



MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, December 13, 2017 6:00 P.M. MEMORIAL HALL – MEMORIAL BUILDING (Tentative & Subject to Change)

1. CALL TO ORDER

2. MINUTES – Review and approval of the minutes from the November 8, 2017, meeting.

3. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS

a) Case HPC-11-2017 – 420 E. Third Street - Request for Certificate of Appropriateness to Construct a new home on a vacant lot in the Robbins Park Historic District.

4. PUBLIC HEARING – WITHDRAWAL OF LOCAL LANDMARK DESIGNATION

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.

5. SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT

- a) Case A-41-2017 90 W. First St. Altamura (Pizza) Wall Sign application in the Historic Downtown District.
- b) Case A-43-2017 42 S. Washington St, 2nd FL.– Zouzias & Zouzias CPA Projecting Sign in the Historic Downtown District

6. DISCUSSION

- a) Update letter (11.30.17) regarding the Hinsdale Historical Society for Historic Tours App
- **b)** 2018 HPC Meeting Schedule

7. 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

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION November 8, 2017 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 November 8, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present:	Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger,
	and Commissioner Williams
Absent:	Commissioner D'Arco, Commissioner Gonzalez and Commissioner
	Willett
Also Present:	Applicant for Case HPC-08-2017 and HPC-09-2017

<u>Minutes</u>

Chairman Bohnen introduced the minutes from the October 11, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved**, 4-0 (2 absent) the minutes from the October 11, 2017, meeting, after requesting a few minor changes to Attachment 1 (HPC-06-17 transcript) of the minutes.

Public Hearing – Certificate of Appropriateness

Case HPC-08-2017 – 107 S. Park Ave. - Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

The homeowner presented to the HPC, the history and dilapidated condition of the house at 107 S. Park Avenue. It was explained that repairing the home would cost approximately 60% of building a new home. The applicant also stated that they've lived in the home for 25 years, and will continue to live at the subject property in their new home.

The HPC had no issues with the request and complimented the design of the new home. However, some HPC commissioners expressed general concern for all the demo requests in the Robbins Park District.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-08-2017

A motion to **approve** the application for Certificate of Appropriateness, as submitted, was **unanimously approved**, **4-0** (2 absent)

Case HPC-09-2017 – 504 S. Oak St. - Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

The applicant presented to the HPC, the current condition of the home and the plan to construct a new spec home. Bayit Builders, LLC, is part of the parent company Avra Properties. Some Commissioners had concerns for the proposed front yard setback, and its relation with the homes to the north and south. After reviewing the site plans and aerial image, the HPC concluded with a request to move the proposed home's front yard setback a minimum of 20 feet (westward, into the lot).

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-09-2017

A motion to **approve** the application for Certificate of Appropriateness, with the condition that the front yard setback is moved back a minimum of 20 feet, was **unanimously approved**, **4-0** (2 absent)

<u>Discussion Items</u> 304 S. Lincoln Street – Case HPC-04-2016 (approved on November 9, 2016)

The Chairman asked if the HPC has seen the new limestone cap on the front porch at 304 S. Lincoln Street, which is the correct design and material the HPC approved last year. A few commissioners responded yes. With no further issues, the Chair requested this discussion item removed from future HPC agendas.

Update letter regarding the Hinsdale Historical Society for Historic Tours App

The HPC reviewed the progress letter submitted by the Hinsdale Historical Society (HHS) in regards to the Historic Tours app and expressed that everything appears to be in order, and complimented the HHS for taking the initiative of submitting an update letter.

<u>Adjournment</u>

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 7:02 PM. on November 8, 2017.

Respectfully Submitted,

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

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

1

IN THE MATTER OF:) CASE NO. HPC-08-2017) 107 SOUTH PARK)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing on the Certificate of Appropriateness in the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 8th day of November, 2017, at the hour of 6:06 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;MS. SANDRA WILLIAMS, Member;MS. SHANNON WEINBERGER, Member;MR. JAMES PRISBY, Member.

	2		
1	2 ALSO PRESENT:	1	4
		1	walker. Because of the physical condition and
2	MR. CHAN YU, Village Planner;	2	we don't have any full bath downstairs, and our
3	MR. and MRS. LIU, Owners.	3	daughter. And her family is going to move in
4			with us, and there are three of them. And there
5		5	is not enough room in the house as well.
6	CHAIRMAN BOHNEN: Tonight we are having	6	So we have talked to a couple of
7	two public hearings. The first public hearing	7	architects trying to get a number for
8	is Case HPC-08-2017 for 107 South Park Avenue in	8	renovation. In this process, we find out to
9	Hinsdale. We are seeing a Request for a	9	make it up to Code and to the standard of living
об:06:26РМ 10	Certificate of Appropriateness to demolish the	06:09:20PM 10	that we'd like to have, it's going to be at
11	existing home and construct a new home in the	11	least 60 percent or more of the total cost of a
12	Robbins Park Historic District.	12	new build. So we debate this over the last five
13	Anybody that will be speaking to	13	years, and we finally decide to move forward
14	this subject, please step forward to the podium,	14	for the new construction. So we engaged Mike
15	and we will swear you in.	15	Abraham and Brian Peterson for the project.
16	Please give us your name.	16	CHAIRMAN BOHNEN: And so you are
17	MS. LIU: Teresa Liu.	17	proposing to have this home taken down, the
18	(Ms. Liu and Mr. Peterson sworn.)	18	existing home; and you're in the process of
19	CHAIRMAN BOHNEN: You are the owner of	19	contracting to have a replacement home built?
06:07:13PM 20	the house at 107?	06:09:56PM 20	MS. LIU: Yes.
21	MS. LIU: Yes, we are.	21	CHAIRMAN BOHNEN: And do I understand
22	CHAIRMAN BOHNEN: Would you like to	22	that the replacement home would be for your own
	3		5
1		1	
	3	1	5
1	3 give us your introductory remarks about your		5 use, your own use?
1 2	3 give us your introductory remarks about your request for the Certificate, please.	2	5 use, your own use? MS. LIU: Yes.
1 2 3	3 give us your introductory remarks about your request for the Certificate, please. MS. LIU: Yes. Our house was built in	2 3	5 use, your own use? MS. LIU: Yes. CHAIRMAN BOHNEN: So you are tearing
1 2 3 4	3 give us your introductory remarks about your request for the Certificate, please. MS. LIU: Yes. Our house was built in 1939, and we bought it in 1998. When we bought	2 3 4	5 use, your own use? MS. LIU: Yes. CHAIRMAN BOHNEN: So you are tearing down your existing home and building a new home
1 2 3 4 5	3 give us your introductory remarks about your request for the Certificate, please. MS. LIU: Yes. Our house was built in 1939, and we bought it in 1998. When we bought it, it was already in disarray; and our	2 3 4 5	5 use, your own use? MS. LIU: Yes. CHAIRMAN BOHNEN: So you are tearing down your existing home and building a new home on that site. That's what you are proposing?
1 2 3 4 5 6	3 give us your introductory remarks about your request for the Certificate, please. MS. LIU: Yes. Our house was built in 1939, and we bought it in 1998. When we bought it, it was already in disarray; and our inspector told us that we were going to spend a	2 3 4 5 6	5 use, your own use? MS. LIU: Yes. CHAIRMAN BOHNEN: So you are tearing down your existing home and building a new home on that site. That's what you are proposing? MS. LIU: Yes.
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	6		8
1	think they called it French	1	grade as well?
2	CHAIRMAN BOHNEN: Eclectic.	2	MR. PETERSON: Not significantly, but
3	MS. WILLIAMS: Eclectic, there you go.	3	enough to slope away from the house.
4	But it is very simple. I think it has very few	4	MR. PRISBY: Well, there isn't
5	distinguishing characteristics of a French	5	enough
6	style.	6	MS. WEINBERGER: This is a hard one.
7	I would love to hear what the other	7	MR. PRISBY: historically
8	Commissioners think. I do not have a major	8	significant about the house that I'm really
9	issue in allowing the Certificate of	9	panicked over this. It's disappointing to have
06:11:45PM 10	Appropriateness.	06:14:06PM 10	something this nice in that area especially when
11	MS. WEINBERGER: I have not been in the	11	all the new homes around it start to disappear.
12	house so I can't, I don't know what kind of	12	But I probably would have had a
13	condition it's in. The outside doesn't look	13	bigger issue with it if it was being taken down
14	that in disarray compared to some of the others	14	on a spec basis because of how great it looks on
15	that have come before us. I wish that I could	15	the outside. The fact that they have been here
16	have been in town to go see it and would have	16	for so long, that they are going to be building
17	more understanding of is it something that could	17	on their own property for their own use, I
18	stay and be renovated or does it need to be torn	18	really don't have an issue with this.
19	down.	19	MS. WEINBERGER: Well, I just have to
06:12:25PM 20	MR. PRISBY: I kind of had the same	06:14:35PM 20	say that Mike, Mike's buildings are I think some
21	thought when I saw the submittal a month ago,	21	day going to be the Zooks of today so
22	whatever it was. We have seen so many houses	22	MS. WILLIAMS: This is Brian's
	7		9
1	7 come in here especially in the last year, it	1	9 building.
1 2		1 2	
	come in here especially in the last year, it		building.
2	come in here especially in the last year, it didn't take much debate to realize it was an	2	building. MS. WEINBERGER: Oh, Brian. All right.
2 3	come in here especially in the last year, it didn't take much debate to realize it was an insignificant house that wasn't worth keeping. This house when I first saw it, when I first saw this, what's wrong with it, it looks terrific on	2 3	building. MS. WEINBERGER: Oh, Brian. All right. MS. WILLIAMS: This is not Mike's building. MS. WEINBERGER: So it's a very, the
2 3 4	come in here especially in the last year, it didn't take much debate to realize it was an insignificant house that wasn't worth keeping. This house when I first saw it, when I first saw this, what's wrong with it, it looks terrific on the outside. You did a great job of maintaining	2 3 4	building. MS. WEINBERGER: Oh, Brian. All right. MS. WILLIAMS: This is not Mike's building. MS. WEINBERGER: So it's a very, the new house looks beautiful.
2 3 4 5 6 7	come in here especially in the last year, it didn't take much debate to realize it was an insignificant house that wasn't worth keeping. This house when I first saw it, when I first saw this, what's wrong with it, it looks terrific on the outside. You did a great job of maintaining the exterior.	2 3 4 5	building. MS. WEINBERGER: Oh, Brian. All right. MS. WILLIAMS: This is not Mike's building. MS. WEINBERGER: So it's a very, the new house looks beautiful. CHAIRMAN BOHNEN: Any other comments?
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	40		12
	10	1	STATE OF ILLINOIS)
1	frankly.	· ·) ss.
2	In a way, it's a sad commentary in	2	COUNTY OF DU PAGE)
3	my opinion; but it seems to be the way of the	_	,
4	world. So my opinion is is that from a design	3	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5	standpoint, this is a good-looking house. And I	4	do hereby certify that I am a court reporter
6	think on balance, it's going to be a nice	5	doing business in the State of Illinois, that I
7	addition to the neighborhood.	6	reported in shorthand the testimony given at the
8	I guess my only quarrel is is	7	hearing of said cause, and that the foregoing is
9	that there are going to be very few house over	8	a true and correct transcript of my shorthand
06:16:53PM 10	50 years of age in the historic neighborhood at	9	notes so taken as aforesaid.
11	this rate, at the rate it is going. And I would	10	
12	encourage anybody who has the same concern to	11 12	
13	advocate for renovating some of the prized	12	Janice H. Heinemann CSR, RDR, CRR
14	houses that we do have in our historic		License No 084-001391
15	neighborhood and other parts of our town. It	14	
16	doesn't have to be in Robbins Park.	15	
17	Okay. Hearing no further comments,	16	
18	may I have a motion to grant the Certificate of	17	
19	Appropriateness for the demolition of 107 South	18	
06:17:36PM 20	Park Avenue, please.	19	
21	MS. WILLIAMS: So moved.	20	
22	CHAIRMAN BOHNEN: Second, please.	21 22	
	11		
	MR. PRISBY: I will second.		
1			
2	CHAIRMAN BOHNEN: All in favor say aye.		
3	MS. WEINBERGER: Aye.		
4	MR. PRISBY: Aye.		
5	MS. WILLIAMS: Aye.		
6	CHAIRMAN BOHNEN: Aye. So the motion		
7	carries and without any conditions because we		
8	can see what they are going to build.		
9	MR. PRISBY: Correct. And we like it.		
06:17:59РМ 10	CHAIRMAN BOHNEN: And we like it that		
11	way.		
12	MS. LIU: Thank you very much.		
13	CHAIRMAN BOHNEN: So we will close the		
14	hearing on HPC-08-2017 and move on to the second		
15	this evening.		
16	* * *		
17	(Which were all the proceedings had		
18	in the above-entitled cause.)		
19			
20			
21			
22]	
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property [1] - 8:19 proposing [2] - 4:19, 5:7 put [1] - 5:19 Q quarrel [1] - 10:10 R rains [1] - 7:16 rate [2] - 10:13 realize [1] - 7:4 really [2] - 8:10, 8:20 renovated [1] - 6:20 renovating [1] - 10:15 renovating [1] - 10:15 renovation [2] - 4:10, 8:1 replaced [1] - 7:19 replacement [2] - 4:21, 5:2 requires [1] - 5:17 Robbins [1] - 10:18 room [1] - 4:7 rotting [1] - 4:1 S sad [1] - 10:4 saw [3] - 7:1, 7:6 second [3] - 11:2, 11:3, 11:16 see [2] - 6:18, 11:10 seven [1] - 9:21 side [2] - 9:15, 9:18 significant [1] - 8:10 significant [1] - 8:13 significant [1] - 8:14 significant [1] - 8:15 slopes [1] - 7:14 south [1] - 9:14 South [1] - 9:14 South [1] - 10:21 spec [1] - 8:16 standard [1] - 4:11 standpoint [1] - 10:7 start [1] - 8:13 started [1] - 4:2 sty [1] - 6:20 stopping [1] - 7:21 street [2] - 9:15, 9:18 structure [2] - 5:17, 5:21 style [2] - 6:2, 6:8 submittal [1] - 7:1	terrific [1] - 7:7 three [2] - 4:6, 9:19 today [2] - 7:21, 9:1 torn [1] - 6:20 total [1] - 4:13 toward [1] - 7:14 town [2] - 6:18, 10:17 trying [1] - 4:9 U up [1] - 4:11 W walker [1] - 4:3 water [2] - 7:16, 7:22 WEINBERGER [6] - 6:13, 8:8, 8:21, 9:4, 9:7, 11:5 well -kept [1] - 7:13 whittled [1] - 10:1 WILLIAMS [6] - 5:13, 6:5, 9:2, 9:5, 11:1, 11:7 window [1] - 7:19 windows [1] - 4:1 world [1] - 10:6 worth [1] - 7:5 Y ears [3] - 4:15, 9:12, 10:12 Zooks [1] - 9:1
street [2] - 9:15, 9:18 structure [2] - 5:17, 5:21 style [2] - 6:2, 6:8	

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

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
CASE NO. HPC-09-2017)
504 SOUTH OAK STREET)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the Certificate of Appropriateness in the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 8th day of November, 2017, at the hour of 6:20 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;MS. SANDRA WILLIAMS, Member;MS. SHANNON WEINBERGER, Member;MR. JAMES PRISBY, Member.

1

	2		4
	ALSO PRESENT:	1	MS. WILLIAMS: And this is not the same
2	2 MR. CHAN YU, Village Planner;	2	owner as 422 South Oak?
:	MR. JAMES DOHERTY, Project Manager.	3	MR. DOHERTY: It is.
4	۱	_ 4	MS. WILLIAMS: It is the same owner.
ę	5	5	MR. DOHERTY: We own both properties,
(CHAIRMAN BOHNEN: This is the public	6	yes. And we are rehabbing 422.
7	hearing of Case HPC-09-2017 for 504 South Oak	7	MS. WILLIAMS: You are?
8	3 Street, again requesting a Certificate of	8	MR. DOHERTY: Yes.
9	Appropriateness to demolish the existing home	9	MS. WILLIAMS: Oh.
6:19:25PM 1	and construct a new home in the Robbins Park	06:20:47PM 10	CHAIRMAN BOHNEN: 422 South Oak?
11	Historic District.	11	MS. WILLIAMS: Right next door.
12	2 Representing that property would be	12	CHAIRMAN BOHNEN: The numbers don't run
13	Mr. Doherty?	13	quite right but so
14	MR. DOHERTY: Yes.	14	MR. PRISBY: James, one of the things
1	CHAIRMAN BOHNEN: Would you be kind	15	that Sandy Williams had brought up earlier
16	enough to be sworn in, please.	16	tonight before the meeting was, maybe in the
17	MR. DOHERTY: Yes.	17	future for the village, we would kind of like to
18	CHAIRMAN BOHNEN: And state your name	18	start seeing where the setbacks are of the
19	for the record.	19	neighboring houses.
6:19:38PM 20	MR. DOHERTY: James Doherty.	06:21:16PM 20	MR. DOHERTY: Okay.
2	(Mr. Doherty sworn.)	21	MR. PRISBY: And I will get to that in
22	2 MR. DOHERTY: Good evening, guys.	22	a second. Clearly the house that's on this
	3		5
		1	5 property right now is set way back, it's the old
	CHAIRMAN BOHNEN: Good evening,	1	
	CHAIRMAN BOHNEN: Good evening, Mr. Doherty.		property right now is set way back, it's the old
2	 CHAIRMAN BOHNEN: Good evening, Mr. Doherty. MR. DOHERTY: Hello again. 	2	property right now is set way back, it's the old coach house, it's in the middle of the lot. And
2	 CHAIRMAN BOHNEN: Good evening, Mr. Doherty. MR. DOHERTY: Hello again. 	2	property right now is set way back, it's the old coach house, it's in the middle of the lot. And now we are going to be building something
2	 CHAIRMAN BOHNEN: Good evening, Mr. Doherty. MR. DOHERTY: Hello again. MR. PRISBY: Again. MR. DOHERTY: I'm here to, I'll keep it 	2 3 4	property right now is set way back, it's the old coach house, it's in the middle of the lot. And now we are going to be building something significantly forward from that position
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	0		0
	6		8
1	especially when it's been remodeled to the	1	CHAIRMAN BOHNEN: It's a Lil Putian
2	extent that one has. I also don't want	2	set.
3	something to be so far forward to the houses in	3	MR. YU: The average front yard setback
4	front of it that it just destroys that beautiful	4	is at 68.5.
5	block especially coming up that hill. I want to	5	MR. PRISBY: Now, as part of that, does
6	make sure that this house is situated on that	6	it also list every house on that block? A lot
7	property	7	of times they will do that as well.
8	MR. DOHERTY: Is there a site plan	8	MS. WILLIAMS: The problem is there are
9	provided?	9	only two houses.
06:22:30PM 10	MR. PRISBY: There is, but it doesn't	06:24:11PM 10	CHAIRMAN BOHNEN: They wouldn't be
11	show the neighbors' property.	11	bothered by the Early's house by 4th.
12	MR. DOHERTY: Okay.	12	MR. PRISBY: Right.
13	MR. PRISBY: We had the same thing with	13	MR. BOHNEN: And you wouldn't be
14	the last one that was in here, showed the corner	14	bothered by the house on 6th because of the
15	lot. But a lot of times the survey would show	15	tennis court.
16	the house next door at some level and neither	16	MR. PRISBY: Right.
17	one of these tonight has.	17	MR. BOHNEN: Where your concern is
18	MS. WILLIAMS: Jim, the old plat of	18	going to be you have got 422, the existing house
19	survey that was included seems to show that the	19	now, is 111 we are saying, this house is being
06:22:47PM 20	house at 422 is 111 feet back.	06:24:27PM 20	proposed at
21	MR. PRISBY: This one?	21	MR. DOHERTY: 78.
22	MS. WILLIAMS: The little one. Yes.	22	CHAIRMAN BOHNEN: 78. And it's the
	7		9
1	7 Doesn't that look like 111 to you? Past the	1	9 house to the south that you are concerned about?
1		1	
_	Doesn't that look like 111 to you? Past the		house to the south that you are concerned about?
2	Doesn't that look like 111 to you? Past the retaining wall. It's hard to see. But it's a	2	house to the south that you are concerned about? MR. PRISBY: Right. I'm just wondering
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2 3 4	Doesn't that look like 111 to you? Past the retaining wall. It's hard to see. But it's a three digit number so I'm going with 111. And the new house has 78, is that correct, I think?	2 3 4	house to the south that you are concerned about? MR. PRISBY: Right. I'm just wondering what that is. CHAIRMAN BOHNEN: And you are saying
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2 3 4 5 6 7 8 9 0623:23PM 10 11 12 13 14 15 16 17 18 19 0623:47PM 20	Doesn't that look like 111 to you? Past the retaining wall. It's hard to see. But it's a three digit number so I'm going with 111. And the new house has 78, is that correct, I think? MR. DOHERTY: That sounds right. CHAIRMAN BOHNEN: And we don't know the setback of the one to the south, the next house, the existing house? MR. PRISBY: Yes. MS. WILLIAMS: Not that I see. MR. DOHERTY: It's a lot less than 78. It might be half that distance. MR. PRISBY: Jim, do you have anything blockwise? Or do you have that information handy? MS. WILLIAMS: That was included on the plan, and I think it was 68; is that right? It's on the plan. I didn't bring my big set. CHAIRMAN BOHNEN: There wasn't a big set for this.	2 3 4 5 6 7 8 9 0:24:49PM 10 11 12 13 14 15 16 17 18 19 0:24:59PM 20	house to the south that you are concerned about? MR. PRISBY: Right. I'm just wondering what that is. CHAIRMAN BOHNEN: And you are saying that's less than 78, it's forward of where you are? MR. DOHERTY: Yes. Yes. MR. PRISBY: How significantly? That's, I'm just trying to get a good CHAIRMAN BOHNEN: Not a lot you can do about it. MR. PRISBY: I have CHAIRMAN BOHNEN: You have a minimum of 35, right? MR. PRISBY: Yes. CHAIRMAN BOHNEN: Correct? MR. PRISBY: I know. MS. WILLIAMS: The average of the block was 68. CHAIRMAN BOHNEN: I understand. I

