architectural journals and popular magazines. These studies provided architects and builders with many models to draw from.

There are two subtypes of French Eclectic architecture. The first is rectangular and usually symmetrical. In this type, the massive roof with its ridge running parallel to the front of the house is the dominant feature, and the front and rear elevations are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype is asymmetrical, usually L-shaped in

plan, with a doorway frequently located in a prominent cylindrical tower topped by a steep conical roof and set in the corner formed by the L. Sometimes these homes, patterned after rural Norman farmhouses, contain half timbering. Stylistic features common to both subtypes include stucco or brick masonry walls and tall, steeply pitched hipped or mansard roofs. Through-the-cornice dormers are also common. There are 18 French Eclectic style houses in the Robbins II survey area, 13 of which are rated significant.

The Besley House at 420 S. Park Avenue is a grand example of the symmetrical sub-type of



420 S. Park Avenue

the French Eclectic style. Designed by Chicago architect Alfred Pashley and built in 1924, the house features a steeply pitched, flared hipped roof that is interrupted on the front façade by an engaged tower. This tower is centered over the front entry, which is marked by a polygonal bay of rusticated stone with a round arch opening. The house is listed on the Illinois Historic Structures Survey and may be eligible for listing on the National Register.

The Bauer House at 706 S. Park is a charming illustration of the more informal model of French Eclectic residential design that is

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	420
DIRECTION	S
STREET:	Park
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS (HD); Arch Gems, IDOT



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Not altered	REASON for SIGNIFICANCE	Grand 1920s French Eclectic with impressive stone entry bay.
SECONDARY STRUCTURE	Coach House		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	French Eclectic	PLAN	Rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1924	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Stucco	PORCH	
WALL MATERIAL 2 (current)	Stone	WINDOW MATERIAL	Metal
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Stone	WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	
SIGNIFICANT FEATURES	See continuation sheet		
ALTERATIONS			

Robbins Park II Survey (2007)



### HISTORIC INFORMATION

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

**PERMITINFO:** #304 (10/10/1923)--4 room residence (27x18x12); #586 (1924)--stucco and frame garage

**HISTORIC INFO**

**LANDSCAPE**

Northwest corner of Park and Fifth; front and south sidewalks; rear driveway; mature trees

### PHOTO INFORMATION

**ROLL1**   
**FRAMES1**   
**ROLL2**   
**FRAMES2**   
**ROLL3**   
**FRAMES3**   
**DIGITAL PHOTO ID**

### SURVEY INFORMATION

**PREPARER**   
**PREPARER ORGANIZATION**   
**SURVEYDATE**   
**SURVEYAREA**

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 420

STREET S. Park Avenue

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Significant Features*

Steeply pitched hipped slate roof; front center bay with four sided, pointed roof and pediment wall dormer; stucco exterior with stone corner quoins; 1 story front stone entry bay; balcony on roof of entry bay with segmental arch 2<sup>nd</sup> story entry; front hipped inset dormers; original wood and metal casement and double hung windows set in vertical channels; wrought iron balconets on first story of façade; wrought iron entry door



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

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

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

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



# HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address <u>420 S. PARK, HINSDALE, IL 60521</u>	
PIN(s) <u>09-12-215-018</u>	
Zoning District	Land Use
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 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>Mimi Collins</u>	Company
Address <u>420 S. PARK</u>	City / State / Zip <u>HINSDALE</u>
Phone <u>630-561-5504</u>	Email <u>MimiNCollins@gmail.com</u>
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name	Company
Address	City / State / Zip
Phone	Email
PROJECT DETAILS	
Property Size (Square Feet) <u>25,245 sq. ft</u> <sup>Acres</sup> <u>.58</u>	Building Size (Square Feet) <u>6765</u>
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date <u>12/1/2021</u>	Estimated Work End Date <u>10/1/2023</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.

Mimi N. Collins  
Printed Name of Applicant

Mimi N. Collins  
Signature of Applicant

6/1/23  
Date

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

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

\_\_\_\_\_  
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: 420 S. PARK, HINSDALE

The following table is based on the \_\_\_\_\_ 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)			
Lot Depth	N. A.		
Lot Width			
Building Height	NO CHANGES		
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:

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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 1st day of June, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

### APPLICANT SIGNATURE

Mimi N. Collins

Printed Name of Applicant

Mimi N. Collins

Signature of Applicant

6/1/23

Date

SUBSCRIBED AND SWORN to before me this 1 day of June, 2023.

Megan R. Steigauf

Notary Public Signature & Seal



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

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

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

\_\_\_\_\_  
Date

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

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

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

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** Mimi N. Collins

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

**Property address:** 420 S. PARK, HINSDALE, IL 60521

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

**Present zoning classification:** IB, Institutional Buildings

**Square footage of property:** 6765

**Lot area per dwelling:** .58 Acres 25,265 sq. ft.

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

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

**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:**  
Presentation Incentive

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

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

**Yards:**

**front:** \_\_\_\_\_  
**interior side(s)** \_\_\_\_\_ / \_\_\_\_\_



**Provided:**

**Required by Code:**

corner side

rear

**Setbacks (businesses and offices):**

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

**Building heights:**

principal building(s):

accessory building(s):

**Maximum Elevations:**

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

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

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

**Statement of applicant:**

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

By:

Mimi N. Collins

Mimi N. Collins

Applicant's printed name

Dated: 6/1/23, 2023



No error or omission in either the plan or application, whether said plans or application have been approved by the Building Official or not, shall permit or release the applicant from constructing this work in any manner other than that provided for in the ordinance of this Village relating thereto.

- Plans to be on site at all times
- Call 789-7030 for inspection
- Allow min. 24 hours for inspection
- Don't cover anything prior to inspection
- Changes must be requested in writing
- No changes permitted without approval

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
APPROVED  
APPROVED AS NOTED  
LETTER OF AGREEMENT  
6/23/22 *Carroll D. Carradus*  
BUILDING OFFICIAL

**SURVEY LEGEND**  
● Monumentation Found  
○ Monumentation Set  
(IRLS 35-2551)  
(60') Record Dimension  
—X— Fence Line

## PLAT OF SURVEY

THAT PART OF LOT 10 IN BLOCK 5 OF W. ROBBIN'S PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 75 FEET (MEASURED ON THE NORTH LOT LINE) OF SAID LOT 10, WITH THE NORTHERLY LINE OF FIFTH STREET AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF THE WEST 75 FEET OF SAID LOT FOR A DISTANCE OF 139.50 FEET FOR A POINT OF BEGINNING; THENCE EAST AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 70 FEET; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF THE EXISTING CONCRETE DRIVEWAY FOR A DISTANCE OF 110 FEET MORE OR LESS, TO SAID NORTHERLY LINE OF FIFTH STREET; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF FIFTH STREET TO THE NORTHEASTERLY CORNER OF SAID LOT 10; THENCE WEST ALONG THE NORTHERLY LINE OF SAID LOT 10 TO THE EAST LINE OF THE WEST 75 FEET (MEASURED ON THE NORTH LOT LINE) OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 75 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT NUMBER 14048, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 24,970 SQ.FT.

PARK AVE.

CARRADUS

ANGLE ON THE SOUTHEAST CORNER OF THE SITE TO THE CHORD IS 126°32'02"

ANGLE ON THE SOUTHWEST CORNER OF THE SITE TO THE CHORD IS 66°50'58"

FIFTH STREET

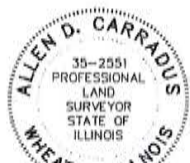
P.O.C.

LOT

■ HARDCAPE TO BE REMOVED  
■ PROPOSED HARDCAPE

LOT 24,970 SF  
50% 12,485 SF (MAX IMPERVIOUS)  
EXISTING HARDCAPE: 9093.69 SF  
PROPOSED HARDCAPE: 2163 SF  
TOTAL: 11256.69 SF  
6/23/22

PLAN OF HARDCAPE CHANGES  
ANDERSON STEWART CONSULTING, INC. 847.812.1551  
DATE 6.1.22, 6.10.22, 6.22.22



STATE OF ILLINOIS  
COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 5th DAY OF November, A.D. 2021  
BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2022.

### NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 60° F.
- Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

**CARRADUS LAND SURVEY, INC.**  
Residential & Commercial Land Surveying Services  
191 S. GARY AVE., SUITE 180, CAROL STREAM ILLINOIS, 60188  
(630) 588-0416 (FAX) 653-7682 CARRADUS\_SURVEY@YAHOO.COM  
PREPARED FOR: KATHERYN HAMILTON FINK, ATTORNEY AT LAW  
DRAWN BY: CMG DATE OF FIELD WORK: 11/05/21 SCALE: 1"=20' PLD.BK. - PAGE 48-00 PROJECT NO. 35951

THIS IS AN ELECTRONICALLY TRANSMITTED DIGITAL REPRODUCTION OF AN ORIGINAL SIGNED AND SEALED PRINTED PLAT.



APPROVED AS NOTED  
LETTER OF AGREEMENT

*Louise Gaffie*  
BUILDING OFFICIAL

No error or omission in either the plans or application, whether said plans or application have been approved by the Building Official or not, shall permit or release the applicant from constructing this work in any manner other than that provided for in the ordinance of this Village relating thereto.



Mimi Napleton Collins  
420 S. Park Avenue  
Hinsdale, Illinois 60521

June 12, 2023

To: The Historic Preservation Committee

Re: HOD Preservation Incentives

I am the owner of 420 S. Park Avenue and wish to get approval for grants of exterior renovations and restoration of the home and coachhouse along with any property tax incentives that may be available to me.

I purchased the home on November 30, 2021 and am still working on finishing the home. The stucco of the home has been repaired and completely restuccoed on the main home and coachhouse. We removed the old aluminum storms and screens and are still in the process of restoring the original metal casement windows. The restoration (58 window opening ...stripping of old paint, repairing, reglazing, replacing broken or cracked glass and providing new custom storm windows) is still underway. We have also repaired and stripped the decorative metal work at the front entry and rear overhang along with the metal work at the windows. I have also replaced the rotten wood windows on the 3<sup>rd</sup> floor and 2 picture windows and a door on the rear of main floor with Marvin true divided windows that are a similar profile of the original metal windows. I have also added 2 arch Hope metal Windows to the north front of the home where there were stuccoed blank arches and enhances the architecture of the front of the home. There has also been some roof and gutter repairs already but there is still more repairs to be done and a complete repainting of gutters and trim that still needs to be done. I am in the process of getting bids to have gutters repaired and repainted but hard to find some who will work on these complicated yankee gutters as they don't make these anymore and it would substantially change the look of the home to replace with regular gutters.

I am confident that all the window restoration will be complete in the next few months and plan on having all the new storms painted and installed by November.

I have tried to update and preserve and also enhance this home in many ways and hope the Commission will approve and grant me the preservation incentives.

Sincerely,

Mimi Collins

\* compression windows /  
interior storms



Indow

## About this business

AMOUNT DUE

**\$0.00**

PAID

\$8075.91 MAIN  
3303.- CORRECTION  
Total 11378.91

### Don't recognize this invoice?

Report this invoice

If you don't recognize this invoice, report it. PayPal would never use an invoice or a money request to ask you for your account credentials.

Invoice Number  
67280-2

Invoice Date  
Nov 11, 2022

Due Date

Office - House \$560.00  
1 x \$560.00  
A: 39 19/32 B: 39 17/32 C: 64 5/16 D: 64 17/32  
Standard - Black

maybe w-4 - House \$280.00  
1 x \$280.00  
A: 19 3/8 B: 19 5/16 C: 64 3/16 D: 64 9/32  
Standard - Black



mstba w-3 - House	\$546.00
1 x\$546.00	
A: 38 17/32 B: 38 21/32 C: 64 1/32 D: 64 3/32	
Standard - Black	
mstba w-2 - House	\$546.00
1 x\$546.00	
A: 38 15/32 B: 38 9/16 C: 64 1/32 D: 64 1/8	
Standard - Black	
MSTBA w-1 - House	\$546.00
1 x\$546.00	
A: 38 5/8 B: 38 21/32 C: 64 1/16 D: 64 1/32	
Standard - Black	
MSTBath Sout - House	\$546.00
1 x\$546.00	
A: 38 21/32 B: 38 23/32 C: 64 1/8 D: 64 3/32	
Standard - Black	
Basemnt stai - Home	\$155.00
1 x\$155.00	
A: 19 11/16 B: 19 17/32 C: 35 D: 35 1/16	
Standard - Black	
stairs - Home	\$546.00
1 x\$546.00	
A: 38 23/32 B: 38 31/32 C: 64 1/16 D: 64 3/16	
Standard - Black	
Middle bed - Home	\$546.00
1 x\$546.00	
A: 38 9/16 B: 38 11/16 C: 64 1/16 D: 64 1/16	
Standard - Black	
w middle bed - Home	\$280.00
1 x\$280.00	
A: 19 1/2 B: 19 7/16 C: 64 1/32 D: 64 1/32	
Standard - Black	
NW Bedrm s w - Home	\$546.00
1 x\$546.00	

A: 38 5/8 B: 38 1/2 C: 64 3/32 D: 64

Standard - Black

NW Bedrm N W - Home

\$546.00

1 x\$546.00

A: 38 3/4 B: 38 21/32 C: 64 1/16 D: 64 1/32

Standard - Black

Laundry west - House

\$395.00

1 x\$395.00

A: 38 23/32 B: 38 21/32 C: 47 D: 46 15/16

Standard - Black

Laundry east - Home

\$403.00

1 x\$403.00

A: 38 11/16 B: 38 11/16 C: 47 3/32 D: 46 31/32

Standard - Black

North Bathro - House

\$203.00

1 x\$203.00

A: 19 15/32 B: 19 11/32 C: 47 D: 46 31/32

Standard - Black

Hallway east - House

\$155.00

1 x\$155.00

A: 19 3/8 B: 19 3/8 C: 35 7/16 D: 35 13/32

Standard - Black

East Bedrm - House

\$294.00

1 x\$294.00

A: 20 21/32 B: 20 31/32 C: 64 25/32 D: 64 27/32

Standard - Black

Kitch Hall 3 - House

\$262.00

1 x\$262.00

A: 18 15/32 B: 18 7/16 C: 63 1/4 D: 63 3/16

Standard - Black

Kitch Hall 2 - House

\$524.00

1 x\$524.00


A: 37 21/32 B: 37 9/16 C: 63 3/32 D: 63 1/8

Standard - Black



Kitch Hall 1 - House	\$524.00
1 x\$524.00	
A: 37 25/32 B: 37 11/16 C: 63 3/16 D: 63 1/32	
Standard - Black	
Bar - House	\$262.00
1 x\$262.00	
A: 18 B: 18 1/16 C: 62 31/32 D: 63 1/32	
Standard - Black	
N Laundry - Closet 2	\$203.00
1 x\$203.00	
A: 19 11/32 B: 19 3/8 C: 46 15/16 D: 46 31/32	
Standard - White	
Mimi Closet - 2	\$280.00
1 x\$280.00	
A: 19 13/32 B: 19 9/32 C: 64 3/32 D: 64 3/16	
Standard - White	
Hallway N - 2	\$124.00
1 x\$124.00	
A: 19 15/32 B: 19 15/32 C: 23 15/16 D: 23 31/32	
Standard - White	
Legacy Discount	-\$1,196.09
1 x-\$1,196.09	
discount	

Subtotal	\$8,075.91
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Total	 \$8,075.91
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## SELLER NOTE TO CUSTOMER

Dear Customer, Thank you for your purchase of Indow window inserts. You will soon enjoy greater comfort, quiet, and energy savings. This is your opportunity to review and confirm your order and send final payment. Indow will manufacture and ship your inserts once you complete this payment. Do not pay until you've taken these steps: 1. Carefully check: width & height measurements, tube color, and insert type. If you spot any issues, DO NOT PAY the invoice. Instead, please notify your Indow representative immediately or email [comfort@indowwindows.com](mailto:comfort@indowwindows.com). An Indow representative will respond and make any needed

adjustments. Some measurements may be adjusted within 1/4" for better fit with bows or due to severe out of squareness. 2. Please review Indow Terms of Sale <http://go.indowwindows.com/Termsofsale>. Payment of your order constitutes acceptance of these terms. 3. Indow orders are backed by the Snug Fit Guarantee™. Review it before submitting final payment to ensure your order qualifies: <http://go.indowwindows.com/snug-fit>. Once the above steps are completed, please submit your payment by clicking the button at the top of this page. Once we receive final payment, your order is released to manufacturing. You'll receive an email confirmation with your estimated ship date within 1-2 days. If you still have the Indow® Laser Measure Kit, please return it promptly by following the return instructions in the Measure Guide. Shipment of your order is dependent on prompt return of the kit. You will receive tracking information by email once your order has shipped. Thank you for your business, we sincerely appreciate it!

**BILL TO**

mi\*\*\*\*\*@gmail.com



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# Invoice from Indow

[Download PDF](#)

- i** The shipping and billing information are hidden from view to protect your privacy. Log in to view this invoice or ask the vendor for a PDF copy.



## Indow

6427 NE 59th Place  
Portland, OR 97218  
UNITED STATES

finance@indowwindows.com

## Bill to

mi\*\*\*\*\*@gmail.com

## Items

Pwder RM N - Main House \$254.00

1 x\$254.00

A: 18 9/32 B: 18 5/32 C: 63 9/16 D: 63 9/16  
Standard\_7\_22 - Black

Pwder RM S - Main House \$499.00

1 x\$499.00

A: 37 15/32 B: 37 1/2 C: 62 27/32 D: 62 13/16  
Standard\_7\_22 - Black

bedrm 2 west - Coach House \$355.00

1 x\$355.00

A: 36 7/8 B: 36 21/32 C: 45 13/16 D: 45 23/32  
Standard\_7\_22 - Black

Bedrm 2 sout - Coach House \$365.00

1 x\$365.00

A: 37 3/32 B: 37 5/32 C: 45 19/32 D: 45 21/32  
Standard\_7\_22 - Black

Bedrm 1South - Coach House \$365.00

1 x\$365.00

A: 37 5/32 B: 37 7/32 C: 45 5/8 D: 45 5/8  
Standard\_7\_22 - Black

Invoice #66056-2

Issued : Aug 4, 2022



**\$3,303.00**

USD

Last updated on **August 4, 2022** at 1:19:49 PM PDT

Feedback

**Amount due:** \$0.00

Original invoice total \$3,303.0

Total amount paid \$3,303.0

## Payment activity

Payment - 8/4/22 \$175.00

Payment - 8/4/22 \$3,128.00

## Don't recognize this invoice?

**i** Report this invoice

If you don't recognize this invoice, report it. PayPal would never use an invoice or a money request to ask you for your account credentials.

