MEETING AGENDA



MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, February 7, 2018 6:30 P.M. **MEMORIAL HALL - MEMORIAL BUILDING**

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. MINUTES Review and approval of the minutes from the January 10, 2018, meeting.
- 3. FINDINGS AND RECOMMENDATIONS RECOMMENDATIONS FORWARDED TO THE NEXT BOARD OF TRUSTEES MEETING.
 - a) Case HPC-10-2017 244 E. First Street Request to withdraw the local landmark designation for the home in the Robbins Park Historic District.

4. PUBLIC HEARINGS - CERTIFICATE OF APPROPRIATENESS

a) Case HPC-01-2018 – 441 E. Third St. - Request for Certificate of Appropriateness for revisions to previously approved new home plans (HPC-04-2017) in the Robbins Park Historic District.

5. SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT

- a) Case A-01-2018 24 Chicago Ave., Unit B FreezeFix Wall Sign
 b) Case A-02-2018 36 E. Hinsdale Ave., 2nd FL. Hinsdale Garage (potential restaurant) - Non-compliant Neon-Illuminated Projecting Sign

6. ADJOURNMENT

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

Approved

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

January 10, 2018

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 6:00 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on January 10, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Gonzalez, Commissioner Prisby,

Commissioner Weinberger

Absent: Commissioner D'Arco, and Commissioner Williams

Also Present: Chan Yu, Village Planner

Minutes

Chairman Bohnen introduced the minutes from the December 13, 2017, meeting and asked for any questions. With no questions regarding the minutes, the HPC **unanimously approved, 4-0** (2 absent) the minutes from the December 13, 2017, meeting, after a correcting a typo on page 3 ("Commission" to "Commissioner").

Signage in the Historic Downtown District

Case A-48-2017 – 24 Chicago Ave. – Elysian Nail Spa – Wall Sign application in the Historic Downtown District.

Commissioner Prisby educated the group about the proposed sign material, Sintra PVC, and expressed that it is ideal for signage. With no concerns or questions by the HPC, a motion to recommend **approval** of the sign application, as submitted, was **unanimously approved**, **4-0** (2 absent)

Discussion Item - 2018 HPC Meeting Schedule

The HPC reviewed and agreed for the regularly scheduled 2018 HPC meetings to be on the first Wednesday of the month at 6:30 PM.

<u>Adjournment</u>

The HPC unanimously agreed to adjourn at 6:15 PM on January 10, 2018.

Respectfully Submitted,

, Village Planner

DRAFT

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 244 East First Street (Warren and Nancy Furey)

Request for Withdrawal of Designation as Landmark Building -

Case: HPC-10-2017

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: December 13, 2017.

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. Warren and Nancy Furey (the "Applicants") submitted an application under Section 14-4-1 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale Historic Preservation Commission requesting withdrawal of the existing landmark designation for the structure (the "Subject Building") located at 244 East First Street (the "Subject Property"). The Applicants are the owners of record of the Subject Property.
- 2. The Subject Building is a two and one-half story wood frame building, constructed in 1893 in the Victorian Renaissance Revival style. During the Great Depression, a portion of the front porch was removed and the coach house was relocated to the residential lot at 120 South Elm Street.
- 3. In 2002, the Applicants submitted an application under Section 14-3-2 of the Village Code of Hinsdale nominating the 109-year old Subject Building for designation as a landmark. The Historic Preservation Commission reviewed the application and ultimately recommended that the Village President and Board of Trustees designate the Subject Building as a historic landmark. On October 1, 2002, the Village Board of Trustees approved Ordinance 2002-60, which designated the Subject Building as a historic landmark. The Historic Preservation Commission noted that the Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village because it is located in the original Robbins Park Subdivision and is a rare Chicago example of residential work by the prestigious architectural firm of Shepley, Rutan and Coolidge, of Boston.
- 4. A landmark designation may be withdrawn, so long as one of the conditions set forth in Section 14-4-1 of the Village Code are satisfied. The Applicants contend that the following condition has been satisfied: "E. The owner of the structure, building or site demonstrates that he or she is experiencing significant and continuing financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site." § 14-4-1(E).
- 5. The Applicants made a presentation to the Historic Preservation Commission on December 13, 2017. They stated that they are experiencing significant and continuing financial

hardship and are requesting the removal of the landmark designation in order to sell the Subject Building. [Suggested addition from Commissioner Williams for discussion: It is noted that the sales price of a property is not a valid consideration in considering the withdrawal of a landmark status.]

- 6. The Applicants contended that they were experiencing difficulty selling the Subject Property because of the Subject Building's landmark status. Due to recent medical issues faced by the Applicants, they requested a withdrawal of the landmark designation and cited financial hardships. The Applicants presented a letter signed by Gerald E. Kubasiak of the law firm Miller, Canfield, Paddock and Stone, P.L.C., stating that the Applicants are highly dependent on the proceeds from the sale of the Subject Property. No financial documents or empirical evidence of a financial hardship was presented to the Commission. As a result of questioning by the Commission, the Applicants acknowledged owning two (2) additional properties.
- 7. Applicant Warren Furey and his family members testified regarding the application to withdraw the landmark designation of the Subject Building. The Applicant contended that the Subject Property has been privately marketed and that two potential buyers have indicated to Owners that they did not want purchase a property because of its landmark status. Therefore, the Applicants desire to have the landmark status removed to make it easier to sell the Subject Property and to get a higher selling price. After reviewing the Conditions of Withdrawal stated in §14-4-1(E) of the Village Code, the Commission members unanimously determined that these specific desires did not satisfy the required conditions for landmark status withdrawal as a result of a financial hardship.
- 8. During the public hearing, Commissioners inquired about the marketing strategies that had been implemented to sell the Subject Property. The Applicant's Real Estate Agent, Carrie Kenna, stated that the Subject Property was only being marketed privately and by word of mouth. Ms. Kenna, in response to questioning, stated the private listing contained no photographs of the property because the interior condition was not in the position to be photographed.
- 9. Chairman John Bohnen recused himself from the public hearing. Chairman Bohnen announced that he has been a long-time neighbor of the Applicants and felt he was too close to the situation to participate with the other Commissioners at the public hearing. Chairman Bohnen later spoke briefly during the public hearing as a resident and private citizen regarding the Subject Building. He opined, based on his experience as a realtor, that the Subject Property had not been marketed to the fullest extent in order to sell it. He also requested to have documents illustrating comparable sales to the Subject Building entered into the record. The documents were received into the record by the Commission and are attached hereto as Objector's Group Exhibit 1.
- 10. Commissioner Jim Prisby disclosed at the beginning of the public hearing that in 2007, he worked as the architect on a home addition for a relative of the Applicant. Commissioner Prisby did not believe that his work with the Applicant's relatives made him ineligible to

- participate in the public hearing, as he was still able to act fairly and impartially, but he wanted to note his prior work with the Applicant's relatives on the record.
- 11. Certain Commissioners felt that the Applicants had failed to satisfy the standards necessary to withdraw the landmark status, because there was no financial or empirical evidence of the hardship that the Applicants alleged. Additionally, other Commissioners were concerned that there had been a lack of effort in marketing the Subject Property because it had not been publically listed and the private real estate listing contained no photographs.
- 12. The Historic Preservation Commission found, based on the Application and the evidence presented at the public hearing, that the Applicants failed to satisfy the standards in §14-4-1(E) of the Village Code applicable to withdrawal of the designation of the landmark status for financial hardship. Among the evidence considered and relied upon by the Historic Preservation Commission were the testimony given by the Applicants and family members, as well as the Applicant's application and supporting documents, copies of which are attached hereto as **Group Exhibit A**, and **Objector's Group Exhibit 1**. A motion was made and seconded that the request to withdraw the landmark designation on the Subject Building not be recommended for approval to the Village Board of Trustees. The vote on the motion to not recommend withdrawal was four (4) in favor, zero (0) opposed, and (1) abstention.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of four (4) "Ayes," zero (0) "Nays", one (1) absent, and one (1) abstention, **DOES NOT RECOMMEND** that the President and Board of Trustees approve the Applicants' request to withdraw the landmark designation on the Subject Building located at 244 E. First Street.

HINSDALE HISTORIC PRESERVATION COMMISSION

By:	
Chairman Pro Tem	
Dated this 13 th day of December, 2017.	

Warren and Nancy Furey 244 East First Street Hinsdale, IL 60521

October 3, 2017

RE: 244 E First Street, Request to Withdraw Landmark

To Whom It May Concern:

Nancy and I are requesting to have the landmark designation withdrawn from the property located at 244 E First Street Under 14-4-1 section E Financial Hardship.

Nancy and I decided to Landmark our property long before the village created Historic Districts. We did this out of our desire to raise awareness and create appreciation for historic architecture at the height of the teardown phenomenon of the 1990s. The Historic Preservation Ordinance was a **Voluntary Ordinance** at the time, and we were told designating our home a landmark under the ordinance was **not binding** as in other communities that had more strict ordinances. We were also reassured that we could have this designation removed should we ever change our minds. At the time we fully believed our decision would help enhance not only our own property value but would also increase the property values in the area. We were fortunate that East First Street had not seen any major changes to its housing stock in over seventy years, and older homes like ours were still commanding high property values. However, more recently we have seen our streetscape change and the value of older homes like ours decline. The 19th century home across the street was torn down and we have been looking at an empty lot for over a year now. Another 19th century home catty-corner to us has been on the market for over two years and remains without a buyer.

We are appealing to you now because eight months ago my wife Nancy was suddenly and unexpectedly diagnosed with Stage 3 cancer of the esophagus. Given the unexpected turn of events in our lives and the need to have a home better equipped for her illness, we put our home on the market. Our deepest hope is and always will be to sell the home if possible to someone who will restore the home back to its original luster. In the past six months we have spoken with two parties who would be interested in purchasing and restoring the home. Both parties are well funded and have a good history of taking on these projects, however they have also indicated to us that they simply have no interest purchasing the house at any price with the current Landmark Designation.

Our home is our single largest asset. We find ourselves in a position where we need to sell our home in a reasonable time frame and Real Estate Agents and investors are requesting we remove the Landmark Status from our property to facilitate or home sale. We are concerned that the Landmark status will increase the time our home sits on the market waiting for a buyer and we will be forced to accept a significantly lower sale price which will greatly affect our financial retirement security.

We plan to market the home and highlight its historic value. We absolutely have no interest in marketing the home for lot value. It goes against all that we love and value in our home. We are confident that since our home is now located in a historic preservation district the next owner will be required to appear in front of the Hinsdale Preservation Committee with any rehabilitation plans the town will do what the Historic Preservation Ordinance intended: act as an educational resource and provide guidance during restoration from experts in their field and in our lovely town's history. These recommendations will be VOLUNTARY not binging and we believe this is what the original law intended and it was only when we put our home on the market that we learned this was not the case.

It is important for me to point out that we never took advantage of any potential tax savings by way of Landmark status. We have a plaque and a lot of pride is all. We have dearly loved our home of the last 46 years, and we are hoping to find another owner who will restore it and enjoy it for the next fifty.

Respectfully,

Warren W. Furey, MD

allAuregno

Founded in 1852 by Sidney Davy Miller

GERALD E. KUBASIAK TEL (312) 460-4231

E-MAIL kubasiak@millercanfield.com

FAX (312) 460-4201



Miller, Canfield, Paddock and Stone, P.L.C. 225 W. Washington Street, Suite 2600 Chicago, Illinois 60606 TEL (312) 460-4200 FAX (312) 460-4201 www.millercanfield.com MICHIGAN: Ann Arbor Detroit • Grand Rapids Kalamazoo • Lansing • Troy

> FLORIDA: Tampa ILLINOIS: Chicago NEW YORK: New York

> > CANADA: Windsor CHINA: Shanghai MEXICO: Monterrey POLAND: Gdynia Warsaw • Wrocław

October 5, 2017

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

Re:

Application of Drs. Warren & Nancy Furey

Dear Chairman:

I am writing on behalf my clients, Drs. Warren and Nancy Furey, who have filed an application to have their home at 244 East First Street removed from landmark status. The reason is based on economic hardship. Based on my knowledge of Warren and Nancy's financial situation, they will be highly dependent on the proceeds from the sale of 244 to sustain themselves given that they are now both retired. Given recent medical issues, there is even greater concern. We believe that this is truly a case of economic necessity.

Very truly yours,

Miller, Canfield, Paddock and Stone, P.L.C.

By:

Gerald E. Kubasiak

GEK/ir

29975397.1\088888-04549

Carrie Kenna
Liz Kenna Burke
BHHS Koenig Rubloff Group
35 S Washington
630-325-7500
www.kennahomesrealtors.com

October 24, 2017

Anne and Bob Schultz 733 S Grant St Hinsdale, Il 60521

Dear Anne and Bob,

The marketing at 244 E 1st St Hinsdale for Warren and Nancy Furey has not produced any possible buyers. The potential clients that have expressed an interest have all ruled it out due to the Landmark Status. The impact to the value of the home will be dramatic. Given the home needs extensive work any potential buyer will be impacted by the landmark status. The risk a buyer would need to undertake in dealing with this comes at a steep price and may require a substantially longer marketing period to find that right buyer. I am sorry as this will most likely cause a significant financial hardship for Warren and Nancy Furey at this most vulnerable time in their lives.

Please call to discuss at any time. Will continue to look for that one buyer in the mean time.

Sincerely,

Carrie Kenna

Exhibit A Side Photo



Exhibit B Front Photo

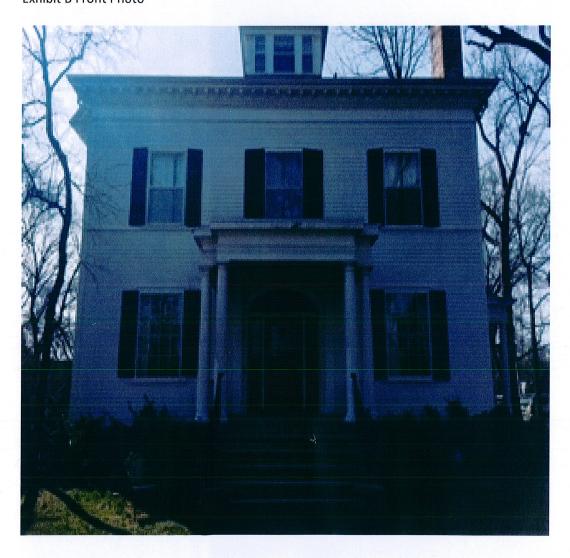


Exhibit C Side Photo



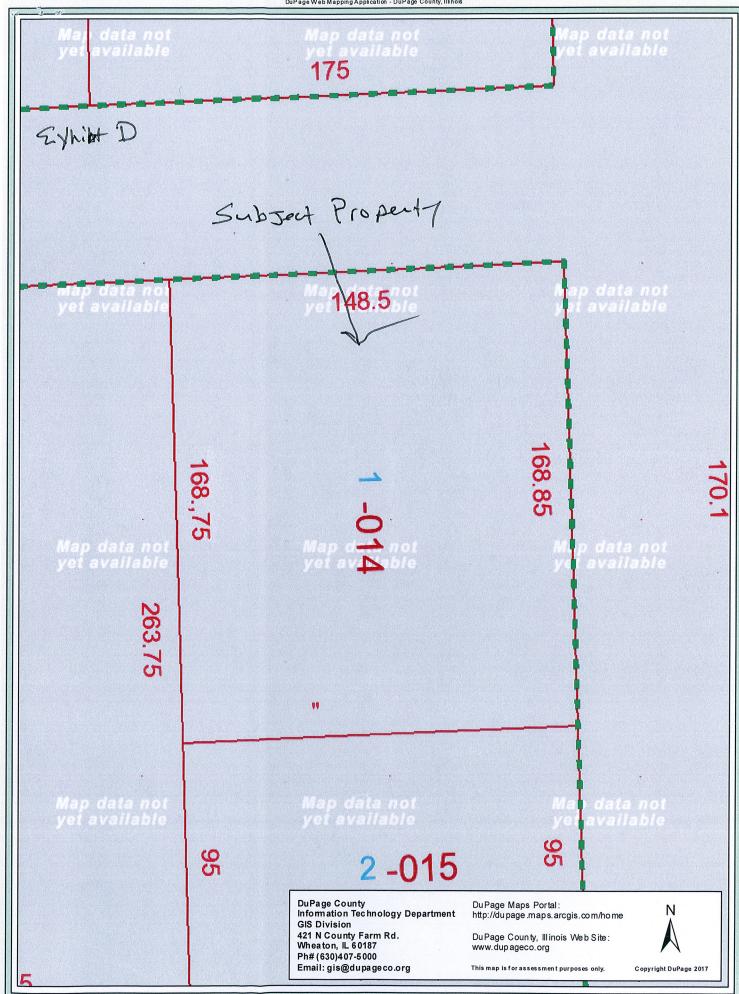


EXHIBIT A

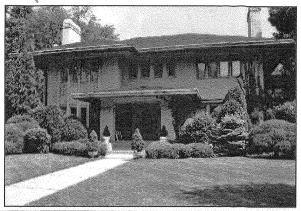
Legal Description

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

Commonly known as 244 East First Street, Hinsdale, Illinois 60521

Property Identification Number:

09-12-208-014



Detached Single Status: CLSD Area: 521

MIS #: 08110300 List Date: 07/09/2012 List Dt Rec: 07/09/2012

List Price: \$2.195.000 Orig List Price: \$2,199,000 Sold Price: \$2,000,000

Lst. Mkt. Time: 298

Concessions:

Contingency

Fireplaces: 3

Address: 231 E Third St , Hinsdale, IL 60521 Directions: Third St. east of Garfield. North side between Park and Elm.

Sold by: Catherine Burns (222296) / Adams & Myers

Realtors, Inc. (22001) Closed: 07/10/2013 Contract: 05/02/2013

Off Market: 05/02/2013 Year Built: UNK Dimensions: 140X261X122X261

Ownership: Fee Simple Corp Limits: Hinsdale Coordinates: S:5 W:14 Rooms: 9

Bedrooms: 5 Basement: Full

Financing: Conventional Blt Before 78: Yes

Subdivision: Southeast Township: Downers Grove

Bathrooms 4 / 2 (full/half): Master Bath: Full Bsmnt. Bath: Yes

Curr. Leased: No Model: County: DuPage

Parking: Garage # Spaces: Gar:4 Parking Incl. Yes In Price:

Remarks: Unique opportunity to own a premier, historically significant Southeast Hinsdale property. Although sold "as is", this home is in excellent condition. Hardwood floors throughout, expanded gourmet kitchen, elegant formal rooms, original woodwork, coach house and .8 acre of lush, professionally landscaped grounds. Designed by renowned architecht E.E. Roberts in 1908. Walk to everything. Agent related to seller.

School Data Elementary: Oak (181) Junior High: Hinsdale (181) High School: Hinsdale Central (86)

Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No Master Association: No

<u>Assessments</u>

Tax Amount: \$36,429.16 PIN: 0912208013 Mult PINs: Tax Year: 2011 Tax Exmos:

<u>Miscellaneous</u> Waterfront: No Appx SF: 6000 SF Source: Appraiser Bldg. Assess. SF:

Acreage:

Square Footage Comments:

Room Name Size Living Room 18X37 Dining Room 18X21 Kitchen 22X31	<u>Level</u> Main Level Main Level Main Level	<u>Flooring</u> Carpet Carpet Terracotta	Win Trmt Curtains/Drapes Curtains/Drapes Blinds	Room Name Size Master Bedroom 18X25 2nd Bedroom 12X18 3rd Bedroom 15X15	<u>Level</u> 2nd Level 2nd Level 2nd Level	<u>Flooring</u> Carpet Carpet Carpet	Win Trmt Curtains/Drapes Curtains/Drapes Curtains/Drapes
Family Room	Not Applicable			4th Bedroom 8X12	2nd Level	Carpet	Curtains/Drapes
Laundry Room 18X21 5th Bedroom 9X9 Recreation Room 23X30	Basement 2nd Level Basement	Other Carpet Carpet	None Curtains/Drapes None	Foyer 12X33 Screened Porch 12X20	Main Level 2nd Level	Carpet Other	None Shades

Interior Property Features: Bar-Wet, Hardwood Floors

Exterior Property Features: Balcony, Porch, Porch Screened, Storage Shed, Storms/Screens

Age: 100+ Years Type: 2 Stories Style: Traditional Exterior: Stucco Air Cond: Central Air

Heating: Gas, Forced Air, Radiant

Kitchen: Eating Area-Breakfast Bar, Eating Area-Table

Space, Island, Pantry-Closet

Appliances: Oven-Double, Microwave, Dishwasher, High End Refrigerator, Refrigerator-Bar, Washer, Dryer,

Disposal, Grill-Indoor Dining: Separate Attic: Full, Interior Stair Basement Details: Finished

Bath Amn:

Fireplace Details: Wood Burning, Gas Logs Fireplace Location: Living Room, Basement, Other

Electricity: 200+ Amp Service

Equipment: Humidifier, TV-Cable, CO Detectors, Ceiling Fan, Sump Pump, Sprinkler-Lawn

sentrilock. 630-235-6917

Agent Remarks: Note significant price reduction on this beautiful home. Perfect restoration project or build new. The neighborhood values support either agenda. Storage

Listing Type: Exclusive Right to Sell

Showing Inst: Call LA for appointment. No

Coop Comp: 2.5-250 (on Net SP)

Additional Rooms: 5th Bedroom, Foyer, Recreation Room, Roof: Asphalt/Glass (Shingles)

Screened Porch Garage Ownership: Owned Garage On Site: Yes Garage Type: Detached

Garage Details: Garage Door Opener(s)

Parking Ownership: Parking On Site: Parking Details: Driveway: Brick Foundation: Stone Exst Bas/Fnd: Disability Access: No Disability Details: Exposure: S (South)

Remarks on Internet?: Yes

Holds Earnest Money: Yes

Addl. Sales Info.: None

VOW Comments/Reviews: No

Lot Size: .50-.99 Acre Lot Desc: Landscaped Professionally

> Addr on Internet?: Yes Agent Notices: Lock Box: None

Cont. to Show?: Contact Name:

Ph #: Ph #: (630) 789-3030 Broker: County Line Properties, Inc. (22124) List Agent: Josie Gallagher, ABR (224285) Ph #: (630) 235-6917

Ph #:

shed large enough to accomodate a fifth car. Pre Plan Review available on request.