KATHLEEN W. BONO, CSR 630-834-7779 Attachment 2 - 11.08.17 HPC Hearing

	10		12
	you?	1	CHAIRMAN BOHNEN: And I'm looking at a
2	MR. PRISBY: No. No. No.	2	shake shingle house with a cedar shake roof?
3	MS. WILLIAMS: No. If anything, to move	3	MR. DOHERTY: Yes.
4	it back.	4	CHAIRMAN BOHNEN: And various gambrel
ę	CHAIRMAN BOHNEN: So you are living	5	facades?
(with whatever the one	6	MR. DOHERTY: Yes. There may be a
7	MR. PRISBY: I'm almost advocating I	7	shiplap cedar siding also.
8	would like to see it farther back but I want	8	MR. PRISBY: Frank will want to know
9	to be reasonable if appropriate here. So	9	what color it is.
06:25:20PM 10	this could be fine, I would kind of like to see	06:27:11PM 10	MR. DOHERTY: Guess. White.
11	that in my head here, knowing how far the house	11	MS. WEINBERGER: White.
12	on the south is set back.	12	MR. DOHERTY: Actually it's going to be
13	CHAIRMAN BOHNEN: And this lot is quite	13	a really light gray. You may not be able to
14	deep?	14	tell the difference between them, but it will be
1	MR. PRISBY: Yes.	15	a light gray.
16	CHAIRMAN BOHNEN: So you have the	16	MS. WILLIAMS: But the intention is
17	' latitude of moving it back if you wished?	17	then to sell this home?
18	MR. PRISBY: Potentially.	18	MR. DOHERTY: Correct.
19	CHAIRMAN BOHNEN: In theory.	19	MR. PRISBY: I just can't read the
06:25:39PM 20	MR. PRISBY: Just bringing it up,	06:27:35PM 20	numbers on this set.
2′	right? I think it's important.	21	CHAIRMAN BOHNEN: For what it's worth,
22	MS. WILLIAMS: That's why I thought it	22	we encourage applicants to bring a larger set of
	11		13
	would be helpful when we get these if we do have	1	13 drawings in for these old eyes.
2	would be helpful when we get these if we do have not just the average of the block but the houses	2	13 drawings in for these old eyes. MR. PRISBY: The setback that you are
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	14		16
1	CHAIRMAN BOHNEN: No, this one that's	1	question. Again, we are building to max the
2	being proposed to be built is a long house.	2	code.
3	MR. DOHERTY: Yes, it is.	3	MR. PRISBY: It's also not my money.
4	MR. PRISBY: The house itself is	4	CHAIRMAN BOHNEN: Mr. Doherty hopes
5	actually longer when you look at this plan. The	5	somebody has got the money.
6	backs almost line up, which I also get concerned	6	MR. DOHERTY: I think they do.
7	about. I mean I hate looking out the back of my	7	Otherwise, I don't think we would be here
8	house and seeing another 25 feet of my	8	always.
9	neighbors', which happens, by the way.	9	CHAIRMAN BOHNEN: Okay.
06:29:08PM 10	CHAIRMAN BOHNEN: I understand.	06:31:01PM 10	MR. PRISBY: Sandy, Shannon?
11	MR. PRISBY: This looks almost like	11	CHAIRMAN BOHNEN: Any further
12	they are lining up the back of the house and	12	questions?
13	still maintaining the streetscape. So to me,	13	MS. WEINBERGER: No.
14	it's a win in both cases.	14	MR. PRISBY: Better not be white.
15	Did you guys find that on the last	15	CHAIRMAN BOHNEN: Are you sufficiently
16	page?	16	comfortable with what's going to be built so we
17	MS. WEINBERGER: I think so.	17	can just get a
18	MS. WILLIAMS: Yes.	18	MR. PRISBY: I am but I think they are
19	MR. PRISBY: It says sheet 204, bottom	19	still debating this a little bit.
06:29:26PM 20	right.	06:31:36PM 20	MS. WILLIAMS: I would just love to see
21	Although I can't read the number,	21	it pushed back a little further on the lot
22	the setback to that corner of that house is	22	but
	15		17
1	significantly less than the proposal of the new.	1	MR. PRISBY: How far are you thinking,
2	significantly less than the proposal of the new. MS. WILLIAMS: Oh, yes. This is 50,	2	MR. PRISBY: How far are you thinking, Sandy?
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KATHLEEN W. BONO, CSR 630-834-7279 Attachment 2 - 11.08.17 HPC Hearing

	18		20
1	have to be. And you have to keep in mind, they	1	yes.
2	did a remarkable job. That's basically a	2	MR. BOHNEN: Streetscape is one thing.
3	windshield survey as well so, you know, there	3	I think you have to consider also how it lines
4	are some problems.	4	up to the houses to the north and south in terms
5	MS. WEINBERGER: I just have a hard	5	of living.
6	time continually watching them all go down, I, I	6 7	MS. WILLIAMS: Yes.
-		8	MR. BOHNEN: So you are not looking from bedroom window into bedroom window and that
8	MR. PRISBY: I'm with you.	9 9	
40	CHAIRMAN BOHNEN: We are putting	9 06:35:50PM 10	sort of thing. I don't know how that matches
06:33:41PM 10	ourselves out of business. Well, our Village has not taken a staunch stand on preservation,	06:35:50PM 10	up. MR. PRISBY: To the house to the south,
12	they haven't from the very beginning of the	12	you have the driveway.
13	teardown phenomenon; and we are reaping the	13	MS. WILLIAMS: Now you are going to be
14	results of that. If you were in Lake Forest or	14	bedroom window to bedroom window on both sides
15	places like that, it would be a totally	14	it looks like.
16	different subject. But we are where we are at	16	CHAIRMAN BOHNEN: Well, you have got a
17	this juncture so that's the way it is.	17	choice. You could make a formal request that
18	MS. WILLIAMS: While I love where this	18	they take a look at this and try and reposition
19	current home stands, I do not think there is	19	the house. You could vote to give them their
06:34:21PM 20	any, other than this brick, historical material	06:36:21PM 20	Certificate on the condition that they do that,
21	or styling left.	21	or you can just vote to give them their
22	MS. WEINBERGER: Anything.	22	Certificate or not.
	19		21
1	MS. WILLIAMS: So from that point of	1	21 MS. WILLIAMS: Well, what does the rest
1 2		1 2	
_	MS. WILLIAMS: So from that point of		MS. WILLIAMS: Well, what does the rest
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	22		24
1	estates in Hinsdale looked like when it was	1	MS. WEINBERGER: Yes.
2	built in 1904. And we once upon a time had many	2	MR. BOHNEN: And now all the sudden
3	of them. And, obviously, the lots, side lots,	3	it's going to be I mean even where the house
4	are sold off, and new homes are built.	4	to the south is they used to have a cape code
5	So that's one reason probably why I	5	set way back where the Foxes lived in. All
6	still like the position of it set back because	6	right. And in my world, the Foxes' house wasn't
7	you do have a sense of what that estate once	7	even there. They lopped off
8	was; so that's also where I'm coming from. And	8	MS. WEINBERGER: Yes.
9	you wouldn't want anything to diminish 422.	9	MR. BOHNEN: the part of 329 East
06:38:39PM 10	MS. WEINBERGER: No.	06:40:37PM 10	6th Street to make that lot. So years ago there
11	MR. PRISBY: I agree with that.	11	were two houses on this whole block, 422 and
12	CHAIRMAN BOHNEN: So	12	329. So now we are talking about one, two
13	MS. WILLIAMS: So	13	five houses on that block. So by any stretch of
14	MR. BOHNEN: Would you feel more	14	the imagination the streetscape has changed.
15	comfortable if they present us with a plat where	15	So you have one chance now to try and strike a
16	you could see different setbacks proposed on it?	16	compromise so that 422 retains some of its
17	MS. WILLIAMS: Well, I honestly think	17	original feel.
18	you can see from this sheet how they line up.	18	And it appears that you have some
19	CHAIRMAN BOHNEN: All right.	19	real concern about that, and it could be
06:39:20PM 20	MS. WILLIAMS: So I'm	06:41:10PM 20	addressed in the amount of front yard setback.
21	CHAIRMAN BOHNEN: So you can	21	Chan?
22	guesstimate how many more feet you would want to	22	MR. YU: I just looked at a Google
	23		25
1	23 see the 504 home recede?	1	image on my phone and saw that. Sometimes it's
1 2		1 2	
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KATHLEEN W. BONO, CSR 630-834-7779 Attachment 2 - 11.08.17 HPC Hearing

	26		28
1	MS. WILLIAMS: So	1	leaving some open space to enjoy 422. I don't
2	CHAIRMAN BOHNEN: Mr. Doherty, are you	2	know if you moved this back 20 feet how it
2		3	•
	retaining the stone walls that are in front of		stacks up, again, with window views out of the
4	422?	4	new proposed house to the neighbors to the north
5	MR. DOHERTY: Yes.	5	and south, that's always a consideration.
6	MS. WILLIAMS: So it's about 20 feet?	6	MS. WILLIAMS: Well, it helps.
7	MR. PRISBY: It's about 20 feet from	7	CHAIRMAN BOHNEN: You don't know that.
8	what I can tell.	8	MS. WILLIAMS: You can see on this same
9	CHAIRMAN BOHNEN: And what is the back	9	sheet 2 and 4 where the other two houses are.
06:44:16PM 10	yard right now if you take the rear of the house	06:46:30PM 10	And if you did move it back 20 feet, I mean, any
11	to the rear of the lot?	11	amount you set it back would help that situation
12	MR. PRISBY: You can hold onto that.	12	on either side.
13	MS. WILLIAMS: Well, it's huge.	13	CHAIRMAN BOHNEN: Okay. It appears
14	CHAIRMAN BOHNEN: There has to be, it's	14	that there is some consensus on respotting the
15	330 feet deep. Substantial.	15	footprint of the house?
16	MS. WILLIAMS: Yes. It's on one of	16	MS. WILLIAMS: Yes, I think so.
17	these because I saw it earlier.	17	CHAIRMAN BOHNEN: And there is,
18	MR. PRISBY: It's 333 on the total.	18	obviously, some different considerations on
19	MS. WILLIAMS: Yes. It's over 170.	19	where that should actually be; and I don't think
06:44:51PM 20	MR. PRISBY: The total lot is 333.	06:47:09PM 20	I'm hearing anybody have enough confidence in
21	MS. WILLIAMS: Right.	21	naming a number at this point. But you know
22	MR. PRISBY: And then the house itself	22	MS. WILLIAMS: Jim, preliminarily
	27		29
1	27 was I just had this in my	1	29 look
1 2		1 2	
	was I just had this in my	-	look
2	was I just had this in my MS. WILLIAMS: It's 170 feet according	2	look CHAIRMAN BOHNEN: At least 20 feet.
2 3	was I just had this in my MS. WILLIAMS: It's 170 feet according to this plan, and it looks like No. It's	2 3	look CHAIRMAN BOHNEN: At least 20 feet. MS. WILLIAMS: Look, reasonable at
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	30		32
1	, 5 , , , ,	1	here at this level?
2	comfortable as submitted maybe 15 minutes ago.	2	Mr. Doherty, do you have any
3	I think Sandy has a great point, especially with	3	problem right off the cuff I mean I'm not
4	the historic nature of the house at 422. I	4	going to hold you to it if the house were
5	would like to see it pushed back 20 feet	5	positioned back 20 feet, does that cause you any
6	probably at a minimum.	6	problem?
7	MR. DOHERTY: Yes.	7	MR. DOHERTY: Not at the moment, no.
8	MR. PRISBY: Beyond that, Sandy, I'm	8	CHAIRMAN BOHNEN: So it's something
9	not sure if it makes much sense because with the	9	that's a reasonable request to look at?
06:48:31PM 10	other house sticking so far forward And I'm	06:50:16РМ 10	MR. DOHERTY: Yes.
11	not worried about it necessarily from both	11	CHAIRMAN BOHNEN: Okay. So we have one
12	sides, I'm most concerned about the approach	12	of two ways to proceed. We can either not give
13	from the northeast; and I think that helps	13	the Certificate and have Mr. Doherty reappear
14	immensely. And that would be 20 feet, as we are	14	before us with relocating the house on the lot,
15	talking about it, that would then be to the	15	or you can give him a Certificate with the
16	porch. So you would have another 7 feet of	16	conditions that they relocate the house back a
17	porch beyond that before you get to the real	17	minimum of 20 feet, and you want to see the
18	mass of the house.	18	final positioning before the permit is issued;
19	MS. WILLIAMS: Yes. And yet still a	19	is that correct?
06:49:01PM 20	150-foot deep back yard.	06:50:49PM 20	MR. YU: If you decide to continue
21	MR. PRISBY: Yes.	21	this, yes.
22	Do you have any idea what you are	22	MR. PRISBY: Are we talking about
	31		33
1	planning on putting back there, Jim, as far as a	1 1	continuing it on one we trained to give the pro-
		· ·	continuing it, or are we trying to give them
2		2	approval?
2	rear yard? Are you guys thinking any special		
	rear yard? Are you guys thinking any special patios, outdoor kitchens, whatnot?	2	approval?
3	rear yard? Are you guys thinking any special patios, outdoor kitchens, whatnot? MR. DOHERTY: Outdoor	2 3	approval? CHAIRMAN BOHNEN: That's your choice as
3 4	rear yard? Are you guys thinking any special patios, outdoor kitchens, whatnot? MR. DOHERTY: Outdoor MS. WILLIAMS: Well, there was a sports	2 3 4	approval? CHAIRMAN BOHNEN: That's your choice as I understand it. You can move him along with a
3 4 5	rear yard? Are you guys thinking any special patios, outdoor kitchens, whatnot? MR. DOHERTY: Outdoor MS. WILLIAMS: Well, there was a sports court back there before. The pad is still hard	2 3 4 5	approval? CHAIRMAN BOHNEN: That's your choice as I understand it. You can move him along with a scout's honor, although Mr. Doherty one time
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	34		36
1	have no trouble welcoming it now.	1	decision in December.
2	MR. DOHERTY: No trouble.	2	MR. DOHERTY: That will push me into
- 3	MR. BOHNEN: Right. Now, okay, so	3	spring. The only thing with pushing this home
4	MR. PRISBY: I don't want to hold him	4	10 to 20 feet back, the only cost that adds to
5	up from demo'ing the house.	5	us is the length of the driveway.
6	MS. WEINBERGER: What is the process	6	MS. WILLIAMS: Right.
7	with conditions? Do we say "with conditions"	7	MR. DOHERTY: So our landscaping will
8	and then do we just cross our fingers and hope	8	either be in the front yard or the back yard
9	it happens? What is the process?	9	regardless. The only thing costwise, like I
06:52:02PM 10	CHAIRMAN BOHNEN: We are advisory.	06:53:47PM 10	said, is 20 feet of driveway.
11	MS. WEINBERGER: Correct.	11	MS. WILLIAMS: I want you to be held to
12	CHAIRMAN BOHNEN: We can ask	12	that so because sometimes things happen and the
13	Mr. Doherty on good faith if we gave him a	13	plans are wrong and then
14	Certificate with the conditions that they	14	MR. PRISBY: Can we approve it with the
15	reexamine the setbacks with the good faith	15	conditions that it must be back at least
16	Mr. Doherty would come in and talk to us and	16	20 feet?
17	show us a different spotting of the house, and	17	CHAIRMAN BOHNEN: That can be your
18	he would proceed with what he is doing.	18	approval.
19	MS. WILLIAMS: How long does it take to	19	MR. DOHERTY: I'm okay with that.
06:52:27PM 20	get a demolition permit, a couple of weeks?	06:54:07PM 20	MS. WILLIAMS: Okay. Yes, that would
21	MR. DOHERTY: Yes. We are submitted	21	work.
22	but we are not approved as of yet, so there	22	CHAIRMAN BOHNEN: And then he could
	35		37
1	35 still is a final review.	1	37 move along, and you have your conditions in.
1 2		1 2	
-	still is a final review.		move along, and you have your conditions in.
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1	it down, Jim, as it is.	1	MR. DOHERTY: Yes.
2	MR. PRISBY: I don't think there is	2	MR. PRISBY: Not the maximum elevation.
3	enough slope that where we are talking about	3	So as they go back, if one corner is suddenly is
4	going back to make that a significant issue.	4	up on a mound, it changes the calculations by
5	CHAIRMAN BOHNEN: I don't think it	5	3 inches, you have got to change the whole roof
6	would be an issue	6	line.
7	MR. PRISBY: I think it's on	7	MR. DOHERTY: Which we have done
8	CHAIRMAN BOHNEN: at that point is	8	already.
9	my recollection.	9	MR. PRISBY: Right. Which I know is
06:55:04PM 10	MR. YU: He still has to, regardless,	06:56:44PM 10	kind of a pain in the butt. But where we are
11	the building department will pick up on anything	11	talking about pushing it back there is not
12	that isn't Code compliant.	12	enough grade change at that point that I don't
13	MR. PRISBY: But if they push that	13	think you will have an issue.
14	house back 20 feet, and you take the four	14	MR. DOHERTY: It's almost at a point
15	corners of the plan, proposed plan, sea level	15	where the grade starts changing to go back
16	elevations, and average those out, he's only got	16	towards Elm.
17	30 feet to the main of the roof. And for this	17	MR. PRISBY: Right. There is also the
18	size house we have a, what, do you get about 38,	18	possibility it may help you, but at that point
19	39 to the maximum elevation?	19	that wouldn't change it.
06:55:29PM 20	MR. DOHERTY: 33.	06:57:03PM 20	MR. DOHERTY: Like I say, if it's okay
21	MR. PRISBY: 33, the peak, plus a	21	with the building department, it won't really
22	1-foot credit.	22	affect us.
	39	1	41
1	39 MR. DOHERTY: That's from grade, Jim, I	1	41 MR. PRISBY: That's the only thing I
1 2		1	
	MR. DOHERTY: That's from grade, Jim, I		MR. PRISBY: That's the only thing I
2	MR. DOHERTY: That's from grade, Jim, I believe.	2	MR. PRISBY: That's the only thing I can think of by moving the house back that I run
2 3	MR. DOHERTY: That's from grade, Jim, I believe. MR. PRISBY: To the top of the roof,	2 3	MR. PRISBY: That's the only thing I can think of by moving the house back that I run across that might become an issue. But other
2 3 4	MR. DOHERTY: That's from grade, Jim, I believe. MR. PRISBY: To the top of the roof, R-4 is a minimum of 35.5. So it's got to be	2 3 4	MR. PRISBY: That's the only thing I can think of by moving the house back that I run across that might become an issue. But other than that, I don't think it's a big issue, I
2 3 4 5	MR. DOHERTY: That's from grade, Jim, I believe. MR. PRISBY: To the top of the roof, R-4 is a minimum of 35.5. So it's got to be like	2 3 4 5	MR. PRISBY: That's the only thing I can think of by moving the house back that I run across that might become an issue. But other than that, I don't think it's a big issue, I really don't.
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KATHLEEN W. BONO, CSR 630-834-779 Attachment 2 - 11.08.17 HPC Hearing