**Bedrm 1 East - Coach House****\$365.00**

1 x\$365.00

A: 37 1/8 B: 37 3/16 C: 45 9/16 D: 45 1/2

Standard\_7\_22 - Black

**Bathroom - Coach House****\$365.00**

1 x\$365.00

A: 37 1/32 B: 37 1/16 C: 45 15/32 D: 45 1/2

Standard\_7\_22 - Black

**Kitchen - Coach House****\$372.00**

1 x\$372.00

A: 37 1/8 B: 37 3/8 C: 46 1/4 D: 46 9/16

Standard\_7\_22 - Black

**Living West - Coach House****\$365.00**

1 x\$365.00

A: 37 5/32 B: 37 3/16 C: 45 31/32 D: 45 3/4

Standard\_7\_22 - Black

**East Living - Coach House****\$365.00**

1 x\$365.00

A: 37 9/32 B: 37 9/32 C: 45 13/16 D: 45 21/32

Standard\_7\_22 - Black

**Volume Discount****-\$367.00**

1 x-\$367.00

discount

**Subtotal****\$3,303.00****Total****\$3,303.00****Seller note to customer**

Dear Customer,

Thank you for your purchase of Indow window inserts. You will soon enjoy greater comfort, quiet, and energy savings. This is your opportunity to review and confirm your order and send final payment. Indow will manufacture and ship your inserts once you complete this payment.

Do not pay until you've taken these steps:

1. Carefully check: width & height measurements, tube color, and insert type. If you spot any issues, DO NOT PAY the invoice. Instead, please notify your Indow representative immediately or email [comfort@indowwindows.com](mailto:comfort@indowwindows.com). An Indow representative will respond and make any needed adjustments. Some measurements may be adjusted within 1/4" for better fit with bows or due to severe out of squareness.
2. Please review Indow Terms of Sale <http://go.indowwindows.com/TermsOfSale>. Payment of your order constitutes acceptance of these terms.
3. Indow orders are backed by the Snug Fit Guarantee™. Review it before submitting final payment to ensure your order qualifies: <http://go.indowwindows.com/snug-fit>. Once the above steps are completed,



## Interior Storm Windows





# Product Data

Indow window inserts are an acrylic glazing edged with our patented Compression Tube that presses inside a window frame without requiring the installation of a mounting bracket.

Performance Data	Single-pane Window	Double-pane Window	Indow insert + Single-pane
Sealing Out Drafts & Heat	.5 CFM-Very Drafty	.1 to .3 CFM	.024 CFM
Thermal Insulation (R-Value)	R-1.0	R-2.0	R-1.87 94% of Standard Double-pane
Noise Reduction	Baseline	20%-30% Reduction from Single-pane	50%-70% Reduction from Single-pane
Lead	No Issues	EPA lead containment regulations apply	No Issues
Visible Light Transmittance	90%	51% to 81%	57.5% to 81%
Solar Heat Gain Coefficient	.86	.42 to .75	.49 to .75

Indow insert + single-pane performance numbers are from independent testing conducted by Portland State University's Green Building Research Lab. Actual performance will vary depending on the condition of the single-pane window and its frame depth.

## ACRYLIC TYPES

All types come with Compression Tube color options: brown, warm white and black. Custom colors are available for large commercial orders. Call to inquire.

**Standard Grade (STD)** Our baseline product. The clear nominal 1/8" thick acrylic panel provides a great balance of comfort, efficiency and noise dampening at an affordable price.

**Acoustic Grade (AG)** Reduces noise coming through operable single-pane windows by 18.9 dBA, which "feels," subjectively, like a 70% reduction in noise. Reduces noise coming through double-pane windows by 10 to 12 dBA, equivalent to a 50% reduction. STC rating of 42-25 with double-pane windows. Available in Commercial Grade.

**Commercial Grade (CG)** Have an extra abrasion-resistant coating to provide additional protection against scratching (moving and frequent cleaning). Safe to use cleaners such as Windex. There is no visual difference between the Standard, Museum and Commercial Grade acrylic.

**Museum Grade (MG)** Protects furniture, carpets, and artwork by filtering 98% of all UV rays from sunlight coming through windows. There is no visual difference between the Standard, Museum and Commercial Grade acrylic.

**Sleep Panel (SP)** These panels block all light coming through your windows and provide the acoustic dampening and thermal insulation of Standard Indow inserts. Ideal for light sleepers, night-shift workers, newborns and home theater audiophiles.

**Privacy Grade (PG)** Translucent acrylic diffuses light transmission while blocking details and defined shadows. Great for bathrooms.

**Shade Grade (SG)** Reduces the heat and 90% of damaging UV rays coming through the window while maintaining a high level of visible light and clarity. Shade Grade reduces the Solar Heat Gain through the opening by 51% (SHGC of .49) while maintaining 57.5% visible light transmittance. This grade type has a slight green tint.

## MAXIMUM SIZES

**4x8** Sleep Panel, Privacy **6x8** Museum, Shade **6x8, 5x10** Standard, Acoustic, Commercial, Commercial Acoustic. Call to inquire about larger sizes and Mullion Kits. **See Mullion Kit Product Sheet** for details. **Skylights** are limited to **2x6** or **3x3**.



# Product Data

## COMPATIBILITY

In order for Indow window inserts to fit properly there must be an unobstructed flat surface perpendicular to the window pane with a depth of at least 5/8" that runs the entire perimeter of the window. We call this Frame Depth.

**Common obstructions** are inset window treatments (blinds), hardware, hooks, locks and hinges. Blinds need an extra 3/5" gap between the insert and your window frame.

**Solutions for less than 5/8" Frame Depth** In some cases, where there is less than 5/8", removing or replacing molding or installing a jamb extension can create room for the Indow inserts to fit. If the frame depth is just under 5/8", clear clips can be attached to the window frame to hold the Indow insert in place (see right). For complete solutions see our **Frame Fit Kit**. (G).

## INDOW WINDOW INSERT PRODUCT FEATURES

**A. Acrylic Glazing** A custom cut pane of acrylic forms the main component of an Indow insert and is available in a variety of grades to meet performance needs.

**B. Air Space** An insulating layer of air between the existing window pane and the Indow insert. There needs to be 1/2" between the window pane and the insert, but 1-4" is better for acoustic performance.

**C. Compression Tube** Silicone tubing with an ABS carrier around the acrylic glazing creates a tight seal and holds the Indow insert firmly in place. It is impervious to heat, cold, UV radiation and maintains its spring indefinitely.

**D. Corner Cut Out** A piece of tubing cut from each corner to prevent buckling. This faces out and the corner insert exposed can be removed for more flexible adjustments.

**E. D-Ring** A pull-ring is attached 4" above the lower left corner of the insert to aid in removal. Silver d-ring used for white tubing and black d-ring used for brown and black tubing.

### Acrylic Weight (Approximate)

Nominal 1/8" = 0.72 lb./sq. ft. Nominal 1/4" = 1.45 lb./sq. ft.

## EGRESS

Indow window inserts comply with egress regulations. In an emergency, occupants should be able to quickly remove the Indow inserts. In a young child's bedroom, we recommend leaving one window bare with no insert installed.

## LARGE WINDOW MODIFICATIONS

**F. Safety Chains** are used on windows larger than 8 sq. ft. to prevent the Indow insert from falling out of the window frame in the event of high wind pressure. The Safety Chains are inconspicuously anchored to the window frame by one small screw. Safety chains are not included on some custom shaped windows.

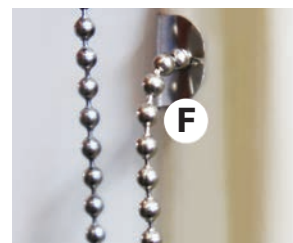
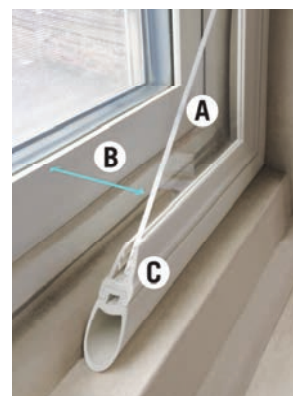
**G. Skylight Safety Hardware** is required on all skylight windows, using our swivel clips or retaining pins from our **Frame Fit Kit** (G).

## STORAGE

Many Indow window inserts can be left in place year-round with occasional removal for cleaning. If an Indow insert is removed for an extended period, proper storage is essential. For example, do not lean the insert or store in a way that compresses the tubing. See '**Indow Care Guide**' for complete storage and product care instructions.

## MAXIMUM TEMPERATURE RANGE

Indow inserts should not be exposed to temperatures above 160°F (71°C) for continuous duration, or 180°F (82°C) for short, intermittent periods of time.



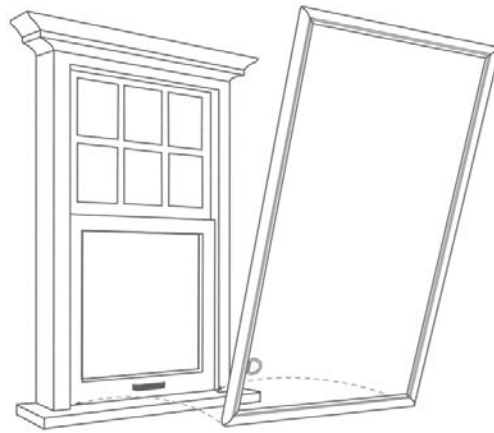
View from back of indow

[PRODUCTS](#)[COMMERCIAL PROJECTS](#)[RESOURCES](#)[ABOUT](#)[GET A FREE ESTIMATE](#)

## Keep Temperatures Comfortable & Save Energy with Insulating Window Inserts

### Custom Window Inserts Create Comfort

Drafty windows make your home cold in winter as heat flows outside. In summer, they force your air conditioner to work extra hard – leading to high energy bills all year. Window replacement is one solution, but it can be expensive and disruptive. For homes built before 1978, it also carries the risk of lead paint contamination. Insulated home windows make a huge difference in comfort and energy savings and can be as easy as installing window inserts.



Whether you're trying to keep historic windows to preserve the value of your home or want to enhance the performance of newer windows, Indow inserts will regulate the temperature to make you comfortable year-round.





## How to Seal Window Drafts Effectively

Our acrylic inserts are edged with a soft, patented silicone compression tube that presses into the interior of your window frames to seal drafts. You'll feel warmer in winter and cooler in summer, while saving up to 20% on your energy bills.

Unlike other solutions for insulating windows, Indow inserts use a proprietary software, Measure by Indow. We designed this to check the accuracy of window measurements. Going through this process ensures a precise, snug fit for your custom window insert. Why does this matter? Since homes and buildings settle over time, most windows aren't square. To seal window drafts effectively, we custom-make our inserts to be the exact shape of your window frames. Our measuring system ensures each insert fits every window just right.

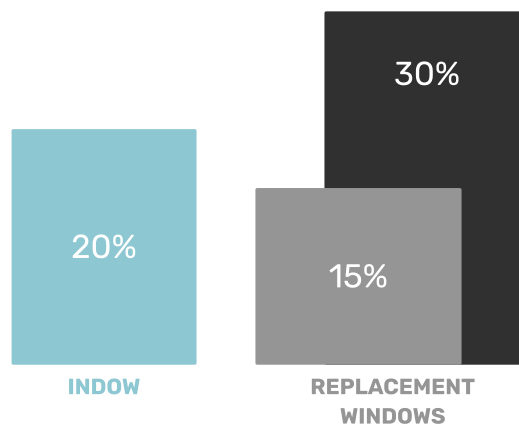
[GET A FREE ESTIMATE](#)



Our patented compression tubing allows you to easily install or remove your inserts without damaging your existing windows with a mounting bracket or track system. The thermal acrylic increases the surface temperature of your existing windows, which raises the overall room temperature and lowers your energy bills. Another benefit? Due to the airtight seal, Indow inserts often reduce or eliminate window condensation.

## Data Driven Results

### AVERAGE PERCENTAGE SAVED ON HEATING & COOLING BILLS



OMS Ver. 0003.16.01 (Current)  
Product availability and pricing subject to change.

Collins Mimi 420 storms only  
Collins Mimi 420 storms  
Quote Number: 4WG4755

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 14	TOTAL UNIT QTY: 16
---------------------	--------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	dining room	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
2	dining room	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
5	living room	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
6	living room	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
7	living room	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
8	living room	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
9	1st floor under arch	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
10	1st floor under arch	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	2
11	1st floor under arch	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
12	guest bed	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	2
13	master bed	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
14	master bed	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
15	master bed	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1
16	master bed	Ultimate Wood	Configured Part for: Double Hung Picture 1 5/8 inch Sash	1



## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: dining room			
Qty: 1				



Outside measurements are  
actual size ---

Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 1/4" X 91 1/4"  
Rough Opening w/ Subsill  
49 3/4" X 93 7/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: dining room			
Qty: 1				



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 1/2" X 91 1/4"  
Rough Opening w/ Subsill  
50" X 93 7/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: living room			
Qty: 1				



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 7/8" X 91 5/16"  
Rough Opening w/ Subsill  
50 3/8" X 93 1/2"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: living room			
Qty: 1				



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 7/8" X 91 1/4"  
Rough Opening w/ Subsill  
50 3/8" X 93 7/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: living room			
---------	------------------------	--	--	--

Qty: 1				
--------	--	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 5/8" X 91 3/8"  
Rough Opening w/ Subsill  
50 1/8" X 93 9/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #8 Qty: 1	Mark Unit: living room			
-------------------	------------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 3/8" X 91 5/16"  
Rough Opening w/ Subsill  
49 7/8" X 93 1/2"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #9 Qty: 1	Mark Unit: 1st floor under arch			
-------------------	---------------------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 36 7/8" X 57 3/4"  
Rough Opening w/ Subsill  
39 3/8" X 59 15/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #10 Qty: 2	Mark Unit: 1st floor under arch			
--------------------	---------------------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 37 1/4" X 57 3/4"  
Rough Opening w/ Subsill  
39 3/4" X 59 15/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #11 Qty: 1	Mark Unit: 1st floor under arch			
--------------------	---------------------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 37 3/8" X 57 7/8"  
Rough Opening w/ Subsill  
39 7/8" X 60 1/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish



\*\*\*Note: Unit Availability and Price is Subject to Change

Line #12 Qty: 2	Mark Unit: guest bed			
--------------------	----------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 5/8" X 79 1/4"  
Rough Opening w/ Subsill  
50 1/8" X 81 7/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #13 Qty: 1	Mark Unit: master bed			
--------------------	-----------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 5/8" X 78 7/8"  
Rough Opening w/ Subsill  
50 1/8" X 81 1/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #14 Qty: 1	Mark Unit: master bed			
--------------------	-----------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 7/8" X 79 1/4"  
Rough Opening w/ Subsill  
50 3/8" X 81 7/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #15 Qty: 1	Mark Unit: master bed			
--------------------	-----------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
Outside Measurement 47 5/8" X 79 1/4"  
Rough Opening w/ Subsill  
50 1/8" X 81 7/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #16 Qty: 1	Mark Unit: master bed			
--------------------	-----------------------	--	--	--



Configured Part: 1-Lite Storm Sash for:  
Ultimate Wood Double Hung Picture 1 5/8 inch Sash

Outside Measurement 47 5/8" X 79 1/8"  
Rough Opening w/ Subsill  
50 1/8" X 81 5/16"  
1-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Note: Unit Availability and Price is Subject to Change

Make sure all sizes are correct as you are responsible for the sizes being correct.

Above fourteen 1 lite primed wood storms delivered including all tax \$4,224

Please sign here  Mimi Collins (Oct 13, 2022 09:14 CDT) Date Oct 13, 2022

We'll need 50 percent down to order.



**Exterior Storm Windows**



**Exterior Storm Windows**

Exterior Storm Windows





# INVOICE

## CIHLAR DECORATOR SERVICES

1315 59th St.  
DOWNERS GROVE, IL 60516  
(630) 207-1325

7108

DATE	SALESPERSON	CUSTOMER NO.	TERMS
6-7-23			

Mimi Collins  
420 S. Park  
Hinsdale

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Exterior Windows (58) <sup>Metal windows</sup>		38,800.00
	- Scrape, sand, caulk, & glaze		
	- Prime with oil primer		
	- Apply Benjamin Moore paint		
	- Including all storm's & screen's		
	- Including Marvin storm's		
	Materials (paint, primer etc.)		2,800.00
			<u>41,600.00</u>

Thank You



Photos Showing the Condition of the Windows Prior to Restoration and the Previous Storm Windows





Photos Showing the Condition of the Windows Prior to Restoration and the Previous Storm Windows





**Photos Showing the Condition of the Windows Prior to Restoration and the Previous Storm Windows**





**Photos Showing the Condition of the Windows Prior to Restoration and the Previous Storm Windows**





# INVOICE

## CIHLAR DECORATOR SERVICES

1315 59th St.  
DOWNERS GROVE, IL 60516  
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	- Including Marvin storm's		
	Materials (paint, primer etc.)		2,800.00
			<u>41,600.00</u>

Thank You



RE: Mimi Collins

House work described below

420 s Park  
Hinsdale Illinois

On the main house clean , sand and paint gutters

Inside of gutters clean and seal the mitres and end caps

Purchase new 3by 4 downspouts and paint them to match gutters

Clean and paint the dormers

On the garage install approximately 80 linear feet of gutters and new downspouts

Color match caulk where needed

Clean all debris

Final walkthrough with customer to ensure satisfied with quality of work

\$22,225. total

50% deposit required

Work to start in 3-5 weeks weather dependent

By signing this customer agrees to terms above

=====  
Mimi Collins

=====  
Benito Meza



**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** July 28, 2023

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

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case HPC-13-2023 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Rear and Side Addition on the Main House and a Side and Second-Story Addition on the Existing Detached Garage

**FOR:** August 2, 2023 Historic Preservation Commission Meeting

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**Summary**

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

The homeowners intend to apply for a separate Preservation Incentive application for a property tax rebate and matching grant in the future once a general contractor has been selected and cost estimates are available for this project.

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

**Background**

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

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

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





## MEMORANDUM

### Request and Analysis

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

Two additions are proposed on to the main house. The additions are in keeping with the existing architectural style and materials of the existing house. Details incorporated into the design include matching cornices, decorative brackets, roof railing / balustrades, clapboard siding, trim, and stone foundation.

On the north side of the house, a 1-story, 1-car attached garage will be constructed. Existing paired double-hung windows on the first floor, basement windows, and an entrance door will be removed to allow for the addition.

On the rear (east) elevation, the existing 1-story rear addition, porch, wood deck, second-floor dormers and façade will be removed. A 1.5-story addition will be constructed to allow for a proposed family room, larger kitchen, covered porch, and reconfigured second-floor master suite. A patio will be constructed to the south of the rear addition and covered porch.