Special Comp Info: None Expiration Date: 07/31/2013

Phone

Sewer: Sewer-Public

Water: Lake Michigan

Amenities: Sidewalks, Street Lights, Street Paved

General Info: None

Asmt Incl: None

HERS Index Score:

Green Rating Source:

Possession: Closing

Const Opts:

Green Discl:

Green Feats:

Sale Terms:

Occ Date:

Email:josie.gallagher@clphomes.com More Agent Contact Info: 630-235-6917

Agent Owned/Interest: Yes

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 08110300

Internet Listing: A

Mgmnt. Co:

Owner: OOR

VOW AVM: No

Prepared By: Josie Gallagher, ABR | County Line Properties, Inc. | 12/13/2017 12:32 PM

Address: 231 E Third St

Total Days on Market: 580

Listing Summary

MLS No:

08110305



(Details)

Cur. Status: CANC

Type:

Land

List Price:

\$2,195,000

Orig. LP:

\$2,199,000

Sold Price:

Rental Price:

\$0

Orig. RP: Rented Price:

List Date:

07/09/2012 List Agent: 224285 List Office: 22124

LMT:

368

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: CLSD -> CANC	CANC	\$2,195,000/\$0	07/11/2013	<u>jennifer</u>
STATUS: CTG -> CLSD	CLSD	\$2,195,000/\$0	07/10/2013	<u>224285</u>
STATUS: ACTV -> CTG	CTG	\$2,195,000/\$0	05/07/2013	<u>224285</u>
STATUS: PCHG -> ACTV	ACTV	\$2,195,000/\$0	01/20/2013	<u>AutoReset</u>
RP: -> \$0	PCHG	\$2,195,000/\$0	01/14/2013	<u>224285</u>
STATUS: ACTV -> PCHG	PCHG	\$2,195,000/\$0	01/14/2013	<u>224285</u>
LIST_PRICE: \$2,199,000 -> \$2,195,000	PCHG	\$2,195,000/\$0	01/14/2013	224285
STATUS: NEW -> ACTV	ACTV	\$2,199,000	07/15/2012	<u>AutoReset</u>
STATUS: DRF -> NEW	NEW	\$2,199,000	07/09/2012	<u>224285</u>

Listing Summary

MLS No:

08110300

(Details)

Cur. Status: CLSD

Type:

Detached Single

List Price: Orig. LP:

\$2,195,000 \$2,199,000

Sold Price: \$2,000,000

List Date:

07/09/2012

List Agent: 224285

List Office: 22124

LMT:

298

Listing History

		•		
Change Description	Status	Price	Modified Date	Updated By
STATUS: CTG -> CLSD	CLSD	\$2,195,000	07/10/2013	<u>224285</u>
STATUS: ACTV -> CTG	CTG	\$2,195,000	05/07/2013	<u>224285</u>
STATUS: PCHG -> ACTV	ACTV	\$2,195,000	01/20/2013	<u>AutoReset</u>
LIST_PRICE: \$2,199,000 -> \$2,195,000	PCHG	\$2,195,000	01/14/2013	224285
STATUS: ACTV -> PCHG	PCHG	\$2,195,000	01/14/2013	<u>224285</u>
STATUS: NEW -> ACTV	ACTV	\$2,199,000	07/15/2012	<u>AutoReset</u>
STATUS: DRF -> NEW	NEW	\$2,199,000	07/09/2012	224285

Listing Summary

MLS No:

<u>07958298</u>



(Details)

Cur. Status: CANC

Type:

Land

List Price:

\$2,399,000

Orig. LP:

\$2,499,000

Sold Price:

Rental Price:

\$0

Orig. RP: Rented Price:

List Date:

12/10/2011

List Agent: 224285

List Office: 22124

LMT:

212

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$2,399,000/\$0	07/08/2012	<u>224285</u>
STATUS: PCHG -> ACTV	ACTV	\$2,399,000/\$0	03/22/2012	<u>AutoReset</u>
STATUS: ACTV -> PCHG	PCHG	\$2,399,000/\$0	03/16/2012	224285
LIST_PRICE: \$2,499,000 -> \$2,399,000	PCHG	\$2,399,000/\$0	03/16/2012	224285
RP: -> \$0	PCHG	\$2,399,000/\$0	03/16/2012	224285
STATUS: NEW -> ACTV	ACTV	\$2,499,000	12/16/2011	<u>AutoReset</u>
STATUS: DRF -> NEW	NEW	\$2,499,000	12/10/2011	224285

Listing Summary

Listing History

MLS No:

07735586

(Details)

Cur. Status: CANC Type:

List Price: \$2,399,000

Detached Single

Orig. LP:

\$3,750,000

Sold Price:

List Date:

02/20/2011

List Agent: 224285

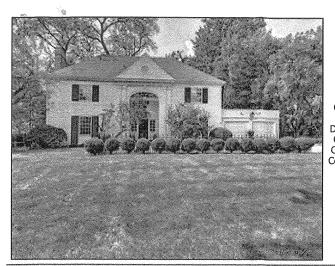
List Office: 22124

LMT:

505

Change Description	Status	Price	Modified Date	Updated By
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STATUS: PCHG -> ACTV	ACTV	\$2,399,000	03/22/2012	<u>AutoReset</u>
LIST_PRICE: \$2,499,000 -> \$2,399,000	PCHG	\$2,399,000	03/16/2012	224285
STATUS: ACTV -> PCHG	PCHG	\$2,399,000	03/16/2012	<u>224285</u>
STATUS: PCHG -> ACTV	ACTV	\$2,499,000	11/10/2011	<u>AutoReset</u>
LIST_PRICE: \$2,749,000 -> \$2,499,000	PCHG	\$2,499,000	11/04/2011	224285
STATUS: ACTV -> PCHG	PCHG	\$2,499,000	11/04/2011	<u>224285</u>
STATUS: PCHG -> ACTV	ACTV	\$2,749,000	10/20/2011	<u>AutoReset</u>
STATUS: ACTV -> PCHG	PCHG	\$2,749,000	10/14/2011	<u>224285</u>
LIST_PRICE: \$2,899,000 -> \$2,749,000	PCHG	\$2,749,000	10/14/2011	224285
STATUS: PCHG -> ACTV	ACTV	\$2,899,000	06/07/2011	<u>AutoReset</u>
STATUS: ACTV -> PCHG	PCHG	\$2,899,000	06/01/2011	<u>224285</u>
LIST_PRICE: \$2,999,000 -> \$2,899,000	PCHG	\$2,899,000	06/01/2011	224285
STATUS: PCHG -> ACTV	ACTV	\$2,999,000	04/17/2011	<u>AutoReset</u>
LIST_PRICE: \$3,499,000 -> \$2,999,000	PCHG	\$2,999,000	04/11/2011	224285
STATUS: ACTV -> PCHG	PCHG	\$2,999,000	04/11/2011	224285
STATUS: PCHG -> ACTV	ACTV	\$3,499,000	03/17/2011	<u>AutoReset</u>
LIST_PRICE: \$3,750,000 -> \$3,499,000	PCHG	\$3,499,000	03/11/2011	<u>224285</u>
STATUS: ACTV -> PCHG	PCHG	\$3,499,000	03/11/2011	<u>224285</u>
STATUS: NEW -> ACTV	ACTV	\$3,750,000	02/26/2011	<u>AutoReset</u>
STATUS: DRF -> NEW	NEW	\$3,750,000	02/20/2011	<u>224285</u>

^{*}Listings that closed or went off-market prior to 01/01/2007 are not included in this report.



MLS #: 09029093 List Price: \$1,089,000 **Detached Single** List Date: 09/03/2015 Orig List Price: \$1,299,000 Status: CLSD List Dt Rec: 09/03/2015 Area: 521 Sold Price: \$1,080,000

Address: 120 S Elm St , Hinsdale, IL 60521

Directions: First Street, East of Garfield to Elm; South to 120

Sold by: Jeffrey Jensen (220283) / Coldwell Banker Lst. Mkt. Time: 132 Residential (22205)

Closed: 01/26/2016 Contract: 01/12/2016 Concessions: Off Market: 01/12/2016 Financing: Cash Contingency: Curr. Leased: Year Built: 1957 Blt Before 78: Yes Dimensions: 155X95X156X96

Ownership: Fee Simple Subdivision:

Corp Limits: Hinsdale Township: Downers Grove Coordinates:

Rooms: 9 Bathrooms 2 / 1 (full/half):

Bedrooms: 4 Master Bath: Full # Spaces: Gar: 2.5 Parking Incl. Yes
In Price: Basement: Full Bsmnt. Bath: No

Remarks: Location, Location, Location! This Elegant home is a 10 Plus Location. Stately 2 story Traditional home in coveted Southeast Hinsdale. Gracious and generously sized living and dining rooms, a welcoming wood burning fireplace in the living room, gleaming hardwood floors laid in herringbone pattern, French doors leading to manicured private fenced back yard that boasts a heated in-ground pool, brick terraces and raised flower beds. A private paneled study with walls lined with bookshelves and 4 spacious bedrooms. A full finished basement, wide open and will be ready for whatever you might want to do. This lovely home has had some updates. The home has been claimed to be historical; it can be remodeled, expanded thru the Historical Review Committee process of the Village of Hinsdale

School Data Elementary: Oak (181) Junior High: Hinsdale (181) High School: Hinsdale Central (86)

Assessments Amount: \$0 Frequency: Not Applicable

Special Assessments: No Special Service Area: No Master Association: No

Tax Amount: \$23,276.94 PIN: 0912208015 Mult PINs:

Tax Year: 2014 Tax Exmps: Senior

Miscellaneous Waterfront: No Appx SF: 2682 SF Source: Assessor Bldg. Assess. SF:

Win Trmt

Acreage:

Model:

Fireplaces: 1 Parking: Garage

County: DuPage

Square Footage Comments:

Room Name Size <u>Level</u> **Flooring** Win Trmt Room Name Size Level **Flooring** Main Level Living Room 25X15 Hardwood Master Bedroom 25X12 2nd Level Carpet Dining Room 14X13 **Main Level** Hardwood 2nd Bedroom 13X13 2nd Level Carpet Kitchen 11X10 Main Level **Ceramic Tile** 3rd Bedroom 11X11 2nd Level Carpet Family Room **Not Applicable** 4th Bedroom 11X11 2nd Level Hardwood Laundry Room Study 15X11 Main Level Hardwood **Ceramic Tile** Breakfast Room 8X8 Main Level

Interior Property Features: **Hardwood Floors**

Brick Paver Patio, Pool In-Ground, Storms/Screens Exterior Property Features:

Age: 51-60 Years Type: 2 Stories Style: Traditional Exterior: Frame Air Cond: Central Air Heating: Gas, Forced Air

Kitchen: Eating Area-Table Space Appliances:

Dining: Separate Attic: Full, Pull Down Stair, Unfinished

Basement Details: Finished

Bath Amn:

Fireplace Details: Wood Burning Fireplace Location: Living Room

Electricity: 200+ Amp Service

Equipment: Humidifier, TV-Cable, Security System

Additional Rooms: Breakfast Room, Study

Garage Ownership: Owned Garage On Site: Yes Garage Type: Attached

Garage Details: Garage Door Opener(s),

Transmitter(s) Parking Ownership: Parking On Site: Parking Details: Driveway: Foundation:

Exst Bas/Fnd: Disability Access: No Disability Details:

Exposure: S (South), E (East), W (West)

Lot Size: .25-.49 Acre

Lot Desc: Fenced Yard, Landscaped Professionally

Roof: Asphalt/Glass (Shingles) Sewer: Sewer-Public, Sewer-Storm

Water: Lake Michigan

Const Opts:

General Info: Commuter Train

Amenities: Park/Playground, Pool, Tennis Courts, Curbs/Gutters, Street Lights, Street Paved

Asmt Incl: None HERS Index Score: Green Discl: Green Rating Source: Green Feats:

Sale Terms: Conventional

Possession: Closing

Occ Date:

Agent Remarks: Vacant - EASY TO SHOW!. Pre-plan Review and Survey in additional information. Claimed to be Historical home will be conveyed "as-is". One of the best and most desired locations in SE Hinsdale. A very short stroll to train, schools, parks and center of Village. The basement adds approximately another 1,341 square feet of living space. Very private back yard with an abundance of majestic trees and mature plantings.

Internet Listing: Yes VOW AVM: Yes

Listing Type: Exclusive Right to Sell Coop Comp: 2.5%-\$200 (on Net SP) Showing Inst: Call LA #630-484-4876 Mgmnt. Co:

Owner: OOR Broker: Coldwell Banker Residential (22205)

List Agent: Jeffrey Jensen (220283) Co-lister: Brent Jensen (247013)

Remarks on Internet?: Yes VOW Comments/Reviews: Yes Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?:

Contact Name:

Ph #: (630) 789-8280

Ph #: (630) 484-4876 Ph #: (630) 408-4871

Addr on Internet?: Yes Agent Notices: Lock Box: Special Comp Info: None Expiration Date: Phone:

Agent Owned/Interest: No

Email:jeff@jeffjensen.com

More Agent Contact Info: 630/484-4876

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 09029093

Prepared By: Penny Bohnen, CRS | County Line Properties, Inc. | 12/13/2017 12:44 PM

Address: 120 S Elm St Total Days on Market: 132

Listing Summary

MLS No: Cur. Status: CLSD

09029093

Detached Single

Type:

List Price: \$1,089,000

Orig. LP: \$1,299,000

Sold Price: \$1,080,000

List Date: 09/03/2015

List Agent: 220283

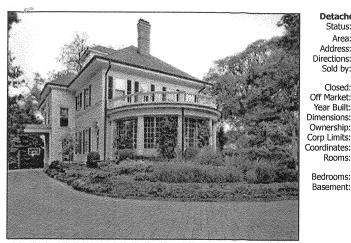
List Office: 22205 LMT:

132

Listing History

		•		
Change Description	Status	Price	Modified Date	Updated By
STATUS: PEND -> CLSD	CLSD	\$1,089,000	01/26/2016	Call Broker
STATUS: PCHG -> PEND	PEND	\$1,089,000	01/12/2016	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$1,089,000	01/07/2016	Call Broker
LIST_PRICE: \$1,195,000 -> \$1,089,000	PCHG	\$1,089,000	01/07/2016	Call Broker
STATUS: RACT -> ACTV	ACTV	\$1,195,000	12/13/2015	Call Broker
LIST_PRICE: \$1,299,000 -> \$1,195,000	RACT	\$1,195,000	12/07/2015	Call Broker
STATUS: CTG -> RACT	RACT	\$1,195,000	12/07/2015	Call Broker
STATUS: ACTV -> CTG	CTG	\$1,299,000	10/08/2015	Call Broker
STATUS: NEW -> ACTV	ACTV	\$1,299,000	09/09/2015	Call Broker
STATUS: DRF -> NEW	NEW	\$1,299,000	09/03/2015	Call Broker

^{*}Listings that closed or went off-market prior to 01/01/2007 are not included in this report.



Detached Single Status: CLSD Area: 521

MLS #: 08728480 List Date: 09/15/2014 List Dt Rec: 09/15/2014

List Price: \$2,700,000 Orig List Price: \$2,800,000 Sold Price: \$2,500,000

Lst. Mkt. Time: 594

Curr. Leased: No

Concessions:

Contingency:

Address: 134 S Park Ave , Hinsdale, IL 60521 Directions: Garfield to Third, east on Third to Park, north on Park to house

Sold by: Shannon Courtemanche (239770) / Berkshire Hathaway HomeServices KoenigRubloff (24587) Closed: 06/30/2016

Contract: 04/30/2016 Financing: Conventional Off Market: 04/30/2016 Year Built: 1902 Blt Before 78: Yes Dimensions: 297.5X179X197.8X44X100X135

Ownership: Fee Simple Corp Limits: Hinsdale

Subdivision: Township: Downers Grove

County: DuPage # Fireplaces: 4 Parking: Garage

Rooms: 12 Bedrooms: 5 Basement: Full

Bathrooms 3 / 3 (full/half): Master Bath: Full Bsmnt. Bath: Yes

Spaces: Gar:3 Parking Incl. Yes In Price:

"Decorators Show House". Over one acre of lush landscaped grounds including a pool, cabana, outdoor kitchen, children's playhouse and greenhouse located within two blocks from the heart of Hinsdale and Metra. House has been used to film a television commercial and major motion picture. Original stained glass windows and doors, exquisite millwork and moldings.

School Data Elementary: Oak (181)
Junior High: Hinsdale (181) High School: Hinsdale Central (86)

Assessments Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No

Master Association: No

Tax Amount: \$42,756 PIN: 0912207017 Mult PINs: Tax Year: 2014 Tax Exmps: Homeowner

Miscellaneous Waterfront: No Appx SF: 4631 SF Source: Assessor Bldg. Assess. SF Acreage: 1.13

Square Footage Comments:

Room Name Size	Level	Flooring	Win Trmt	Room Name Size	Level	Flooring	Win Trmt
Living Room 17X39	Main Level	Hardwood	Curtains/Drapes	Master Bedroom 15X22	2nd Level	Hardwood	Curtains/Drapes
Dining Room 15X22	Main Level	Hardwood	Curtains/Drapes	2nd Bedroom 15X18	2nd Level	Hardwood	Curtains/Drapes
Kitchen 16X22	Main Level	Hardwood	Shades	3rd Bedroom 18X18	2nd Level	Hardwood	Curtains/Drapes
Family Room 21X25	3rd Level	Carpet	Curtains/Drapes	4th Bedroom 13X14	2nd Level	Hardwood	Curtains/Drapes
Laundry Room 15X20	Basement	Other	None				
5th Bedroom 13X15	2nd Level	Hardwood	Curtains/Drapes	Office 13X19	3rd Level	Carpet	Curtains/Drapes
Play Room 15X20	Basement	Other	None	Workroom 10X15	Basement	Other	None
Foyer 11X12	Main Level	Hardwood	None	Utility Room-Lower 10X15	Basement	Other	None
				Level			
Sun/Florida Room 15X22	Main Level	Other	None	Pantry 7X9	Main Level	Hardwood	Curtains/Drapes

Interior Property Features: Bar-Dry, Hardwood Floors

Exterior Property Features: Patio, Greenhouse, Dog Run &/or Invisible Fence, Brick Paver Patio, Pool In-Ground, Grill-Outdoors

Age: 100+ Years Type: 3 Stories Style: Exterior: Frame

Air Cond: Central Air, Zoned, 2 Separate Systems

Heating: Gas, Forced Air

Kitchen: Eating Area-Table Space, Island, Pantry-Butler Appliances: Oven-Double, Oven/Range, Microwave, Dishwasher, High End Refrigerator, Disposal, Compactor-Trash, Wine Cooler/Refrigerator

Dining: Separate Attic: Dormer, Finished

Basement Details: Partially Finished

Fireplace Details: Wood Burning, Gas Logs Fireplace Location: Family Room, Living Room, Master

Bedroom, Other

Electricity: Circuit Breakers, 200+ Amp Service

Equipment: Central Vacuum

Additional Rooms: 5th Bedroom, Foyer, Office, Pantry, Play Room, Sun/Florida Room, Utility Room-Lower Level, Workroom

Garage Ownership: Owned Garage On Site: Yes Garage Type: Detached

Garage Details: Garage Door Opener(s), Transmitter(s)

Parking Ownership: Parking On Site: Parking Details: Driveway: Brick. Circular Foundation: Stone Exst Bas/Fnd: Disability Access: No

Disability Details: Exposure: Lot Size: 1.0-1.99 Acres

Lot Desc: Landscaped Professionally

Roof: Asphalt/Glass (Shingles)

Sewer: Sewer-Public

Water: Lake Michigan, Well-Private

Const Opts:

General Info: School Bus Service, Commuter Bus, Commuter Train, Interstate Access

Amenities: Curbs/Gutters, Sidewalks, Street Paved

Asmt Incl: None HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: Closing

Occ Date:

Agent Remarks: Basement and 2nd floor laundry, 2 stairways, central vac, private well for 11 zone sprinkler system and pool,-no watering restrictions, 2 ovens and sinks in kitchen. **Buyers must have their agent present for all showings**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell

Owner: O'Neill

Coop Comp: 2.5% - \$250 (on Net SP)
Showing Inst: Call Listing Agent for all
appointments Kitty 630-240-9521 Mgmnt. Co:

Broker: Village Sotheby's International Realty (22924) List Agent: Catherine Burns (222296)

Remarks on Internet?: No VOW Comments/Reviews: No Holds Earnest Money: Yes Addi. Sales Info.: None Cont. to Show?:

> Contact Name: Ph #: (630) 323-4800

> > Ph #: (630) 366-2419 Ph #:

Addr on Internet?: Yes Agent Notices: Lock Box: Sentrilock Special Comp Info: None Expiration Date:

Phone:

Agent Owned/Interest: No

Email: kittyburns57@att.net; kitty.burns@sir.com More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 08728480

Co-lister:

Prepared By: Josie Gallagher, ABR | County Line Properties, Inc. | 12/13/2017 12:46 PM

Address: 134 S Park Ave

Total Days on Market: 747

Listing Summary

MLS No: 08728480

Cur. Status: CLSD

Type:

Detached Single

List Price: \$2,700,000

Orig. LP: \$2,800,000

Sold Price: \$2,500,000 List Date: 09/15/2014 List Agent: 222296

List Office: 22924 LMT:

594

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: CTG -> CLSD	CLSD	\$2,700,000	07/01/2016	Call Broker
STATUS: ACTV -> CTG	CTG	\$2,700,000	05/03/2016	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,700,000	10/21/2015	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,700,000	10/15/2015	Call Broker
LIST_PRICE: \$2,800,000 -> \$2,700,000	PCHG	\$2,700,000	10/15/2015	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,800,000	09/21/2014	Call Broker
STATUS: DRF -> NEW	NEW	\$2,800,000	09/15/2014	Call Broker

Listing Summary

MLS No:

08587172 Cur. Status: CANC

Type:

Detached Single

List Price: \$2,849,000 \$2,950,000

Orig. LP: Sold Price:

List Date: 04/16/2014

List Agent: 238105 List Office: 24966

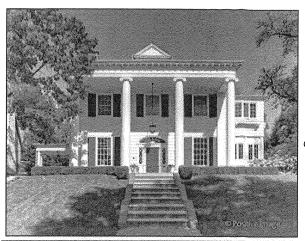
LMT:

153

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$2,849,000	09/15/2014	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,849,000	07/13/2014	Call Broker
LIST_PRICE: \$2,950,000 -> \$2,849,000	PCHG	\$2,849,000	07/07/2014	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,849,000	07/07/2014	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,950,000	04/22/2014	Call Broker
STATUS: DRF -> NEW	NEW	\$2,950,000	04/16/2014	Call Broker

^{*}Status and price changes are only displayed for updates that occurred after 12/09/2003.