	42
1	MS. WEINBERGER: Aye.
2	MR. PRISBY: Aye.
3	CHAIRMAN BOHNEN: Aye.
4	Motion carries.
5	
-	MR. DOHERTY: Thank you. Have a good
6	night.
7	CHAIRMAN BOHNEN: You, too. Okay.
8	That closes the hearing for HPC-09-2017.
9	* * *
10	(Which were all the proceedings had
11	in the above-entitled cause.)
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	43
1	43 STATE OF ILLINOIS)
1	43 STATE OF ILLINOIS)) ss.
1 2	STATE OF ILLINOIS)
	STATE OF ILLINOIS)) ss.
2 3	STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)
2 3 4	STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE) I, JANICE H. HEINEMANN, CSR, RDR, CRR,
2 3 4 5	STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE) I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter
2 3 4 5 6	STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE) I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I
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4	4th [2] - 8:13, 15:12	approval [2] - 33:4,	28:2, 28:9, 28:15,	26:4, 26:11, 26:16,
1		36:20	28:19, 29:4, 32:2,	27:7, 27:12, 27:15,
1 [1] - 11:14	E		32:10, 32:13, 33:5,	27:19, 28:2, 28:9,
1-foot [1] - 39:2	5	approve [3] - 36:16,		
10 [3] - 25:16, 25:21,	5 [1] - 17:18	41:8, 41:16	33:11, 33:14, 33:19,	28:15, 28:19, 29:4,
36:6	50 [2] - 15:4, 15:5	approved [1] - 35:2	34:2, 34:5, 34:12,	32:2, 32:10, 32:13,
111 [4] - 6:22, 7:3, 7:5,	504 [2] - 10:2, 23:3	architects [1] - 33:15	34:14, 35:10, 35:13,	33:5, 33:14, 33:19,
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27:6, 27:11	68 [2] - 7:19, 9:21	Aye [3] - 42:3, 42:4,	bothered [2] - 8:13,	42:9
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MEMORANDUM

DATE:	December 13, 2017
то:	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:	420 E. Third Street – Application for Certificate of Appropriateness to Construct a New Home on a vacant lot in the Robbins Park Historic District – HPC-11-2017

Summary

The Village of Hinsdale has received an application from Kenna Builders, Inc., on behalf of the property owner, Andrew and Sue Code, requesting approval for a Certificate of Appropriateness to construct a new home on a vacant lot in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for new construction in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

Request and Analysis

The subject property is located on an interior lot in the Robbins Park Historic District. The applicant would like to seek the right to obtain a construction permit for a new Code compliant 2-story single family home (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. Per the submitted site plan, it is a legal nonconforming R-1 lot 24,640 SF in area. The proposed front yard setback is 57.37 feet. Per the applicant, the block average is 55.53 feet. The homes to the east and west of the subject property have a front yard setback of 56.81 and 57.70 feet, respectively.

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 HPC on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

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



MEMORANDUM

Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B) Attachment 5 - Aerial Map of 420 E. 3rd St. with neighboring homes

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: 420 E 3th St. Hinsdate II 60531 Property Identification Number: 09-12-314-004
I. GENERAL INFORMATION
1. Applicants Name: Kenna Builders Trx Address: bil S Washing bn St Telephone Number: 630 986 9067
2. Owner of Record (if different from applicant): <u>Andrew & Sue Code</u> Address: <u>406 E 30 St</u> <u>Hinschete II (6050)</u> Telephone Number: <u>1030 654 0834</u>
3. Others involved in project (include, name, address and telephone number): Architect: <u>6 6 - Architectural Design</u> <u>137 S Stough Hinstole 01 60531 630 887 1405</u> Attorney:
Builder: Kenna Buildors and 611 S Washington & Hinsdale XI 60521 630 986 406
Engineer: <u>Genesis surveying & Engineering</u> <u>71 W 6155 St Weithart 70 60559 630.371.0930</u>
II. SITE INFORMATION

- 1. Describe the existing conditions of the property: \sqrt{a} (and b)
- 2. Property Designation:

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Listed on the National Register of Historic Places	?	YES	<u> </u>	_NO
Listed as a Local Designated Landmark?		YES		_NO
Located in a Designated Historic District?	<u> </u>	YES		NO

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

New Residence per attached Building Hans

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 _____ Yes

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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.

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

pplicant's President Signate

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this $\langle \Box \rangle$ day of

Navanber. 2017

Signature of Applicant

Signature of Applicant's Secretary

Signature of Applicant

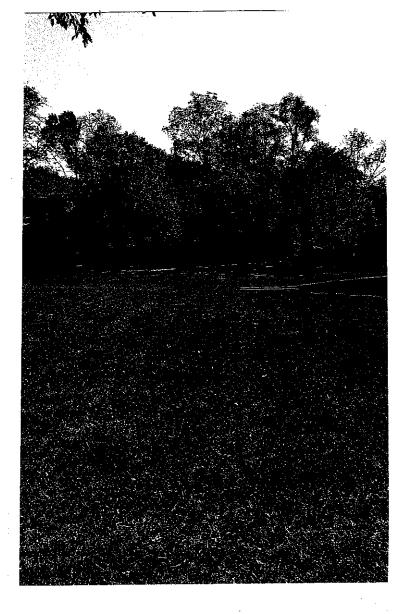
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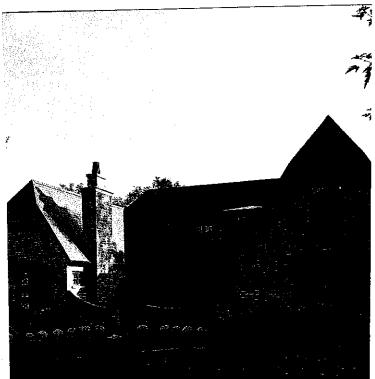
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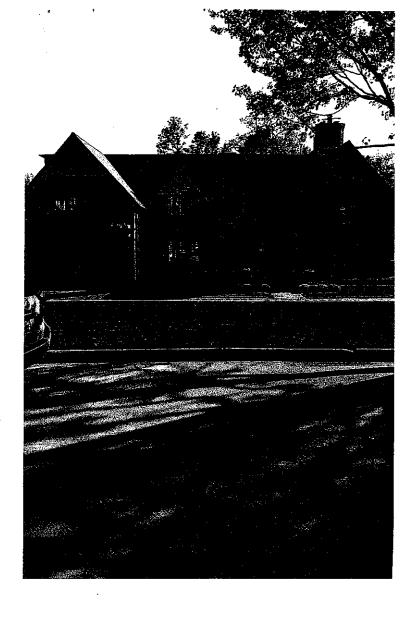
Attachment 1



vacant lot 430 E 6th 87

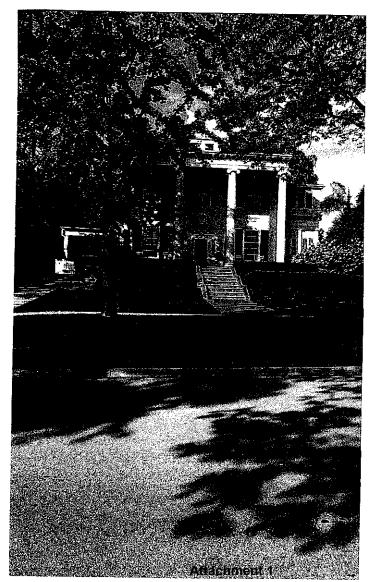
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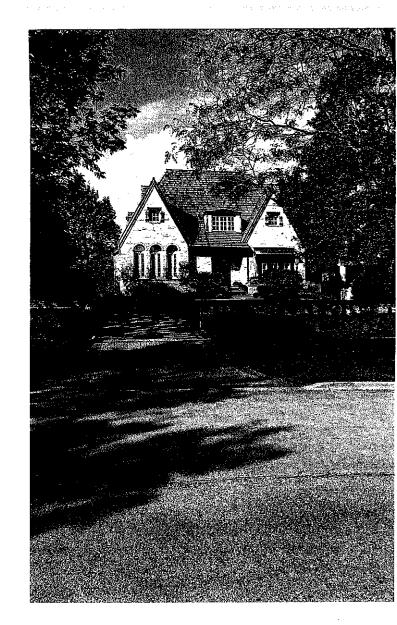




Home to the North 417 E 300

Home to the east $430 \pm 3nQ$





North west of heme 4/1 E 300

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Attachment 1



THE CODE RESIDENCE

420 EAST THIRD STREET HINSDALE, IL

ISSUED FOR:

PERMIT SUBMITTAL

OCTOBER 17, 2017

LIST OF DRAWINGS

A.I NORTH AND SOUTH ELEVATIONS

- A.2 EAST AND WEST ELEVATIONS
- A.3 FOUNDATION PLAN
- A.4 WALL SECTIONS AND DETAILS
- A.5 BASEMENT PLAN
- A.6 FIRST FLOOR PLAN
- A.1 SECOND FLOOR PLAN
- A.8 ROOF PLAN
- A.9 RISER DIAGRAMS, STAIR SECTION AND TYPICAL FIREPLACE SECTION
- A.O LIGHT AND VENT, RADON SECTION, GENERAL NOTES AND 2015 IECC
- E.I BASEMENT ELECTRICAL PLAN
- E.2 FIRST FLOOR ELECTRICAL PLAN
- E.3 SECOND FLOOR ELECTRICAL PLAN



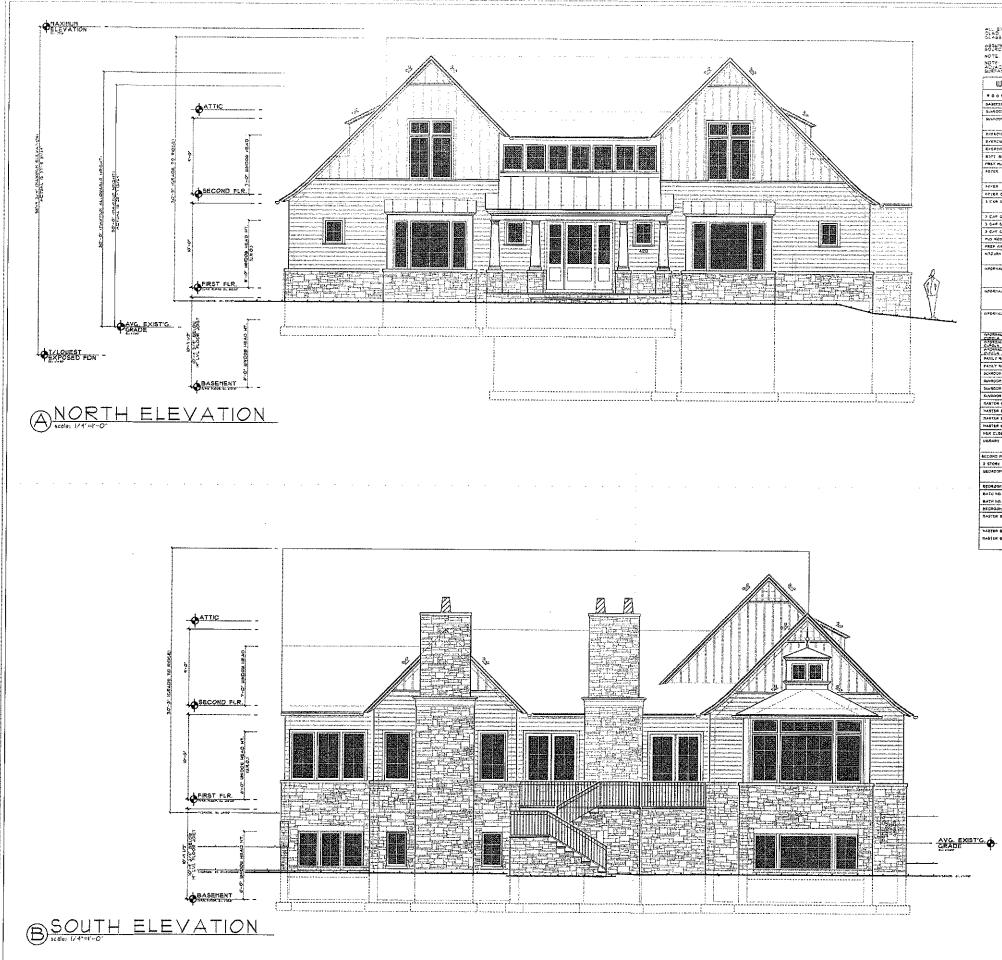
611 SOUTH WASHINGTON STREET HINSDALE, IL 60521 PH: 630.986.9061 CELL: 630.816.4062