On the south elevation of the house, two paired double-hung windows will be replaced with a single-double-hung window. The front porch and existing façade will be repaired as needed.

An addition is also proposed onto the existing 1-story, 2-car non-conforming detached garage, which is not historic and was constructed in the 1977. The applicant is proposing to construct an addition onto the south side of the garage to allow for an additional vehicle bay and construct a second floor with an enclosed staircase and loft area. The garage has been designed to complement the architecture and materials of the main house. The trim, siding, doors, and roofing will be painted to match the main house.

The applicant is requesting to reduce the corner side yard setback to 27.2' (from block average), and waive floor area ratio (FAR). Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for the waiving of FAR and a corner side setback of 15' or the existing corner side setback, whichever is less, for properties in the R-4 Single-Family Zoning District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission. The proposed plan meets all other bulk zoning requirements.

The Historic Preservation Commission has the authority to approve the requested alternative zoning regulations, a building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Preservation Incentive application types.

### 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.



## MEMORANDUM

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.

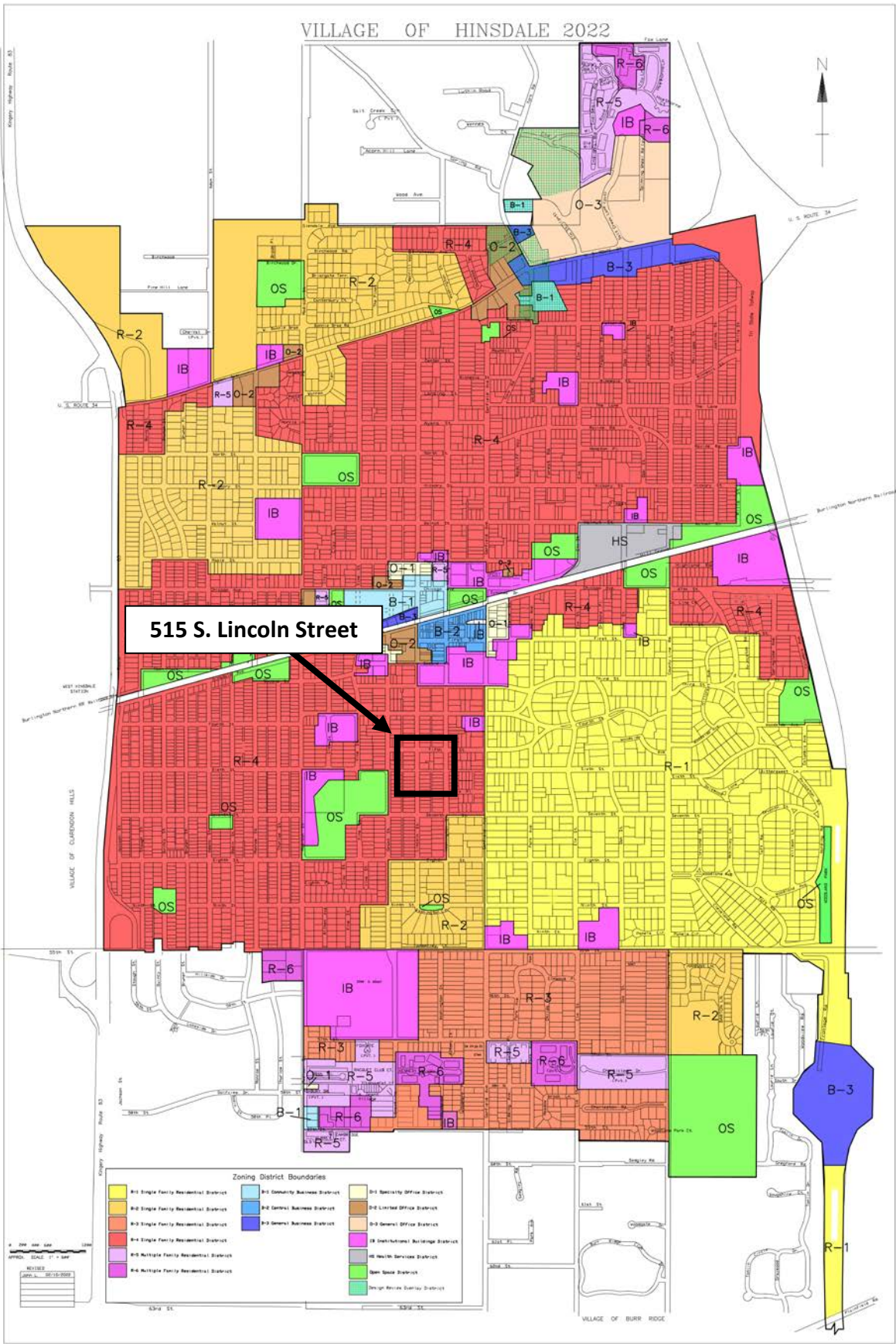
The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement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

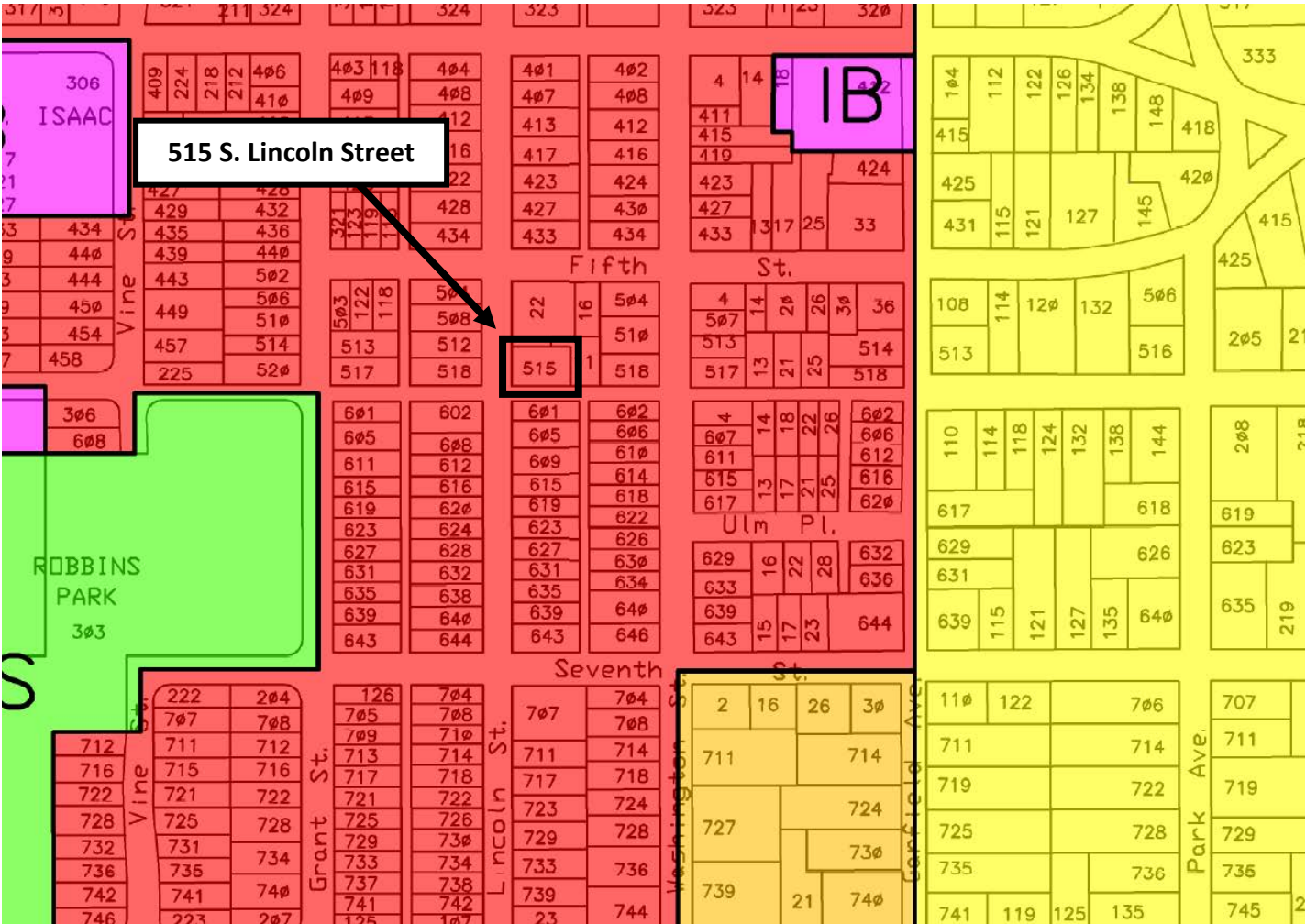
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Historic Overlay District Bulk Zoning Regulations Comparison Summary
8.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



# Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location





Aerial View – 515 S. Lincoln Street





## Birds Eye View – 515 S. Lincoln Street





## Birds Eye View – 515 S. Lincoln Street

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

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

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## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

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



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

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



Garry W. Munson House, 515 S. Lincoln Street

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

## DUTCH COLONIAL REVIVAL

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



20 E. Third Street

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

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

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 515

DIRECTION S

STREET Lincoln

ABB ST

PIN

LOCAL SIGNIFICANCE RATING PS

POTENTIAL IND NR? (Y OR N) N

Criteria

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

Contributing secondary structure?  
(C or NC) NC

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



### GENERAL INFORMATION

CATEGORY building

CONDITION excellent

INTEGRITY minor alterations

SECONDARY STRUCTURE detached garage

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Colonial Revival

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE 1896

DATE SOURCE HHS

EXTERIOR WALLS (current) aluminum siding

EXTERIOR WALLS (original) wood

OVERALL SHAPE OR PLAN rectangular

NO. OF STORIES 2.5

WINDOW MATERIAL, TYPE(S)

wood

double hung 1/1; 6/1

PORCH full front

ROOF (type and materials) hipped

asphalt shingle

FOUNDATION stone

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

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





### RESEARCH INFORMATION

HIST NAME Munson, Garry W. House

ARCHITECT

COMMON NAME

BUILDER

LANDMARK LIST HHSF

COST  OLD SIGNIFICANCE RATING S

#### **ADDITIONAL INFORMATION:**

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

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

SURVEY Addition  
AREA

#### **LANDSCAPE FEATURES**

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

#### **PHOTOGRAPHIC INFO**

ROLL NO. 10 FRAME NO. 14

ROLL NO. 11 FRAME NO. 20-21

ROLL NO.  FRAME NO.

PREPARER Jennifer Kenny

ORGANIZATION Historic Certification Consultants

DATE 6/20/2001

515 S Lincoln ST

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

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

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

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



**Comparison of Standard Bulk Regulations and Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District**

	Existing Bulk Regulations - Section 3-110 [Refer to the footnotes in Section 3-110(I) & Article 10 for Non-Conforming Precode Structures and Lots]				Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List - Section 8-205	
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4
A. Maximum Height						
(a) Feet					Not applicable	Not applicable
(i) Smallest side yard provided of 14' or less		30'				
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'				
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'				
(b) Stories	3	3	3	3		
B. Maximum Elevation						
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'					
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'					
C. Minimum Lot Area and Dimensions <sup>1,2</sup>						
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000		
3. Lot Width						
(A) Interior Lot	125'	100'	70'	70'		
(B) Corner Lot	125'	100'	80'	80'		
4. Lot Depth	125'	125'	125'	125'		
D. Minimum Yards <sup>2,3,4,5,6</sup>						
1. Front <sup>7,8,9</sup>	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.

2. Side Yards <sup>9</sup>							
(A) Corner Lot <sup>8,10</sup>							
(i) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less	
(ii) Interior Side	10'	10'	8'	8'	10'	6'	
	or 6' plus 10% of lot width in excess of 50', whichever is more						
(B) Interior Lot <sup>10</sup>							
(i) Minimum Per Yard	10'	10'	8'	8'	10'	6'	
	or 6' plus 10% of lot width in excess of 50', whichever is more						
(ii) Minimum Total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'						
3. Rear <sup>9,11</sup>							
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'	
(b) Interior lot	50'	50'	25'	25'	25'	15'	
E. Maximum Floor Area Ratio <sup>12,13</sup>							
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet			Not applicable	Not applicable	
2. Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet					
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet					
F. Maximum Building Coverage <sup>14</sup>							
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area	
2. Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area	
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties	

*Please note properties on the Historically Significant Structures Property List and utilizing alternative bulk regulations are subject to additional regulations included in the footnotes in Section 3-110(I) and may be subject to the regulations for non-conforming precode structures and non-conforming lots in Article 10.*



MICHAEL ABRAHAM  
ARCHITECTURE

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

June 28, 2023

RE: HOD Preservation Incentive – 515 S. Lincoln Street

To Historic Preservation Commission and Village staff,

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

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

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

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

In the rear SE corner sits the two car bay detached garage. A new addition to the south will add a third car bay and an enclosed stair to the loft above. Details of the detached garage are

meant to compliment the house and not match. Taking on the feel and details of an older farm out-building.

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

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

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

Sincerely,

Joel Rafferty  
Michael Abraham Architecture, pc  
630.655.9417 ext. 305



# HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address <u>515 S. LINCOLN ST.</u>	
PIN(s) <u>09 121 26 002</u>	
Zoning District <u>R4 HOD</u>	Land Use <u>SINGLE FAMILY</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 type="checkbox"/> Property Tax Rebate <input type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name <u>MICHAEL ABRAHAM ARCH, PC</u>	Company
Address <u>148 BURLINGTON AVE</u>	City / State / Zip <u>CLARENDON HILLS IL 60514</u>
Phone <u>630 655 9417 X305</u>	Email <u>JA@MICHAEL-ABRAHAM.COM</u>
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name <u>DOMINO, LARYSA + STAHL, BRAD</u>	Company
Address <u>515 S. LINCOLN ST.</u>	City / State / Zip <u>HINSDALE IL</u>
Phone <u>773-576-0715</u>	Email <u>LARYSA.DOMINO@ATPROPERTIES.COM</u>
PROJECT DETAILS	
Property Size (Square Feet) <u>14,850 S.F.</u>	Building Size (Square Feet) <u>PROPOSED FAR = 5,416</u>
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date <u>9/2023</u>	Estimated Work End Date <u>FALL 2024</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.

JOEL RAFFERTY (MICHAEL ABRAHAM ARCH)  
Printed Name of Applicant

JOEL RAFFERTY  
Signature of Applicant

4627-23  
Date

Larysa Domino  
Printed Name of Property Owner

Larysa Domino  
Signature of Property Owner

6/28/2023  
Date

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

# TABLE OF COMPLIANCE

Address of property: 515 S. LINCOLN

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

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	10,000	14850	14850
Lot Depth	125'	148.5'	148.5'
Lot Width	70'	100'	100'
Building Height	N/A PER HOD	± 35.6'	± 35.6'
Number of Stories	3	2	2
Front Yard Setback	Block Ave	45.23'	45.23'
Corner Side Yard Setback	15' PER HOD	35.72'	27.21'
Interior Side Yard Setback	6' PER HOD	22.58'	11.67'
Rear Yard Setback	15' PER HOD	55.6'	44.8'
Maximum Floor Area Ratio (F.A.R.)*	N/A PER HOD		
Maximum Total Building Coverage*	25% = 3712	3199.3 22%	3708.3 24.9%
Maximum Total Lot Coverage*	60% = 8910	5890 sf 40%	6523.6 43%
Parking Requirements			
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

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

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## CERTIFICATION

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

1. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The Owner of the property, if different from the Applicant, states that they consent to the filing of this application and that all information contained in this application is true and correct to the best of their knowledge.
2. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
4. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant(s) shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so may be grounds for denial of the application.
5. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, the Owner has agreed to pay said fees, unless otherwise waived, and to consent to the filing and foreclosure of a lien against the property for the fee plus costs of collection, if the account is not settled within thirty (30) days after the mailing of a demand for payment.

On the 28 day of JUNE, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

### APPLICANT SIGNATURE

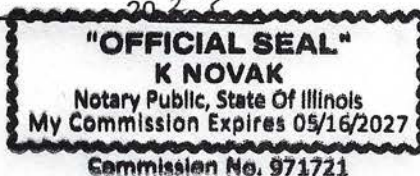
JOEL BATTERY  
Printed Name of Applicant

[Signature]  
Signature of Applicant

6/28/23  
Date

SUBSCRIBED AND SWORN to before me this 28 day of Jun, 2023

[Signature]  
Notary Public Signature & Seal



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

BROD STALL  
Printed Name of Owner

[Signature]  
Signature of Owner

6/27/23  
Date

SUBSCRIBED AND SWORN to before me this 27 day of June, 2023

[Signature]  
Notary Public Signature & Seal



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

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** MICHAEL ABRAHAM ARCH, P.C.