Detached Single MLS #: 08735304 Status: CLSD List Date: 09/23/2014 List Dt Rec: 09/23/2014 Area: 521

Address: 417 E Third St , Hinsdale, IL 60521 Directions: Between County Line Rd. and Elm St. Sold by: Dawn McKenna (217440) / Coldwell Banker Residential (22205)

Closed: 10/30/2014 Off Market: 10/21/2014

Year Built: 1895 Dimensions: 98.52 X 262 Ownership: Fee Simple Corp Limits: Hinsdale

Coordinates: Rooms: 14

Bedrooms: 5 Basement: Full, English

Contract: 10/21/2014 Financing: Conventional Blt Before 78: Yes

Subdivision:

Township: Downers Grove

Bathrooms 5 / 2 (full/half): Master Bath: Full Bsmnt, Bath: Yes

Lst. Mkt. Time: 29 Concessions:

Contingency: Curr. Leased: No Model:

Fireplaces: 4 Parking: Exterior Space(s)

County: DuPage

List Price: \$2,290,000 Orig List Price: \$2,295,000

Sold Price: \$2,000,000

Spaces: Ext:4 Parking Incl. In Price:

Remarks: Southeast Hinsdale-Spectacular! Southern flair, richly renovated and ready for YOU~Experience the love & attention current owners lavished on this very special offering. Awaiting your personal touches: 10 1/2 ft ceilings on first level, amazing hardwoods, crown molding, addition follows time-period essential details. Finished lower level and 3rd level, amazing space.

School Data Elementary: Oak (181)
Junior High: Hinsdale (181) High School: Hinsdale Central (86)

<u>Assessments</u> Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No.

PIN: 0912210011 Mult PINs: Tax Year: 2013 Tax Exmps:

Tax

Amount: \$36,283

<u>Miscellaneous</u> Waterfront: No Appx SF: 0 SF Source: Not Reported

Bldg. Assess. SF: Acreage:

Square Footage Comments:

Room Name Size Win Trmt Flooring <u>Flooring</u> Level Win Trmt Room Name Size <u>Level</u> 2nd Level Living Room 17X32 Main Level Hardwood Blinds None Master Bedroom 16X17 Hardwood Dining Room 12X24 Main Level Hardwood 2nd Bedroom 19X15 2nd Level None Hardwood Blinds Kitchen 16X19 Main Level Hardwood Blinds 3rd Bedroom 10X16 2nd Level Hardwood Blinds Family Room 22X21 Main Level Hardwood None 4th Bedroom 10X13 2nd Level Hardwood Blinds Laundry Room 17X9 Lower Other None 5th Bedroom 40X30 3rd Level Carpet Blinds Fover 20X15 Main Level Hardwood None Library 15X15 Main Level Hardwood Plantation Sitting Room 16X12 2nd Level Hardwood Blinds Shutters Sun/Florida Room 17X10 2nd Level Hardwood None Recreation Room 24X28 Carpet Lower None Heated Exercise Room 18X23 Other Gallery 17X9 **Main Level** None Stone None Other 14X28 None Other

Vaulted/Cathedral Ceilings, Skylight(s), Sauna/Steam Room, Bar-Wet, Hardwood Floors Interior Property Features:

Agent Remarks: Buyer's Agent must accompany. Please note new pictures~show your clients!

Master Association: No.

Exterior Property Features: Patio, Porch, Brick Paver Patio

Age: 100+ Years, Recent Rehab Type: 3 Stories Style: Colonial Exterior: Frame

Air Cond: Central Air, 2 Separate Systems Heating: Gas, Hot Water/Steam

Kitchen: Eating Area-Breakfast Bar, Island Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal

Dining: Separate

Listing Type: Exclusive Right to Sell

Coop Comp: 2.5%-\$250 (on Net SP)

Showing Inst: Txt or call Penny at 630-272-8916

Broker: County Line Properties, Inc.

for appt. LA must accompany

Attic: Finished, Full, Interior Stair Basement Details: Finished, Partially Finished, Exterior

Access Bath Amn:

Fireplace Details: Wood Burning

Fireplace Location: Living Room, Master Bedroom, Basement, Other

Electricity: 200+ Amp Service

Internet Listing: A VOW AVM: No

Mgmnt. Co:

Owner: oor

Additional Rooms: 5th Bedroom, Exercise Room, Foyer, Gallery, Library, Recreation Room, Sitting Room, Sun/Florida Room Heated, Other

Garage Ownership: Garage On Site: Garage Type: Garage Details:

Parking Ownership: Owned Parking On Site: Yes Parking Details: Driveway Driveway: Concrete Foundation: Block, Stone

Exst Bas/Fnd: Disability Access: No Disability Details:

Remarks on Internet?: No

Holds Earnest Money: Yes

Cont. to Show?:

Contact Name:

Addl. Sales Info.: None

VOW Comments/Reviews: No

Exposure: N (North), S (South) Lot Size: .50-.99 Acre

Lot Desc: Landscaped Professionally

Addr on Internet?: Yes Agent Notices: Lock Box: None Special Comp Info: None **Expiration Date:**

Roof: Asphalt/Glass (Shingles)

General Info: School Bus Service, Commuter Train

Sewer: Sewer-Public

Water: Lake Michigan

Amenities: Sidewalks

Asmt Incl: None

HERS Index Score:

Green Rating Source:

Possession: Closing

Const Opts:

Green Discl:

Green Feats:

Sale Terms:

Occ Date:

Phone:

Team:

Agent Owned/Interest: No

More Agent Contact Info:

(22124)Ph #: (630) 789-3030 List Agent: John Bohnen (223687) Email: John. Bohnen@CLPhomes.com Ph #:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Ph #: (630) 789-3030

MLS #: 08735304

Prepared By: Josie Gallagher, ABR | County Line Properties, Inc. | 12/13/2017 12:36 PM

Address: 417 E 3rd St

Total Days on Market: 226

Listing Summary

MLS No:

09750991

Cur. Status: ACTV

Type:

Detached Single

List Price:

\$3,095,000 \$3,095,000

Orig. LP:

Sold Price:

List Date: 09/14/2017

List Agent: 217440 22205 List Office:

LMT:

91

Listing History

Change Description Status Price Modified Date Updated By STATUS: NEW -> ACTV 09/20/2017 **ACTV** \$3,095,000 Call Broker STATUS: DRF -> NEW NEW \$3,095,000 09/14/2017 Call Broker

Listing Summary

MLS No:

09517801

Cur. Status: CANC

Type:

Detached Single

List Price:

\$3,399,000 \$3,399,000

Orig. LP: Sold Price:

List Date:

03/01/2017

List Agent: 217440

List Office: 22205

LMT:

135

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$3,399,000	07/13/2017	Call Broker
STATUS: NEW -> ACTV	ACTV	\$3,399,000	03/07/2017	Call Broker
STATUS: DRF -> NEW	NEW	\$3,399,000	03/01/2017	Call Broker

Listing Summary

MLS No:

08735304

Cur. Status: CLSD

Type:

Detached Single

List Price:

\$2,290,000

Orig. LP:

\$2,295,000

Sold Price: \$2,000,000

List Date:

09/23/2014

List Agent: 223687

List Office: 22124

LMT:

29

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: CTG -> CLSD	CLSD	\$2,290,000	10/31/2014	Call Broker
STATUS: ACTV -> CTG	CTG	\$2,290,000	10/21/2014	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,290,000	10/09/2014	Call Broker
LIST_PRICE: \$2,295,000 -> \$2,290,000	PCHG	\$2,290,000	10/03/2014	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,290,000	10/03/2014	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,295,000	09/29/2014	Call Broker
STATUS: DRF -> NEW	NEW	\$2,295,000	09/23/2014	Call Broker

Listing Summary

MLS No:

08508193

Cur. Status: CANC

Type:

Detached Single

List Price:

\$2,295,000

Orig. LP:

\$2,987,500

Sold Price:

List Date:

12/27/2013

List Agent: 223687

List Office: 22124

LMT:

271

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$2,295,000	09/23/2014	Call Broker
STATUS: RACT -> ACTV	ACTV	\$2,295,000	09/08/2014	Call Broker
LIST_PRICE: \$2,375,000 -> \$2,295,000	RACT	\$2,295,000	09/02/2014	Call Broker
STATUS: PEND -> RACT	RACT	\$2,295,000	09/02/2014	Call Broker
STATUS: RACT -> PEND	PEND	\$2,375,000	07/11/2014	Call Broker
STATUS: CTG -> RACT	RACT	\$2,375,000	07/07/2014	Call Broker
STATUS: PCHG -> CTG	CTG	\$2,375,000	06/16/2014	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,375,000	06/12/2014	Call Broker
LIST_PRICE: \$2,675,000 -> \$2,375,000	PCHG	\$2,375,000	06/12/2014	Call Broker

HPC-10-2017 Findings - Objector's Group Exhibit 1

STATUS: PCHG -> ACTV	ACTV	\$2,675,000	03/25/2014	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,675,000	03/19/2014	Call Broker
LIST_PRICE: \$2,987,500 -> \$2,675,000	PCHG	\$2,675,000	03/19/2014	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,987,500	01/02/2014	Call Broker
STATUS: DRF -> NEW	NEW	\$2,987,500	12/27/2013	Call Broker

Listing Summary

MLS No: 08400475 Cur. Status: CANC

Type:

Detached Single List Price: \$2,987,500

Orig. LP: \$3,950,000

Sold Price:

List Date: 07/22/2013 List Agent: 223687

List Office: 22124 LMT: 159

Listing History

Eisting Fiscory						
Change Description	Status	Price	Modified Date	Updated By		
STATUS: ACTV -> CANC	CANC	\$2,987,500	12/27/2013	Call Broker		
STATUS: PCHG -> ACTV	ACTV	\$2,987,500	12/01/2013	Call Broker		
LIST_PRICE: \$2,990,000 -> \$2,987,500	PCHG	\$2,987,500	11/25/2013	Call Broker		
STATUS: ACTV -> PCHG	PCHG	\$2,987,500	11/25/2013	Call Broker		
STATUS: PCHG -> ACTV	ACTV	\$2,990,000	11/18/2013	Call Broker		
LIST_PRICE: \$2,995,000 -> \$2,990,000	PCHG	\$2,990,000	11/12/2013	Call Broker		
STATUS: ACTV -> PCHG	PCHG	\$2,990,000	11/12/2013	Call Broker		
STATUS: PCHG -> ACTV	ACTV	\$2,995,000	11/03/2013	Call Broker		
LIST_PRICE: \$3,299,000 -> \$2,995,000	PCHG	\$2,995,000	10/28/2013	Call Broker		
STATUS: ACTV -> PCHG	PCHG	\$2,995,000	10/28/2013	Call Broker		
STATUS: PCHG -> ACTV	ACTV	\$3,299,000	08/13/2013	Call Broker		
LIST_PRICE: \$3,950,000 -> \$3,299,000	PCHG	\$3,299,000	08/07/2013	Call Broker		
STATUS: ACTV -> PCHG	PCHG	\$3,299,000	08/07/2013	Call Broker		
STATUS: NEW -> ACTV	ACTV	\$3,950,000	07/28/2013	Call Broker		
STATUS: DRF -> NEW	NEW	\$3,950,000	07/22/2013	Call Broker		

Listing Summary

MLS No:

08158102

Cur. Status: CANC

Type: **Detached Single**

List Price: \$3,950,000

Orig. LP: \$4,250,000

Sold Price:

List Date: 09/12/2012

List Agent: 223687

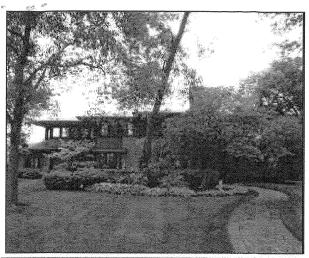
List Office: 22124

LMT: 314

Listing History

Change Description	Status	Price	Modified Date	Updated By	
STATUS: ACTV -> CANC	CANC	\$3,950,000	07/22/2013	Call Broker	
STATUS: PCHG -> ACTV	ACTV	\$3,950,000	04/29/2013	Call Broker	
STATUS: ACTV -> PCHG	PCHG	\$3,950,000	04/23/2013	Call Broker	
LIST_PRICE: \$4,250,000 -> \$3,950,000	PCHG	\$3,950,000	04/23/2013	Call Broker	
STATUS: NEW -> ACTV	ACTV	\$4,250,000	09/18/2012	Call Broker	
STATUS: DRF -> NEW	NEW	\$4,250,000	09/12/2012	Call Broker	

^{*}Listings that closed or went off-market prior to 01/01/2007 are not included in this report.



Detached Single Status: CLSD

List Date: 05/23/2006 Area: 521 List Dt Rec: 05/23/2006

Address: 343 E First Street , Hinsdale, IL 60521 Directions: GARFIELD (S. OF R.R. TRACKS) TO FIRST, EAST

Sold by: Dee Penna (225212) / Village Sotheby's International Realty (22924)

Closed: 12/22/2006 Off Market: 10/10/2006 Year Built: 1937

Dimensions: 120 X 160 Ownership: Fee Simple Corp Limits: Hinsdale Coordinates: S:5 W:15 Rooms: 11

Bedrooms: 5 Basement: Partial

Contract: 10/10/2006 Financing: Conventional

MLS #: 06150329

Blt Before 78: Yes

Subdivision: Southeast Township: Downers Grove

Bathrooms 4 / 1 (full/half): Master Bath: Full Bsmnt. Bath: Yes

Concessions: Contingency: Curr. Leased:

Lst. Mkt. Time: 141

Model: County: DuPage # Fireplaces: 3 Parking: Garage

List Price: \$1,699,000

Sold Price: \$1,500,000

Orig List Price: \$1,699,000

Spaces: Gar:2 Parking Incl. In Price:

Remarks: FRANK LLOYD WRIGHT INSPIRED & JIM THARP DESIGNED PRAIRIE STYLE HOME IN A WONDERFUL SOUTHEAST HINSDALE LOCATION CONVENIENT TO ALL VILLAGE AMENITIES. EXCEPTIONAL 120' X 160' LOT. 5 BEDROOMS, 4.1 BATHS. WHITE CABINET KITCHEN W/NEW GRANITE COUNTERTOPS. HARDWOOD FLOORS. ROOM TO ROAM WITH SO VERY MUCH MORE. TRULY A "MUST SEE" HOME FOR ALL PRAIRIE STYLE LOVERS! **Assessments**

School Data Elementary: Oak (181) Junior High: Hinsdale (181) High School: Hinsdale Central (86)

Amount: \$0 Frequency: Not Applicable Special Assessments: No

Special Service Area: Master Association:

Tax Amount: \$26,197.36 PIN: 0912205017 Mult PINS: No

Tax Year: 2004 Tax Exmps: Homeowner

Miscellaneous Waterfront: No Appx SF: 0

Acreage:

Square Footage Comments:

Room Name Size	<u>Level</u>	Flooring	Win Trmt	Room Name Size	Level	Flooring	Win Trmt
Living Room 29X17	Main Level	Parquet	Y	Master Bedroom 22X18	2nd Level	Hardwood	Y
Dining Room 23X18	Main Level	Parquet	Υ	2nd Bedroom 18X12	2nd Level	Hardwood	Υ
Kitchen 20X12	Main Level	Parquet	Y	3rd Bedroom 18X13	2nd Level	Hardwood	Υ
Family Room 27X24	Main Level	Hardwood	Y	4th Bedroom 20X13	2nd Level	Hardwood	Υ
Laundry Room							
Breakfast Room 12X11	Main Level	Parquet		5th Bedroom 18X18	Main Level	Hardwood	Υ
Office 23X13	Main Level	Hardwood	Y	Foyer 13X08	Main Level	Hardwood	
Screened Porch 17X14	Main Level	Other					

Interior Property Features: 1st Floor Bedroom Exterior Property Features: Deck, Porch Screened

Age: 51-100 Years, Recent Rehab

Type: 2 Stories Style: Prairie

Exterior: EIFS (e.g. Dryvit) Air Cond: Central Air, Zoned Heating: Gas, Forced Air, Zoned

Kitchen: Eating Area-Table Space, Island, Pantry-

Appliances: Oven-Double, Dishwasher,

Refrigerator, Washer, Dryer Dining: Separate

Basement Details: Partially Finished

Bath Amn: Whirlpool, Separate Shower, Double

Sink

Fireplace Details: Wood Burning

Fireplace Location: Family Room, Living Room,

Electricity: Circuit Breakers, 200+ Amp Service Equipment: Humidifier, Security System, Intercom Additional Rooms: 5th Bedroom, Breakfast Room, Den, FAM, Foyer, Gallery, Office, Recreation Room, Screened Porch

Garage Ownership: Garage On Site:

Garage Type: Detached

Garage Details: Parking Ownership: Parking On Site:

Parking Details: Off Street

Driveway: Brick Foundation: Concrete Exst Bas/Fnd:

Disability Access: No Disability Details: Exposure:

Lot Size: .25-.49 Acre Lot Desc: Corner, Wooded SF Source: Not Reported

Blda, Assess, SF:

Roof: Asphalt/Glass (Shingles) Sewer: Sewer-Public, Sewer-Storm

Water: Lake Michigan

Const Opts:

General Info: Commuter Train

Amenities: Curbs/Gutters, Sidewalks, Street **Lights, Street Paved**

Asmt Incl: None HERS Index Score: Green Discl: Green Rating Source: Green Feats:

Sale Terms: Conventional Possession: Closing

Occ Date:

Agent Remarks:

Internet Listing: A VOW AVM:

Listing Type: Exclusive Right to Sell

Coop Comp: 2.25%-\$100 Showing Inst: KEYBOX - CALL FIRST - THEN SHOW

Mamnt, Co: Owner: OWNER OF RECORD Broker: Roudebush, Inc., REALTOR

List Agent: Richard Roudebush (220567) Co-lister:

Remarks on Internet?: Yes VOW Comments/Reviews: Holds Earnest Money: Yes

Contact Name:

Ph #:

Addl. Sales Info.:

Ph #:630-202-3158 Ph #: (630) 323-1234

Ph #: (630) 308-1236

Addr on Internet?: No

Lock Box: Special Comp Info: None Expiration Date:

Phone: Agent Owned/Interest: No

Email:dickroudebush@conlonrealestate.com More Agent Contact Info: 630-308-1236

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 06150329

Prepared By: Penny Bohnen, CRS | County Line Properties, Inc. | 12/13/2017 12:35 PM

Address: 343 E First Street

Total Days on Market: 192

Listing Summary

MLS No:

06150329

Cur. Status: CLSD Type:

Detached Single

List Price: \$1,699,000

Orig. LP:

\$1,699,000

List Date:

Sold Price: \$1,500,000

List Agent: 220567

05/23/2006

List Office: 22042

LMT:

141

Listina	History
LISCHIQ	HISCOLY

Change Description	Status	Price	Modified Date	Updated By	
STATUS: PEND -> CLSD	CLSD	\$1,699,000	12/22/2006	Call Broker	
STATUS: CTG -> PEND	PEND	\$1,699,000	12/20/2006	Call Broker	
STATUS: ACTV -> CTG	CTG	\$1,699,000	10/11/2006	Call Broker	
STATUS: NEW -> ACTV	ACTV	\$1,699,000	05/29/2006	Call Broker	
STATUS: DRF -> NEW	NEW	\$1,699,000	05/23/2006	Call Broker	

Listing Summary

MLS No: Cur. Status: CANC

06091570

Type:

Detached Single

List Price: \$1,899,000

Orig. LP:

\$1,899,000

Sold Price:

List Date:

04/03/2006

List Agent: 220567

List Office: 22042

LMT:

51

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$1,899,000	05/23/2006	Call Broker
STATUS: NEW -> ACTV	ACTV	\$1,899,000	04/09/2006	Call Broker
STATUS: DRF -> NEW	NEW	\$1,899,000	04/03/2006	Call Broker

^{*}Status and price changes are only displayed for updates that occurred after 12/09/2003.