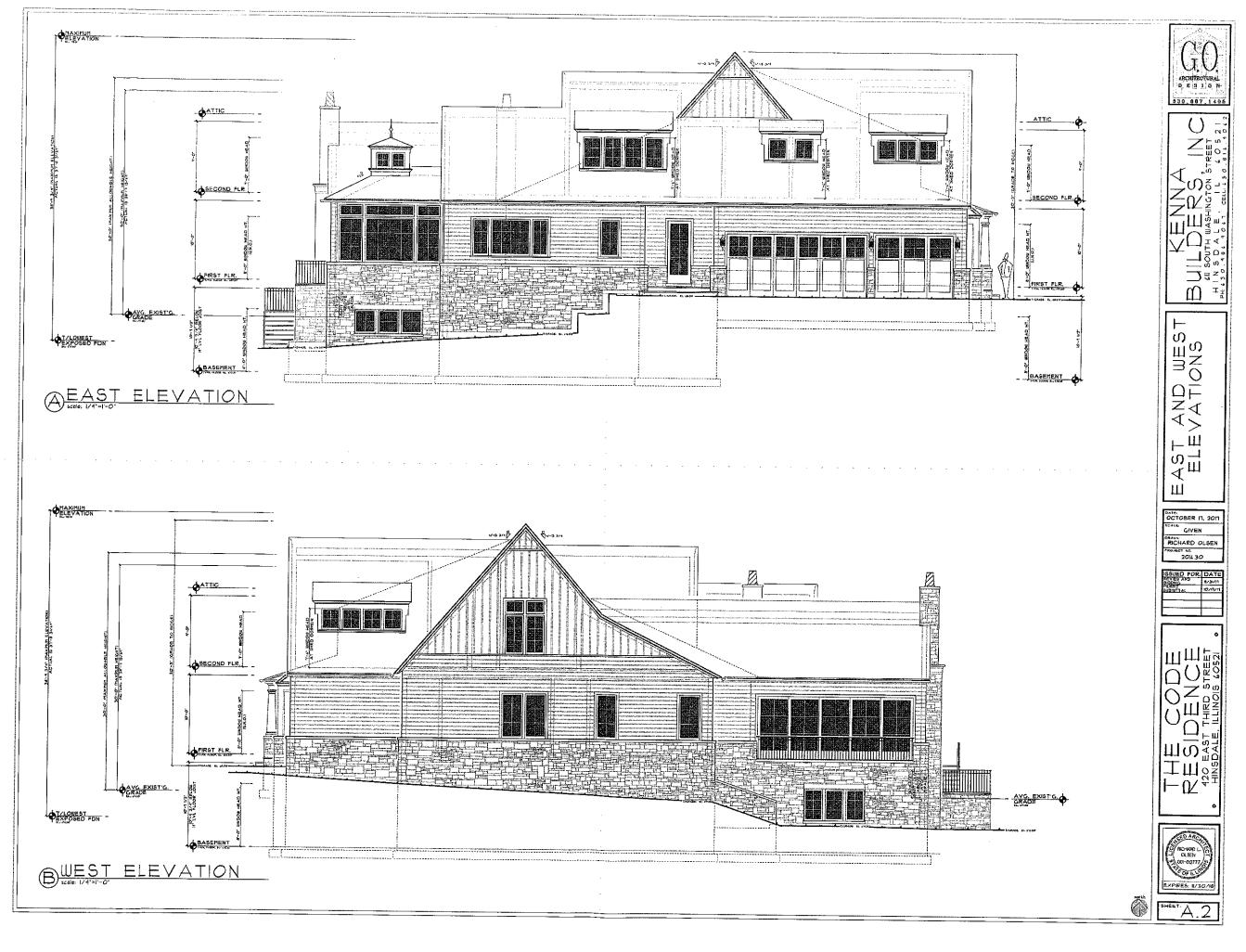
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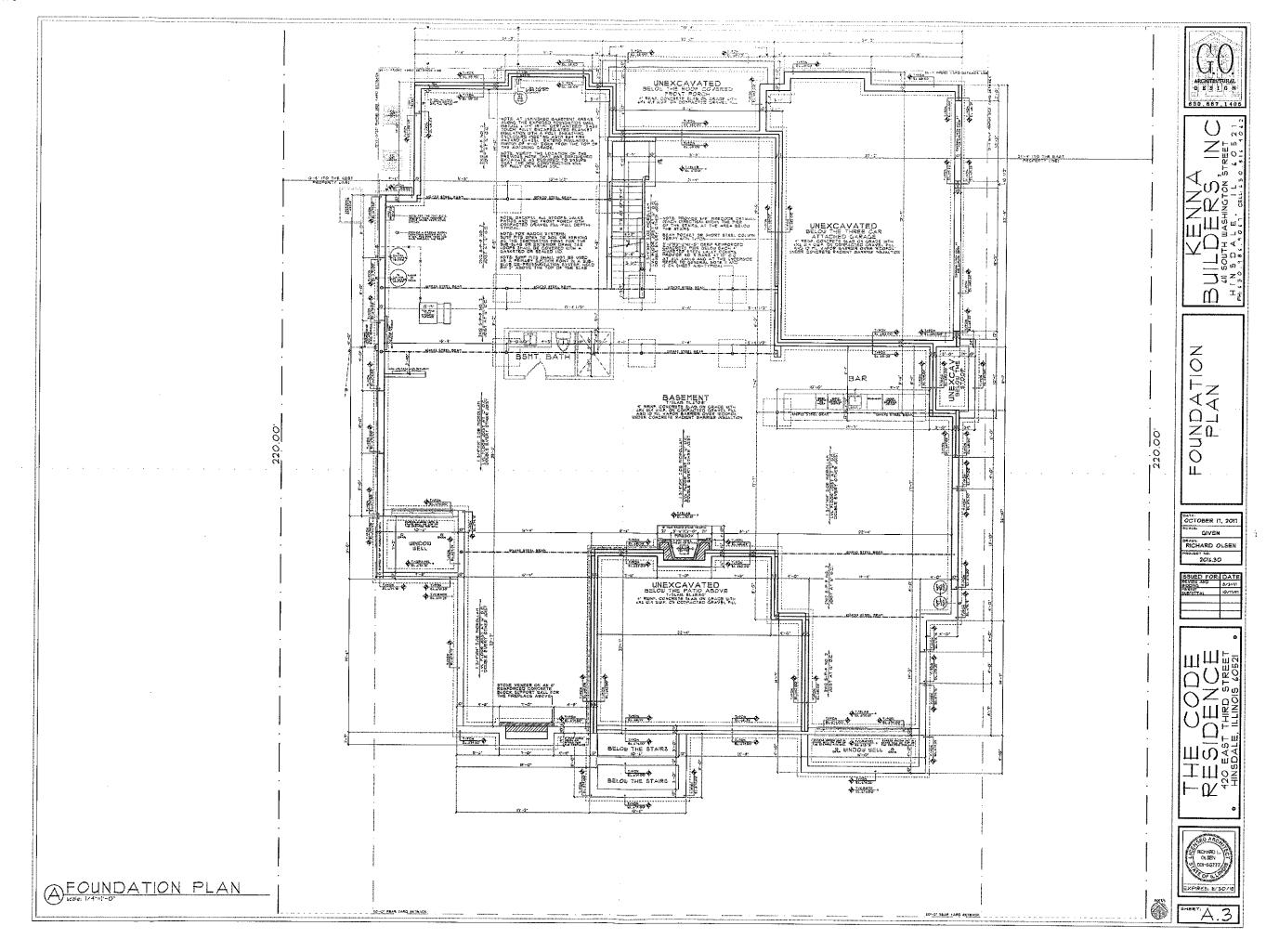
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CHNHG CHNHG	\$00TH	17' DINTO LOTA SA 12: 2XPE	87 6	400827460H 4T TRANSON DEDXXIAOH LAY EACH WXX02 SHIT DEDXXIAOH LAY EACH DEDXXIAOH LAY EACH DEDXXIAOH LAY EACH MIDDX SHOLA JAY EACH MIDDX SHOLA JAY EACH	HO SHICK HOLD
GANSK4	6007H	121 CTHIC WETA ST 12: 3X 3	sie	DUDEXSHOL SAY BACH	RO BRICS HOLD
i Can	EQUITIK	FISHORD INSTRUCT FRENCH UR.	1100	2466X346H (BAGH 1267)	NO ENCLOSED
icn [POLOTO MEMO PRENCH DR.	TEXP		NO BROX DOLD
<u>1</u>		TO O'XS-O' SLONG DOOP	TANP.	MOZYBRCH AT BACK	NO ERCK HOLE
1	BOUTH	NTLIEDUSE IR SOLA SOLAL.	5/3	ROOR.WELL	D BROG FOOL BY DIG ANLI BY DIG ANLI DIG ANGE
	ECUTI I	ChTadia	7/3'	2005/34664	AND DRICK HOLD
	FET	10-0'X1-0" 6:000 0000	tear.	SUDERSHOW LAT EACH	NO SECK YOLD
IDRD61	SCUTH I	10-074-0 LONG DOOR NI BOARD TO BANS BALL SI CHICAR SCHEDD UNT & SP DI DI CHICAR SCHEDD UNT & SP	5/8	205223HOH LAY EACH DOON ONT? SEDEX3HOH FAY EACH SEDEX3HOH FAY EACH SEDEX3HOH FAY EACH	IN THE LALL
EDACON	KE57	ize, zeleja, mila finikan, racht hint. Chtogradia (correds sinit)	5/5	305009 (2017) 24055-X3440-K	NO SACE ROLD
and a state of the		COTZASA (EGREBS GNT)	5/4	20DEX3HOR	HO BROK HOLD
478		ANI DULLA THE WITH	TERM.	2002X3HOH SAT BACK	WHATE WALL
et 1		NELTONIA CONTRACTOR	5781	25003 (491) 2502324004	WRADE VALLE
ĺ	NOR 7-1	2) CHIMP END WETS LEFA () 2XYS NEETWEEN IT AND THE CONTASS CONTER PROTORS ENDOUGHT	6/T	ADDEXINGH (47 THE EXD (4715) 2005/3/HOH (47 THE	HTANS BALL HO BRUS HOLD BRACE SALL HO BRUS HOLD HO BRUS HOLD PRAME SALL HO BRUS HOLD FRAME SALL
LOOR				CRATES PRIME WAT	
OTER	NORT.	CITING FORED WATE ATL	IENP.	DEDEXTHON INT BACH	HO BRICK HOLD
NP. 2	КОРТИ КОРТИ	11 C13430 POED WATS ATH 22 Jan Jan William Kr. WHI 22 Jan Jan William Kr. WHI 23 Jan Jan Jan Jan Jan Jan Jan Jan Jan 25 Jan Jan Jan Jan Jan Jan Jan Jan 20 C1343 BIR STORES 27 JI JAN JAN JAN JAN JAN JAN 27 C1372 WHIS SHIFT 28 C137272 WHIS SHIFT 29 C137272 SHIFT	s/#	TRUE AND AT ACH	HO BREA HOLD MEANE EALD NO BREAK HOLD PRANE TALD
10.2	EAST	D CH12124 UNT \$ STH 121	\$15	ANDEXCHICH (AT BACH	NO BROK HOLD
3	TAST	CHIZE NEETWEEN EACH UNT	5/8"	20002000000000000000000000000000000000	ND BRICK NOLD
				200282404	NO BRICK DOLD
*		CH12(28	1/0	THURKSHEER	NAME BALL
NO 3 ATH	6485	T THE MALTURES SACH JAT	378* 1889.	PREDOK SHITS	CRAME BALL
ATR .	BEST	CHIEL2 TO CT7240 REGMASS LADIE TO CT72400 REGMASS LADIE DI CT72490 NAREDELSE ACCHIENT 20 SUS CHIER THEN TO CT7240 REGMAN DI CT7240 R			NO BECK HOLD IFANE SALL NO BECK HOLD IPANE SALL IPANE SALL IPANE SALL IPANE SALL IPANE SALL IPANE SALL IPANE SALL IPANE SALL IPANE SALL IPANE SALL
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ROOF SHINGLE INSTALLATION:

• NO POOF ELOPES WITH A FICH LESS THAN 107 SHALL HAVE SLATE ROOP SHIRLES. IPROVIDE 4 JOINCE STARDING BEAN COPPER DN "GRACE" "CR AND BAYER SHELD" AT ALL OTHER ROOP CONDITIONS!

AT ALL OTSEE ROOP COORDINGS! When a drive the and the state of the structure of the struct

GABLE END RAKE/BARGE BOARD CONSTRUCTION

SAUKE ERIS AND THE COAR ALLE BARD BETH V-T EXPOSUED BITH A SVAKI CLEAR SHOOTH CEDAR RAKE BARD BETH V-T EXPOSUED BITH A NUXX IVT CLEAR SHOOTH RECORDS HOLD WITH CLEAR FINE CAP ITO ALICH AND BUTT INTO THE ROOF SHGATHING). REFER TO 'GABLE END SECTION'

EXTERIOR WALL CONSTRUCTION ISTONE VENEER)

ROOF OVERHANG CONSTRUCTION

NOTE OVERTAINC CONSTRUCTION. CONTINUES LE QUICE COPERE MAIR QUED GUITERS AND 4 ROUND DOWLSDOUTS UTM COPPER GUITER FASHIG ON KE GLEAR SHOOTH DEDLAR FASCA AND 4 UT CROWN HOLD RUTTS JAY COLAR PHYCODD DATH'S GUITA JAYLA UT? CLEAR BHOOTH CEDLAR FREE BOARD AT US SOMIFICATERION FROUDE A VYAC GLAR BHOOTH CEDLAR FREE BOARD AT US SOMIFICATERIO FALL WITESECTION. NOTE: PER-PRIE ALL EXTENSOR GOOD TRIH MATERIAL WITH SOLID COLOR STAIN ON ALL SOZE. NOTE: PACTORY PRIME AND ONE COAT FACTORY FINISH ALL EXTENDE TRIH HATERIAL GUITA SOLID COLOR STAIR, ON ALL SOES AFTER WASTALLED ADD ADD TRIGGE COAT. BU AS ALTERNATE: ("ALLF ROUND COPPER GUITERS & 4" ROUND COPPER DOWSPOOTS.

ROOF AND RIDGE CONSTRUCTION

FLASHING AND STEP-OUT FLASHING. Note: provide 4' There cut stone sils at all exterior door and endog sil Locations, slope the top of the sil a heavian of t per 1' of depth (AS Shoan).

EXTERIOR WALL CONSTRUCTION (CLEAR SMOOTH CEDAR SIDING);

EXTERIOR WALL CONSTRUCTION ICLEAR SHOOTH CEDAR SIDING). Txc STUD AT I' CC. INTI SCIL BOOD SLOCKING AT F-O' ABOVE THE SLI PLATE WIT TRENC DARKER KOLIVIDOR FUO APRILO ARL I DOBUGE HILTATON AND DRAW DARGER OVER UT EXT. CRADE COX. PLYCOOD BREATHIG (SHEAR). AND DRAW DARGER OVER UT EXT. CRADE COX. PLYCOOD BREATHIG (SHEAR). SHOOTI COLAR CLAPEDROE DOBUCK WIT UT VICTORE WILLER, PROVIDE CLARE DARD AT THE CARROL PORTON (AS DRAWL PROVIDE SHAY, CREAR SHOOTH CEDAR AND CROW HOLD CAR DOOR TKITI AS SHOULD FLATH CEDAR AND CROW HOLD CAR DOOR TKITI AS SHOULD FLATH CEDAR AND CROW HOLD CAR BOOTH CIDAR BRACE' BOARD AT THE MADE AND COMMENT. SHOUTH CIDAR BRACE' BOARD AT A SECURED FOR A AND FRAVORE LA SHONTH CEDAR BROTH CIDAR BRACE' BOARD AT A SECURED FOR A STATESTICH JOOT. NOTE. A SHOUTH CIDAR SHOUTH SHOUL AND DOOR TKITI AS SHOULD FOR A STATESTICH JOOT. NOTE. AT ALL SHOUTH CIDAR BRACE' BOARD AT A SECURED FOR A STATESTICH JOOT. NOTE. AT ALL WORD, AND DOOR SHOT AND BRACE BARDON AS SECURED FOR A STATESTICH JOOT. NOTE A SHOUTH CIDAR BRACE SHOULD THE SHOULD FLATHER NOTE FACTORY PRE-REME ALL SHOULD FRESS FRIDE TO DULYERY TO THE SHOULD BASTRUCTIONS AND SPECIFICATIONS AND BRACK NOTE A ALL WORD AND DOOR SHOS AND HEAD, PROVE BAYK' ROUCH BARD ACHINE, SHABLAND AND SHOULD SHABLAND CHARANG. AND FRANCE ACHINES AND SHERE SHOULD SHABLANG AS RECURED. HE HAND ACHINES AND SHERE ALL HAVE FYNORE ALS DEAR FOR NOTE AT ALL WORD AND DOOR SHOS AND HEAD, PROVE SHAK ADCON BARD ACHINE SASED ALL HAVE FYNORE AL SHARD, SHE RECURED. HEAT FACTOR THE BASE OF ALL BULLE, MOVIDE A CONTINUOUS SHERP OF SHE AT THE BASE OT ALL BULLS, MOVIDE A CONTINUOUS SHERP OF HEAT AT HE BASE OT ALL BULLS, MOVIDE A CONTINUOUS SHERP OF HEAT ATHER ALL HAVE RYNORD ALS BURKAN AS RECURED. HEAT THE ALL ALL HAVE RYNORD ALL BURKAN AS RECURED. HEAT THE ALL HAVE RYNORD ALL BURKAN AS RECURED. HEAT THE ALL ALL HAVE RYNORD ALL BURKAN AS RECURED. HALLYFRAME WALL HAVE RYNORD ALL BURKAN AS ALE MONDAN ALL HAVE RYNORD ALL BURKAN AS RECURED. HALLYFRAME WALL HAVE RYNORD ALL BU

5/8 DRYALL GUED AND SCREEKED TO THE FLOOR JOIST OR CELLING JOIST ABOVE. NOTE: REFER TO THE INDUATION NOTES FOR ALL THERTAL AND SOUND INDUA. SPECHICATIONS.

1/6 DRYWALL GLUED AND SCREEGED TO THE UNDERSIDE OF THE ROOF RAFTERS OR THE SLOPED CENING JOINT. THE SLOPED CERING JOIST. NOTE: REPER TO THE "INSULATION NOTES" FOR THERMAL & SOUND INSULATION SPECS.

LEVEN LONG INCIDENT REST FLOOR DECK PROVIDE I V/ 3.04 INCEDENTI V/ T.1008 (0051 AT 12' 0C. WIT H/* TONGEL AND GROUVE EDX VIE INTERNE ALMON (0051 AT 12' 0C. WITH H/* TONGEL AND GROUVE EDX VIE INTERNE ALMONG OF MATTING CUEDE AND SCREED. PROVIDE SULD BOOD BROOM AT INTERVALUE OF MATTING NOTE: FROME V/* TOURSOCK* CENTERS TO AND BELOR ALL THE FLOORS. NOTE: FROME V/* TOURSOCK* CENTERS TO AND BELOR ALL THE FLOORS. NOTE: FROME V/* TOURSOCK* CENTERS TO AND BELOR ALL THE FLOORS. NOTE: FROME V/* TOURSOCK* CENTERS TO AND BELOR ALL THE FLOORS. NOTE: FROME ALATER OF CONSE (FRO SOURD CONTROL) BELOR ALL THE FLOORS. SECOND FLOOR BEOCH FROVIDE I 3/4/14/17 2.02 INCEDULARI V/V FLOOR JOIST AT 1* 'OC. WITH 3/4' TONGEL AND GROUPE DOUT BOOD BROOMS, AT INTERVALS OF F-O' INSERVID.

FLAT CEILING CONSTRUCTION

SLOPED CEILING CONSTRUCTION:

INTERIOR TRIM AND PARTITION CONSTRUCTION.

FLOOR CONSTRUCTION

SILL CONSTRUCTION.

NH

B/FTG.

2-0

T/PORCH

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ALOPE T TO OUTSIDE EDGE

and an annon and an

FABRIC COVERED INTERIOR AND EXTERIOR DRAIN

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VAN NANANANA

"PLACE NO. 5 HORIZONTAL REINFORCING BARS AT "-"" CC VERTICALLT AND DRECTLY BEHIND THE VERTICAL REINFORCING BARS

"PLACE NO. 1 VERTICAL REINFORCING BARS 3 S/IL" FROM THE OUTSIDE FACE OF THE FOUNDATION WALL.

"PLACE (3) NO. 1 HORIZONTAL REINFORCING BARS AT THE TOP AND BOTTON OF ALL POUNDATION WALES.

BURTO.

T/FDN EL.: 18100

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FIRST

BSMT.

TAK CERME JOST AT 10 CL BIT DX4 FURRING STRIPS PERFENDEDLAR TO THE 2X6 CENING JOST ITO ALLOS ALLOS THE 3/4X3 VT Y-GROOVE COUGLAS PR CELING BOARDS TO BE AFFLED PARALLEL TO THE CELING JOST COORDNATE THE Y-GROOVE RIMEN BITK THE COMERS. ASSUME TWO COATS OF POLYMETHEME.

PORCH CELING CONSTRUCTION

INSULATION NOTE

ATTIC

BASEMENT FLOOR SLAS ISELOU THE CONCRETE FLOOR SLAST, ECOFORU UNDER CONCRETE RADIANT BARRER INSULATION (DELOU THE ENTIRE BASEMENT FLOOR AREA)

LEVEL ADJACENT TO THE FORMATION SALL BARENET AND FRET FLOOR GUINEN, 3/27 (H-3) UNFACED BOUND ATTENJATON BATTS, 5/07 BOUND COTROL BETIERE HACOR LEVELS, PRET AND SECOND FLOOR EXTERNOT MALLS, 5/27 KORMAK FR23) UCTRENE CLASSIC FLUGS OPEN CELL EXTAINADALE POLITRETHERE SPEAT FOAM INDUATION INFT AND SECOND FLOOR THEREOR MALLS, 3/27 (H-3) UNFACED BOOND ATTENNATION BATTS AT ALL INTERON FARTHORS IPOS SOUND CONTOL).