**Owner's name (if different):** BRAD STAHL LARYSA STAHL

**Property address:** 515 S. LINCOLN

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

**Present zoning classification:** IB, Institutional Buildings R4

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

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

**Lot dimensions:** 148 x 100

**Current use of property:** SINGLE FAMILY DETACHED

**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:**

ADDITION / REMODEL TO EXISTING HISTORIC STRUCTURE + DETACHED GARAGE

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

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

**Yards:**

**front:** 45.23'

**interior side(s)** 11.6' 6'



Provided:

Required by Code:

corner side  
rear

29.5'  
43.8'

15'  
15'

**Setbacks (businesses and offices):**

front:

interior side(s)

1

1

corner side

rear

N/A

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

**Building heights:**

principal building(s):

EXIST  
30.0' ± 29.5'

30.0'

accessory building(s):

14.9'

15.0'

**Maximum Elevations:**

principal building(s):

± 36.08'

37.5'

accessory building(s):

Dwelling unit size(s):

Total building coverage:

3700.3

3712.5

Total lot coverage:

6523.6

7425

Floor area ratio:

N/A

N/A

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

16'

accessory building(s):

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

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

**Statement of applicant:**

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

By:

Joe Rafferty  
Applicant's signature

JOEL RAFFERTY / MICHAEL ABRAHAM ARCH, PC  
Applicant's printed name

Dated: 6/20, 2023.





front of house



south side of house





rear of house



north side of house





front of garage



south side of garage





rear of garage



north side of garage





shed



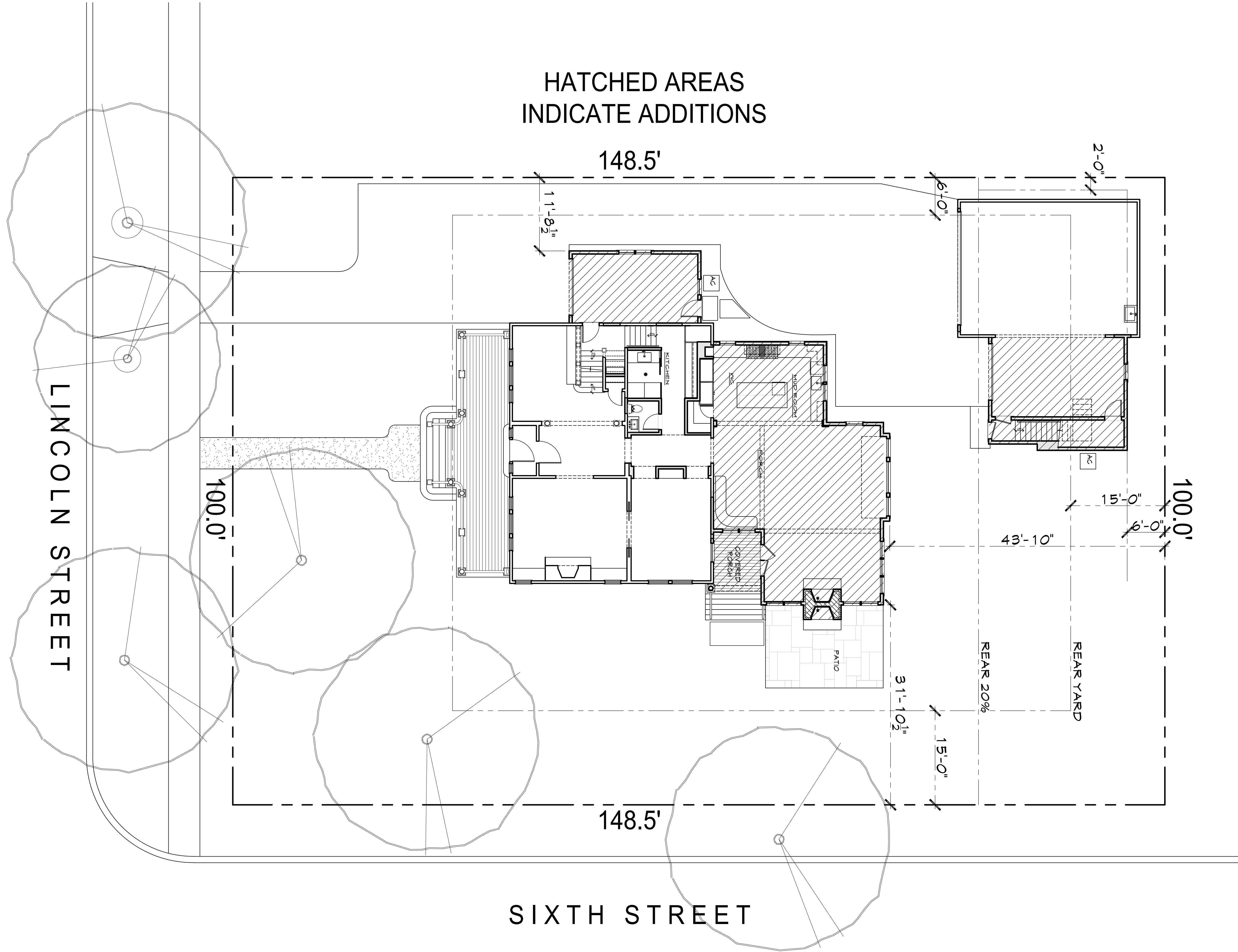


# THE STAHL - DOMINO RESIDENCE

515 SOUTH LINCOLN STREET HINSDALE, IL

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

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

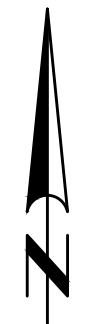


HATCHED AREAS  
INDICATE ADDITIONS

SIXTH STREET

LINCOLN STREET

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



## The Stahl - Domino Residence

515 South Lincoln Street  
Hinsdale, IL

MICHAEL ABRAHAM  
ARCHITECTURE

DOCUMENT:  
HOD Application 06.30.23

DRAWN BY:  
JR

Site Plan

NOT FOR CONSTRUCTION

CHECKED:  
MA

PROJECT NO:  
23002

148 Burlington Avenue

Clarendon Hills Illinois 60514

P 630.655.9417

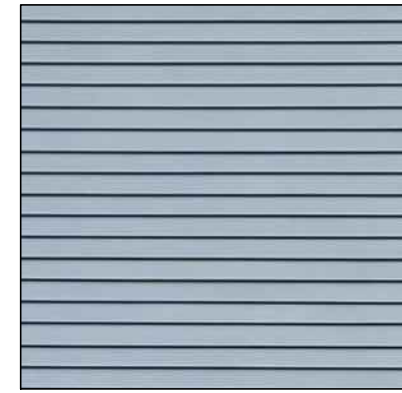
michael-abraham.com

t1.1





EXISTING HOUSE  
DETAILS TO BE MATCHED



EXISTING WOOD SIDING



EXISTING STONE BASE



EXISTING WOOD TRIM



EXISTING OVERHANG & BRACKETS

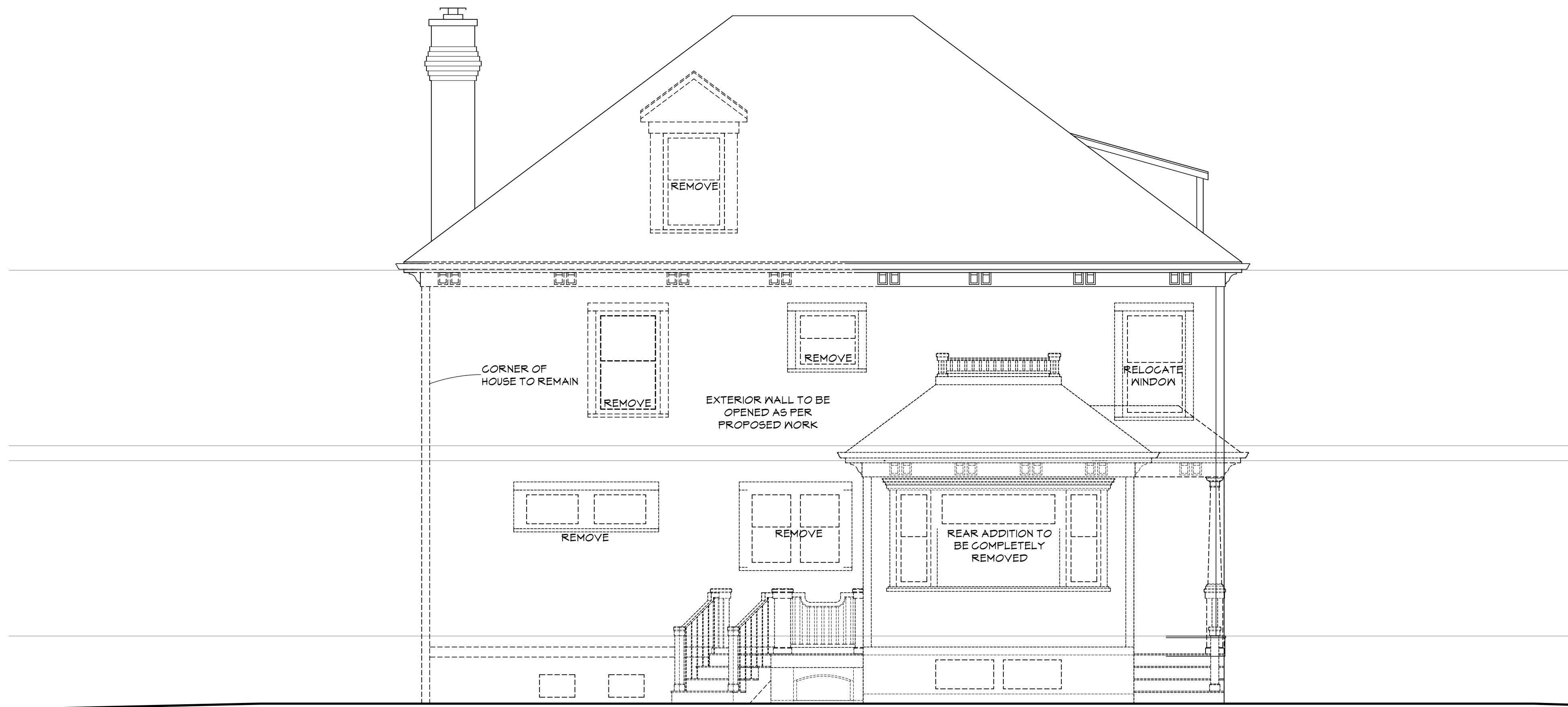


EXISTING FLAT ROOF CORNICE

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

**PROPOSED  
EAST ELEVATION**

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



**DEMO  
EAST ELEVATION**

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



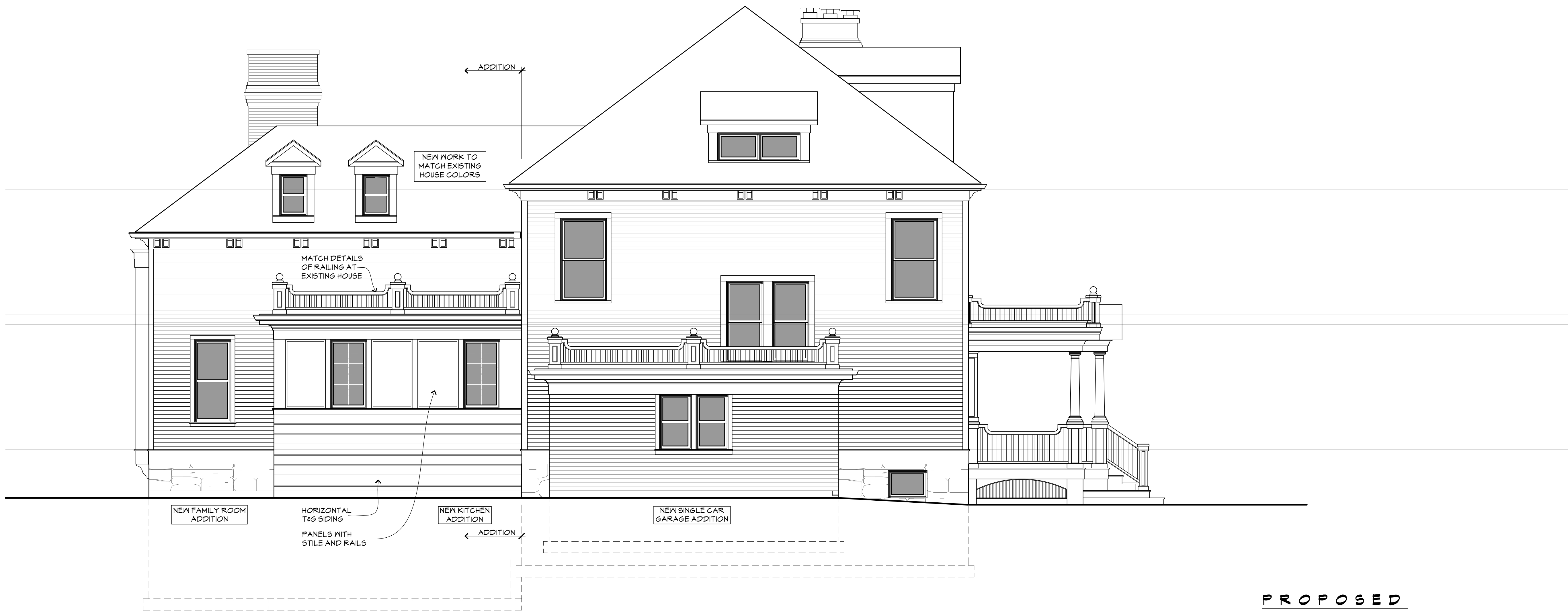




**PROPOSED**  
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

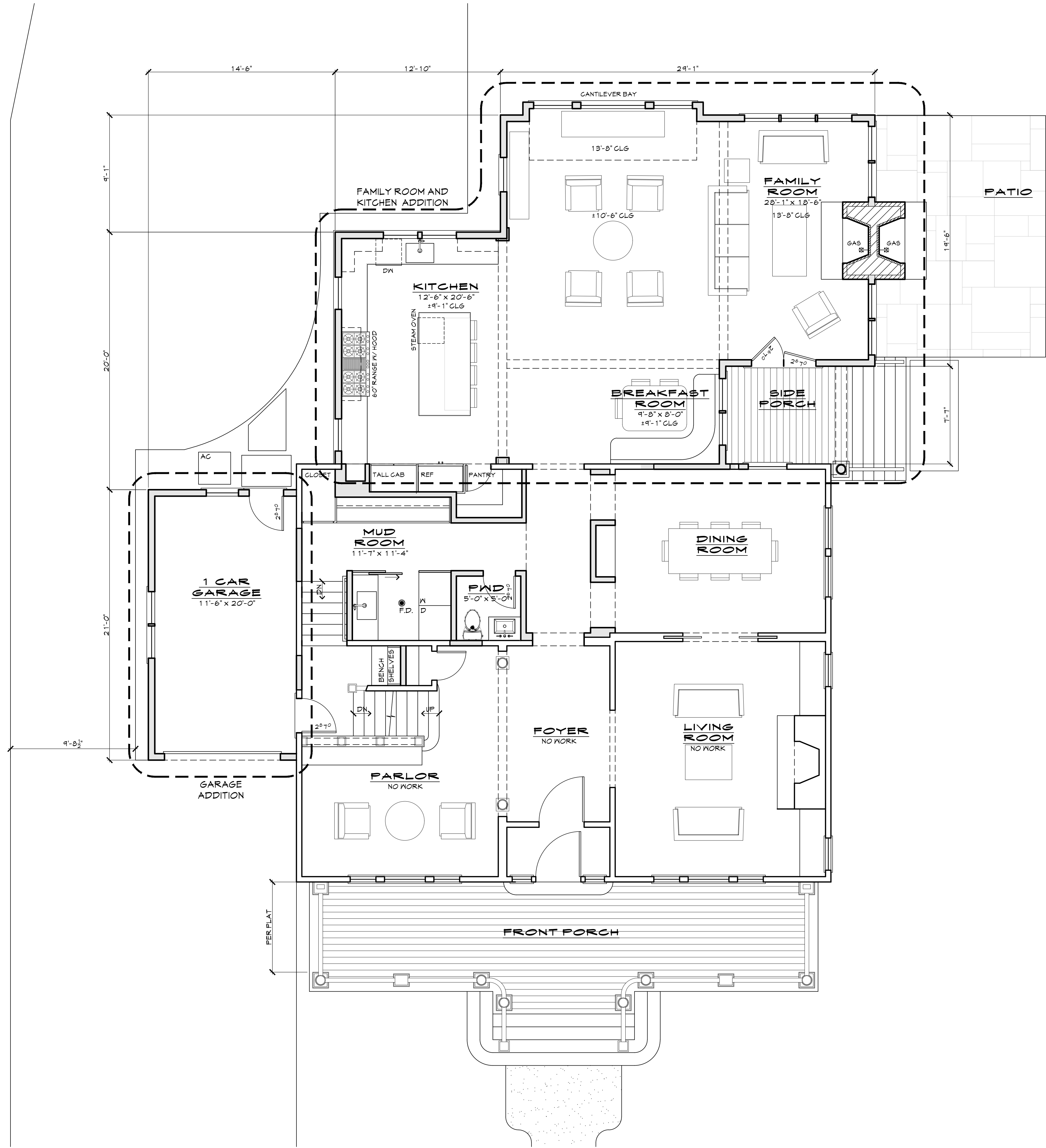


**PROPOSED**  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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





FIRST FLOOR PLAN

1/4" = 1'-0"