Detached Single Status: CLSD Area: 521

MLS #: 07953233 List Date: 12/01/2011 List Dt Rec: 12/01/2011

Address: 138 E Fourth St , Hinsdale, IL 60521

Directions: Garfield to 4th street, East on 4th Sold by: Courtney Stach (218488) / County Line Properties, Inc. (22124)

Closed: 06/29/2012 Off Market: 02/28/2012 Year Built: 1905 Dimensions: 87 X 208

Ownership: Fee Simple Corp Limits: Hinsdale Coordinates: Rooms: 12

Bedrooms: 7 Basement: Full

Contract: 02/28/2012 Financing: Conventional Blt Before 78: Yes

Concessions: Contingency: Curr. Leased:

Parking Incl. In Price:

Lst. Mkt. Time: 90

Subdivision:

Township: Downers Grove

Bathrooms 4 / 2 (full/half): Master Bath: Full Bsmnt. Bath: No

Fireplaces: 3 Parking: Garage # Spaces: Gar: 2

County: DuPage

Model:

List Price: \$1,685,000

Sold Price: \$1,350,000

Orig List Price: \$1,685,000

Remarks: Classic vintage Hinsdale, located in a prime SE location. Only the third owner in over 100+ years has spent the last 27 years preserving and updating this very special home accentuating the architectural charm while bringing it mechanically into the 21st. century. Truly the best of both worlds - updated vintage - awaits your

School Data Elementary: Oak (181) Junior High: Hinsdale (181) High School: Hinsdale Central (86)

Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No

Win Trmt

Assessments

Tax Amount: \$22,414.48 PIN: 0912215007 Mult PINs: Tax Year: 2010 Tax Exmps:

Miscellaneous Waterfront: No Appx SF: 4500 SF Source: Estimated Bldg. Assess. SF: Acreage:

Square Footage Comments:

Room Name Size Living Room 33X19 Level Main Level Dining Room 17X15 Main Level Kitchen 17X12 Main Level Family Room 24X16 Main Level Laundry Room 8X6 2nd Level 5th Bedroom 14X13 2nd Level 7th Bedroom 14X13 3rd Level Carpet

Flooring Hardwood Hardwood Hardwood Hardwood **Ceramic Tile** Hardwood

Master Association: No

Room Name Size Master Bedroom 25X16 2nd Bedroom 14X14 3rd Bedroom 14X12 4th Bedroom 14X14 6th Bedroom 18X11 Breakfast Room 14X12

Level 2nd Level 2nd Level 2nd Level 3rd Level Main Level

Roof: Asphalt/Glass (Shingles)

Sewer: Sewer-Public

Water: Lake Michigan

General Info: None

Asmt Incl: None

HERS Index Score:

Green Rating Source:

Possession: Closing

Const Onts:

Amenities:

Green Discl:

Green Feats:

Sale Terms:

Occ Date:

Flooring Win Trmt Hardwood Hardwood Hardwood Hardwood Carpet

Hardwood

Interior Property Features: Bar-Wet, Hardwood Floors, 2nd Floor Laundry

Exterior Property Features: Deck, Porch

Age: 100+ Years, Recent Rehab Type: 3 Stories Style: American 4-Sq. Exterior: Cedar, Stucco Air Cond: Central Air Heating: Gas

Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Pantry-Butler

Appliances: Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal

Dining: Separate

Attic:

Basement Details: Unfinished

Bath Amn:

Fireplace Details: Wood Burning, Gas Logs, Gas Starter Fireplace Location: Family Room, Living Room, Master

Bedroom

Electricity: 200+ Amp Service

Listing Type: Exclusive Right to Sell

Showing Inst: View Showing Assist

(22124)

Coop Comp: 2.5-\$250 (on Gross SP)

Broker: County Line Properties, Inc.

List Agent: Penny Bohnen, CRS (221244)

Co-lister: John Bohnen (223687)

Equipment: Agent Remarks: No Close, No Commission. Buyers Agent Must Accompany.

Internet Listing: A

Mamnt, Co:

Owner: OOR

VOW AVM: No

Additional Rooms: 5th Bedroom, 6th Bedroom, 7th

Bedroom, Breakfast Room Garage Ownership: Owned Garage On Site: Yes Garage Type: Detached

Garage Details: Garage Door Opener(s)

Parking Ownership: Parking On Site: Parking Details: Driveway: Asphalt Foundation: Exst Bas/Fnd: Disability Access: No Disability Details: Exposure:

Lot Size: .25-.49 Acre

Remarks on Internet?: Yes

Holds Earnest Money: Yes

Cont. to Show?:

Contact Name:

Addl. Sales Info.: None

VOW Comments/Reviews: No

Lot Desc: Landscaped Professionally

Ph #: (630) 789-3030

Ph #: (630) 272-8916

Ph #: (630) 789-3030

Addr on Internet?: Yes Agent Notices: Lock Box: None Special Comp Info: None **Expiration Date:** Phone:

Agent Owned/Interest: No

Team:

Email:penny.bohnen@clphomes.com

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 07953233

Prepared By: Josie Gallagher, ABR | County Line Properties, Inc. | 12/13/2017 12:55 PM

Address: 138 E Fourth St

Total Days on Market: 90

Listing Summary

MLS No:

07953233

Cur. Status: CLSD

Type:

Detached Single

List Price: \$1,685,000

Orig. LP:

\$1,685,000 Sold Price: \$1,350,000

List Date: 12/01/2011

List Agent: 221244

List Office: 22124 LMT:

90

Listina History

	Libering 11	15001)		
Change Description	Status	Price	Modified Date	Updated By
STATUS: PEND -> CLSD	CLSD	\$1,685,000	06/29/2012	Call Broker
STATUS: CTG -> PEND	PEND	\$1,685,000	03/14/2012	Call Broker
STATUS: ACTV -> CTG	CTG	\$1,685,000	02/28/2012	Call Broker
STATUS: NEW -> ACTV	ACTV	\$1,685,000	12/07/2011	Call Broker
STATUS: DRF -> NEW	NEW	\$1,685,000	12/01/2011	Call Broker

Listing Summary

MLS No:

07251856

Cur. Status: EXP

Type:

Detached Single

List Price: \$1,999,999 Orig. LP:

\$1,999,999

Sold Price:

List Date:

06/22/2009

List Agent: 224449

List Office: 22205

LMT:

363

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> EXP	EXP	\$1,999,999	06/20/2010	Call Broker
STATUS: NEW -> ACTV	ACTV	\$1,999,999	06/28/2009	Call Broker
STATUS: DRF -> NEW	NEW	\$1,999,999	06/22/2009	Call Broker

^{*}Status and price changes are only displayed for updates that occurred after 12/09/2003.



Elementary: OAK

Middle: HINSDALE MIDDLE SCHOOL High: HINSDALE CENTRAL

District #: 181 District #:86

District #: 181

Detached Single Status: CLSD

425 E Sixth St, Hinsdale, 60521 Address:

Bedrooms: Baths(full/half): 5/1 Total Rms: 13

Master Bedroom Bath: Full

Fireplaces: 2

0912226005

Spec Asmt: No

Type Ownership: Fee Simple

Agent Owned/Interest: No Basement: Full

Parking Type: Garage Subdivision:

Type:

Exterior:

WIN TRMT

Age:

2 Stories Colonial

Style: Approx SF: 5768

> Stone 100+ Years

Contract: 09/28/2015

Sold Price: \$2,000,000

MLS #: 08832687

List Price: \$2,250,000

Frequency: Not Applicable

Taxes: \$42,222

Area: 521

Tax Year: 2013

Year Built: 1864 Built Before 1978: Yes

Rent Price:

HO Assessments:

Tax Exemptions:

Rented Price:

Agent Owned/Interest: No

Spaces (Gar/Ext): 2/

Lot Dimensions: 174 X 254

Lot Size: 1.0-1.99 Acres

Acres: 1.0479

Coordinates:

North: South:

LEVEL

East: West:

Waterfront: No Directions: County Line Road, West on Sixth Street to home

ROOM NAME SIZE LEVEL FLOORING Living Room: 15X34 **Main Level** Hardwood **Main Level** Dining Room: 14X17 **Parquet** 11X23 **Main Level** Parquet Kitchen: **Main Level** Family Room: 17X33 **Parquet** Laundry Room: 8X8 Main Level **Parquet** Master Bedroom: 15X19 2nd Level Carpet 2nd Bedroom: 13X17 2nd Level **Parquet** 3rd Bedroom: 15X15 2nd Level **Parquet** 15X15 4th Bedroom: 2nd Level **Parquet** 6th Bedroom: 12X13 2nd Level Carpet

Space Pac Air:

Assessments Include: None

Existing Bas./Fnd.:

Bath Amenities: Dining Room:

Fireplace:

Lot Description:

Sewer:

Sewer-Public

ROOM NAME

7th Bedroom:

5th Bedroom:

Office:

Fover:

Breakfast Room: 10X13

SIZE

12X13

8X14

10X24

14X15

2nd Level

Main Level

Main Level

Main Level

2nd Level

FLOORING

Carpet

Parquet Parquet **Parquet**

Parquet

WIN TRMT

Appliances:

Unfinished Basement:

Wood Burning, Gas Starter Garage Door Opener(s) Garage: Hot Water/Steam Heat/Fuel:

Landscaped Professionally

Kitchen: Eating Area-Table Space, Pantry-Butler

Water

Other Rooms:

Lake Michigan

Remarks: History abounds in this Hinsdale Classic, built by William Robbins, the founder of Hinsdale. Loving

Agent Remarks: Listing Agent Must Accompany All Showings. Buyer's Agent Must Accompany All Showings. No close, no 🛼

Holds Earnest Money: Yes

Cooperative Compensation: 2.5%-\$250 (on Gross SP) Showing Instructions: Pis call or txt Penny at 630-272-8916 to make appt. Advance notice.

List Office: County Line Properties, Inc.

List Agent: John Bohnen

List Agent E-mail: John.Bohnen@CLPhomes.com

Co-Lister: Penny Bohnen, CRS (221244) (630) 272-8916

02/06/2015 List Date: Off-Market Date: 09/28/2015

Expiration Date:

Contract:

Agents Additional Contact #: penny.bohnen@clphomes.com

09/28/2015

Closed Date: 03/01/2016 Status Date: 03/01/2016 Office Phone: (630) 789-3030 Agent Phone: (630) 789-3030

Sp. Comp. Info.: None

Lock Box: Owner's Phone:

Original List Price: \$2,575,000

Listing Market Time: 235

Selling Agent: 222640 Selling Office: 22010 Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Listing Type: Exclusive Right to Sell

ID#: 22124

ID#: 223687

Team:

Prepared By: Josie Gallagher, ABR | County Line Properties, Inc. | 12/13/2017 12:52 PM

Address: 425 E 6th St

Total Days on Market: 159

Listing Summary

MLS No: 08900302 Cur. Status: CLSD

Type:

Land

List Price: \$2,250,000 \$2,359,000

Orig. LP: Sold Price: \$2,000,000

Rental Price:

\$0

Orig. RP: Rented Price:

List Date: 04/23/2015

List Agent: 223687 List Office: 22124

LMT:

159

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: CTG -> CLSD	CLSD	\$2,250,000/\$0	03/01/2016	Call Broker
STATUS: ACTV -> CTG	CTG	\$2,250,000/\$0	09/28/2015	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,250,000/\$0	06/28/2015	Call Broker
LIST_PRICE: \$2,359,000 -> \$2,250,000	PCHG	\$2,250,000/\$0	06/22/2015	Call Broker
RP: -> \$0	PCHG	\$2,250,000/\$0	06/22/2015	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,250,000/\$0	06/22/2015	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,359,000	04/29/2015	Call Broker
STATUS: DRF -> NEW	NEW	\$2,359,000	04/23/2015	Call Broker

Listing Summary

MLS No: 08832687

Cur. Status: CLSD

Type:

Detached Single

List Price: Orig. LP:

\$2,250,000 \$2,575,000

Sold Price: \$2,000,000

List Date:

02/06/2015

List Agent: 223687

List Office: 22124

LMT:

235

Listing History

	_	•		
Change Description	Status	Price	Modified Date	Updated By
STATUS: CTG -> CLSD	CLSD	\$2,250,000	03/01/2016	Call Broker
STATUS: ACTV -> CTG	CTG	\$2,250,000	09/28/2015	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,250,000	06/28/2015	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,250,000	06/22/2015	Call Broker
LIST_PRICE: \$2,359,000 -> \$2,250,000	PCHG	\$2,250,000	06/22/2015	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,359,000	04/23/2015	Call Broker
LIST_PRICE: \$2,575,000 -> \$2,359,000	PCHG	\$2,359,000	04/17/2015	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,359,000	04/17/2015	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,575,000	02/12/2015	Call Broker
STATUS: DRF -> NEW	NEW	\$2,575,000	02/06/2015	Call Broker

Listing Summary

MLS No:

08716375

Cur. Status: CANC

Type:

Detached Single

List Price:

\$2,575,000

Orig. LP:

\$2,850,000

Sold Price:

List Date:

09/02/2014

List Agent: 223687

List Office: 22124 LMT:

158

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$2,575,000	02/06/2015	Call Broker
STATUS: PCHG -> ACTV	ACTV	\$2,575,000	01/26/2015	Call Broker
LIST_PRICE: \$2,850,000 -> \$2,575,000	PCHG	\$2,575,000	01/20/2015	Call Broker
STATUS: ACTV -> PCHG	PCHG	\$2,575,000	01/20/2015	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,850,000	09/08/2014	Call Broker
STATUS: DRF -> NEW	NEW	\$2,850,000	09/02/2014	Call Broker

Listing Summary

MLS No:

08601605

Cur. Status: CANC

Type:

Detached Single

List Price:

Orig. LP:

\$3,150,000 \$3,150,000

12.13.17 HPC Meeting

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> CANC	CANC	\$3,150,000	09/02/2014	Call Broker
STATUS: NEW -> ACTV	ACTV	\$3,150,000	05/07/2014	Call Broker
STATUS: DRF -> NEW	NEW	\$3,150,000	05/01/2014	Call Broker

HPC-10-2017 Findings - Objector's Group Exhibit 1

Sold Price:

List Date: 05/01/2014 List Agent: 223687 List Office: 22124

LMT:

125

^{*}Status and price changes are only displayed for updates that occurred after 12/09/2003.

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: February 7, 2018

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 441 E. Third Street – Case HPC-01-2018 - Application for Certificate of Appropriateness

to Construct a New Home in the Robbins Park Historic District

Revised Plan from HPC-04-2017

Summary

The Village of Hinsdale has received an application from Oakley Home Builders, the owner of 441 E. Third Street, requesting approval for a Certificate of Appropriateness to construct a new house, with revised plans, in the Robbins Park Historic District. The initial application to demolish and construct a new home was approved by the Historic Preservation Commission (HPC) on August 9, 2017 (Case HPC-04-2017).

Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the HPC on an application for a Certificate of Appropriateness.

Request and Analysis

The subject property is located on the corner of Third Street and S. County Line Road. The applicant would like to seek the right to obtain a construction permit for a new Code compliant single family house (attached), with revised plans, after the HPC approved it on August 9, 2017. The lot is located in the R-1 Single Family Residential District and borders the same to the north, east, south and R-4 Single Family Residential District to the west. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is approximately 26,160 SF in area.

Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.



MEMORANDUM

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

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Robbins Park Historic District Map

Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 5 - HPC Public Hearing Transcript – Case HPC-04-2017 - August 9, 2017

Attachment 6 - Approved Initial Elevation Plans from August 9, 2017, HPC Meeting

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 (630) 789-7030

<u>APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</u>

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

INSTRUCTIONS

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

The Commission meets the second Tuesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The thirty (30) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

- ◆ Completed <u>application</u> with notarized certification.
- ◆Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.
- 1) All existing exterior elevations of the building under review.
- 2) Adjacent structures include those structures adjacent and across the street from the building under review include the building's relationship to these structures.
- ◆ <u>Accurate/current Plat of Survey</u>. All portions must be legible.
- ◆ <u>Architectural drawings</u> clearly depicting the proposed alterations or work. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

Contact staff to determine if the proposed improvements require a public hearing or public review by the Historic Preservation Commission. Notice of Hearing - The applicant is required to notify all property owners within 250 feet of the subject property. This mailer must be completed no less than fifteen and not more than thirty days prior to the public hearing. The notification must be completed by certified mail, return receipt. The Village of Hinsdale will supply the legal notice and tax parcel numbers (not addresses). To obtain property owner information, contact the applicable township assessor's office.

Please do not make copies of this page.

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property under review: 441 E. 3rd. Street				
Prope	erty Identification Number: 09-12-210-014			
I.	GENERAL INFORMATION			
1.	Applicants Name: Oakley Home Builders Address: 5216 Main Street, Unit A			
	Downers Grove, IL 60515			
	Telephone Number: 630.241.9402			
2.	Owner of Record (if different from applicant): Oakley Home Builders Address: See Above			
	Telephone Number: " "			
•	relephone (value).			
3.	Others involved in project (include, name, address and telephone number): Architect: Richard Olsen 630.887.1405			
	127 S. Stough St, Hinsdale, IL 60521			
	Attorney: Peter Coules, Jr. 630.920.0406			
	15 Salt Creek Ln, Ste. 312, Hinsdale, IL 60521 Builder: Oakley Home Builders 630 241 9402			
	Builder: Oakley Home Builders 630.241.9402 5216 Main St. Downers Grove, IL 60515			
	Engineer: Alecs Ho 630 772 0303			
	P.O. Box 5376, Oakbrook, IL 60522			
II. SIT	E INFORMATION			
1.	Describe the existing conditions of the property: Home that has not been maintained. The roof is worn and in poor condition. Full replacement of the interior and exterior is required.			
2.	Property Designation:			
	Listed on the National Register of Historic Places?YESX_NO			
	Listed as a Local Designated Landmark? YES X NO			
	Located in a Designated Historic District? X YESNO			

3.	Description of work proposed. (Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary). Build a new single family home to match the historic structure of the neighboring					
•	houses. Please see the attached plans of the proposed renovations for further detail and full scope of the project.					
4.	Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years? No X_ Yes					
	If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.					
	Please see attached.					

CERTIFICATION

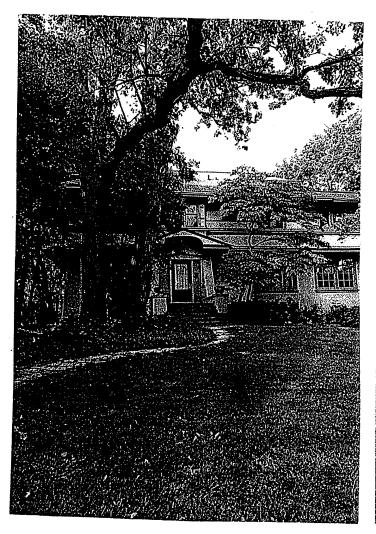
The Applicant hereby acknowledges and agrees that:

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

INDIVIDUAL OWNERS	•
Signature of Applicant	Signature of Applicant
CORPORATION	A STATE OF THE PARTY OF THE PAR
Signature of Applicant's President	Signature of Applicant's Secretary
□ PARTNERSHIP	
Signature of Applicant	Signature of Applicant
Signature of Applicant	Signature of Applicant
LAND TRUST	OTHER
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN to before me this 18 day of	
Decaden, 2017.	Notary Public NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/11/2021

4. The date of the formal hearing was Wednesday, August 9, 2017, pertaining to the demolition and construction of a new single family home. The Village approved both the demolition and construction of the property, and issued a "Certificate of Appropriateness" (under the previously proposed plans). Oakley Home Builders applied for a permit of revised plans including only minor adjustments, with the most significant change being that the driveway needed to be moved for engineering purposes. The revised plans submitted for permit were designed within the same design parameters (i.e. still single peak and same color schemes) as the previous plans, and the exterior of the property is very similar to the exterior already approved. The Village requested that this matter be returned to the Historic Preservation Commission solely for a "Certificate of Appropriateness" to approve the plans submitted for the house to be constructed. Attached is a copy of the plans submitted, and as evidenced therein, the proposed plan for the house is appropriate for the neighborhood/district.