FLAT CEILINGS BITH UNCONDITIONED SPACE ABOVE, 18 //2" (R-4") 'OSENS-CORNING' "FROPINK' UNBONDED

BARKER, PERESTRATION U-PACTOR, NRRC THERMAL PERFORMANCE DATA: UNIT U-VALUE WITH THE EFECTED THANKIZER PLUS GLAZING (M/ ARGON) 0.25 RAXIMUM ALLOBED UNIT U-VALUE; 0.35

POAT PLASTICS INJUSTOR NOTE. PER SECTION 39453, OF THE INTERNATIONAL RESIDENTIAL CODP, ANT POATING REALTER THAN 1 THEE AND LESS THAN OR EQUAL TO 17 THEE REQUIRE A 15 THINTE THEMRAN ARAREME REFER TO THE LICE. AND TO THE NAMURACIDDER'S SECURICATIONS FOR VARIOUS TYPES OF PERMITTIBL CONTING.

PER SECTION RECIEI OF THE JOOL RC, UND LPLAT CIPS ARE RECIENCE FOR PATTER TO DALL CONNECTIONS SUPER ROOP RATERS DO ROT STREASE THE CANUE CONNECTIONS SUPER AT THE TOP PLATE CONNECTION. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLAT FORCES FROM THE REAFER THES TO THE FOUNDATION.

ROOF RAFTER CONNECTIONS TO WALLS NOTE:

ASSUME TWO COATS OF POLYMETHALL <u>PORCH COLUME ASSER AND LINES CONSTRUCTION</u> HYMM SALE BOOMD AUTHORITE TUDGAN STILE THERACAST HYMM SALE BOOMD ST HARL, OD SUBSTITUTIONE STTME VIENT AR EXTASSE ST HARL FOR DUBSTITUTIONE STTME VIENT COLUME SALE ST HARL FOR DUBSTITUTIONE STOME VIENTER COLUME BASE STH REINFORCED COME THE BACK P. FLASH THE CUT STONE CAP AS PEODRED COMES BACK-P. FLASH THE CUT STONE CAP AS PEODRED COMES AUTHEL COMMISSION OF IS 13 AVAS UP 30 MCROLLAN UV/2 PARE SCOME HOLD AT THE LITEL COLUME BACK BACK B. COME HOLD AT THE LITEL COLUME BACK BACK B. COMES CONSTRUCTION

THE LAVER ROLD AT THE UNTELFELING INTERSECTION. PORCH FLOGS CONSTRUCTION 2*14CK FLARECUT BURGSTORE THICKEST ONTO THE 4 REINFORCED CONCRETE GLAG ON GRADE. NOTE: ROWING A BULLIOUS BOOK AT THE PRENETRA. NOTE: ROWING A BULLIOUS BOOK AT THE PRENETRA. NOTE: AT ALL PORCH STEPS PROVIDE 3* THICK BUILDESTONE TRADUCTION NAME.

HASONRY SILLS AND BALL CAP NOTES

ALL ENDORS BLLS. ENTRY DOOR SILLS AND SANDORS BLLS GUTH STORE VERIER BELOOD SHALL BE A S 1/2" THOCK GUT STOKE GITA A HINHER SLOPE OF UN FEB TH-O" ON THE CAR. NOTE: FLASH AS REQUISED AND PROVIDE A I PROVECTION WITA CONTINUOUS DRIP EDGE.

CUPOLA ROOF CONSTRUCTION

I OUNCE STANDING BEAN COPPER ROOPING OVER 'CRACE' ICE AND BATER SHELD' OR 1/2' C.D.X. FIR EXTERIOR GRADE FUTBOOD ROOF SHEATHING ON DXI ROOF RATTERS NOTS: PROVIDE & OUNCE COPPER DRF EDCE.

FIREBLOCKING AND TREATED BOOD NOTES

HREELOCKING, AND TREATED BOOD NOTES. PROVDE HEASILOCKING FRE SECTION REQUESTION I, SECTION REQUESTION REQUESTION REQUESTION I, VERTICAL AT THE CELING AND FLOOR LEVES. J, MORICONTALLY AT METERVALS OF NO-O" (THANDUS) AT THE EVERCONNECTION BETSMEN COCKALED VERTICAL AND MORICONTAL SPACES SICH AS OCCUR AT SOMITIS. DATORED SPACES SETURES BITMER STRAGERS AT THE TOP I, CONCEALED SPACES SETURES BITMERS BITMERS BITMER I, CONCEALED SPACES SETURES BITMERS BITMERS BITMES I, CONCEALED SPACES SETURES BITMERS BITMES I, CONCEALED SPACES SETURES I, CONCEALED SPACES SETURES BITMERS BITMERS BITMES I, CONCEALED SPACES SETURES I, CONCEALED SPACES I, CONCEALED SPACES SETURES I, CONCEALED SPACES I, CONCEALED I, CONCEALED

L. CHINETS AND FIREPLACES PER SECTION RIGOSIS

NOTE: PER THE JOOT NC. SECTION RIG.3. ALL FASTENERS AND COMMECTORS IN CONTACT STIT TEENTED BUDGO BHALL BE HOT BATERIC GALVANEES, SILCON BROIZE, STANLESS OF BLALL SE COMMISSION REDITANCE. THE APPLIES TO ALL TERS ILES THAN U/J IN THECHNERS OF DAMERE MICLUMON ANLS AND ECTEMEN.

UNDOU BELL CONSTRUCTION: BASED ON THE FRAL GRADE ELEVATION ALONG THE SOUTH END OF THE ROUSE. THE REGURED ENDOU ETLLS ARE LESS THAN 50° BELOS THE ADJONING GRADE THEREFORE, NO HETAL GRATE COVER IS REGURED.

NOTE: PROVIDE SSCAPE STEPS WITH TREADS AT LEAST 34" WOZ AND RISERS NO HORE THAN 1 1/2" HIGH. BINGE THE TOTAL Required Risers is less than four, no handrail is required.

NOTE. PROVIDE A 3' THECK CUT STONE CAP ON TOP OF THE FOUNDATION WALL AT ALL KINDON WELLS.

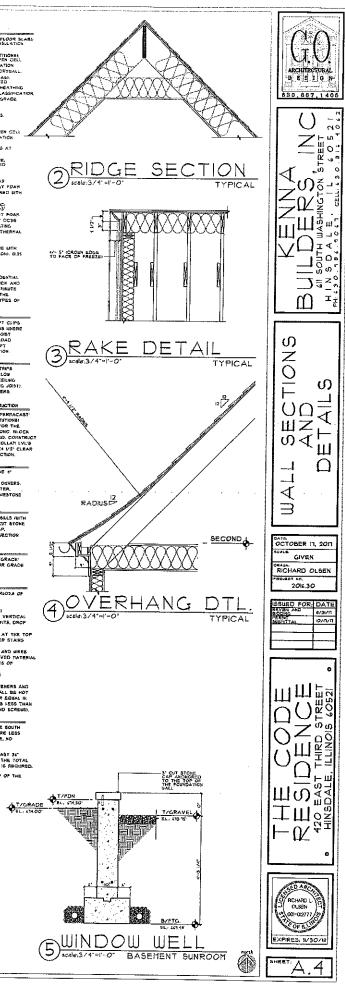
Sill construction. U2 DUARTER 91 LONG ARCHOR BOLTS AT 4-07 C.C. (REWELL OF TROPER PLATE AND A SUL PRESERVE THATED BLA 1-ALTE OR BATTS BLA BALER BITH A CONTROUG BEAD OF CARK. NOTE, ALL PASTERERS IN CONTACT BTH TREATED BODD SHALI BE HOT DIPED GLAVARED STANLES OF ROULL IN CORACION REBETANCE. NOTE: PROVIDE AR ADHEED BLTERREGORNE, REMERANDE ISMLAR TO 'GRACE' (CE AND BLATE BISLOT LACOST DE FOUNDATION BARRIER) FOR A BATERITICH BARRIER. T/CRADE FOUNDATION WALL AND BACK-FILL CONSTRUCTION FOUNDATION WALL AND BACK-FILL CONSTRUCTION. IT FOR. BALL SISTERS IS DESIGNED TO IDO PER SOL BASING CAPACITY, PROVIDE A CONTINUOUS POREDIN-FILACE POLINGATION SALL BHY A 27X4' KEYEAT AT THE FOOTMAC/FORATION SALL REFIRESCTOR FRONTE BO, INFORMATION REGIME BARS AT BY OC. HOREOTALLY WITH FOORCRETE COVER FROM THE INFORMATION HE FOUNDATION WALL REFORME DO S JUDGEDURE DO, INC. STRENDPECIDE BARS AT WESTIGNALTY THEORY BOLS SUBJECTIVE TO THE STREND FORME BARS AT MALL HECHT, REFER TO INSULATION FOOTS TO THE FOUNDATION HEALTON MALL HECHT, REFER TO INSULATION FOOTS TO THE FOUNDATION HEALTON REFORTS TO HEREORATED FOR UNERFORM AND EXTERIOR DARAMEE WITH ON INNIHING GRAVEL COVER AND CONFECT ALL DELWATTLE TO THE SUMP FITS. NOTE, ALL DRASH THE INJUE HEART CONFECT ALL DELWATTLE TO THE SUMP FITS. NOTE, ALL DRASH THE FULL REFERE TO THE CRAVE BEICH ALL BLABE, PATIOS AND STOCPS.

* REINFORCED OCCURITE BLAS ON GRACE STH 144 2-4 WAP, OVER 10 TIL VAPOR BARENDALED GRAVEL FUL, MOVES HIDDING CHAT UTILS THE SALE UTIL AFER TO THE SKEWCONE TO CONCURAT UTILS THE SALE UTIL AFER TO THE SKEWCONE TO CONCURAT UTILS TO SALES. Scale: 3/4/m/-0' AT FRONT PORCH

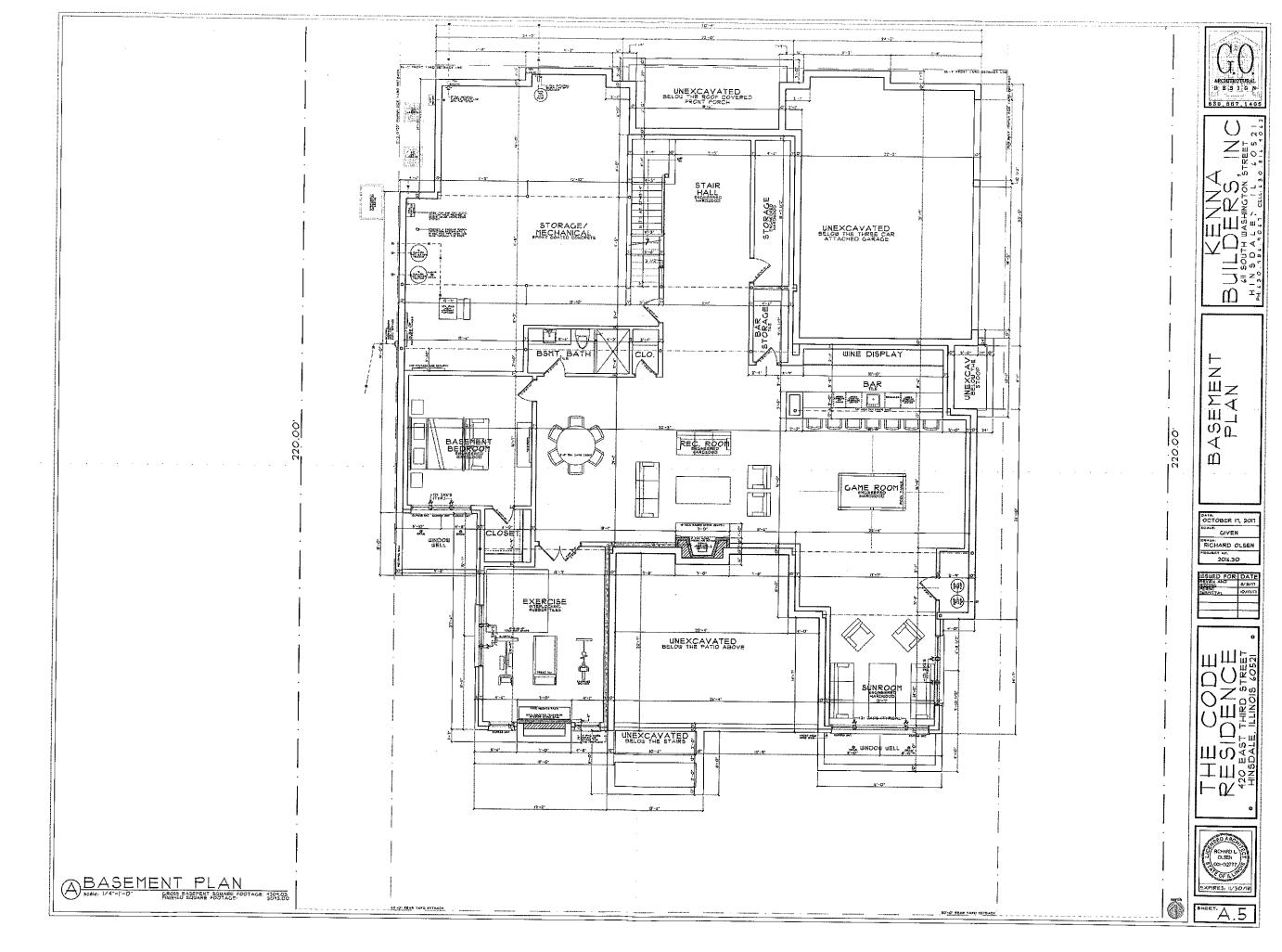
AT FRONT PORCH

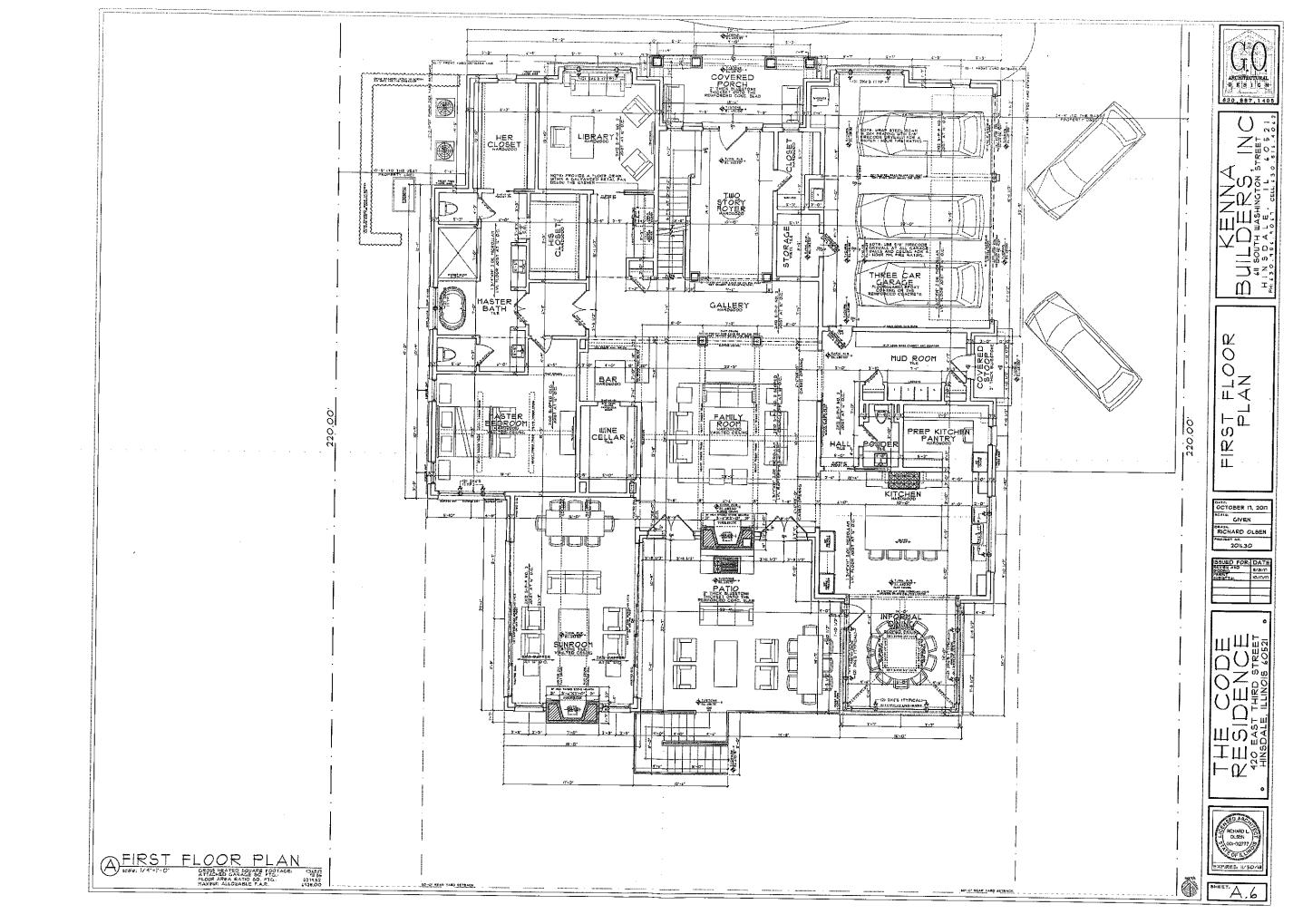
BASEMENT SLAB CONSTRUCTION:

SHA THOS INT ALL FROM FLOOR LOCATONS AT IN O.C. BITH S/S' DRYMALL GLUED AND DEREMENT GO'N GREGOTY COMMENT DALAY DERMO ALL TRE DALLS. ROTE, FROMDE DAY FROM SAL TAL OTHER COLATIONS MUMME THE BALLS ARE DEREMENDE AS SI COORDUNATE ALL TRE FROME SELECTIONS WITH THE GOMERS. ROTE, REFER TO THE THEMATION ROTE FOR THEMAL I COMMENDATION REFC.