First Floor Proposed Plan

DRAWN BY:  
JR

DOCUMENT:  
HOD Application 06.30.23

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

MICHAEL ABRAHAM  
ARCHITECTURE

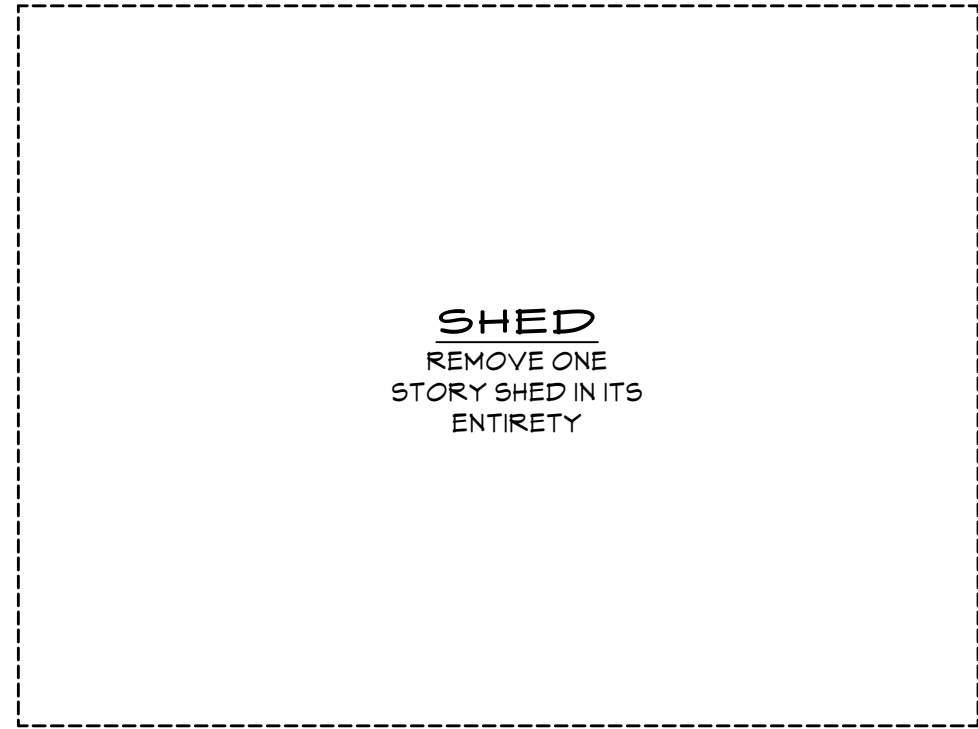
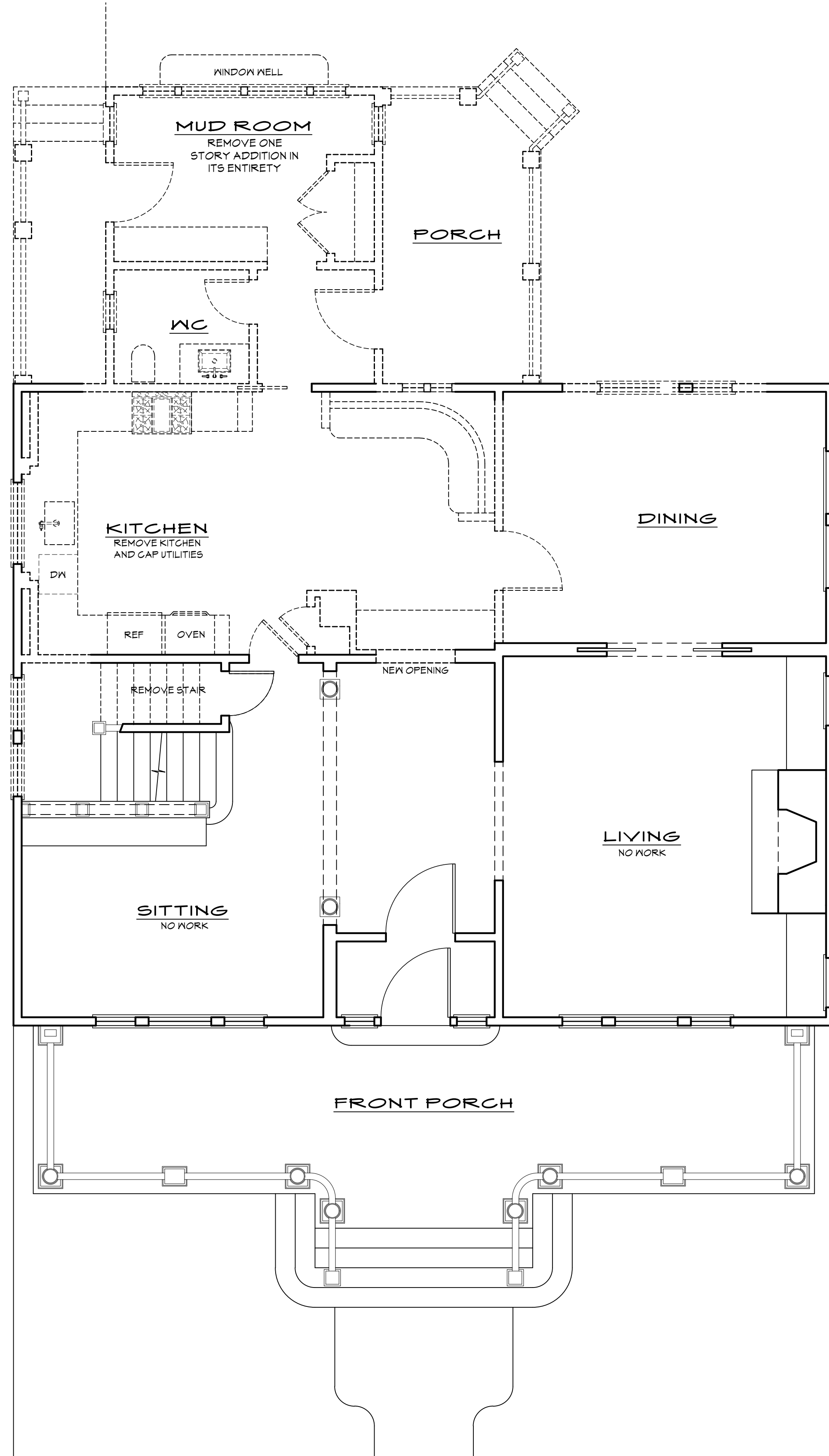
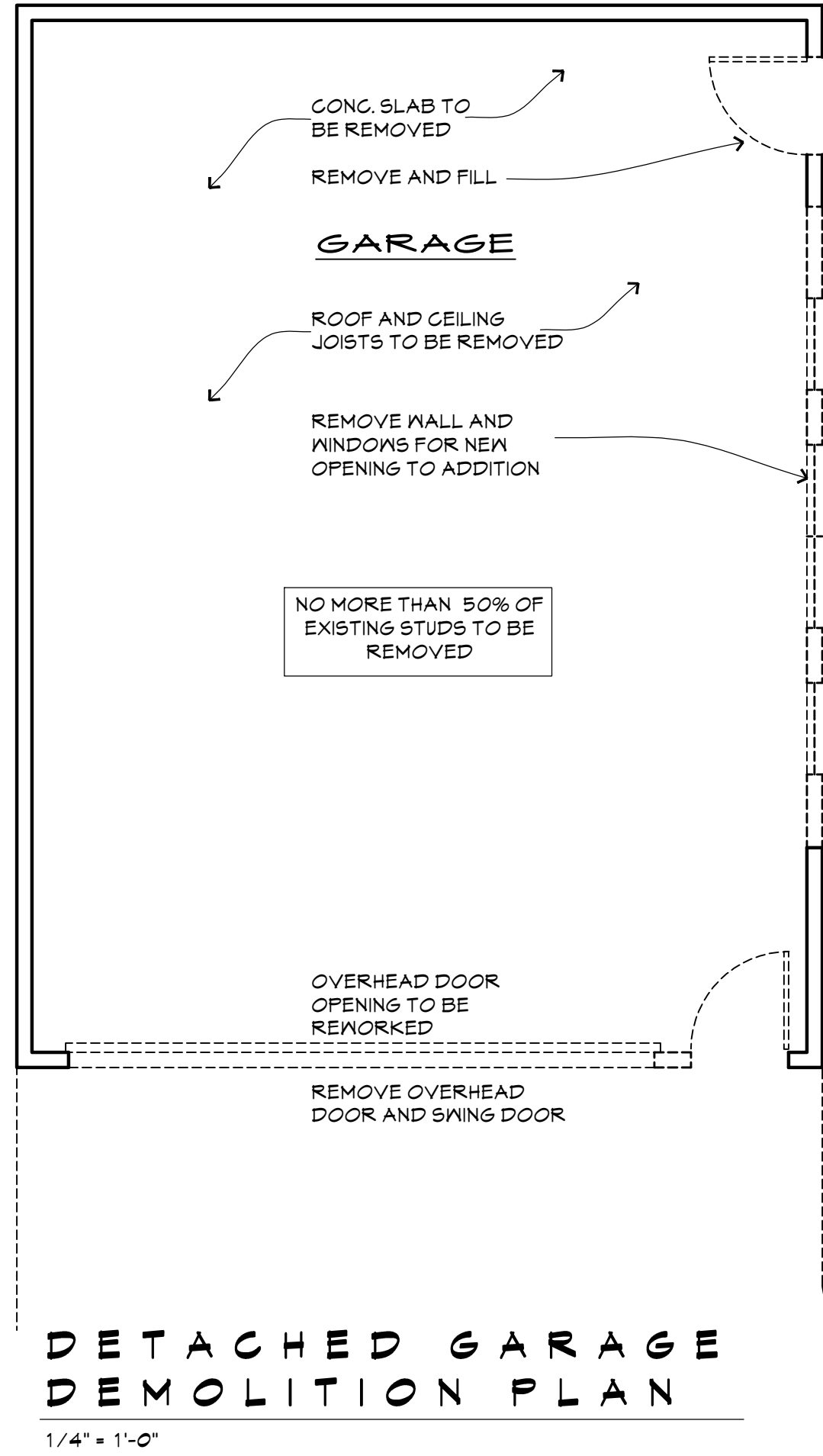
PROJECT NO:  
23002

NOT FOR CONSTRUCTION

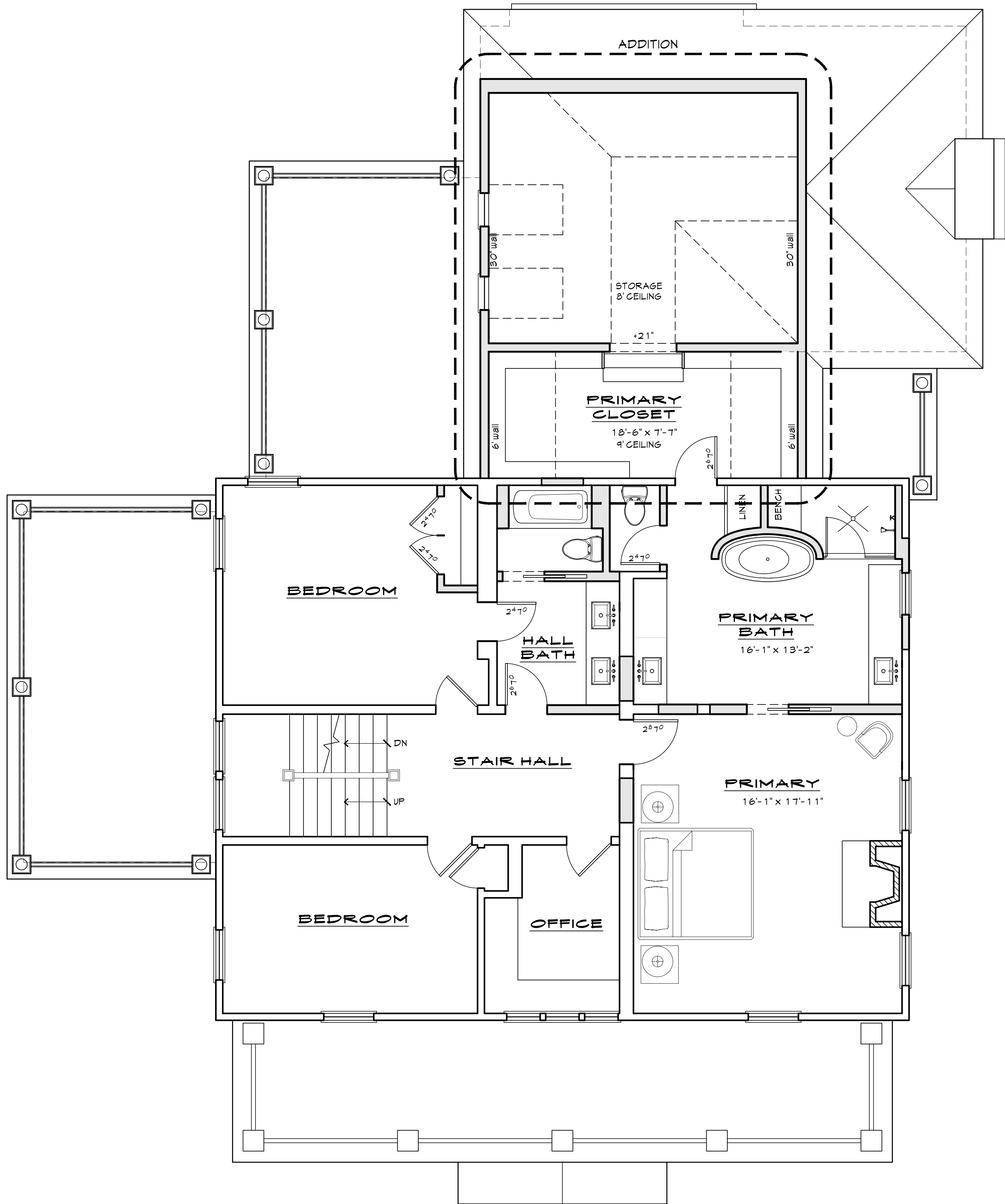
Clarendon Hills Illinois 60514

P 630.655.9417

michael-abraham.com







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

a2.2

Second Floor Demolition  
& Proposed Plan

DRAWN BY:  
JR

DOCUMENT:  
HOD Application 06.30.23

The Stahl - Domino Residence

515 South Lincoln Street  
Hinsdale, IL

MICHAEL ABRAHAM  
ARCHITECTURE

PROJECT NO:  
23002

CHECKED:  
MA  
NOT FOR CONSTRUCTION

148 Burlington Avenue

Clarendon Hills Illinois 60514

P 630.655.9417

michael-abraham.com

GENERAL NOTES FOR DEMOLITION

- 1

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

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

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

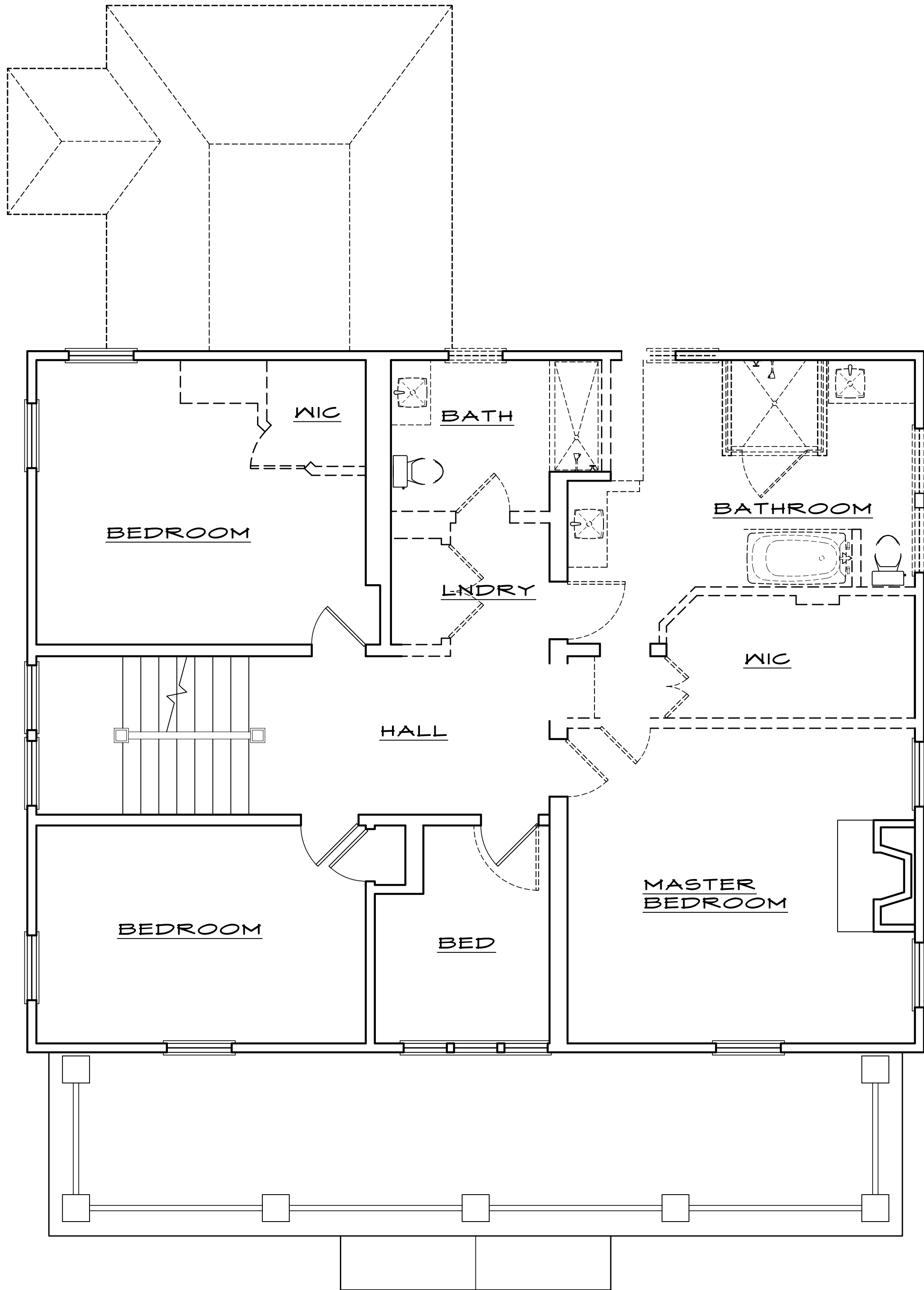
REMOVE EXISTING FIXTURES. CAP AND PREPARE PLUMBING FOR NEW LOCATION.
- 5

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

REMOVE EXISTING TRIM INCLUDING BASEBOARD, FINISH TRIM, AND CROWN.

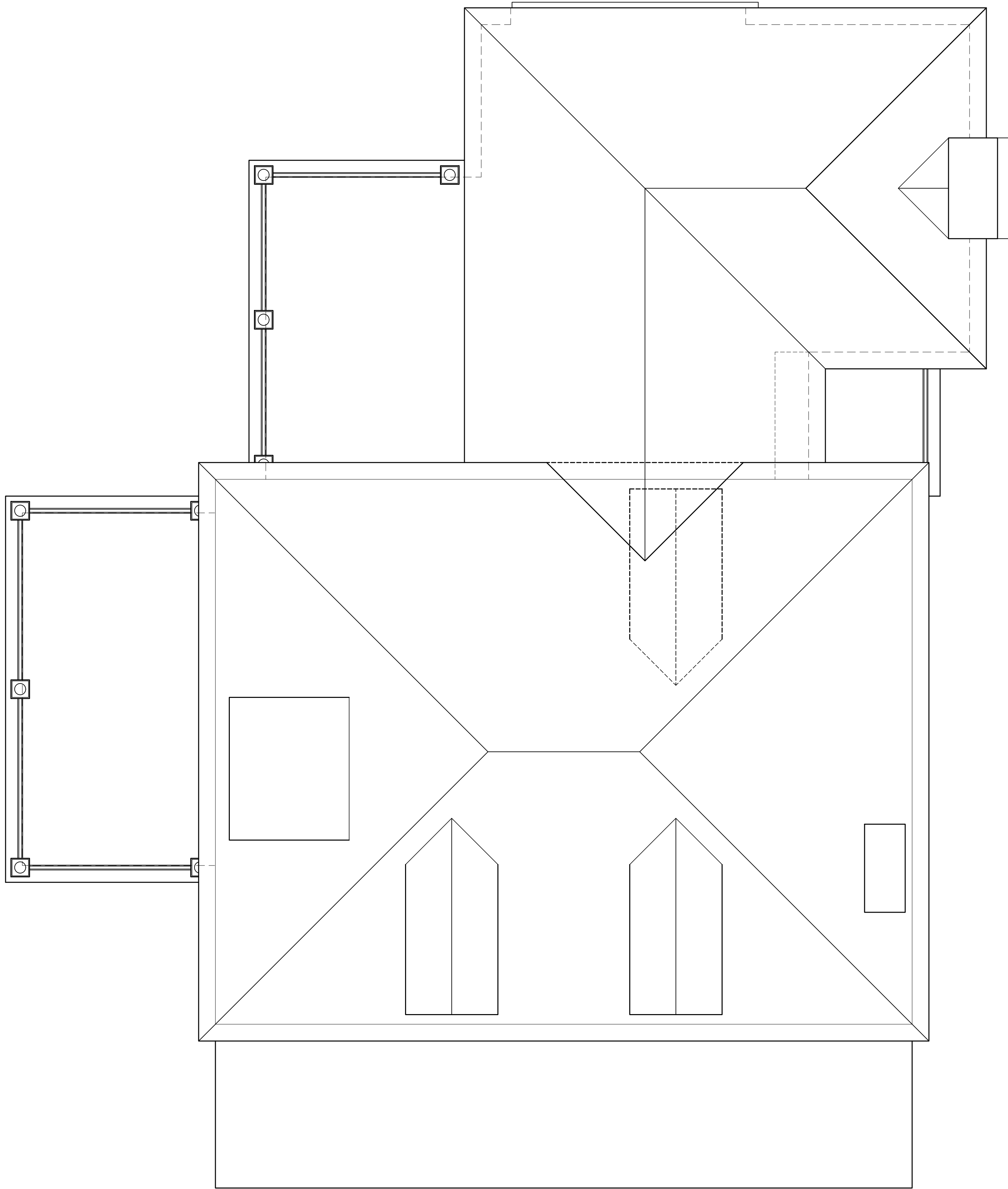
WALL LEGEND:	
INDICATES WALLS OR PORTIONS OF WALLS TO BE REMOVED.	<div></div>
INDICATES WALLS OR PORTIONS OF WALLS WITH BRICK TO BE REMOVED.	<div></div>
INDICATES WALLS OR PORTIONS OF WALLS TO REMAIN.	<div></div>
INDICATES WALLS OR PORTIONS OF WALLS WITH BRICK TO REMAIN.	<div></div>
DASHED LINES INDICATE FIXTURES, WINDOWS AND DOORS TO BE REMOVED.	<div></div>