441 E. 3rd Street, Hinsdale

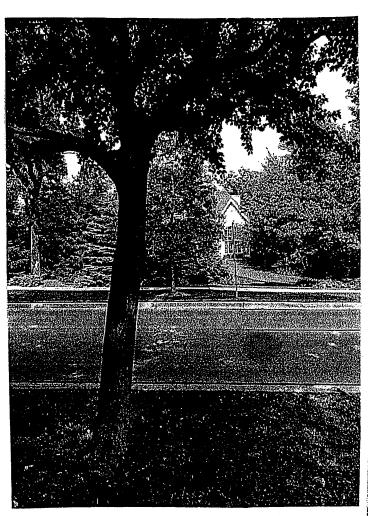




1. Front view of home. (South)

2. Rear view of home. (North)

441 E. 3rd Street, Hinsdale

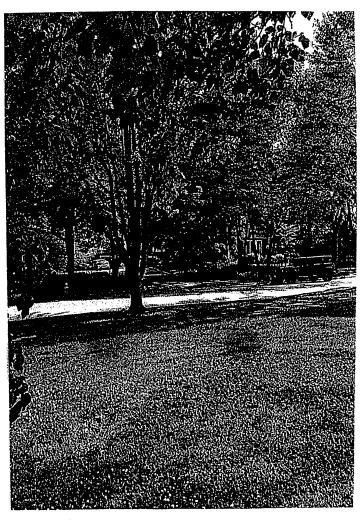


5. Neighbors to the East. (across County Line Rd.)



6. Neighbors to the West

441 E. 3rd Street, Hinsdale

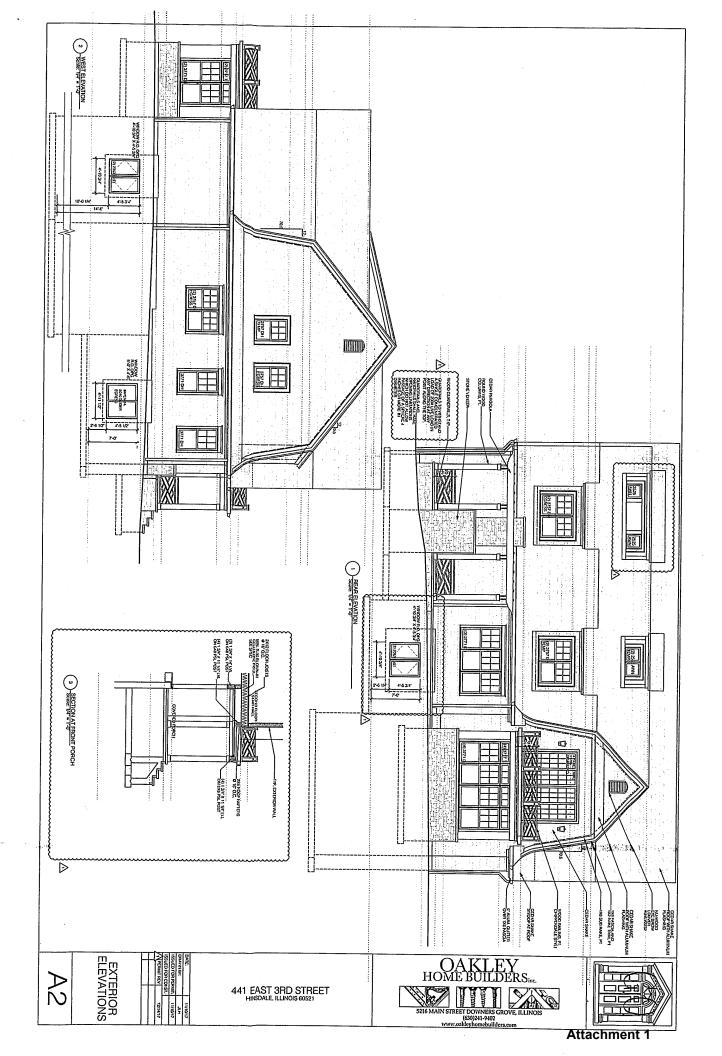


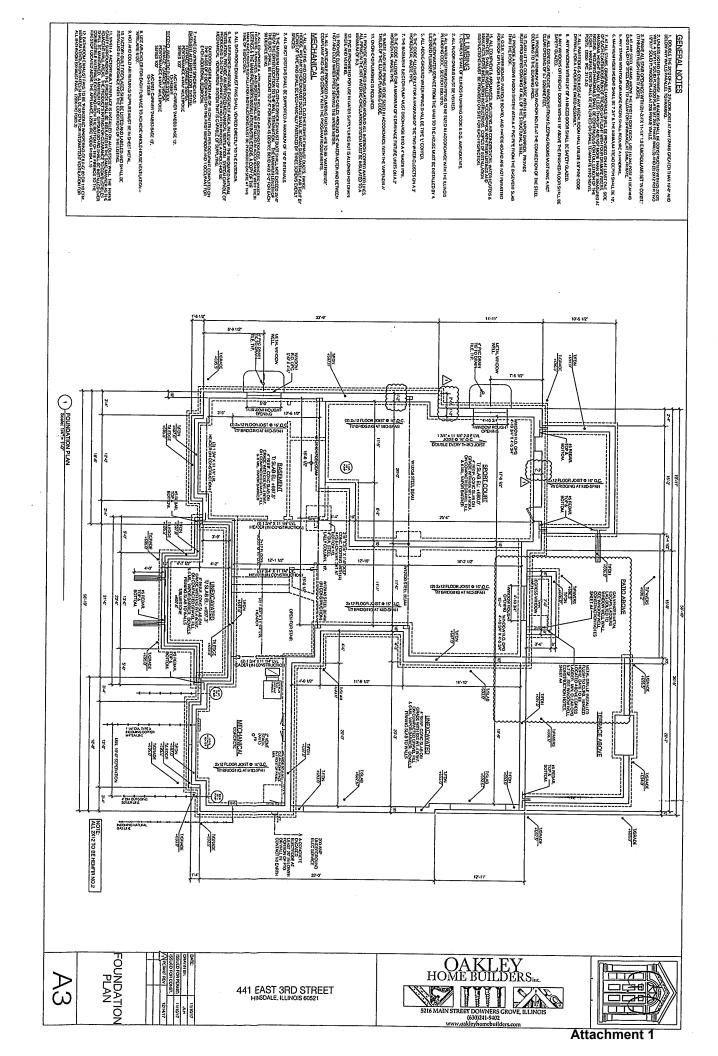
5. Neighbors to the South (across 3rd St.)