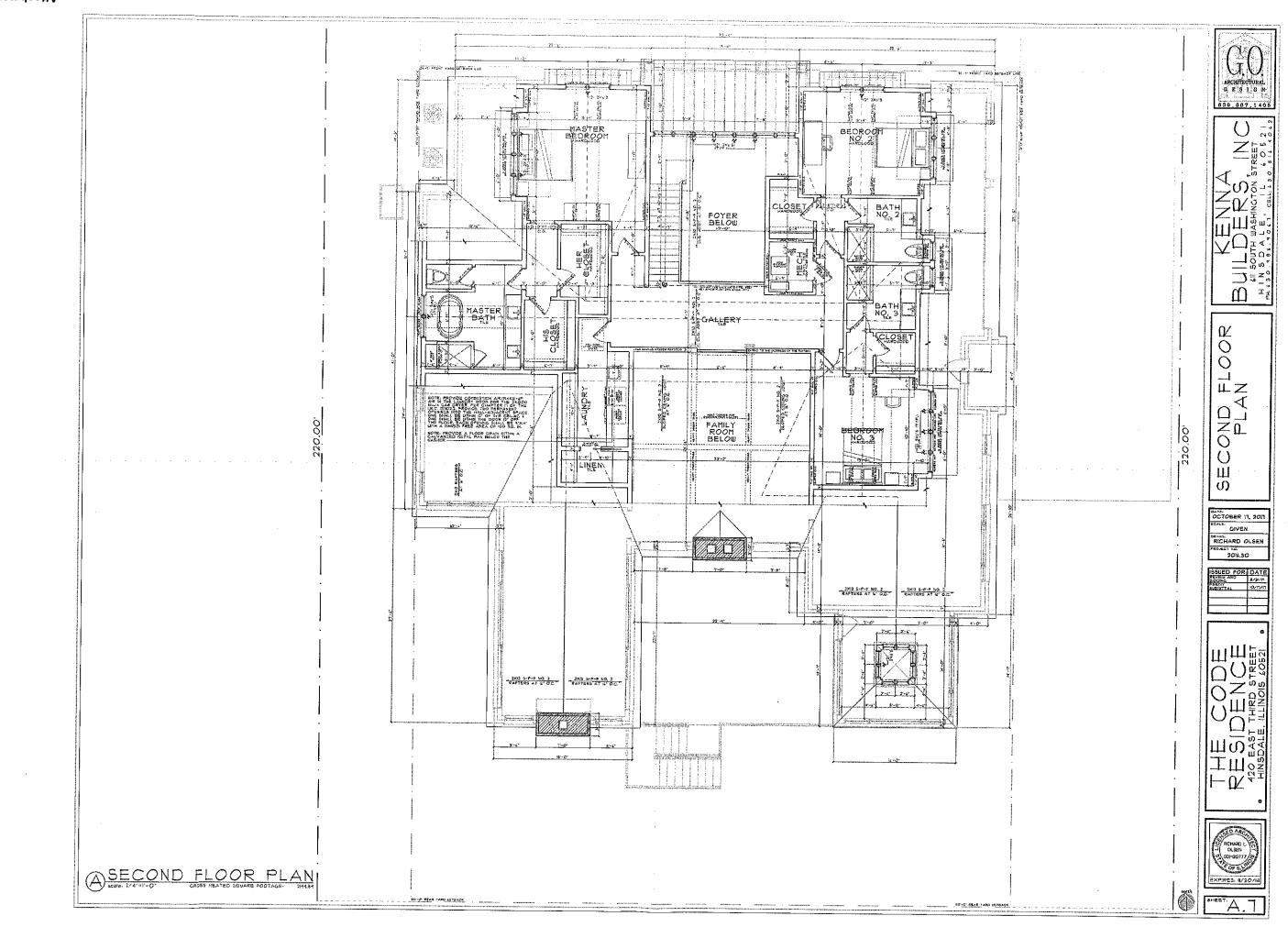


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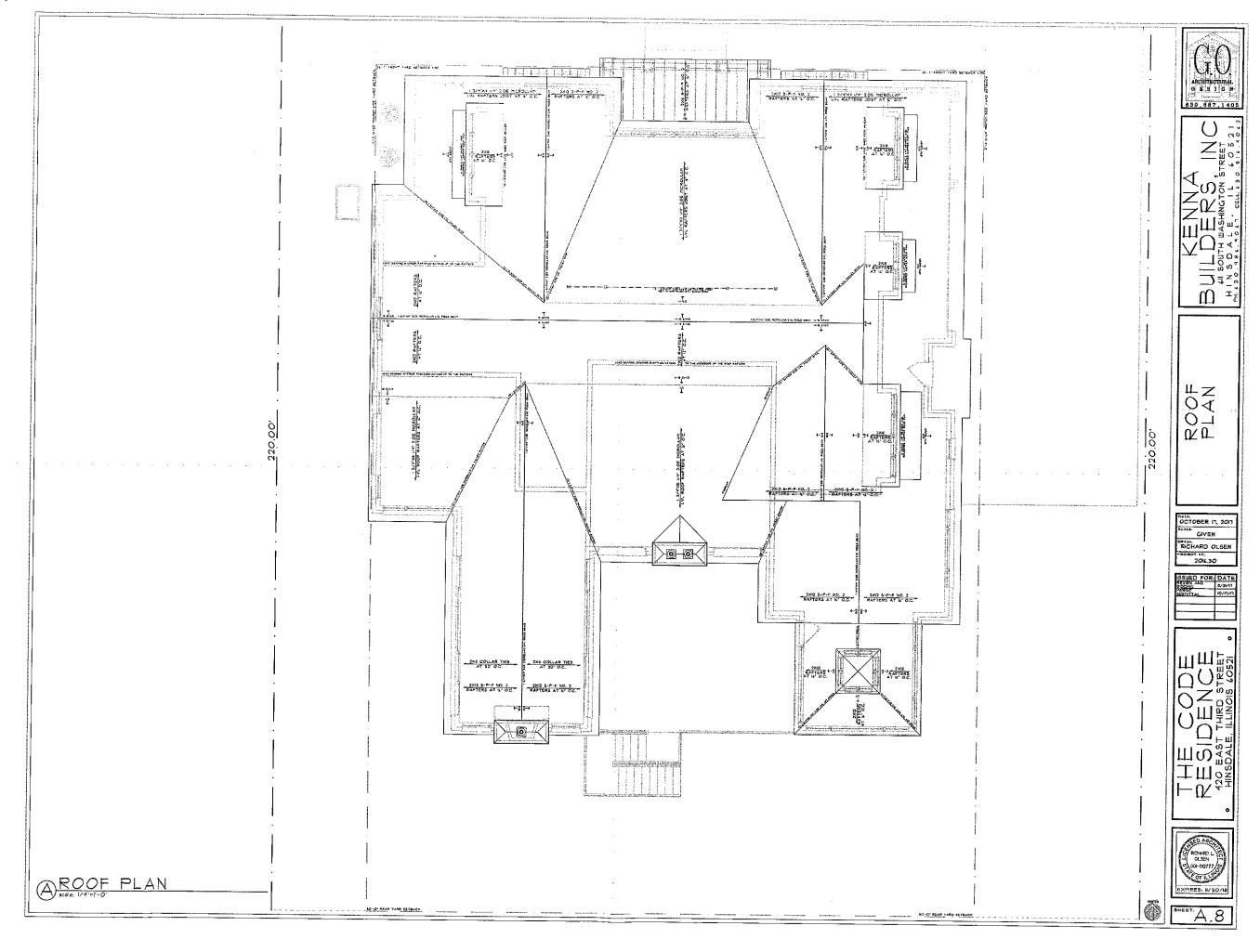




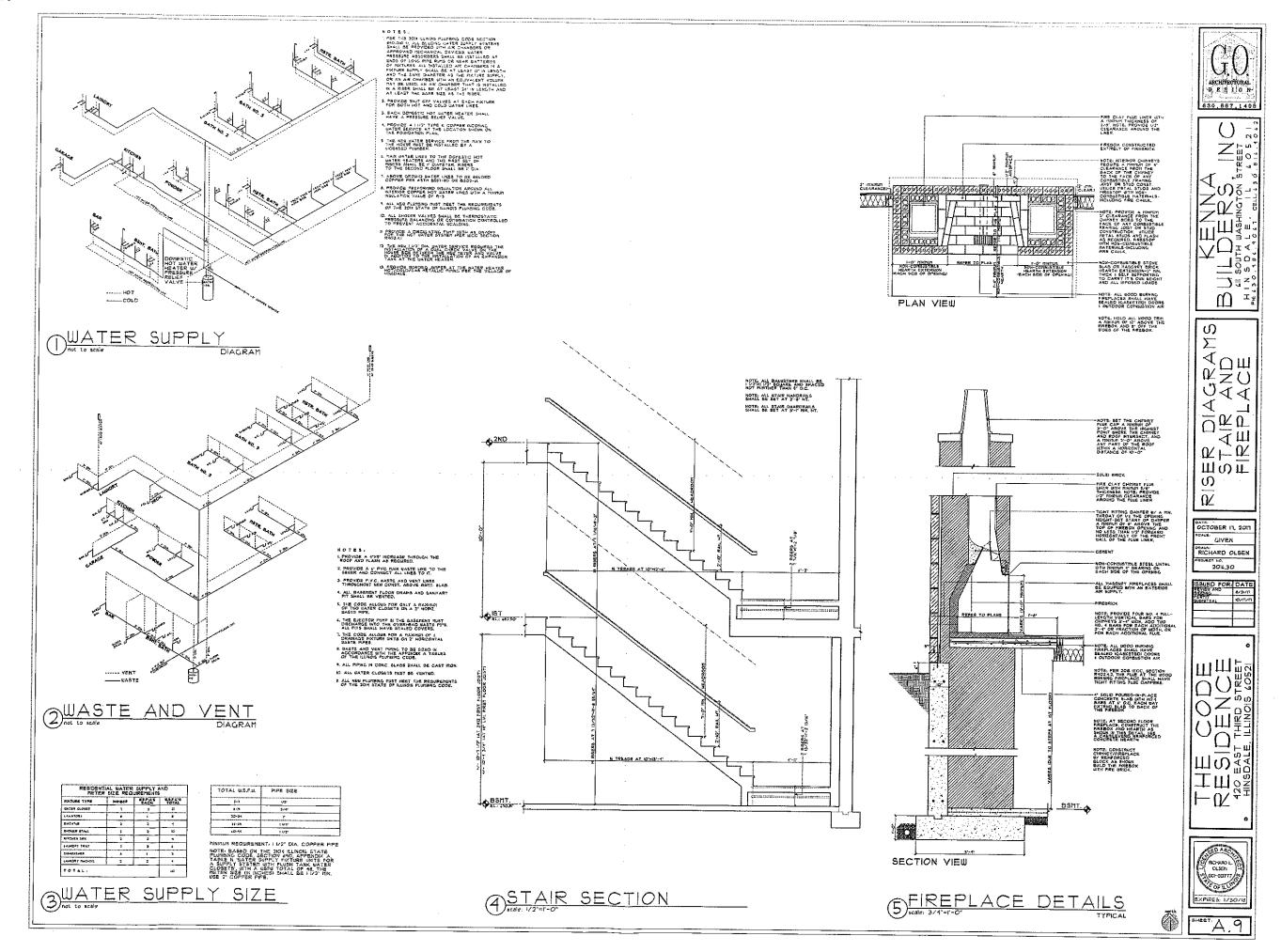
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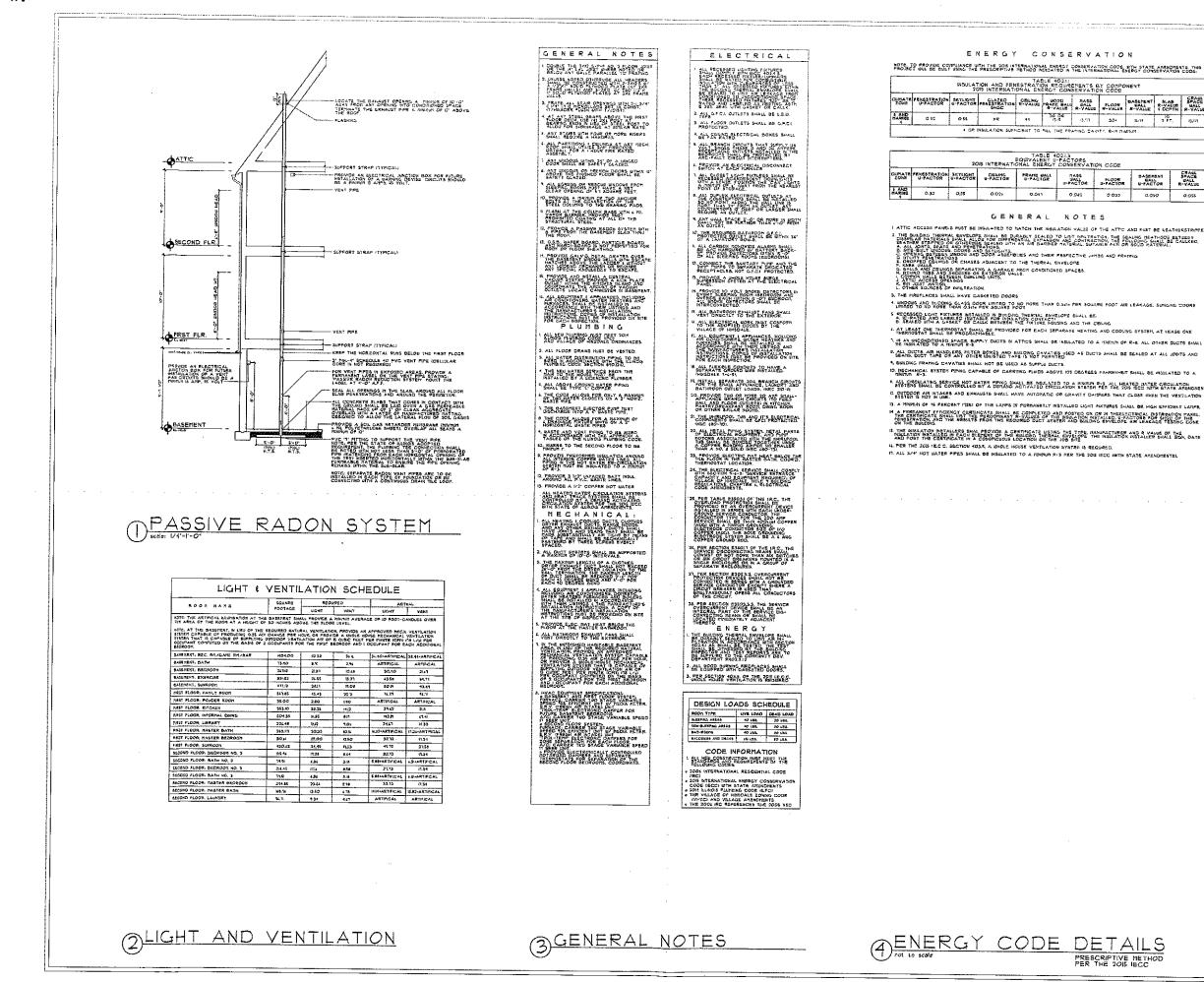






h trachment A





ENERGY CONSERVATION

NDTE. TO PROVIDE COMPLIANCE WTH THE 205 INTERNATIONAL EMERCI CONSERVATION CODE, SY'H STATE AMENDMENTS. THAS PROJECT WEL BE BUET USING THE PRESCRIPTIVE METHOD MOLCATED & THE INTERNATIONAL EMERGY COMMERVATION CODE:

TABLE 4021 KATION REGURRENTS BY CORPONENT ENERGY CONSERVATION CODE						
ING ALUE	BOOD PRANE BALL	ክል§ይ መላዚኒ R-VALUE	FLOOR R-VALUE	BASEMENT SALL R-YALLE	SLAD R-VALUE I DEPTH	CRAUL BPACE WALL R-VALLE
	20 04 15:5	3791	30.	S/19	3 PT.	1571A
TO FILL THE FRATING CAVITY, RHIT MINITUM						

TABLE 40213 FALENT U-FACTORS ENERGY CONSERVATION CODE						
ANE UALL	HADS WALL	FLOOR D-PACTOR	BASEMENT WALL U-FACTOR	CRAUL SPACE UALL R-VALUE		
0.051	0.042	0 033	0.050	0.055		

GENERAL NOTES

0.07+

ATTIC ACCESS PARELS NUST BE INSULATED TO NATCH THE INSULATION VALUE OF THE ATTIC AND PUST BE REATHERSTRIPFED.

4. UNDOUS AND SUDDING GLASS DOOR LIMTED TO NO MORE THAN O.3do PER BOUARE FOOT AIR LEAKAGE, SURGING DOORS LIMITED TO NO MORE THAN O.SHIR FER BOUARE POOT

1. N AN UNCONDITIONED SPACE, SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINISTER OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINISTER ALL OTHER DUCTS SHALL

L. BELERKE FRANKE CAVARISE HALL NE BUISED A BUISE A BUISE DA SUPER DUCTS. 10. NEGRANNEL: SYSTEM PERKE CAPABLE OF CARKING FLUIS ABOVE DS DECRESS FANRENNET SHALL BE MEMLATED TO A

8 ALL CROWLATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MUMBIN R-3 ALL HEATED WATER CIRCULATION STETERS SHALL BE CONTROLLED BY A DEMAND ACTIVATED CROWLATION STATEM PER THE 205 METH BTATE ANENDRETTI AND ACTIVATED CROWLED BY A DEMAND ACTIVATED CROWLATION STATEM PER THE 205 METH BTATE ANENDRETTICS STATEMENTS SHALL BE CONTROLLED BY A DEMAND ACTIVATED CROWLATION STATEM PER THE 205 METH BTATE ANENDRETTICS STATEMENTS SHALL BE CONTROLLED BY A DEMAND ACTIVATED CROWLATION STATEMENTS. 2 OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE CHEN THE VENTUATION

4 A PERIANENT FFROMENT CARTINGATE BANLL SE COMDETED AND POSTED ON OR IN THERECTRICAL DETRIMINEN PANEL The Centracte Samal 1st the Bergonnan F Values Version States and States Internet Sama States Freestration, and the Results from the Regorded Duct System and Duckate Specific And Example The States (Festion Corre