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



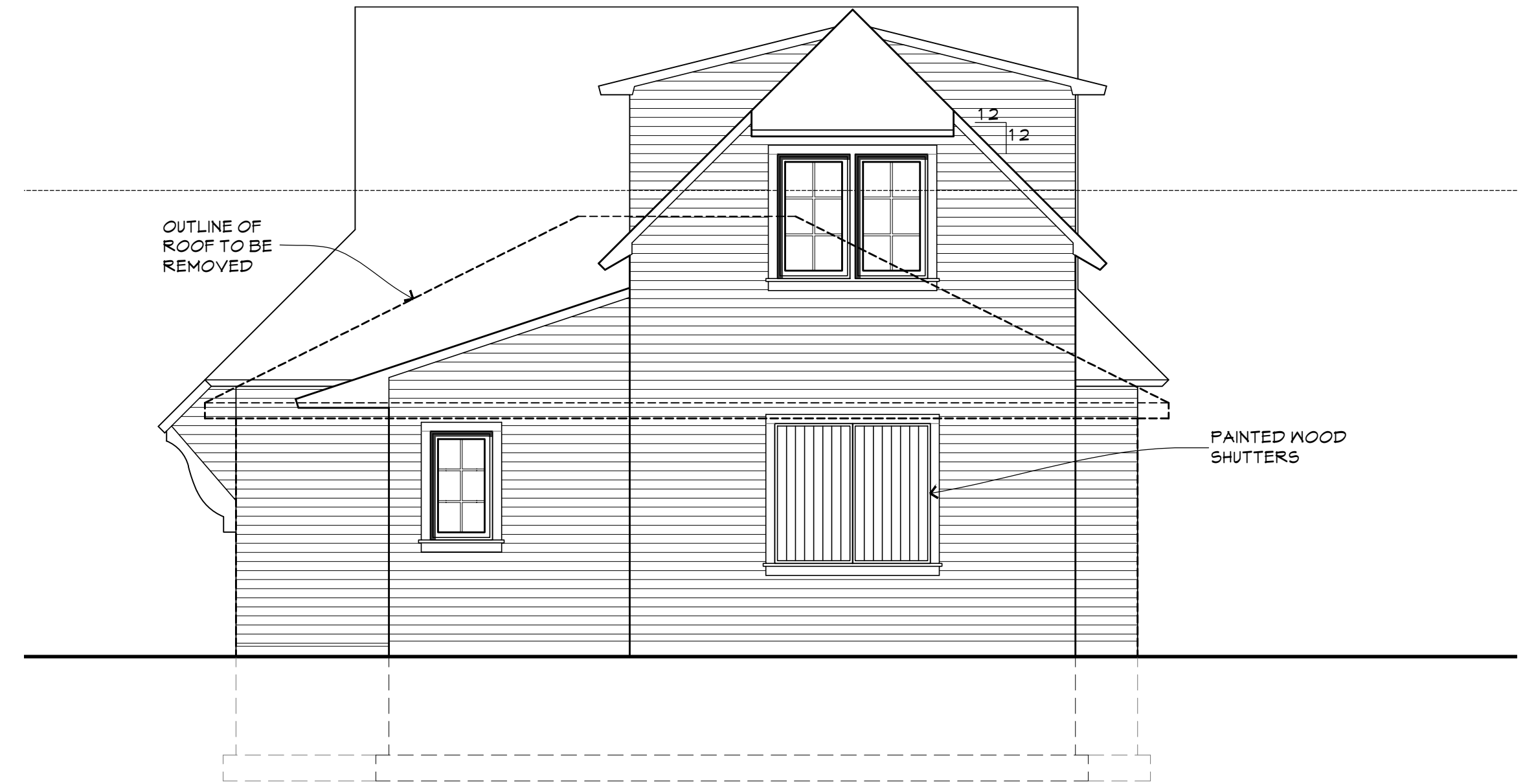
SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



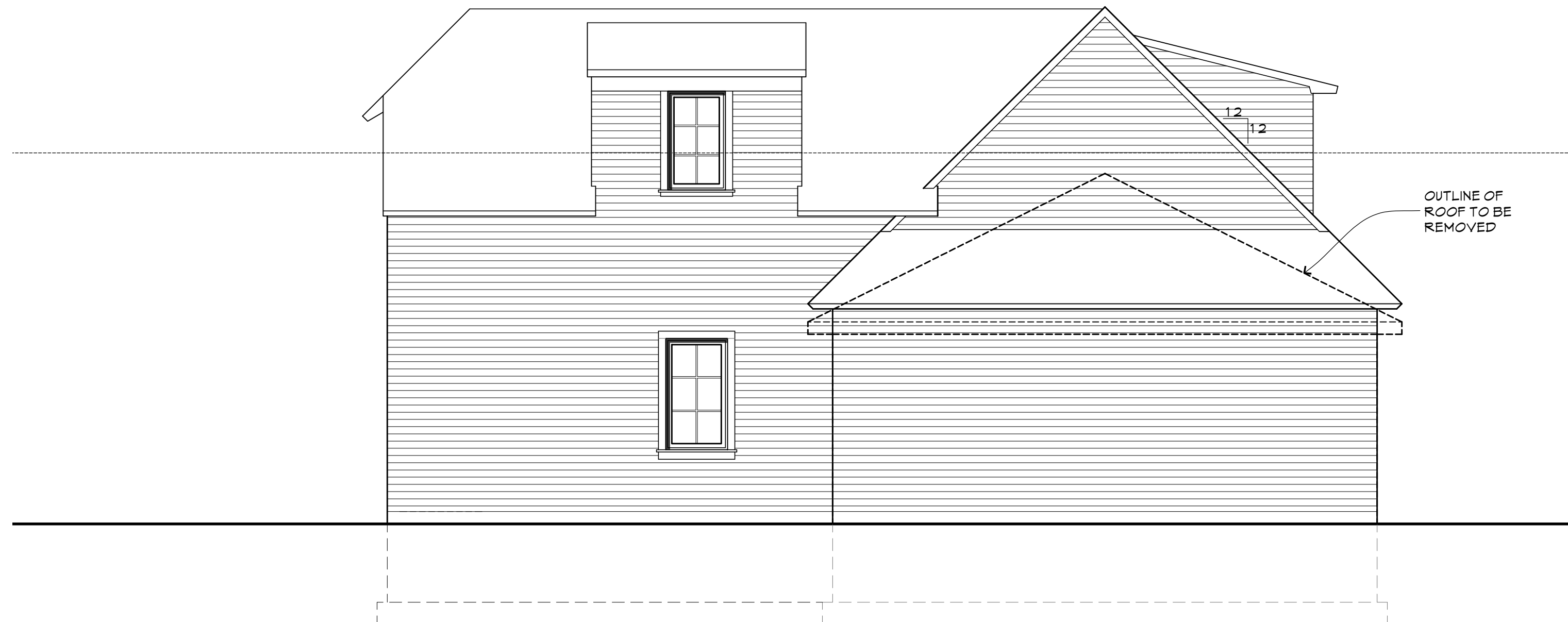




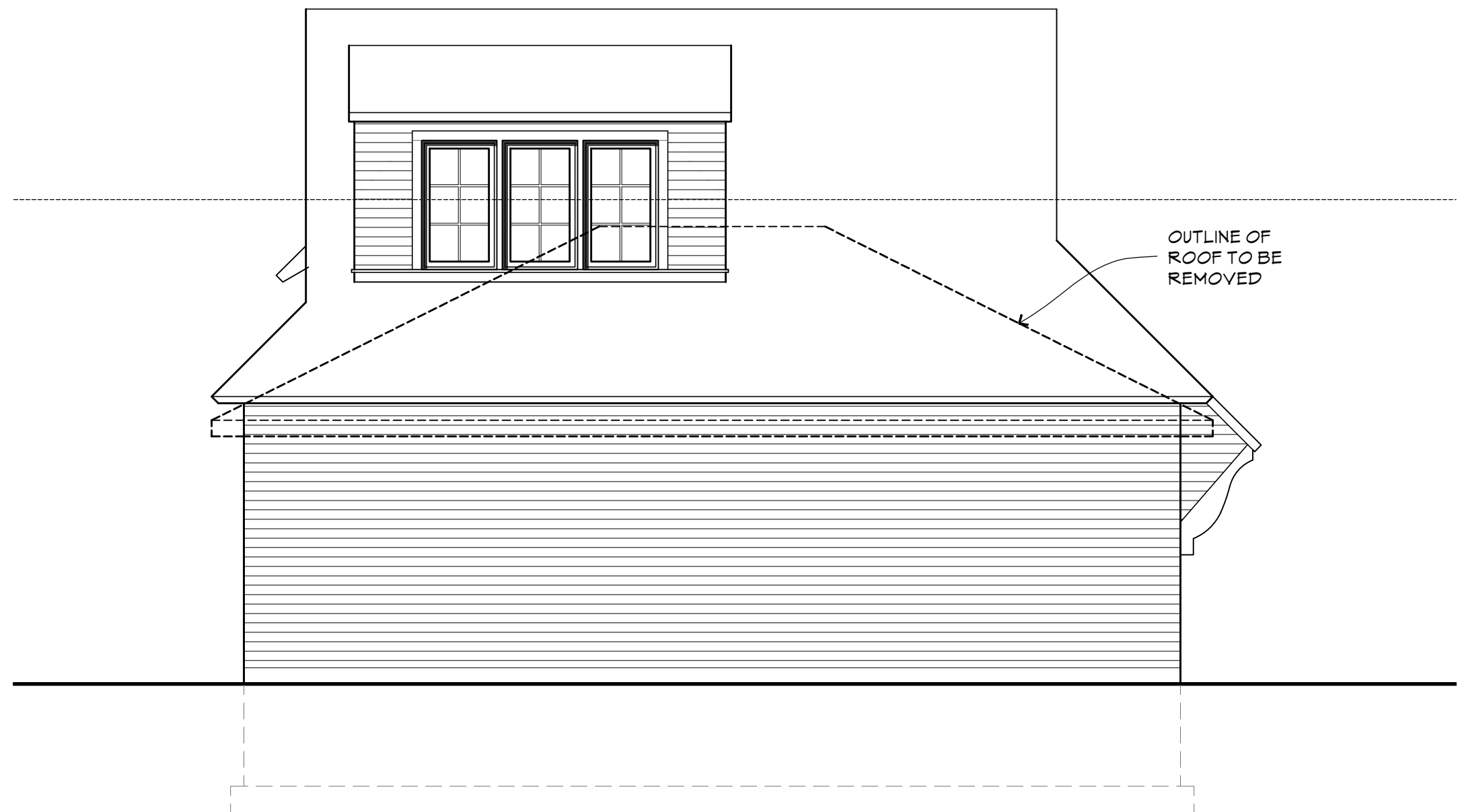
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