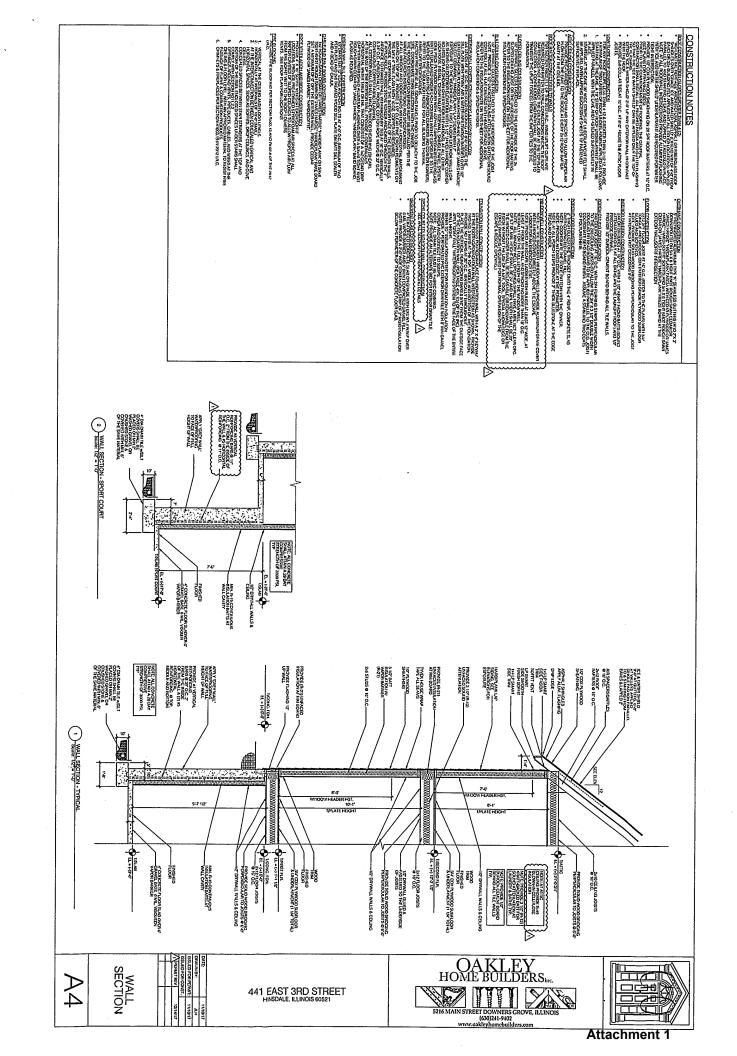


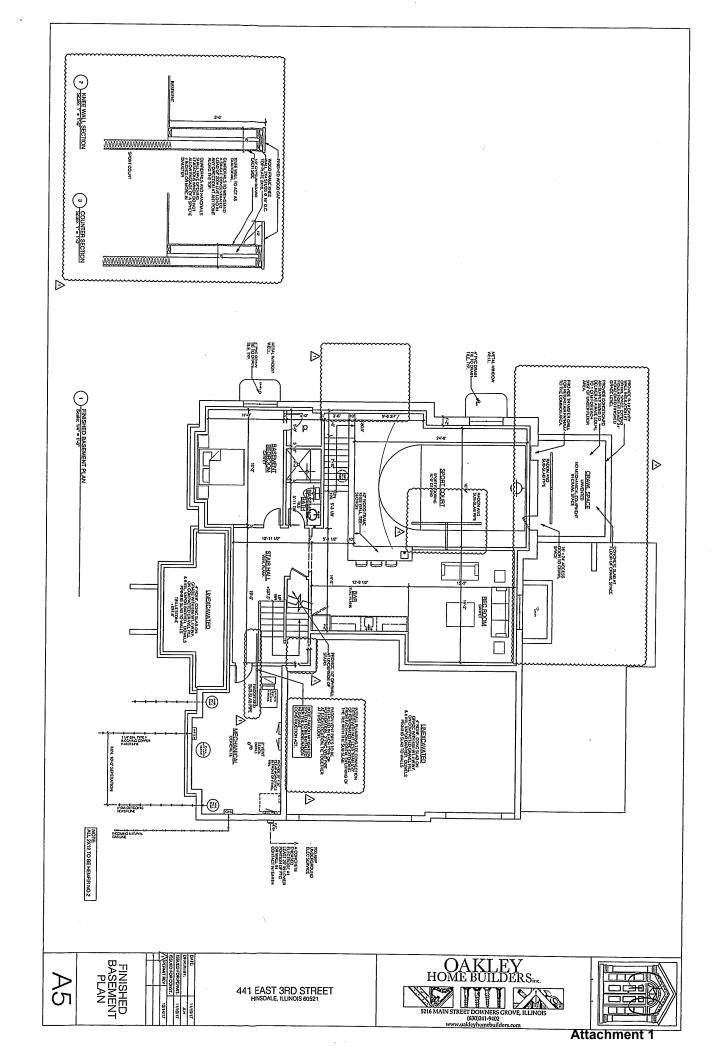
6. Neighbors to the North

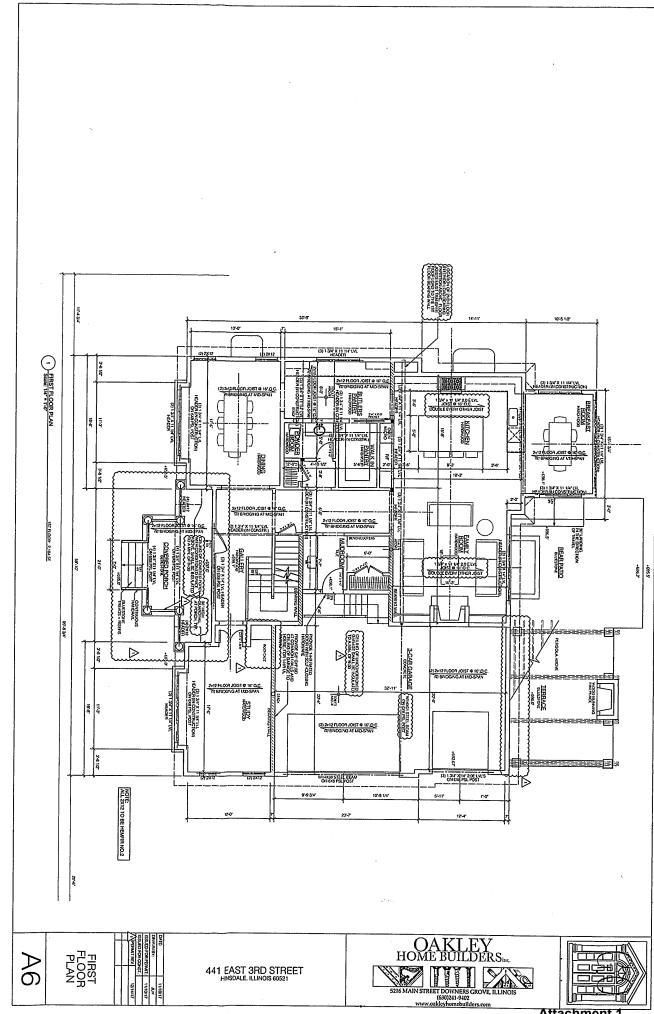




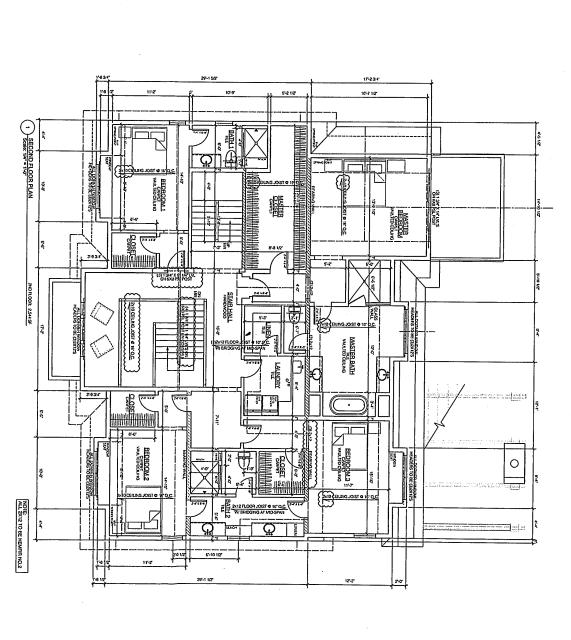








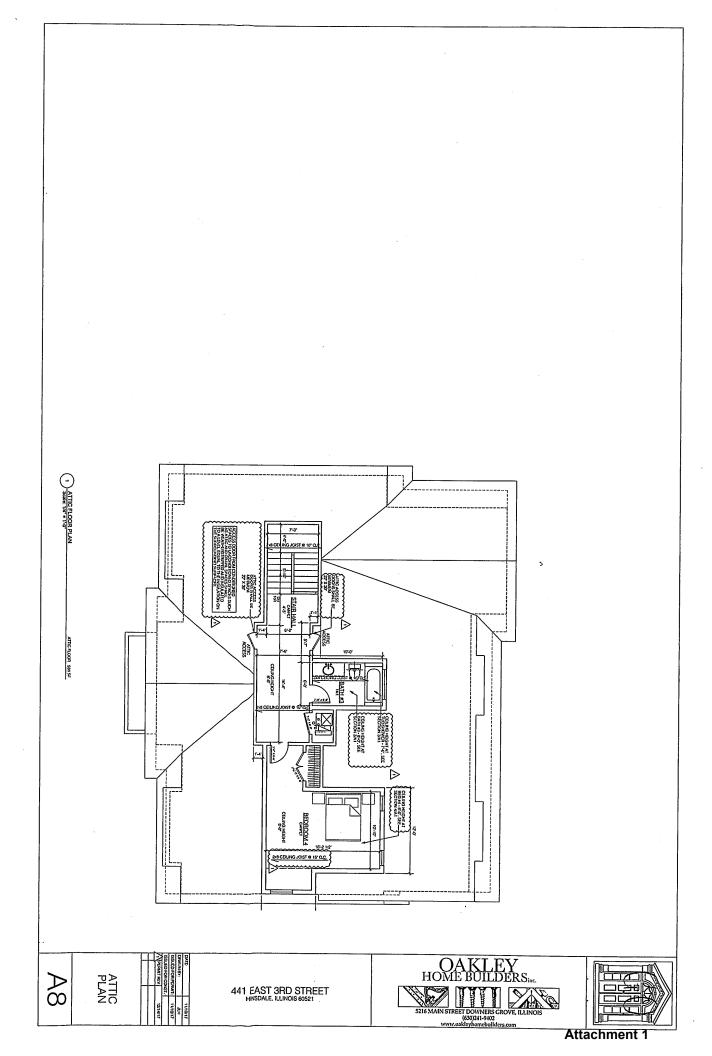
Attachment 1

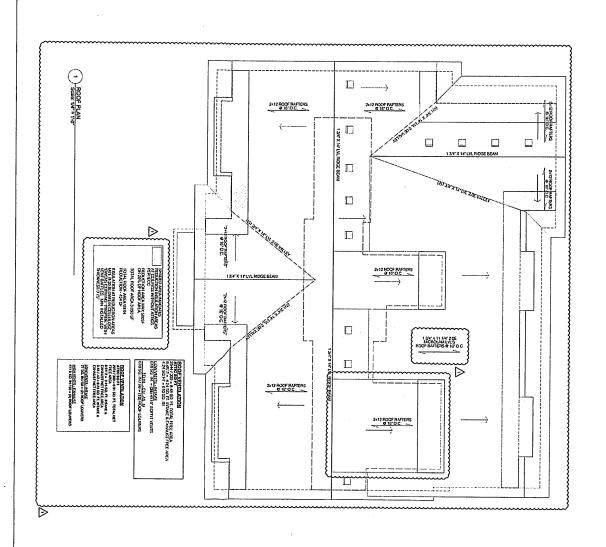


SECOND FLOOR PLAN









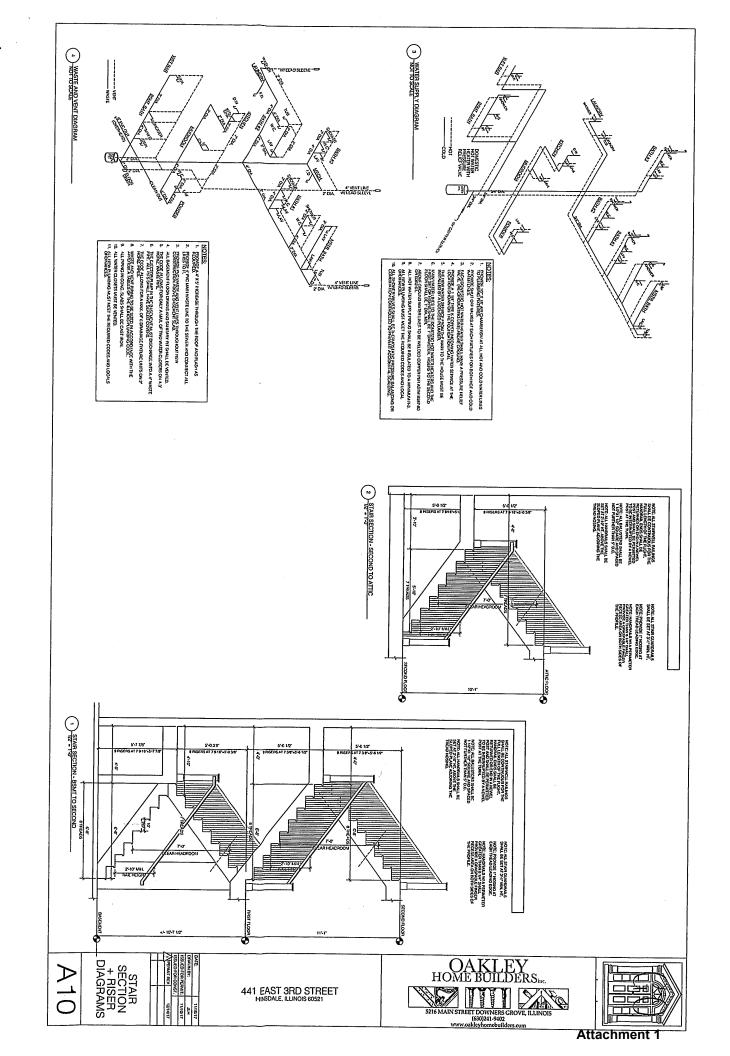
A9

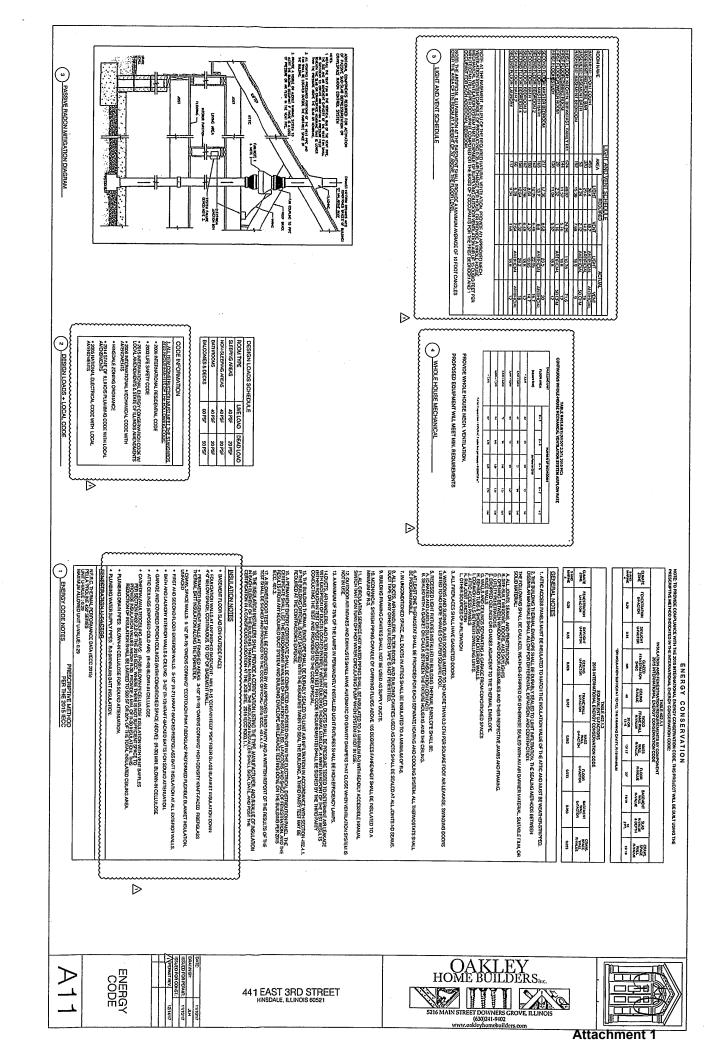
ROOF PLAN

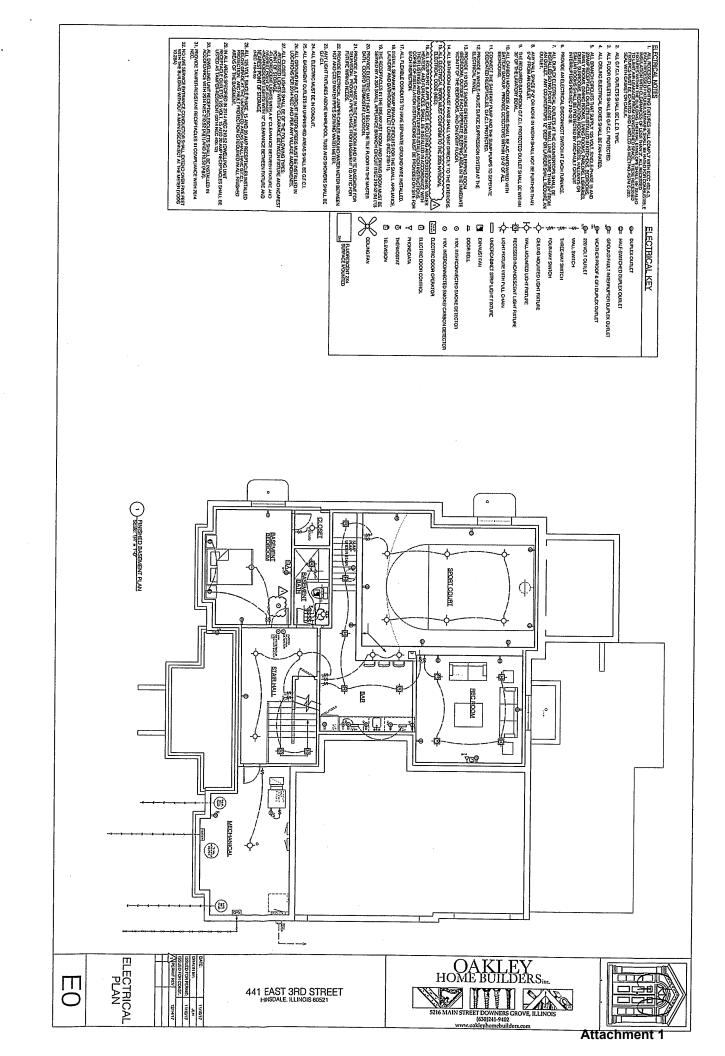


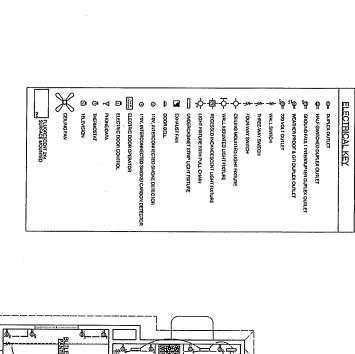


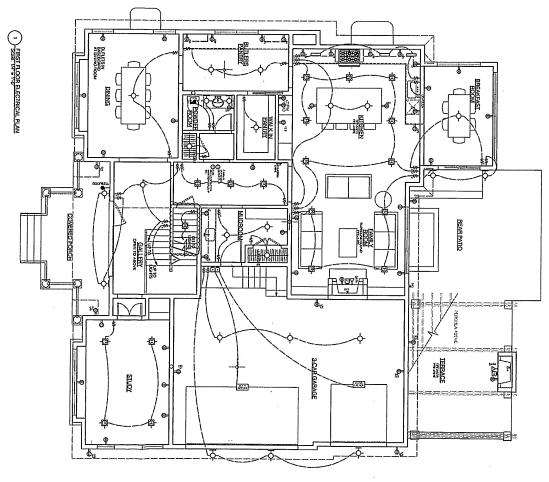










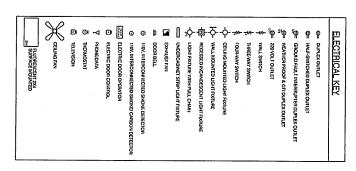


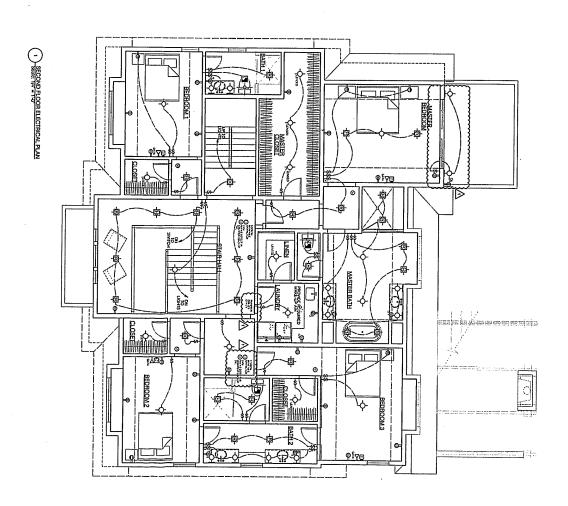
ELECTRICAL
PLAN

441 EAST 3RD STREET
HINSDALE, ILLINOIS 60521

5216 MAIN STREET DOWNERS GREET
5216 MAIN STREET DOWNERS GREET DOWNER



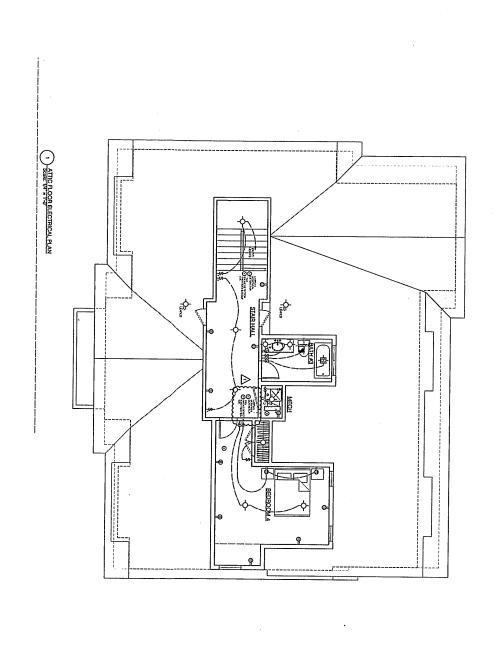




ELECTRICAL PLAN



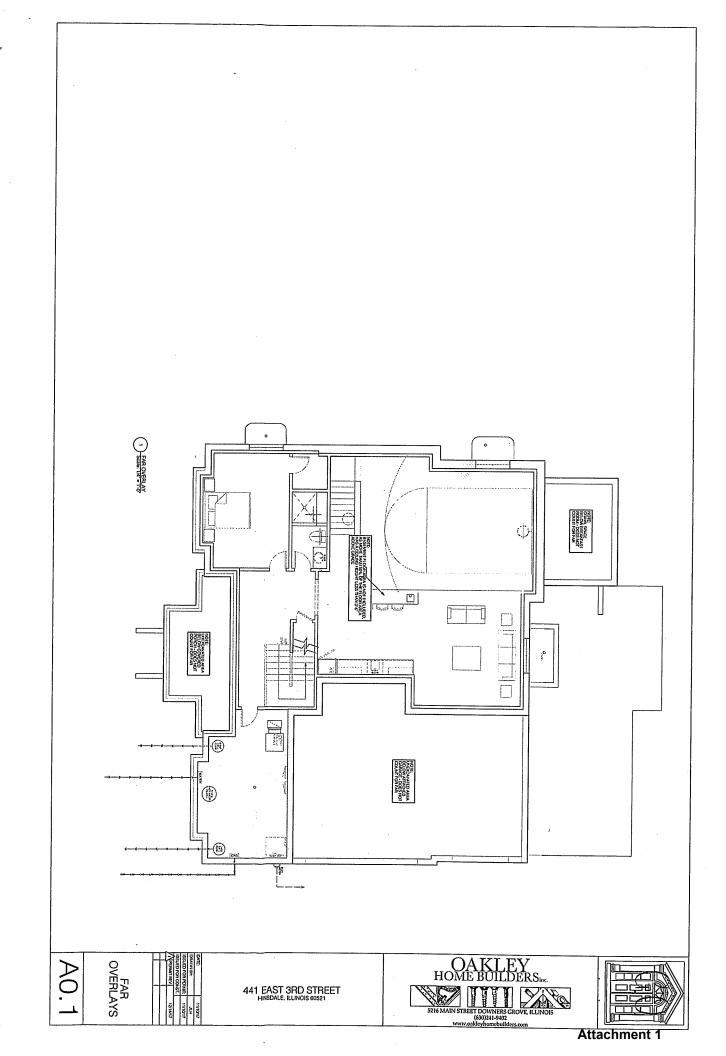


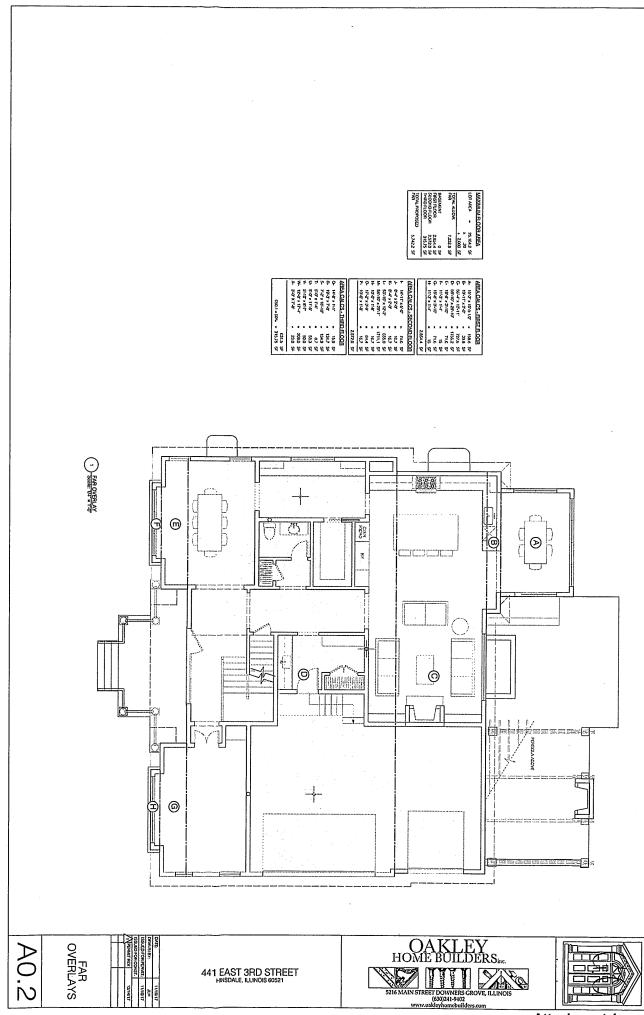


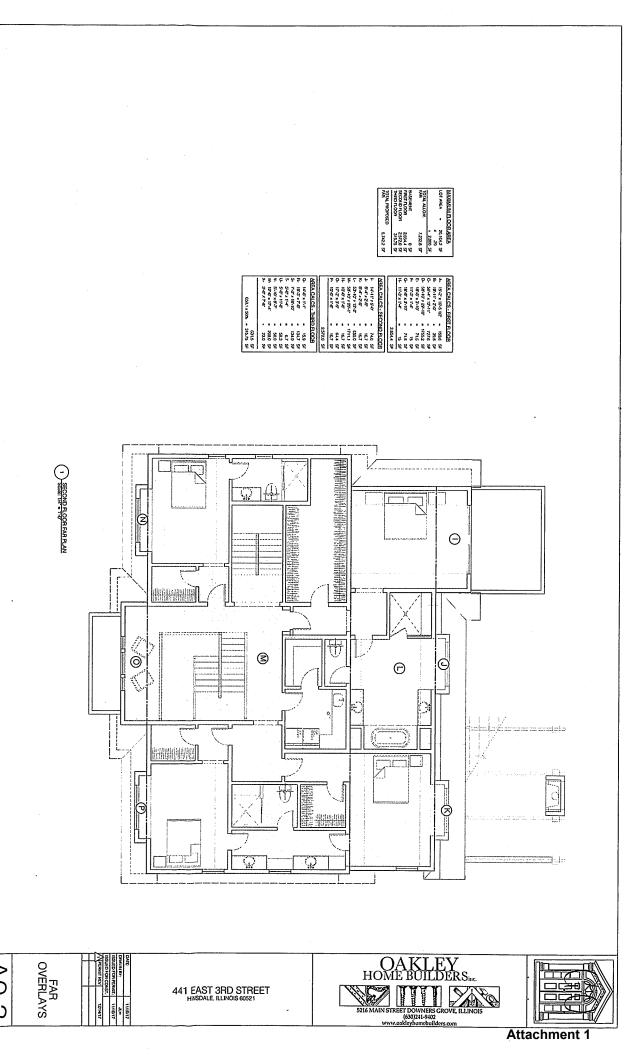
ELECTRICAL PLAN

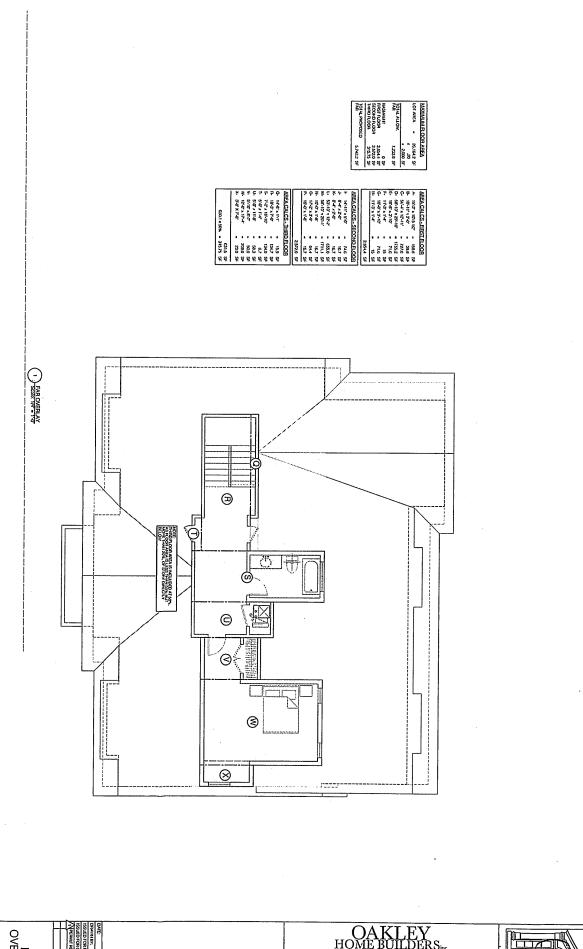








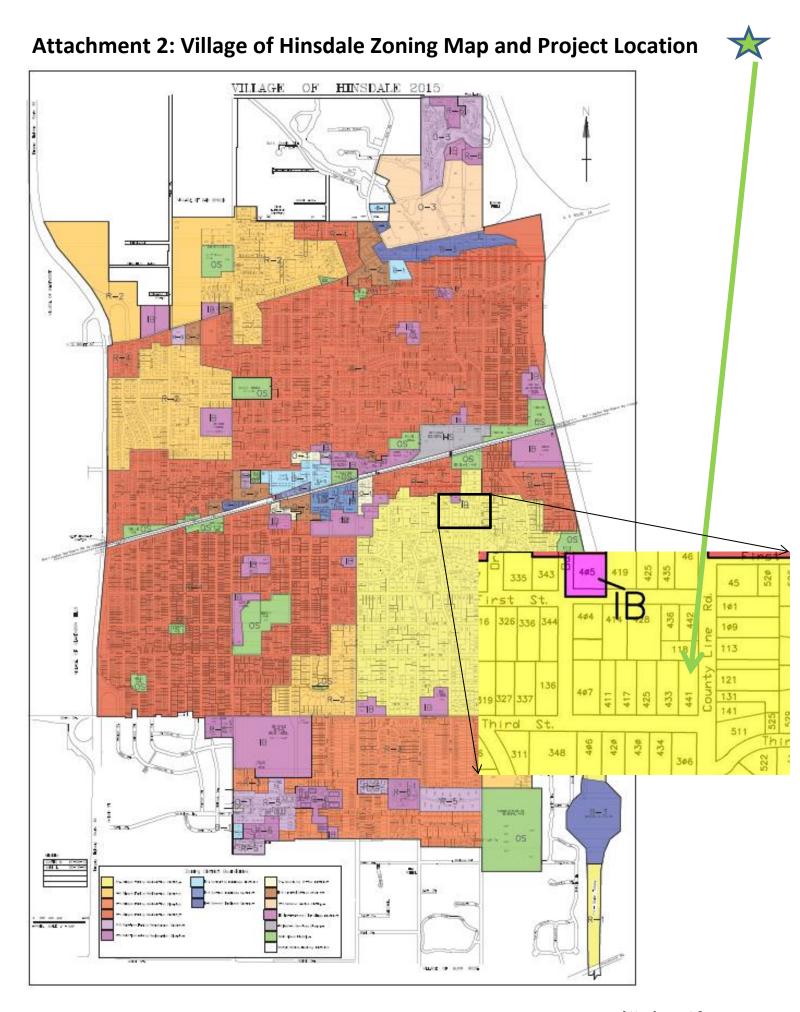




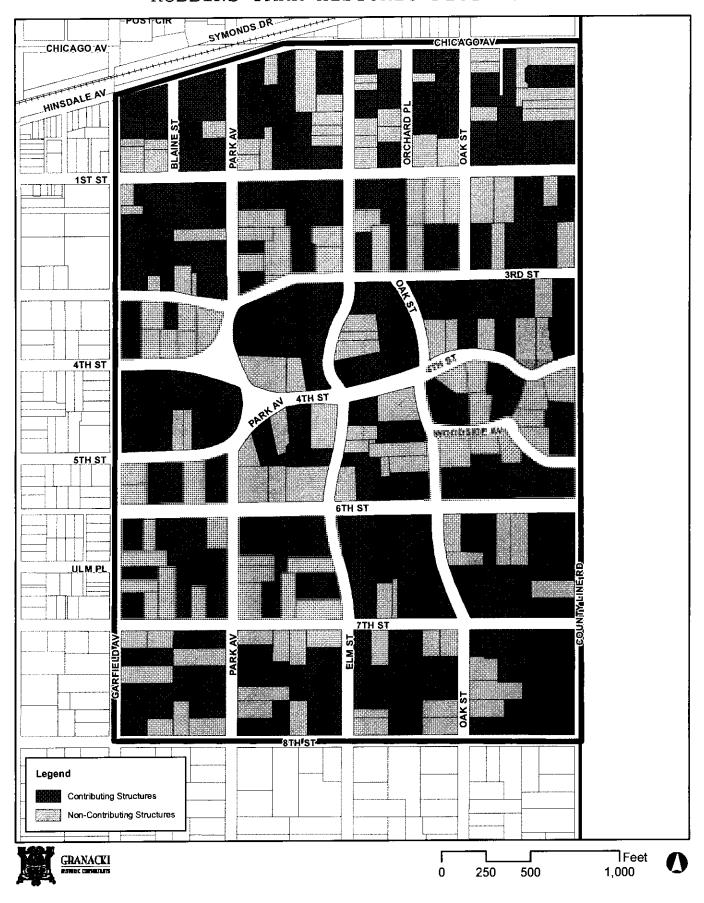
FAR OVERLAYS







ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

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

STATE	OF .	ILL]	INOIS)	
)	ss
COUNTY	OF	DU	PAGE)	