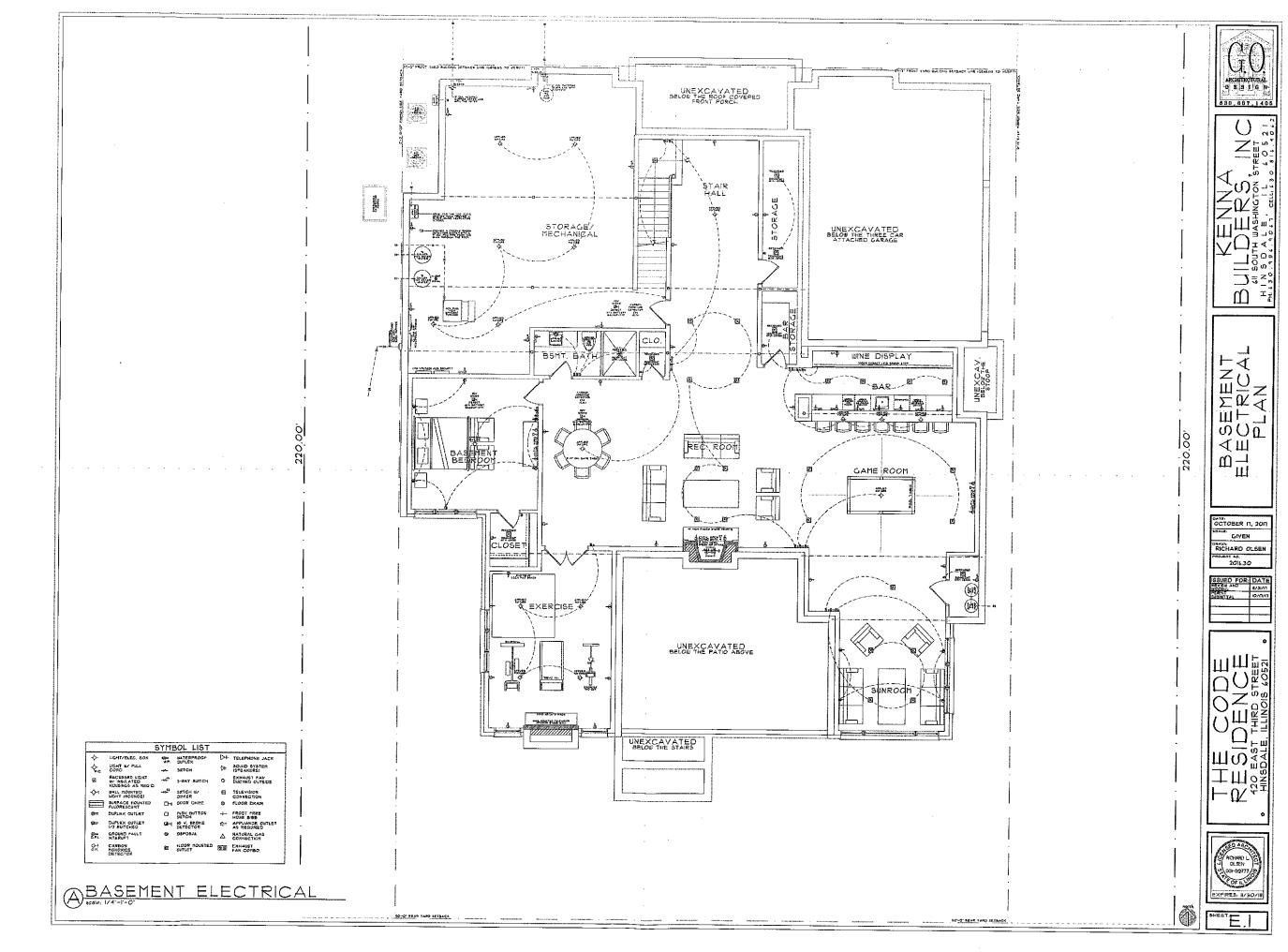
IS. THE MURILATION INSTALLERS SHALL PROVIDE A CERTIFICATE LISTING. THE TIPE, MANUPACTURER AND R VALUE OF THE Insulation installed in each Bledent of the Bulling, thermal Envelope: The Insulation installer shall sign, date AMD FOST THE CERTIFICATE IN A COMPARIZIONE OLD ATMON ON THE JOB SHIT

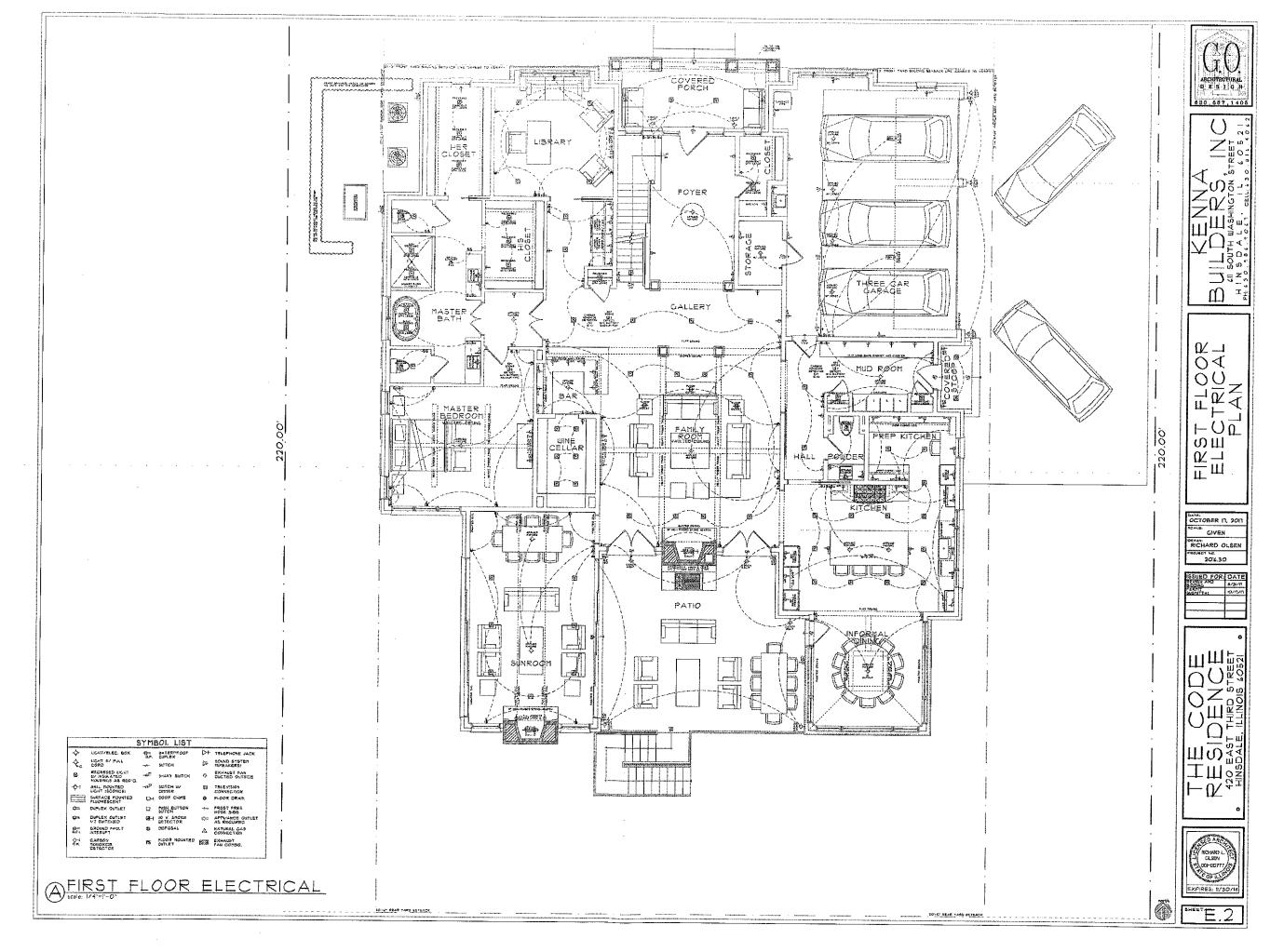
PRESCRIPTIVE METHOD PER THE 2015 JECC

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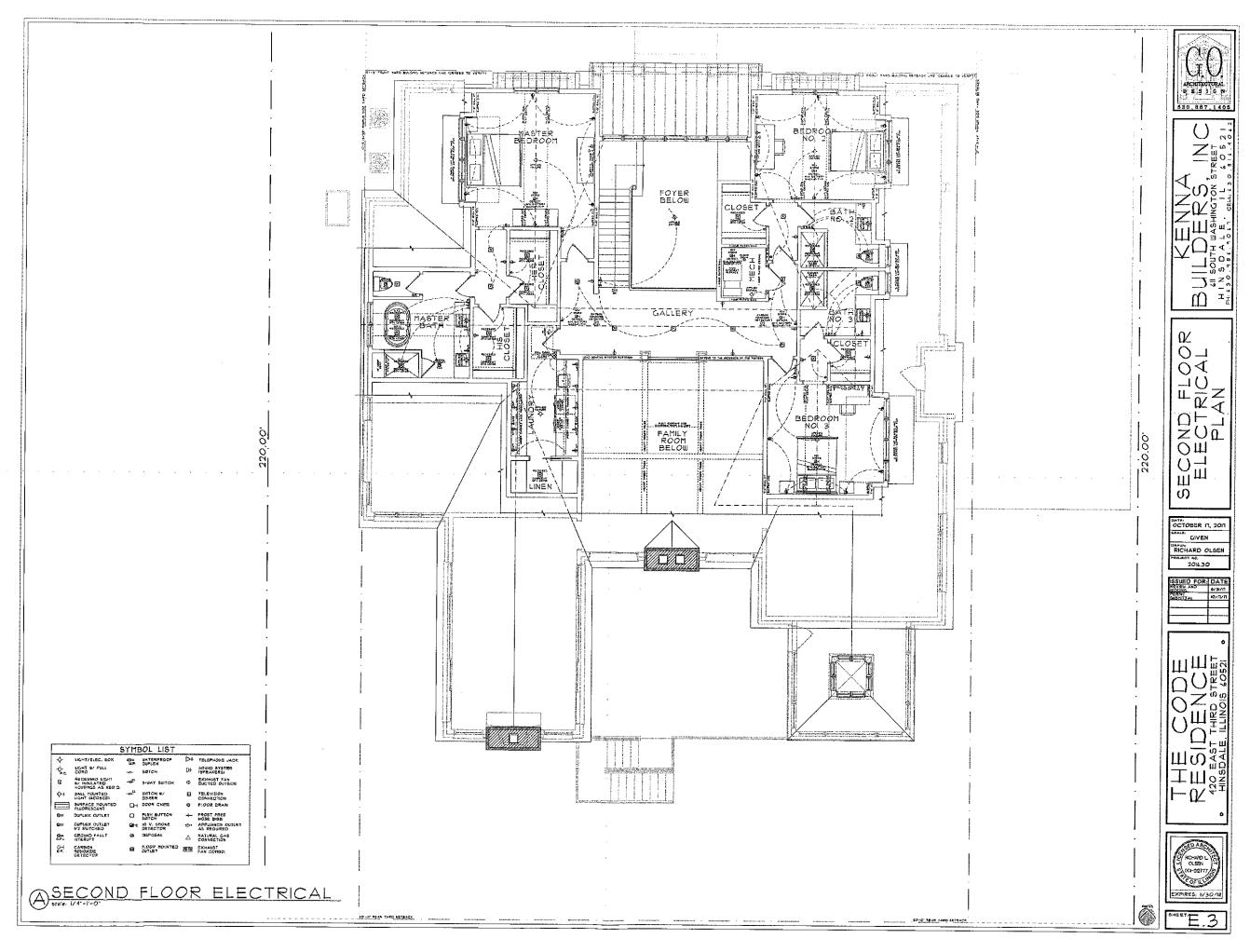
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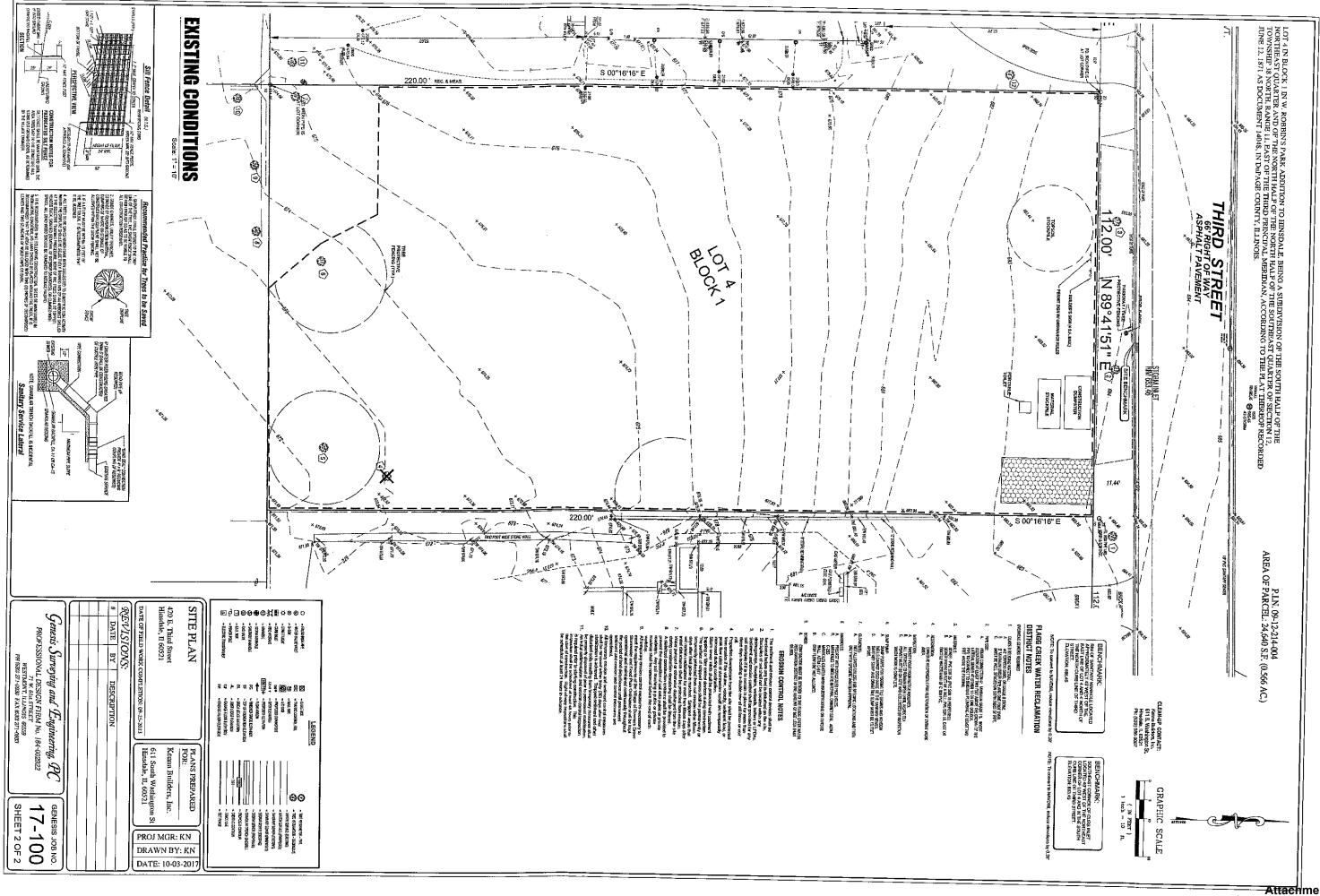
GOARCHITECTURAL 830,887,1401 \bigcirc CH (ۍ ۲ ហិ§-Z N N N N N N N N Ш т CTION. IOTES IECC. UZ-Ш ഥ 0 A ⊡ ZRA ОЩО , 至面之, ׀׆<mark>ֿ</mark>שׁי OCTOBER IT, 2017 GIVEN RICHARD OLSEN PROMCT NO 2014.30 ISSUED FOR DATE ×0707 ШШша NS Specific Strain ()Щ ΏĒ Шഗँ₫ ТЩоã ⊢Ľįį ASED ARCA COLSEN THOP IL LING EXPIRES: 11/30/18





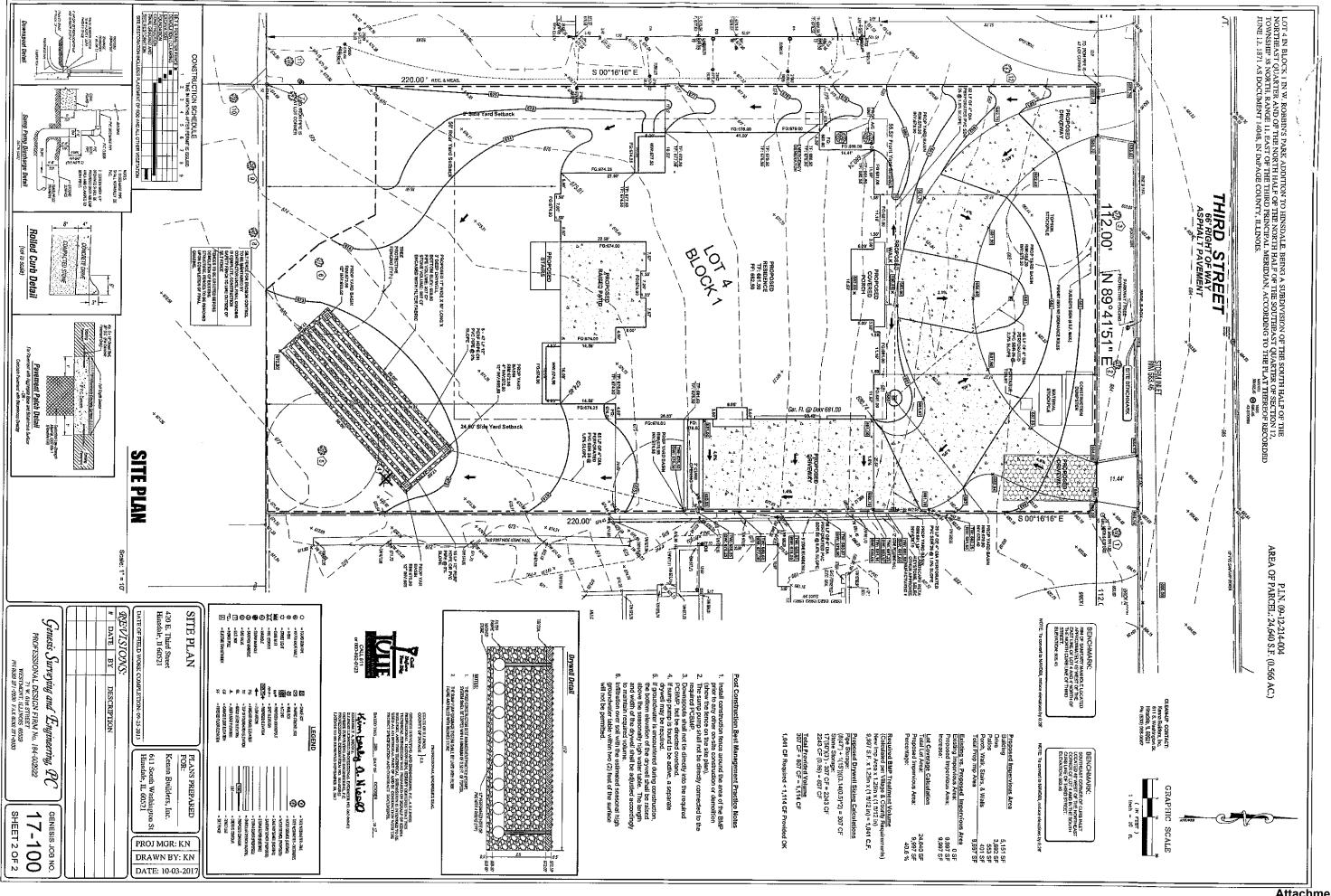
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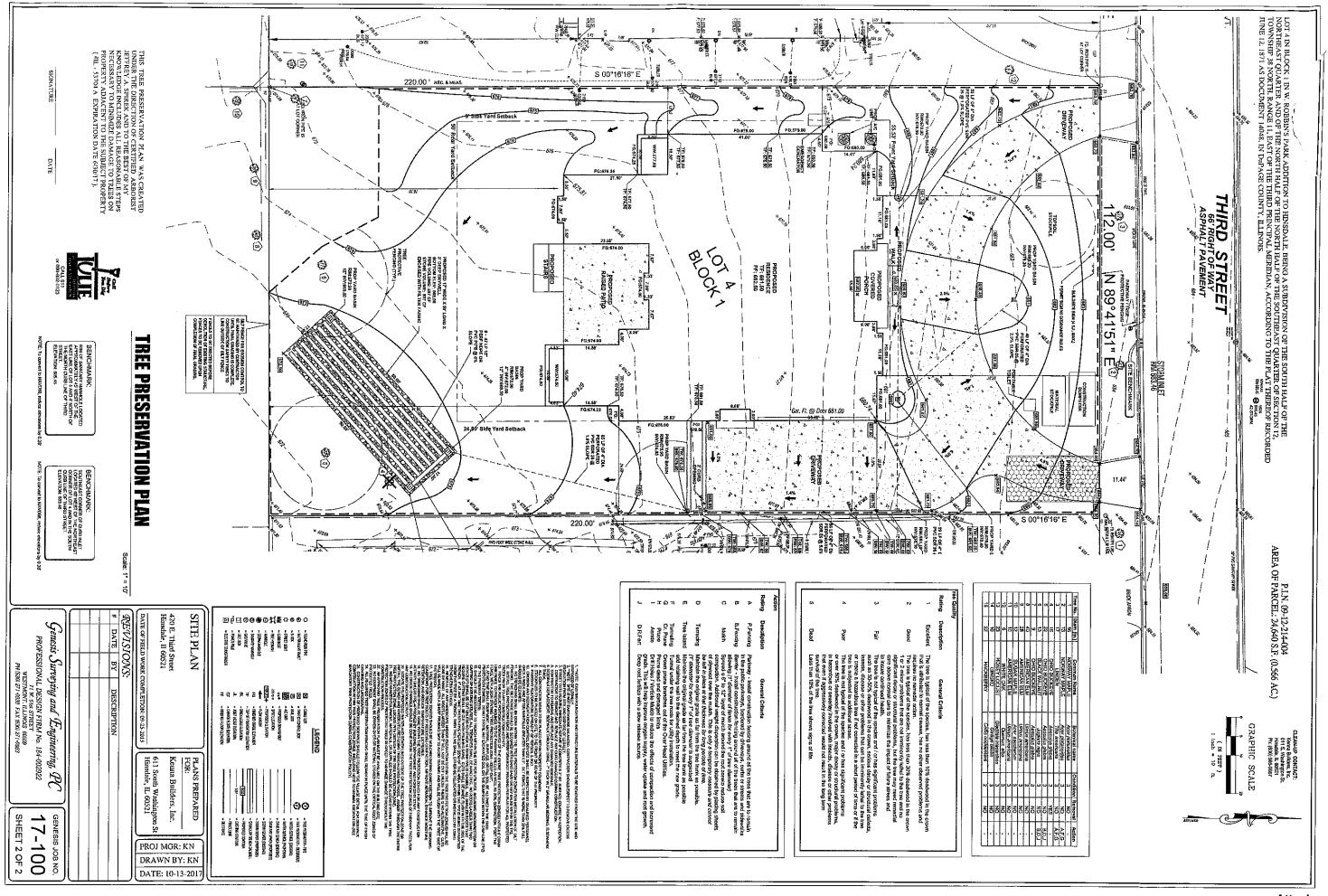