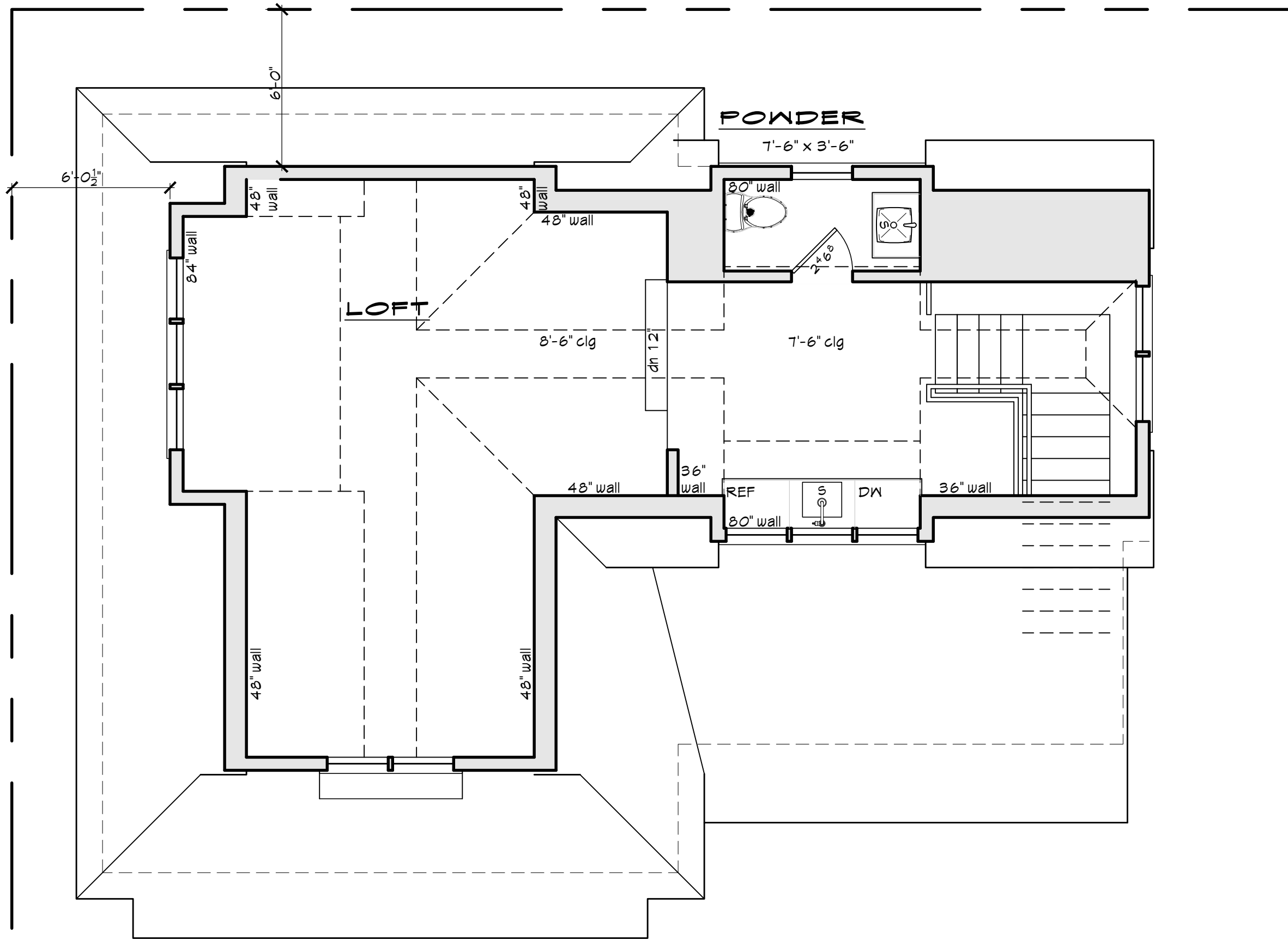


**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



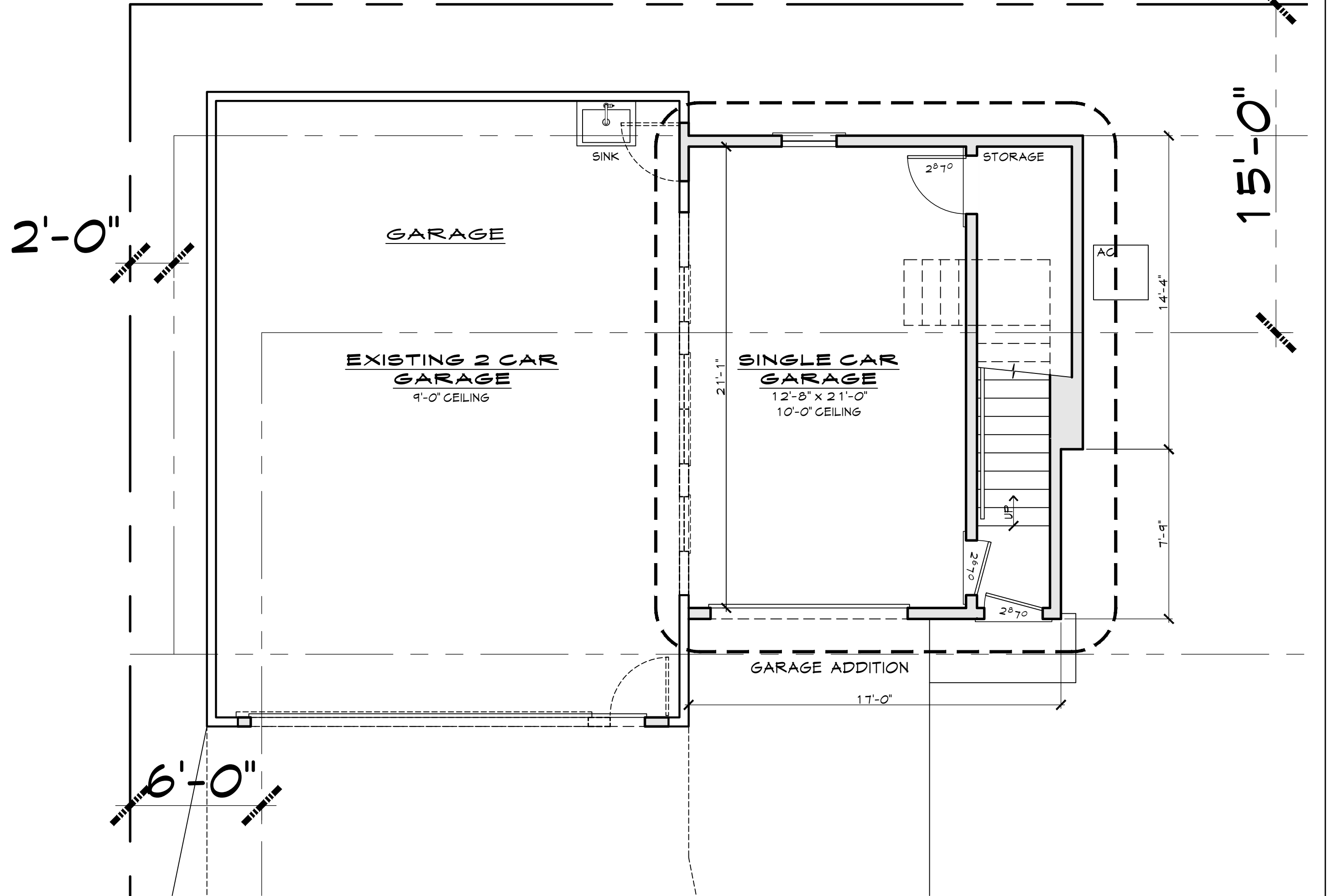
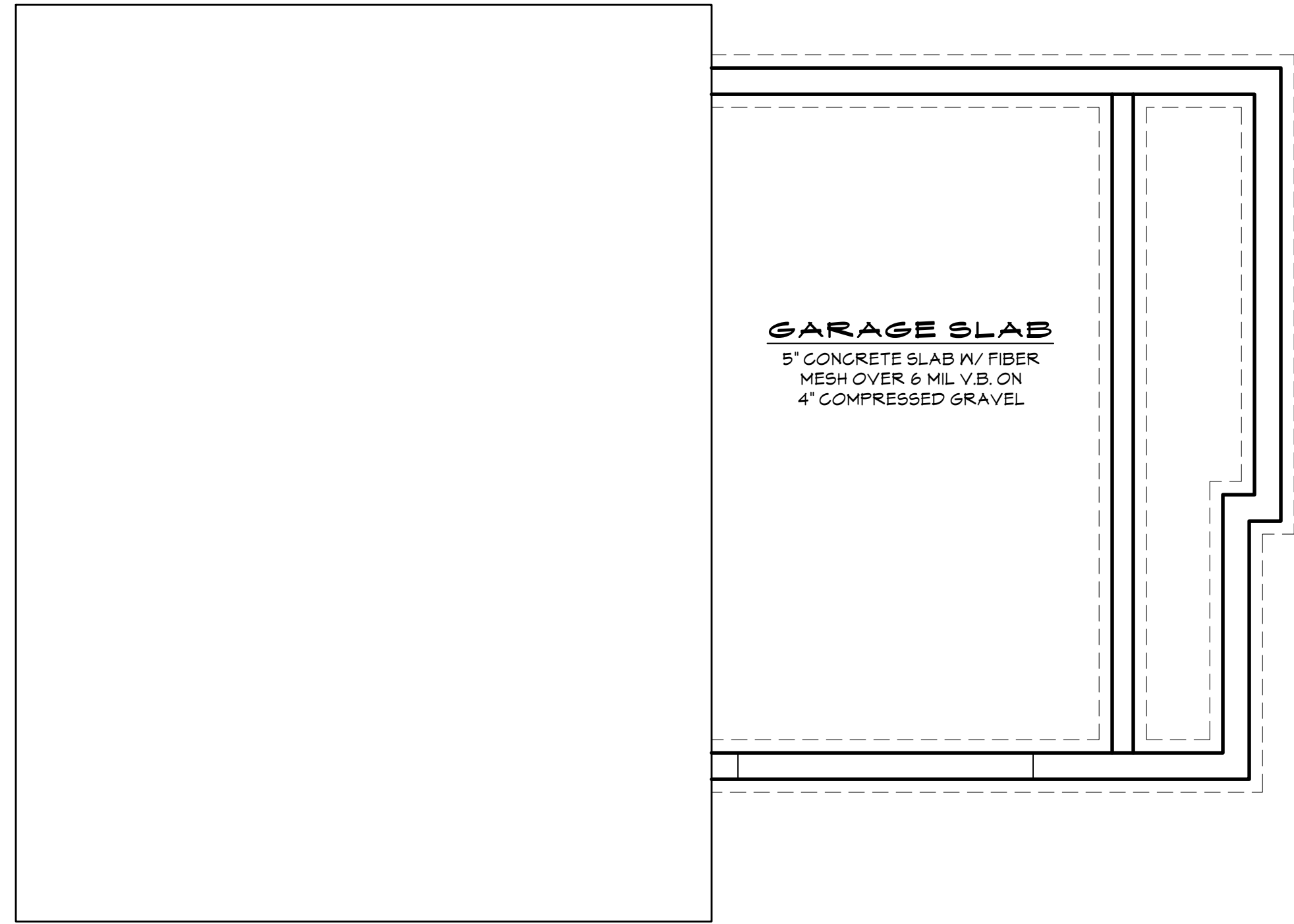


SECOND FLOOR PLAN

1/4" = 1'-0"

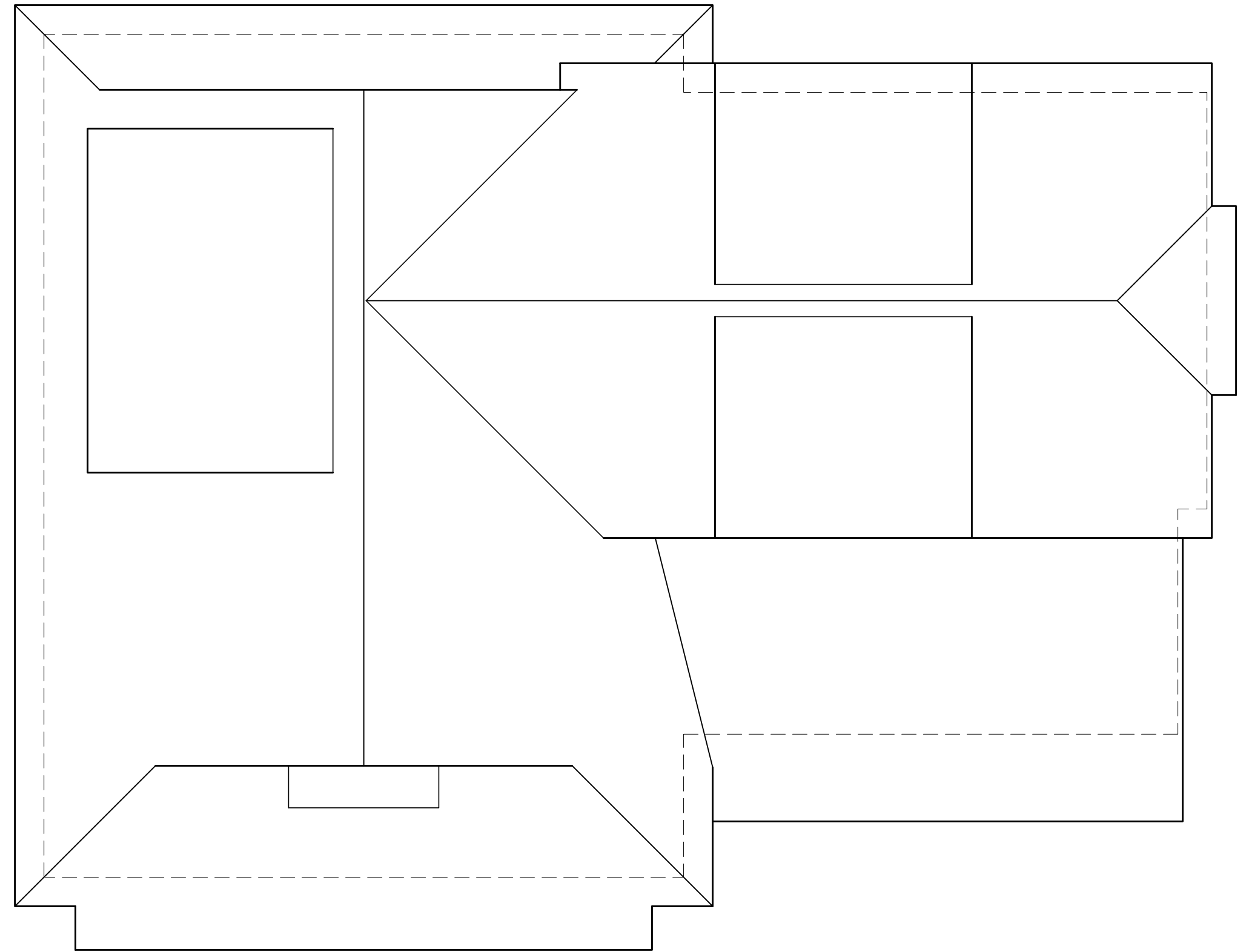
FOUNDATION PLAN

1/4" = 1'-0"



GROUND LEVEL PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"

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

DOCUMENT:  
HOD Application 06.30.23

DRAWN BY:  
JR

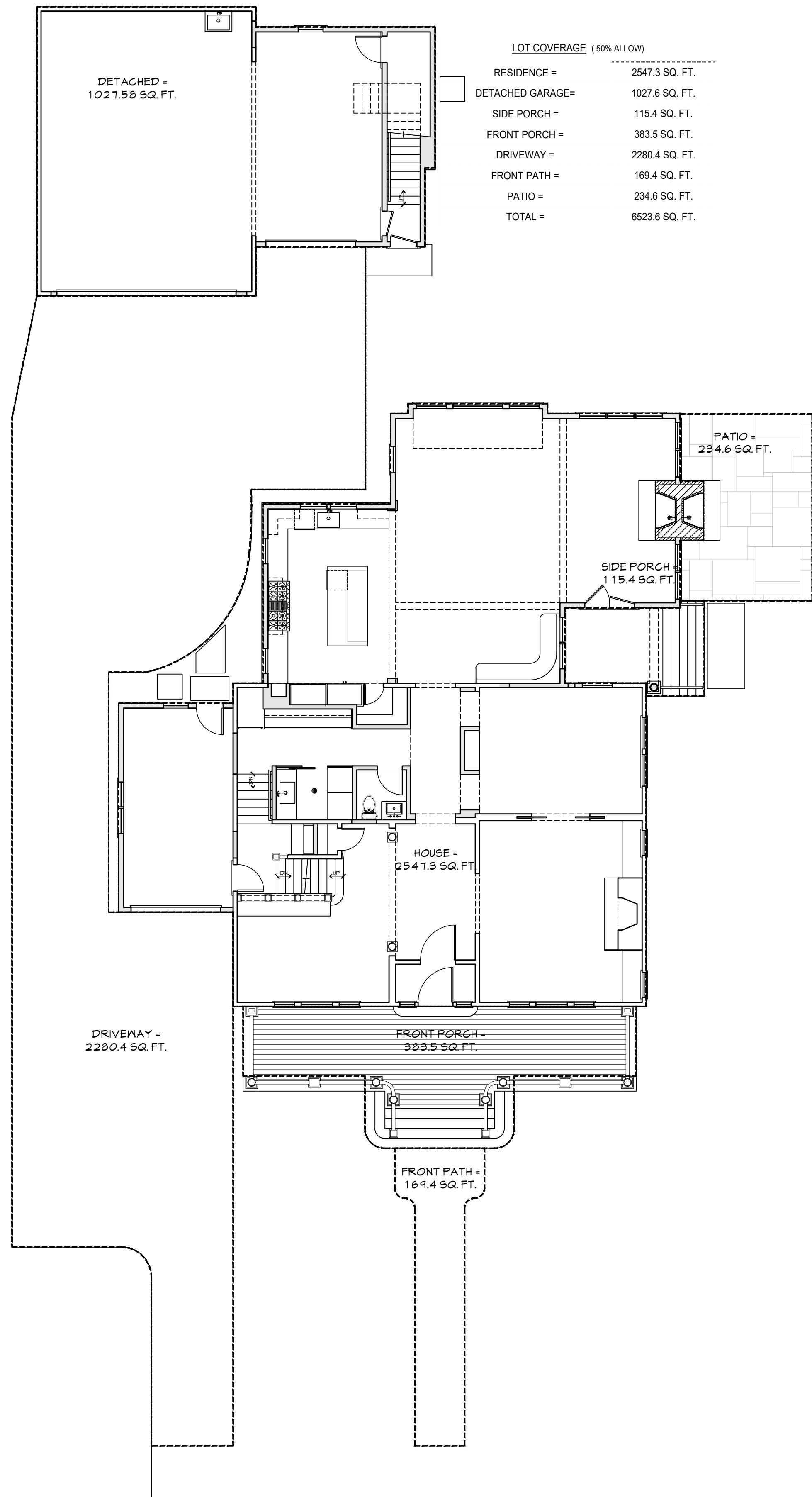
Garage Plans

a2.6

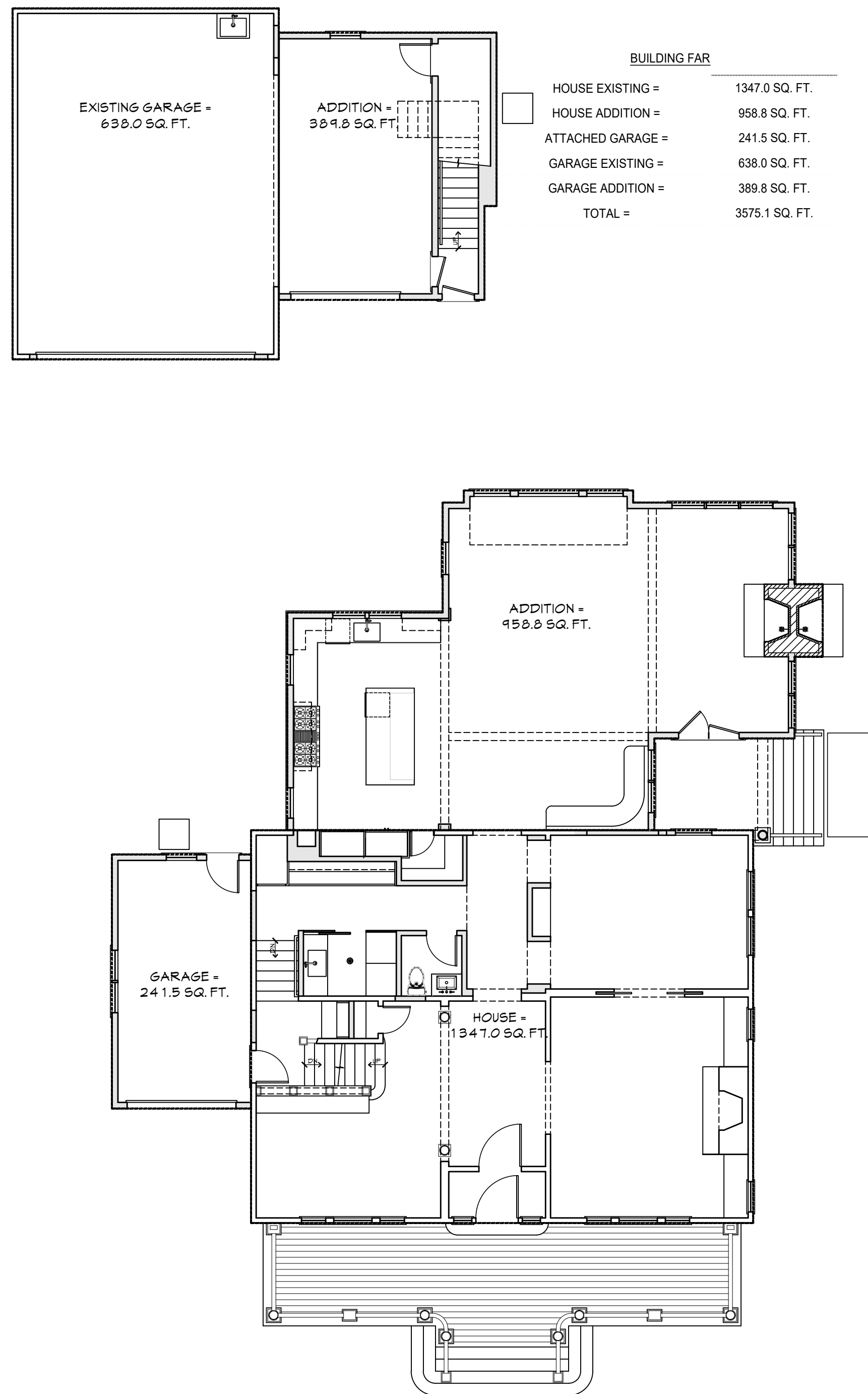
CHECKED:  
MA  
NOT FOR CONSTRUCTION

PROJECT NO:  
23002

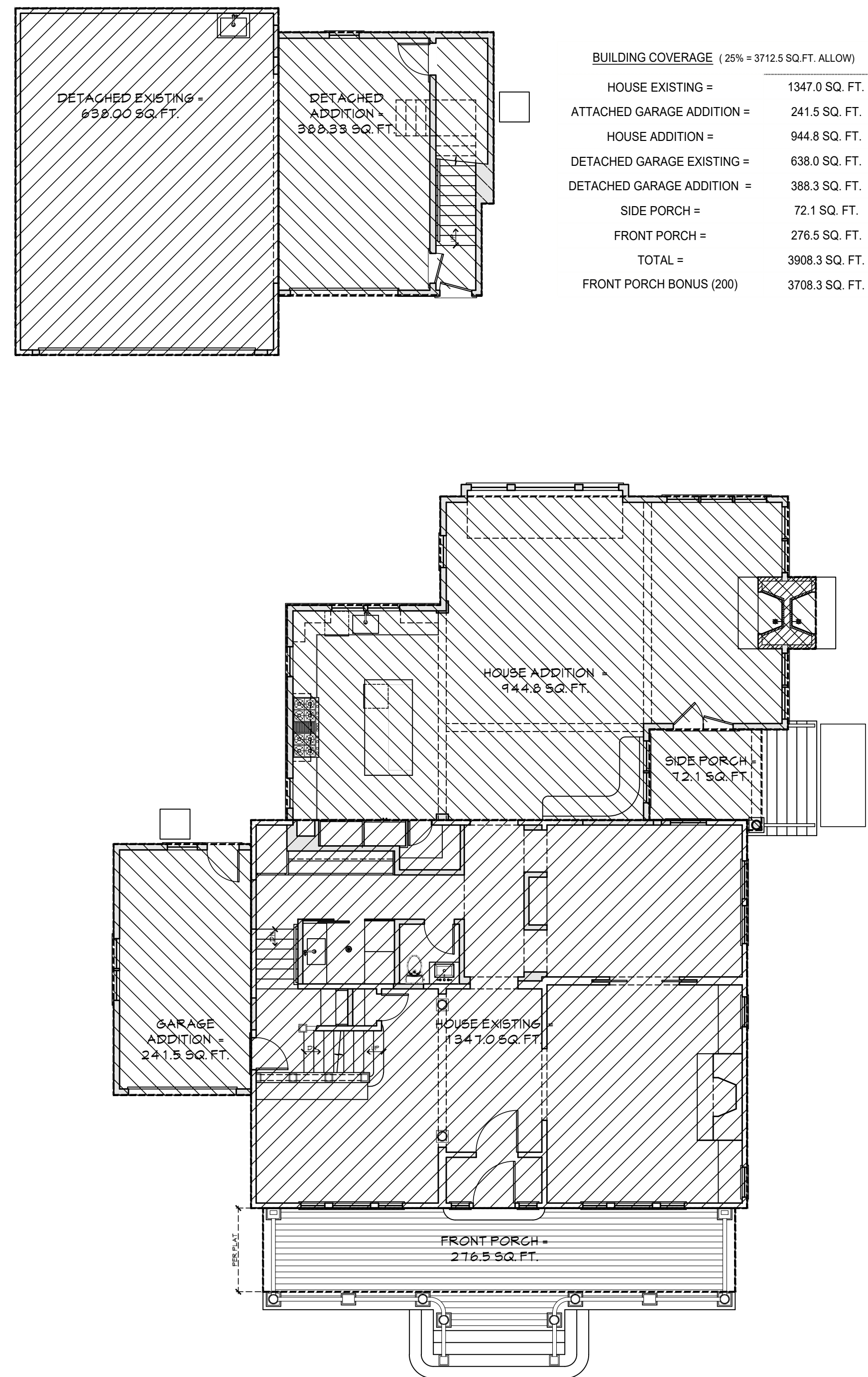
MICHAEL ABRAHAM  
ARCHITECTURE



LOT COVERAGE OVERLAY FAR  
1/8" = 1'-0"