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

In the Matter of:

Case No. HPC-04-2017

441 East Third Street.

REPORT OF PROCEEDINGS had and testimony taken at the Certificate of Appropriateness

Public Hearing of the above-entitled matter

before the Hinsdale Historic Preservation

Commission, at 19 East Chicago Avenue, Hinsdale,

Illinois, on the 9th day of August 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SANDRA WILLIAMS, Member;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member;

MR. FRANK GONZALEZ, Member;

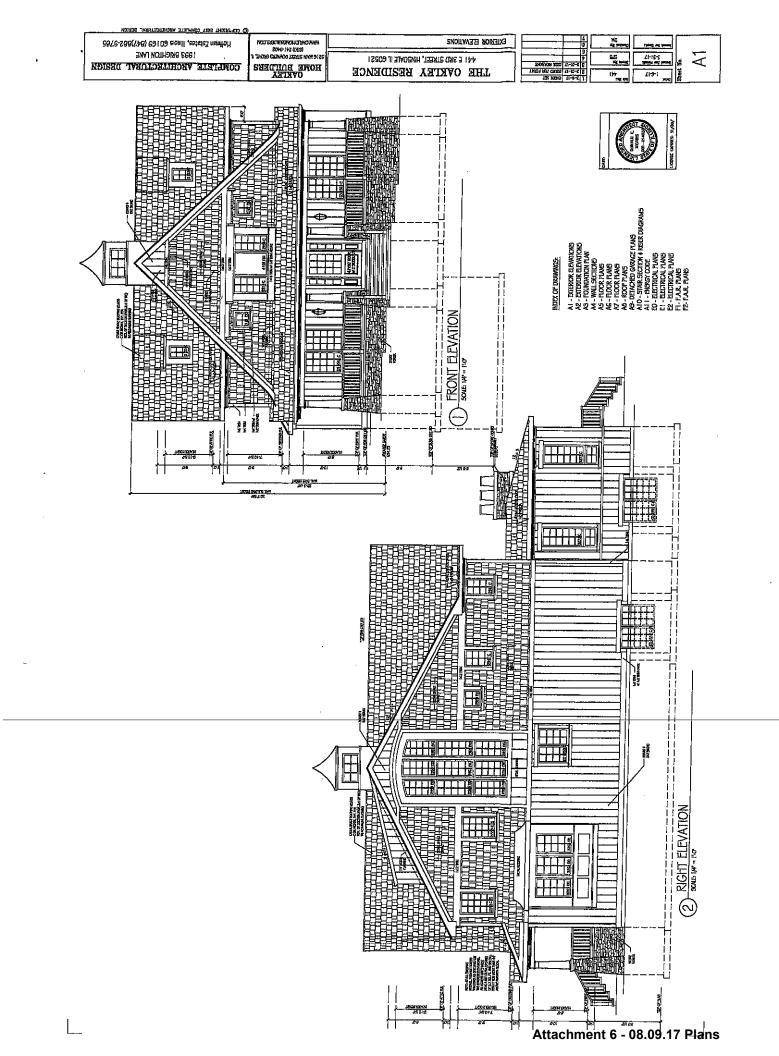
MS. SHANNON WEINBERGER, Member.

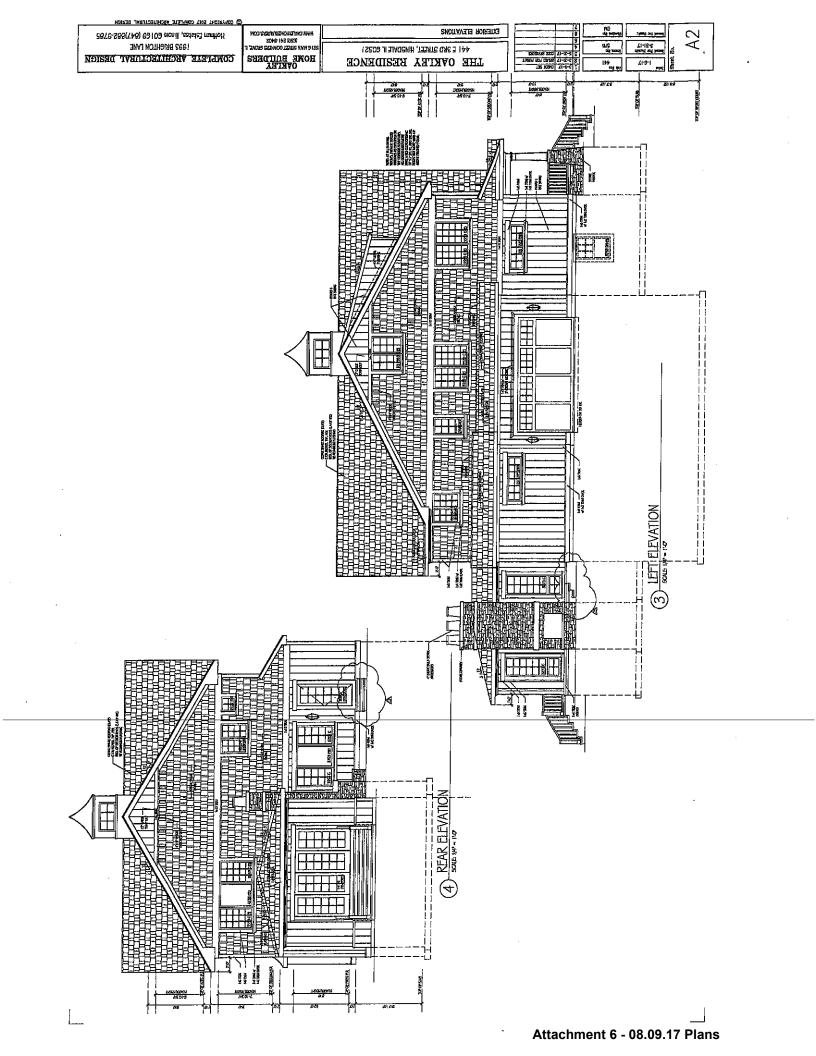
1 .	2		4
1	ALSO PRESENT:	1	The structure itself you could go
2	MR. CHAN YU, Village Planner;	2	put your finger right through the bottom base of
		3	the house. The garages were added on and it's
3	MR. PETER COULES, Attorney for	4	very dangerous to go on from County Line. If
,	Applicant;	5	anyone did go see the house, hopefully you
4	MR. RYAN DUNHAM, Applicant.	6	parked on Third Street because you can't even
5		7	see coming down from County Line.
		8	So I'll show some pictures of the
6		9	inside of the house. There's a part of the
7	CHAIDMAN BOUNEN. We will open the	06:18:00PM 10	house where I have to duck to go into it because
8	CHAIRMAN BOHNEN: We will open the public hearing on Case HPC-04-2017, and anybody	11	it was an addition built, I'm sure without a
9	that is going to speak, approach the podium and	12	permit or something, over some period of time
06:16:16PM 10	be sworn in.	13	where they did the kind of work.
11	(WHEREUPON, Mr. Coules and	14	These are the front of the houses
12	Mr. Dunham were administered the oath.)		
14	Mr. Coules, would you like to start	15	that I took first. This shows what was one
15	us out?	16	of the additions that was done on the house to
16	MR. COULES: I would. So what I have	17	the sides. Both sides of the house were blown
17	done is I went out to the house myself, I took	18	out by somebody over time. I don't know who did
18 19	some supplemental pictures that I'll show everybody and talk a little bit about the house.	19	it. The records are too old to know when it was
06:16:46PM 20	The house was built in 1906. Some	06:18:26PM 20	done. There's nothing in the village because it
21	of the problems with the house is the commission	21	was done way before the '80s when all the work
22	like this, and I did make the comment tonight,	22	was done to this house.
			
	3		5
1	it's nice to see seven people up here myself to	1	
			5
1	it's nice to see seven people up here myself to	1	5 They did modernize a galley
1	it's nice to see seven people up here myself to my client, is there was no boards along the	1	They did modernize a galley kitchen. And you can see where they actually
1 2 3	it's nice to see seven people up here myself to my client, is there was no boards along the years.	1 2 3	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley
1 2 3 4	it's nice to see seven people up here myself to my client, is there was no boards along the years. When one goes out and sees this	1 2 3 4	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley kitchen. There were bump outs that weren't
1 2 3 4 5	it's nice to see seven people up here myself to my client, is there was no boards along the years. When one goes out and sees this house, you can see that there was addition upon	1 2 3 4 5	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley kitchen. There were bump outs that weren't designed for this kind of a house.
1 2 3 4 5	it's nice to see seven people up here myself to my client, is there was no boards along the years. When one goes out and sees this house, you can see that there was addition upon addition upon addition slapped onto this house.	1 2 3 4 5	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley kitchen. There were bump outs that weren't designed for this kind of a house. This is the family room, believe it
1 2 3 4 5 6 7	it's nice to see seven people up here myself to my client, is there was no boards along the years. When one goes out and sees this house, you can see that there was addition upon addition upon addition slapped onto this house. The house is literally falling down in more than	1 2 3 4 5 6 7	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley kitchen. There were bump outs that weren't designed for this kind of a house. This is the family room, believe it or not. You walk in and you are in a looks
1 2 3 4 5 6 7 8	it's nice to see seven people up here myself to my client, is there was no boards along the years. When one goes out and sees this house, you can see that there was addition upon addition upon addition slapped onto this house. The house is literally falling down in more than one spot on the house. The foundation cannot	1 2 3 4 5 6 7 8	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley kitchen. There were bump outs that weren't designed for this kind of a house. This is the family room, believe it or not. You walk in and you are in a looks like a Viking ship, seriously. How and who
1 2 3 4 5 6 7 8	it's nice to see seven people up here myself to my client, is there was no boards along the years. When one goes out and sees this house, you can see that there was addition upon addition upon addition slapped onto this house. The house is literally falling down in more than one spot on the house. The foundation cannot even hold the structure. The builders, Oakley	1 2 3 4 5 6 7 8	They did modernize a galley kitchen. And you can see where they actually have just thrown rooms on the back of the galley kitchen. There were bump outs that weren't designed for this kind of a house. This is the family room, believe it or not. You walk in and you are in a looks like a Viking ship, seriously. How and who designed it, I have no clue. It just doesn't
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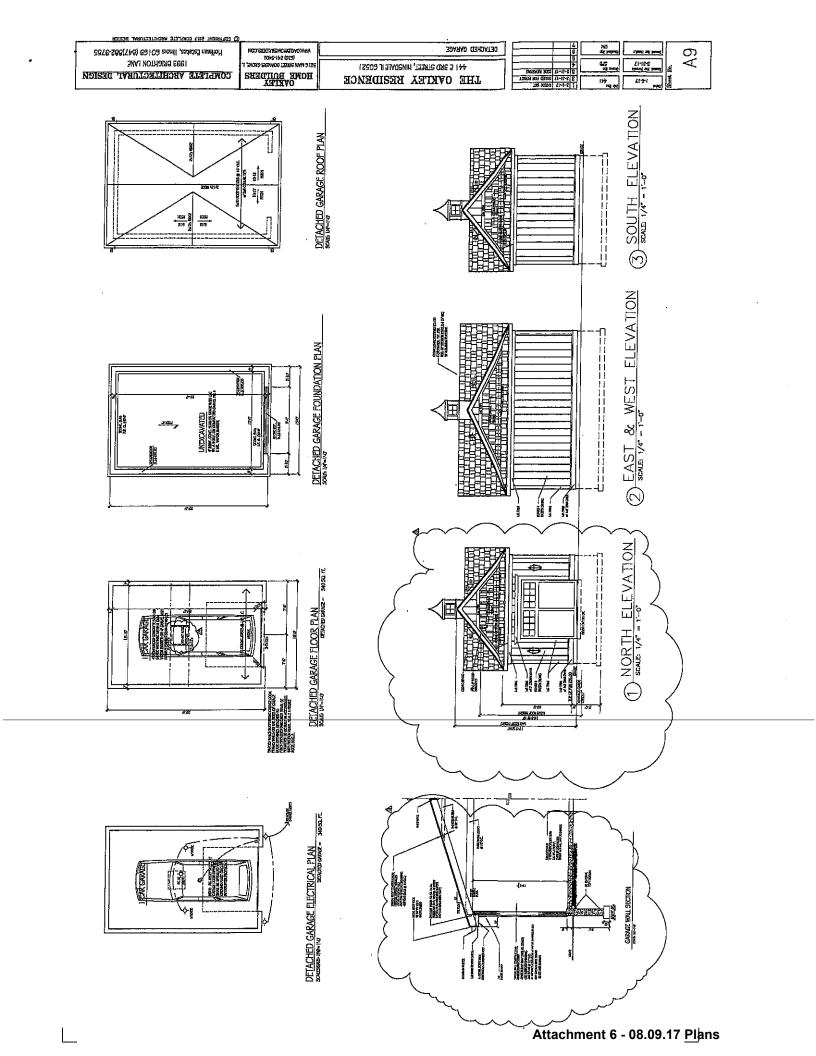
	6		8
1	back two different or three different edifices,	1	it was done.
2	but these additions because the garage looks	2	So the main front of the house when
3	like a 1970's style of garage, it's put on the	3	you first see it, it doesn't look that bad until
4	side of the house with the stucco that's on	4	you walk up to it. When you walk up to it, as I
5	there.	5	said, everything is delaminated from the middle
6	This is upstairs. They even built	6	part of the house down. The foundation is not
7	out the third floor where the eaves in the third	7	usable.
8	floor are sitting at about four feet. So I know	8	There's been at least two additions
9	today you couldn't do that. I don't know when	9	that I as a layman can tell have been done over
06:19:52PM 10	it was done, but you can't even the third	06:21:36PM 10	the timeframe, and there's nothing left of the
11	floor you duck to go up, and then you duck	11	original house except two rooms. Everything
12	everywhere you walk up there and the basement is	12	else is gone. So that's why they tried to save
13	even higher.	13	it. They looked at it. They wanted to at least
14	This shows that there's cracking	14	save part of it. Save the foundation. Nothing
15	and everything is delaminating on this house.	15	is even saveable. Roof itself it's surprising
16	The Dryvit like I said and it's true	16	it's still up. I don't really think you can
17	Dryvit material, it's not even cement stucco.	17	even have anyone living there tomorrow.
18	It's the kind of material that will have to be	18	CHAIRMAN BOHNEN: Okay. Members of our
19	replaced.	19	commission that went out to see this house,
06:20:12PM 20	This is one of the additions which	06:22:02PM 20	would you
21	is the garage that's built off of County Line.	21	MR. GONZALEZ: I only drove by it; I
22	It definitely does not go with a prairie style	22	didn't go inside.
	7		9
1	house. And what they are designing to do now,	1	MS. D'ARCO: I have been in the house.
	Thouse. This what they are designing to de new,		MS. D'ARCO. I Have been in the house.
2	if you noticed in your plans, is to get rid of	2	Not recently. It's been on the market since
3		_	
1 _	if you noticed in your plans, is to get rid of	2	Not recently. It's been on the market since
1 _	if you noticed in your plans, is to get rid of anybody accessing the house off of County Line	2	Not recently. It's been on the market since 2014 and it sold last year, so it's been vacant
3 4	if you noticed in your plans, is to get rid of anybody accessing the house off of County Line and coming solely off of Third Street with a	2 3 4	Not recently. It's been on the market since 2014 and it sold last year, so it's been vacant for quite some time. It doesn't surprise me
3 4 5	if you noticed in your plans, is to get rid of anybody accessing the house off of County Line and coming solely off of Third Street with a garage. The backyard, once you orientate the house as truly being off of Third Street, the backyard of the property is really deep and	2 3 4 5	Not recently. It's been on the market since 2014 and it sold last year, so it's been vacant for quite some time. It doesn't surprise me that things are happening. I had walked through
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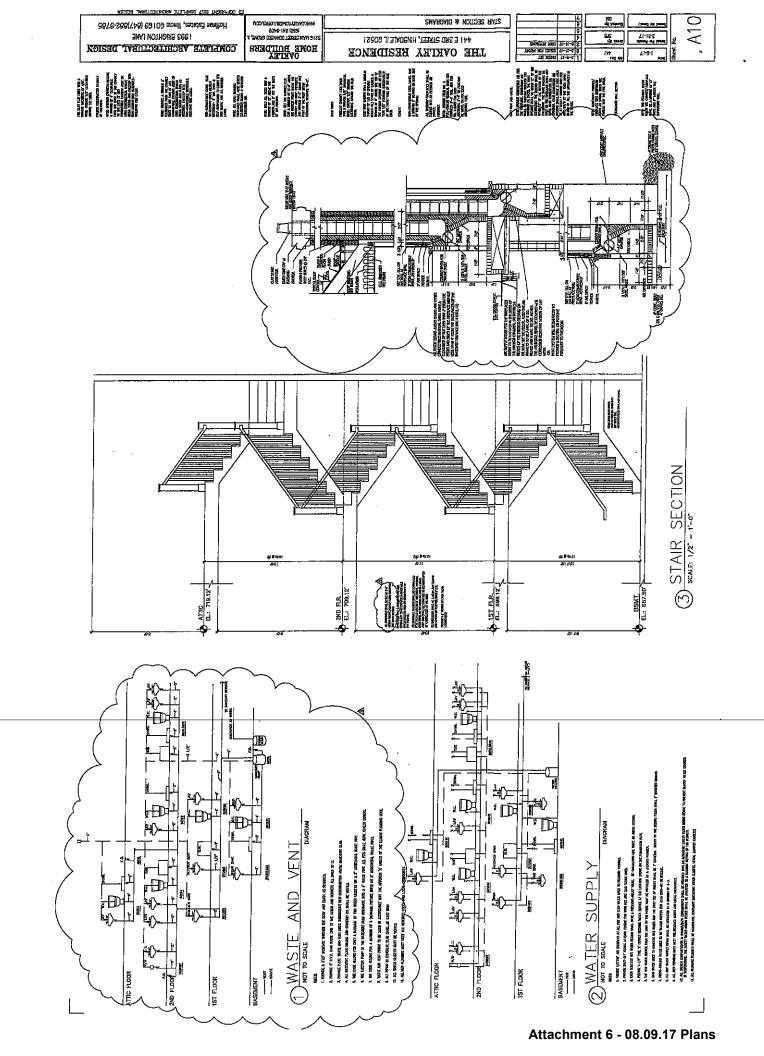
	10		12
1	no were no takers.	1	opportunity to I think there's too many
2	CHAIRMAN BOHNEN: Shannon, did you have	2	issues with the home overall and from the
3	a chance?	3	standpoint the request to teardown, I don't have
4	MS. WEINBERGER: I did not.	4	a concern with holding that back.
5	MR. PRISBY: I'm familiar with that	5	CHAIRMAN BOHNEN: Anybody else that
6	house. I know the issues that they are having.	6	have any other comments?
7	You can see them from the exterior. I did not	7	MR. PRISBY: Sounds to me like it's old
8	get a chance to go inside the house. The photos	8	but not historic. The structural issues are so
9	were pretty evident what's going on.	9	great that the value of trying to restore that
06:23:24PM 10	CHAIRMAN BOHNEN: Tom?	06:25:50PM 10	house is just beyond repair economically.
11	MR. WILLETT: Yes. So I walked the	11	CHAIRMAN BOHNEN: I agree with all the
12	neighborhood trying to get a sense on and	12	comments that have been made. I did have
13	this is a historic district. I wanted to get a	13	occasion to go through the house early on when
14	broader view before going in the house.	14	it first came on the market and it even had
15	Seems like a lot of the homes with	15	foundation problems, water problems in the
16	what I can see weren't necessarily really old	16	foundation.
17	homes, ones have been built to try to emulate	17	MR. COULES: Yes, it does.
18	old characteristic or style. So started there.	18	CHAIRMAN BOHNEN: To me it just
19	Then we did a walk through of the	19	basically gone too far along in the process and
06:23:56PM 20	house both exterior and saw several pretty	06:26:20PM 20	sort of cobbled together architecturally, so I
21	severe structural issues in terms of the roof as	21	would concur also.
22	Mr. Coules referenced earlier. Lots of issues	22	So I guess at this point may I have
	11		13
1	with the overhang and just general overall	1	a motion to approve the request for a
1 2		1 2	
1 _	with the overhang and just general overall	_	a motion to approve the request for a
2	with the overhang and just general overall design but structurally there are a lot of	2	a motion to approve the request for a certificate of appropriateness to demolish?
3	with the overhang and just general overall design but structurally there are a lot of challenges exterior wise.	3	a motion to approve the request for a certificate of appropriateness to demolish? MR. WILLETT: I'd like to submit a
3 4	with the overhang and just general overall design but structurally there are a lot of challenges exterior wise. Interior, to echo Janice's key	2 3 4	a motion to approve the request for a certificate of appropriateness to demolish? MR. WILLETT: I'd like to submit a motion to approve the request to demolish 441
2 3 4 5	with the overhang and just general overall design but structurally there are a lot of challenges exterior wise. Interior, to echo Janice's key point, that in walking through the house it does	2 3 4 5	a motion to approve the request for a certificate of appropriateness to demolish? MR. WILLETT: I'd like to submit a motion to approve the request to demolish 441 East Third Street.
2 3 4 5 6	with the overhang and just general overall design but structurally there are a lot of challenges exterior wise. Interior, to echo Janice's key point, that in walking through the house it does not flow. It is not, I feel, in its current	2 3 4 5 6	a motion to approve the request for a certificate of appropriateness to demolish? MR. WILLETT: I'd like to submit a motion to approve the request to demolish 441 East Third Street. CHAIRMAN BOHNEN: May I have a second,
2 3 4 5 6 7	with the overhang and just general overall design but structurally there are a lot of challenges exterior wise. Interior, to echo Janice's key point, that in walking through the house it does not flow. It is not, I feel, in its current layout a home that would meet this current	2 3 4 5 6 7	a motion to approve the request for a certificate of appropriateness to demolish? MR. WILLETT: I'd like to submit a motion to approve the request to demolish 441 East Third Street. CHAIRMAN BOHNEN: May I have a second, please?
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14
1 STATE OF ILLINOIS )
               ) ss:
2 COUNTY OF DU PAGE )
3
             I, KATHLEEN W. BONO, Certified
4 Shorthand Reporter, Notary Public in and for the
5 County DuPage, State of Illinois, do hereby
6 certify that previous to the commencement of the
7 examination and testimony of the various
8 witnesses herein, they were duly sworn by me to
9 testify the truth in relation to the matters
   pertaining hereto; that the testimony given by
10
11
   said witnesses was reduced to writing by means
12 of shorthand and thereafter transcribed into
13
    typewritten form; and that the foregoing is a
14
   true, correct and complete transcript of my
15
   shorthand notes so taken aforesaid.
16
             IN TESTIMONY WHEREOF I have
17
    hereunto set my hand and affixed my notarial
18
    seal this 18th day of August, A.D. 2017.
19
20
                   KATHLEEN W. BONO,
21
                   C.S.R. No. 84-1423,
                   Notary Public, DuPage County
22
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VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: February 7, 2018

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 24 Chicago Avenue, Unit B –FreezeFix– non-illuminated Wall Sign - Case A-01-2018

Summary

The Village of Hinsdale has received a sign application from Landmark Visibility Solutions, on behalf of FreezeFix, requesting approval to install a new non-illuminated wall sign at 24 Chicago Avenue, unit B, within the Historic Downtown District in the B-1 Community Business District.