FIRST FLOOR OVERLAY FAR  
1/8" = 1'-0"



BUILDING COVERAGE OVERLAY  
1/8" = 1'-0"

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

PROJECT NO: 23002  
DRAWN BY: JR  
CHECKED: MA  
DOCUMENT: HOD Application 06.30.23  
NOT FOR CONSTRUCTION

First Floor Overlays

148 Burlington Avenue

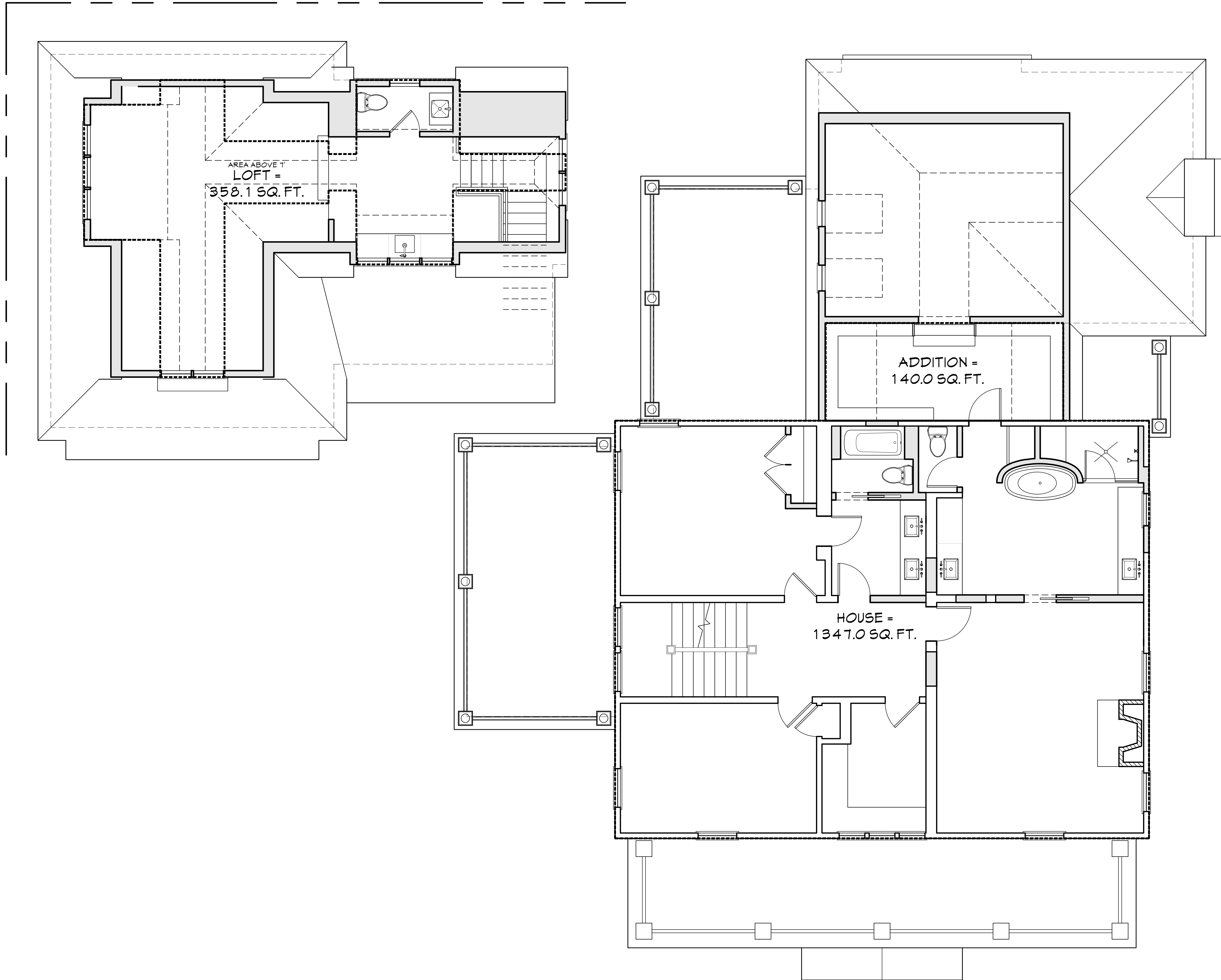
Clarendon Hills Illinois 60514

P 630.655.9417

michael-abraham.com

MICHAEL ABRAHAM  
ARCHITECTURE

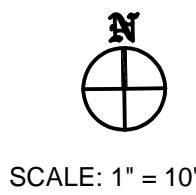




SECOND FLOOR FAR OVERLAY  
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

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



EXISTING TOPOGRAPHY & EROSION CONTROL PLAN

FOR  
515 S. LINCOLN ST. - HINSDALE, IL

BENCHMARK INFORMATION

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

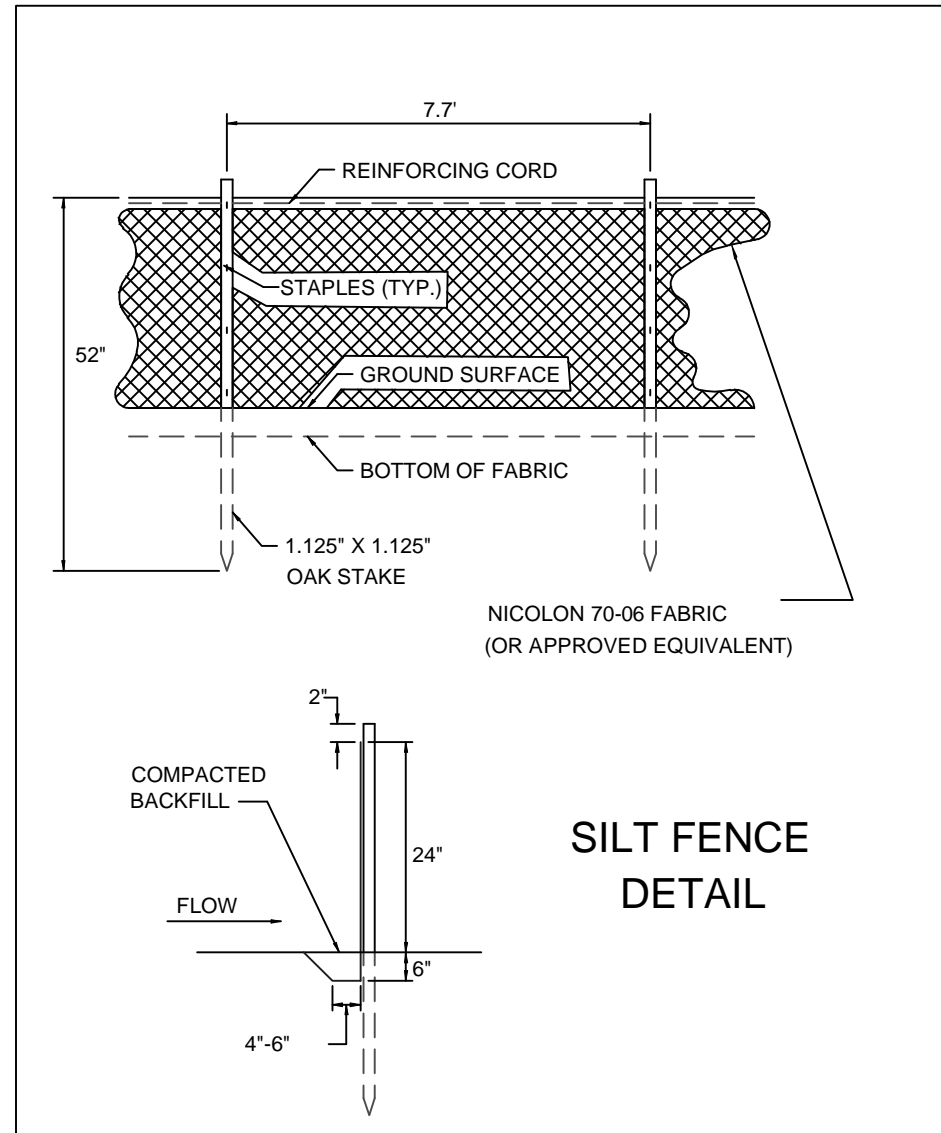
ELEVATION = 715.75 (NAVD 88)

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

RIM ELEVATION = 723.70 (NAVD 88)

LEGEND

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



EROSION CONTROL NOTES

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

DEMOLITION NOTES

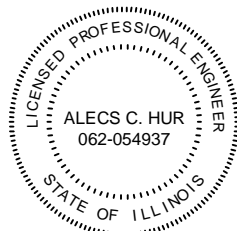
1. TANKER TRUCK ON SITE WITH A MINIMUM 100 GALLON/MINUTE CAPACITY TO PROVIDE WATER SOURCE FOR DEMOLITION OPERATIONS.
2. CLEANUP CONTACT: RYAN DUNHAM (PHONE # 773- 620-2422)

INTERIM STORM WATER NOTES

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

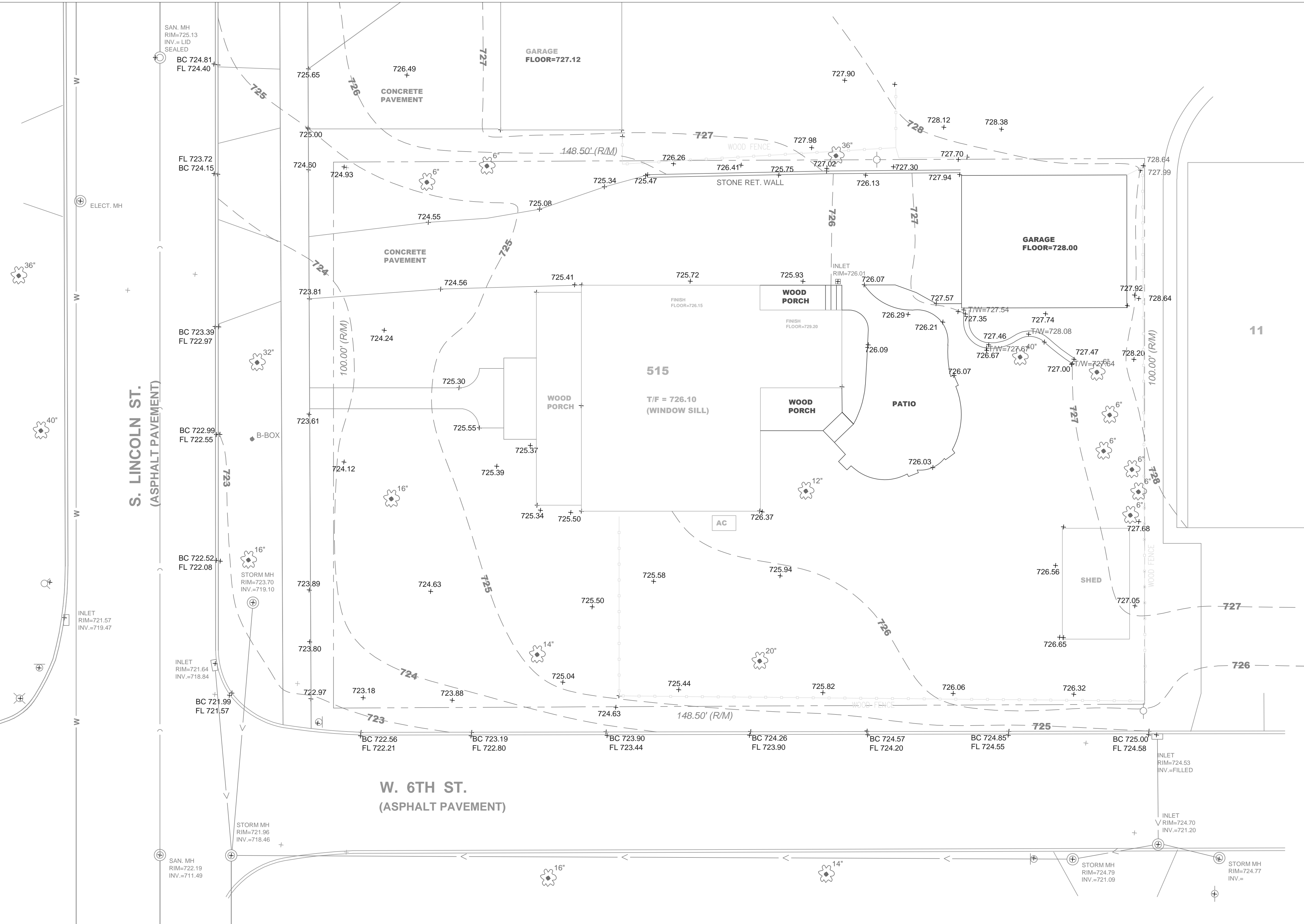
This is to certify that I, Alecs C. Hur, performed the topographical survey and that what is drawn is a correct representation of the field observations

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



*Alecs C. Hur*

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



GENERAL NOTES:

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

EXISTING TOPOGRAPHY & EROSION CONTROL PLAN

515 S. LINCOLN ST. - HINSDALE, IL

FILE NAME : -  
JOB DIRECTORY : -

GENERAL REVISION  
REVISIONS

PREPARED FOR  
515 LINCOLN RESIDENCE

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

Sheet 1 / 3





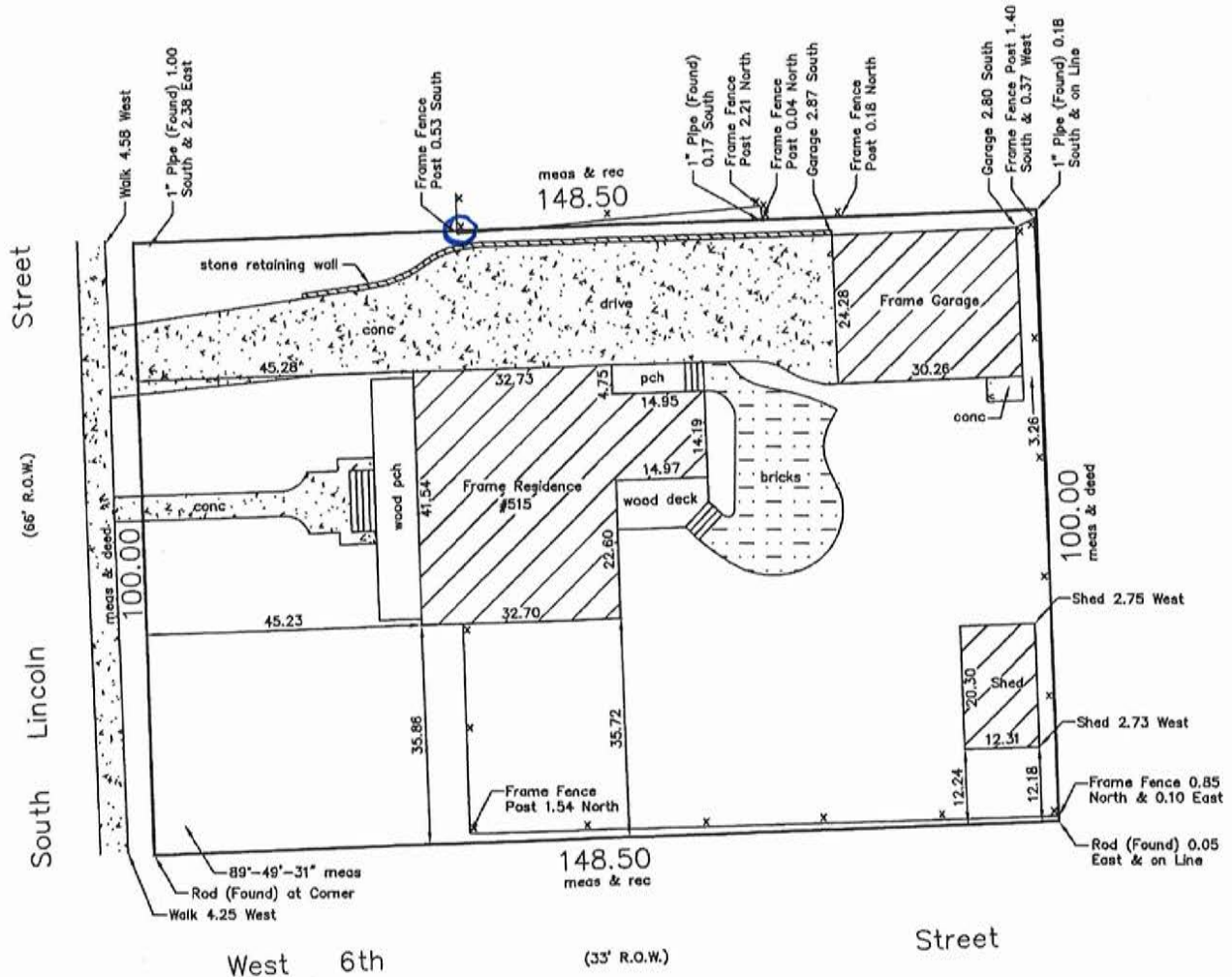
(assumed)

KABAL SURVEYING COMPANY  
Land Surveying Services  
**Plat of Survey**

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

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

Address: 515 South Lincoln Street, Hinsdale



**LEGEND**

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

Area of property is approximately 14,850 square feet

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

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

Surveyed January 19, 2023

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



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

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

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

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

*Mitchell P. Bales*

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

ORIGINAL SEAL IN RED