Request and Analysis

The requested wall sign will be made from a Sintra PVC material, and features a light blue, dark blue and white logo, and light blue and white text, on a dark blue background. The proposed sign is 2' tall and 8' wide for an area of 16 SF. The maximum allowable area for a wall sign is 17.6 SF, based on 5 percent of the square footage of the wall for the multi-tenant building (352 SF). The wall sign is 12 feet above grade, will not be illuminated and be mounted using lag bolts. The requested sign is code compliant.

The Elysian Nail Spa wall sign, for the tenant space next door, was approved with the same sign dimensions and material by the Plan Commission (PC) on January 10, 2018, and recommended for approval by the Historic Preservation Commission on the same day.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 24 Chicago Avenue



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor	
Name: New Proof. Address: 239 November Rd City/Zip: Platine, 11 Gox 7 Phone/Fax: 89 971 1298 E-Mail: NILLE (androllus.com Contact Name: Nich	Name: Londmoth Usibility System Address: 839 November Rd. City/Zip: Polother) 14 50067 Phone/Fax: (847 971/2981 E-Mail: Nicel Condmoth VS. Contact Name: Nich	
ADDRESS OF SIGN LOCATION: ZUB Chicago Ave ZONING DISTRICT: Please Select One Carail SIGN TYPE: Please Select One Sign Type: Please		
Sign Information: Overall Size (Square Feet): 16 (2x \$\frac{2}{3}\$) Overall Height from Grade: 12 Ft. Proposed Colors (Maximum of Three Colors): 6 5664 6106 6 5604 6106 6 5604 6106	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: Business Name: Size of Sign: Size of Sign: Square Feet Business Name: Size of Sign: Square Feet	
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.		
Fian Commission Approvat Date. Administrative Approvar Date:		





For sign description purposes only. The above illustration does not reflect the correct tenant space. - C.Y.

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2



EXTERIOR SIGN - 24" X 96"

SIGN MATERIAL - [CNC CUT SINTRA PVC WITH .5" SINTRA DIMENSIONAL LETTERS APPLIED TO THE FACE. NON-LIT]



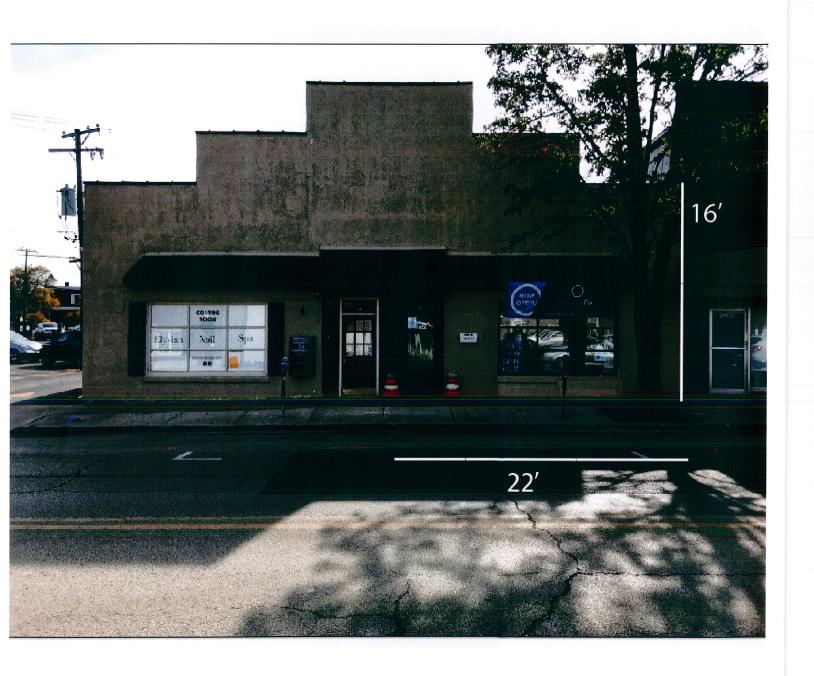
MATCH PANTONE BLUE C

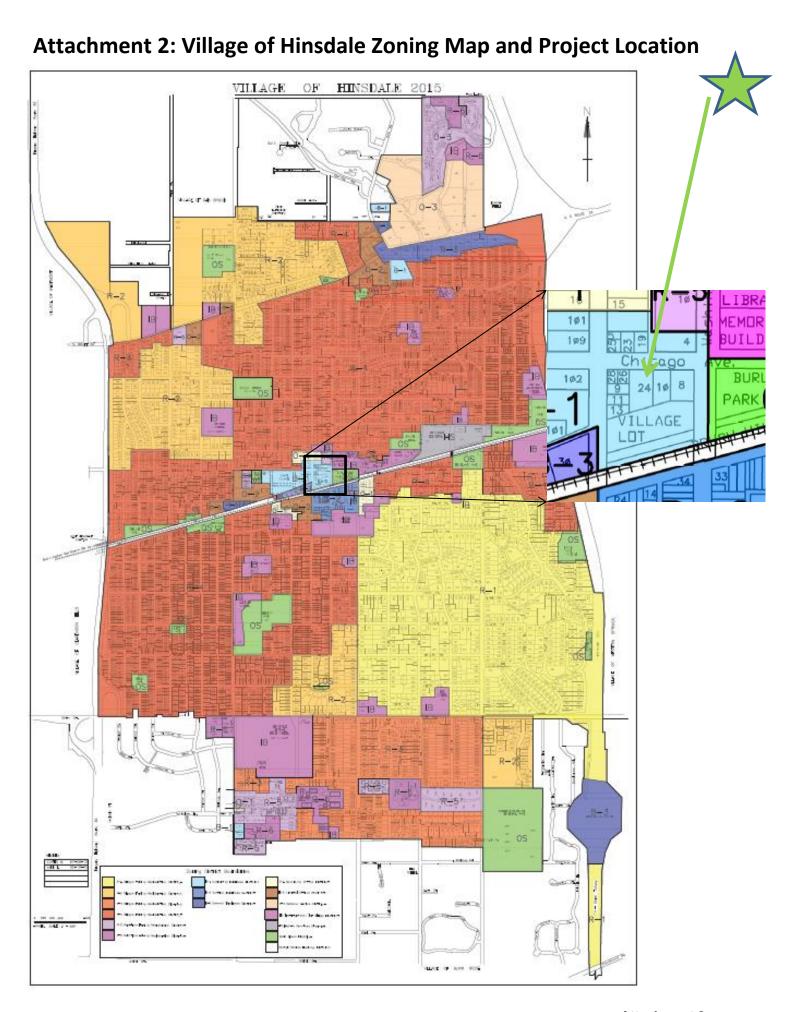


MATCH MATTE WHITE

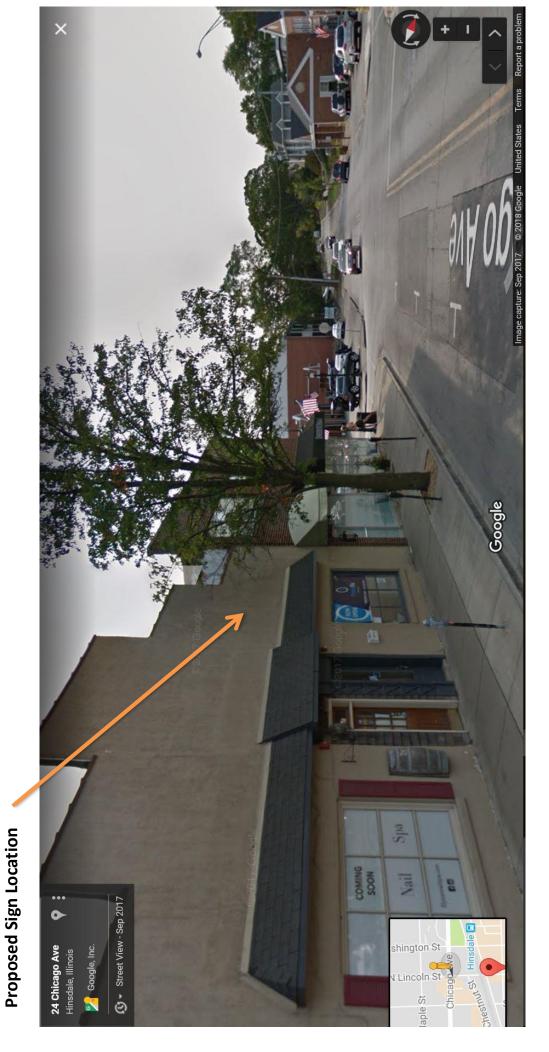


MATCH PANTONE BLUE C





Attachment 3: Street View 24 Chicago Ave., unit B (facing west)



VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: February 7, 2018

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: Hinsdale Garage (potential restaurant) — Non-Compliant Neon-Illuminated Projecting Sign

36 E. Hinsdale Avenue, 2nd Floor - Case A-02-2018 – Downtown Historic District

Summary

The Village of Hinsdale has received a non-compliant sign application from Grate Signs, on behalf of John Dagnon, for Hinsdale Garage (potential restaurant) requesting approval to install a new neon-illuminated, projecting sign, at 36 E. Hinsdale Avenue, in the Historical Downtown, B-2 Central Business District.

Should the Historic Preservation Commission (HPC) and the Plan Commission (PC) approve the sign, the request would then move on to the Zoning Board of Appeals (ZBA) for its consideration. The proposed sign requires 3 variation requests since it is: (1) larger and (2) higher then what is permitted for a projecting sign, and (3) illuminated by exposed neon, which is prohibited in the Village. Please note, the illustration exhibit indicates that the photo is not to scale.

Request and Analysis

Per the code, a projecting sign cannot exceed 3 SF per sign face, with a horizontal dimension of 2 feet, and a vertical dimension of 1.5 feet. The applicant is requesting a horizontal dimension of 5 feet, and a vertical dimension of 12 feet. Due to the "L" shape of the projecting sign, the area of the sign is 33.19 SF.

Per the code, the top edge of the projecting sign shall not be higher than 20 feet, or the bottom of any second floor window, whichever is less. The applicant is requesting the top edge of the sign at 29 feet, and above the bottom of the second floor window.

Per the code, it is a general sign illumination standard to prohibit exposed tube neon and other gas tube signs. The applicant is requesting an exposed single-tube, white neon-illuminated sign. There is a sim photo of the sign illuminated at night. There is a neon dimmer function to adjust the foot candles as needed.

Process

Given the nature of the request, this application requires an advisory decision by the HPC, and PC approval. If the PC approves the application, the ZBA will consider the variation requests, and forward its Findings and Recommendations to the Board of Trustees for a final decision.

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

Attachments:

Attachment 1 – Sign Application and Exhibit

Attachment 2 - Village of Hinsdale Zoning Map and Sign Location

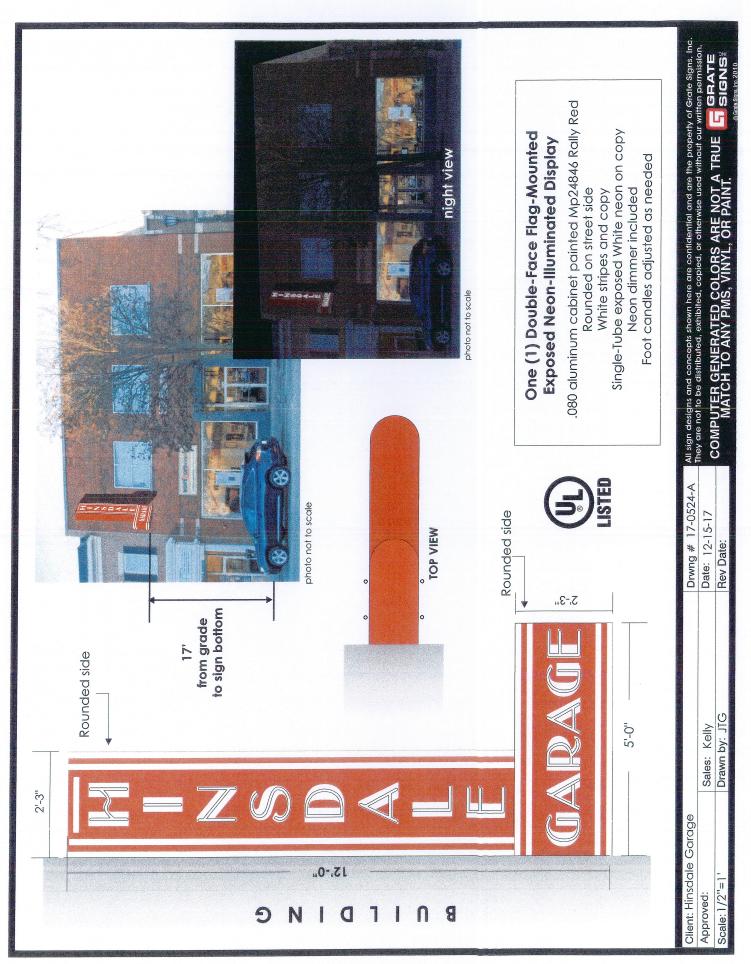
Attachment 3 - Street View of 36 E. Hinsdale Ave.

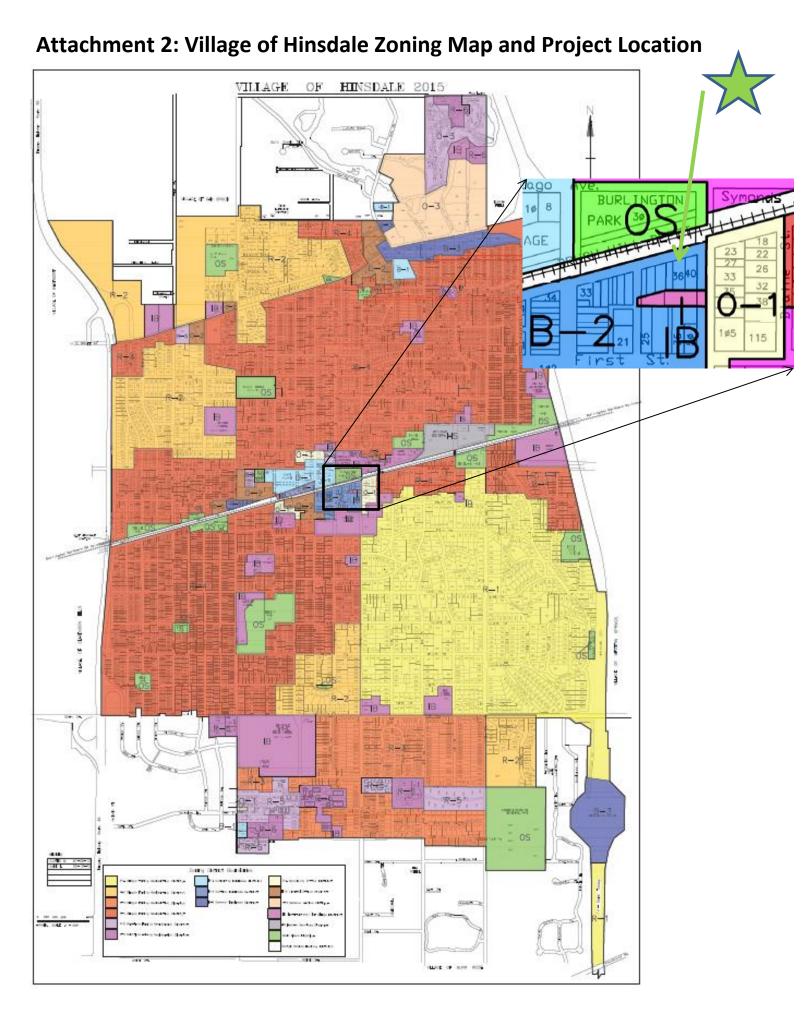
Attachment 4 - Birds Eye View of 36 E. Hinsdale Ave.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

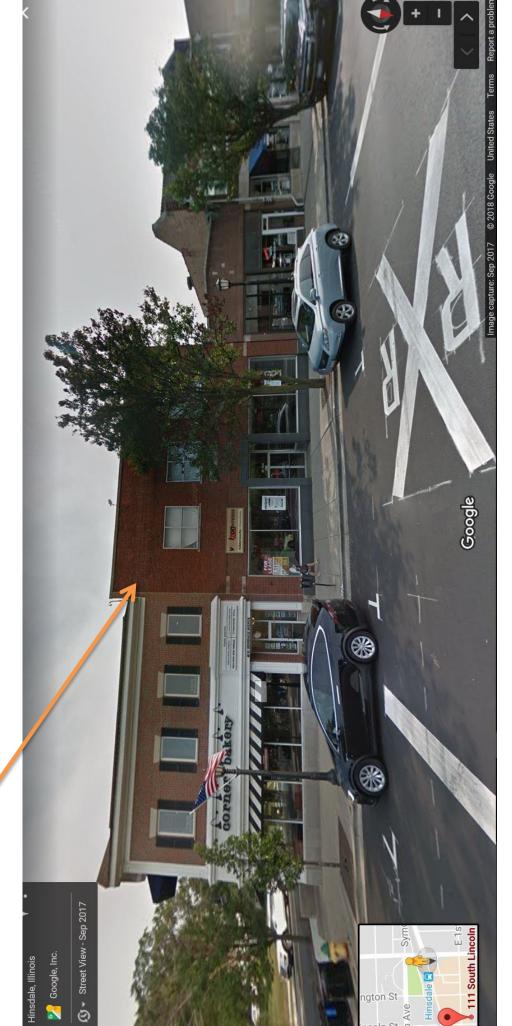
Applicant	Contractor
Name: John Dagnon Address: 619 Wenonah Ave City/Zip: Oak Park, IL 60304 Phone/Fax: (773) 550 /2684 E-Mail: john@chicagotaverngroup.com Contact Name: Same	Name: GRATE Signs Address: 4044 W McDonough St City/Zip: Joliet, IL 60431 Phone/Fax: (815) 729 /9700 E-Mail: kellyfossberg@sbcglobal.net Contact Name: Kelly Fossberg
ADDRESS OF SIGN LOCATION: 36 E Hinsdale ZONING DISTRICT: B-2 Central Business District SIGN TYPE: Projecting Blade Sign ILLUMINATION Internally Illuminated	*Illumination cannot exceed 50 foot- candles as defined in Section 9-106(E)(b)
Sign Information: Overall Size (Square Feet): 33 (See x Diagram) Overall Height from Grade: 17 Ft. Proposed Colors (Maximum of Three Colors): Red White Minimum of Three Colors	Site Information: Lot/Street Frontage: 43 Building/Tenant Frontage: 43 Existing Sign Information: Business Name: Hinsdale Garage Size of Sign: 33 Square Feet Business Name: Square Feet
Signature of Applicant Date	ces. /-/0-18 - 12-18 - 12-18 - W THIS LINE (Minimum \$75.00)





Attachment 3: Street View 36 E. Hinsdale Ave. (facing south)

Proposed Sign Location



Attachment 4: Birds Eye View 36 E. Hinsdale Ave. (facing southwest)