Attachment 1

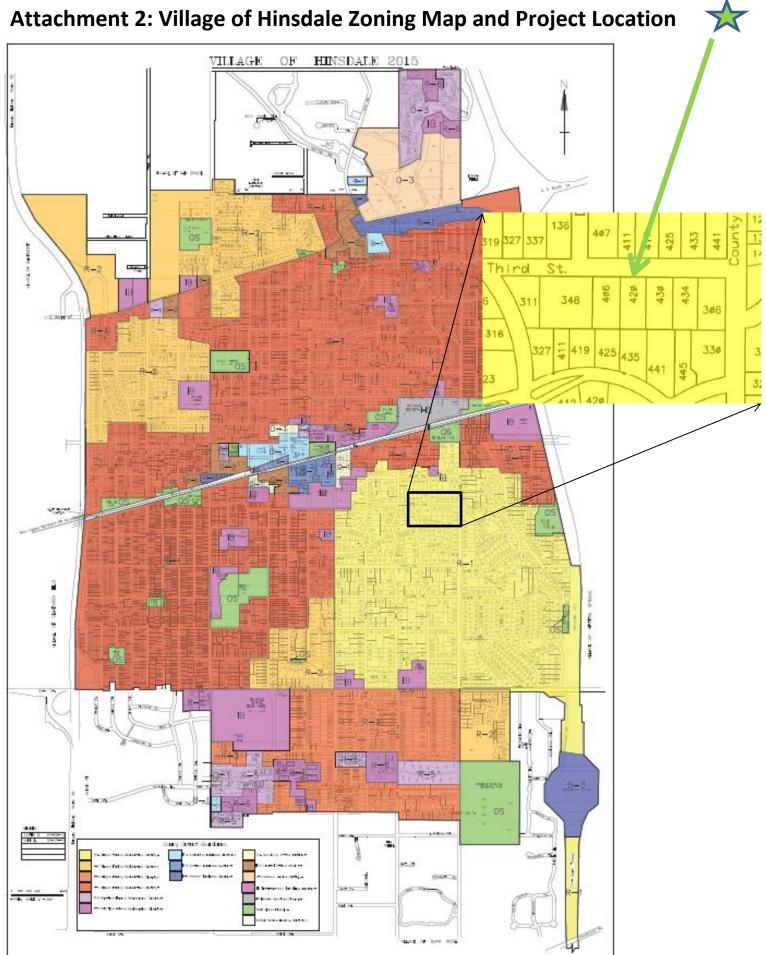
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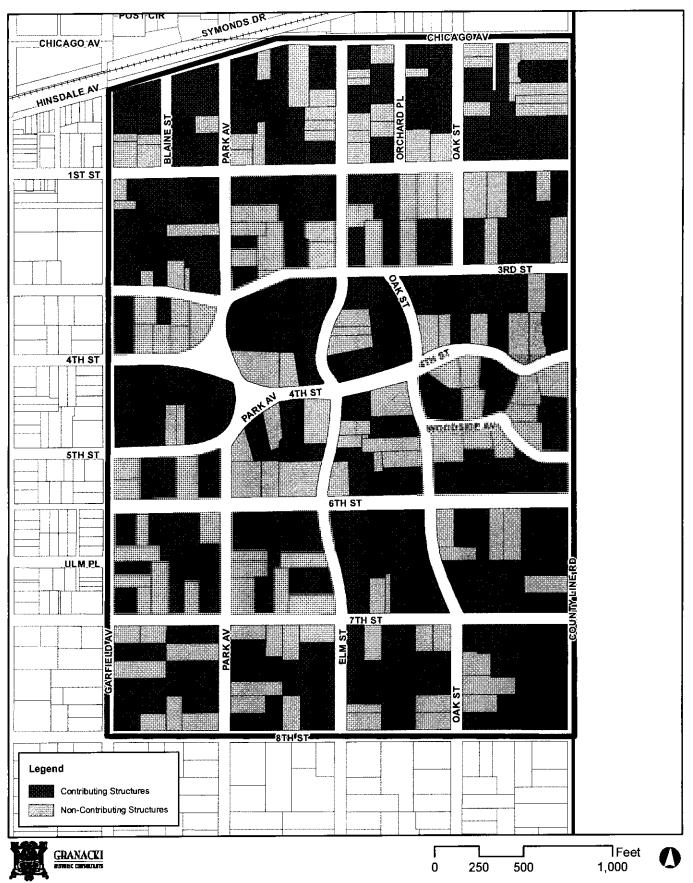
Attachment 1



Attachment 1



ROBBINS PARK HISTORIC DISTRICT



CERTIFICATE OF APPROPRIATENESS

Attachment 4

14-5-2: CRITERIA:

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

A. General Standards:

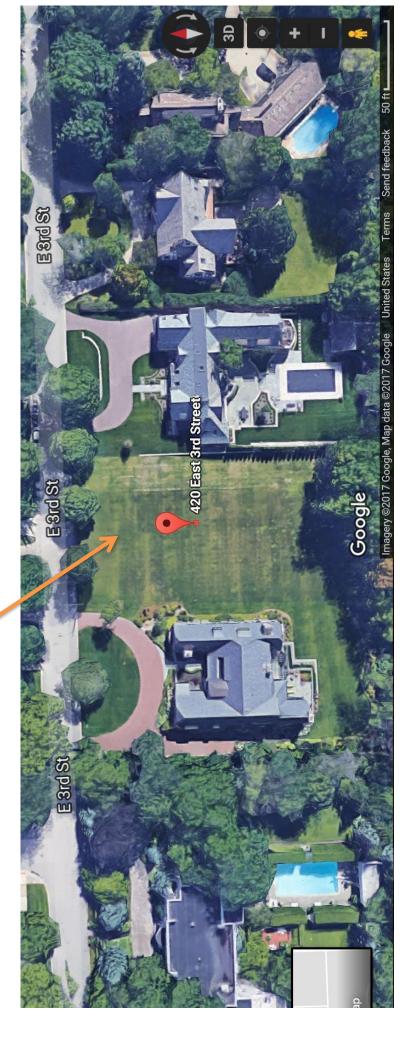
- 1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
- 2. The distinguishing original qualities or character of a structure, building, or site and its environment should 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 a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures 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.

Attachment 5: Aerial Map of 420 E. 3rd St. with neighboring homes (facing north)





MEMORANDUM

DATE:	December 13, 2017
то:	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:	244 E. First Street –Withdrawal of Local Landmark Designation in the Robbins Park Historic District – HPC-10-2017

Summary

The Village of Hinsdale has received a request from the homeowners, Warren and Nancy Furey, to have the local landmark designation withdrawn from the property at 244 E. First Street. Per the applicant, they are experiencing difficulty with selling their home, which is a great concern due to recent medical issues. Section 14-1-4 defines the conditions for withdrawal of a landmark designation and Section 14-1-4(E) cites financial hardship as criteria for application. This request reflects a financial hardship.

On April 8, 2014, the Board of Trustees expressed the need to revise the code for landmark withdrawal while considering a withdrawal request at 319 N. Washington Street. A Trustee noted that landmarking a property is a voluntary designation, and believes zoning accommodations to save a house would make more sense for preservation versus forcing a landmark status on them. To that end, on November 4, 2014, the Board of Trustees amended Section 14-1-4 to add subsection E, which is the condition to withdraw the landmark based on financial hardship. The Board of Trustees reiterated that the landmark designation is voluntary, and expressed that the conditions should not be a rigorous test. The Ordinance amending Section 14-1-4, was approved unanimously, to give an applicant the opportunity to withdraw the designation if it is creating a significant and continuing financial hardship (Attachment 2).

Request and Analysis

On October 1, 2002, the Village approved an Ordinance, to landmark the home at 244 E. First Street (Attachment 3). The subject property is located on a corner lot in the Robbins Park Historic District, in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The home is a two-story, 4,830 square foot, wood frame structure constructed in the Victorian Renaissance Revival style in 1893. In addition to the landmark designation, the subject property is located in the Robbins Park Historic District, which requires a Certificate of Appropriateness decision by the Historic Preservation Commission (HPC) before a permit is issued for any alteration and/or demolition. The Certificate of Appropriateness final decision of the HPC is advisory only.

According to the Findings and Recommendations by the HPC in 2002, the home has significant features and historical facts that should be protected and preserved. For example, it is a rare example of work by the prestigious architectural firm of Shepley, Rutan and Coolidge, of Boston, known for its commercial



MEMORANDUM

and institutional buildings, including the Art Institute of Chicago in 1897 and Chicago Public Library in 1893 (Attachment 4).

Per the withdrawal request letter, dated October 3, 2017, the homeowners are depending on the sale of the home for recent medical issues and financial retirement security. The letter states, two potential buyers of the home have indicated to the applicant that they have no interest in purchasing the house at any price with the current landmark designation. A letter from Carrie Kenna, Berkshire Hathaway, dated October 24, 2017, is included in the application, supporting that the marketing period will be longer and impact the value of the home due to the landmark designation (Attachment 1).

Process

Attachment 5 illustrates the process for withdrawal of Landmark Designation. Per Section 14-4-4 and 14-4-5: Promptly after the close of the public hearing, the HPC shall either: a) determine that withdrawal of a designation is not warranted and recommend to the Village Board denial of the application; or b) recommend to the Village Board that a designation should be withdrawn. Such recommendation shall be in writing and shall set forth the reasons therefor. Any determination or recommendation shall be submitted to the Village Board, sent to the applicant, and filed with the village clerk.

The Village Board shall promptly act upon a recommendation for withdrawal of a designation. An ordinance passed by the affirmative vote of at least four (4) members of the Village Board shall be required to withdraw an official landmark designation. Upon passing an ordinance approving the withdrawal of such a designation, the Board shall direct that notice be sent to the Building Commissioner and the owners of record advising them that such designation has been withdrawn. The Village Board shall also direct that the ordinance withdrawing a landmark designation be recorded in the office of the appropriate county recorder of deeds.

Attachments:

- Attachment 1 Withdrawal Request Letter, supporting Letters and Exhibits
- Attachment 2- Board of Trustees Meeting Minutes relating to Ordinance approving amendment to Section 14-4-1 (dated November 4, 2017)
- Attachment 3 Ordinance approving Landmark Request for 244 E. First Street (dated 10.01.02)
- Attachment 4 HPC Findings and Recommendations for Landmark Designation (dated 10.22.02)
- Attachment 5 Withdrawal of Landmark Designation Process
- Attachment 6 Zoning Map and Project Location
- Attachment 7 Robbins Park Historic District Map
- Attachment 8 Birds Eye Map of 244 E. First Street

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,

altureyno

Warren W. Furey, MD

Founded in 1852 by Sidney Davy Miller

GERALD E. KUBASIAK TEL (312) 460-4231 FAX (312) 460-4201 E-MAIL kubasiak@millercanfield.com



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

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

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Detroit • Grand Rapids Kalamazoo • Lansing • Troy FLORIDA: Tampa ILLINOIS: Chicago

MICHIGAN: Ann Arbor

NEW YORK: New York CANADA: Windsor CHINA: Shanghai MEXICO: Monterrey

POLAND: Gdynia Warsaw • Wrocław

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 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

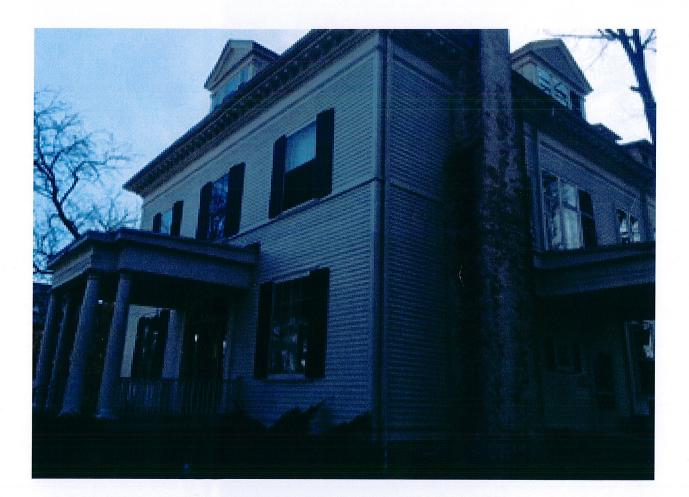


Exhibit B Front Photo



Exhibit C Side Photo



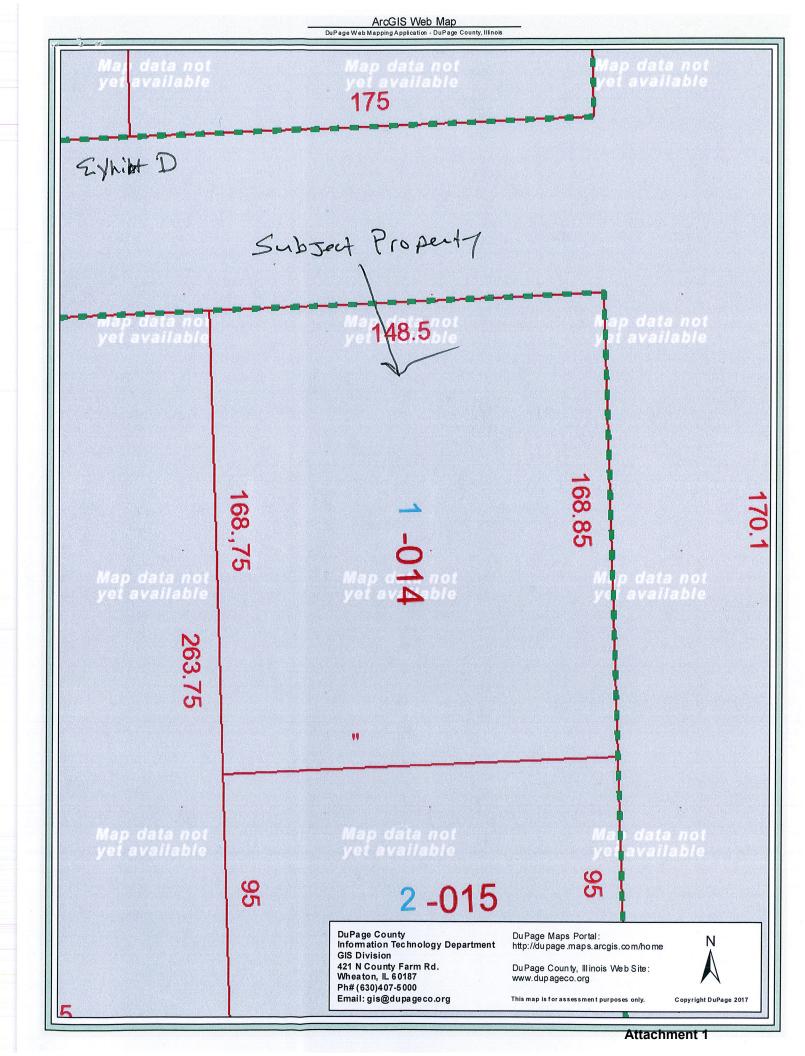


EXHIBIT A

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

Attachment 1

Village Board of Trustees Meeting of November 4, 2014 Page **2** of **6**

VILLAGE PRESIDENT'S REPORT

No report.

CONSENT AGENDA

President Cauley explained that Trustee Hughes was intending to pull an item from the Consent Agenda for further discussion. Due to the fact that there are only two items on the Consent Agenda, each item was addressed separately.

Ordinance Amending Title 14 (Historic Preservation), Chapter 4 (Withdrawal of Landmark Designation), Relative to Standards for Withdrawal of Landmark Designations

Trustee Saigh moved to approve an Ordinance Amending Title 14 (Historic Preservation), Chapter 4 (Withdrawal of Landmark Designation), Relative to Standards for Withdrawal of Landmark Designations. Trustee Elder seconded the motion. Trustee Hughes explained he had concerns regarding Section 14-4-1(E) which is the condition for withdrawal that references financial hardship that will 'negatively impact the ability of the owner to adequately maintain the structure, building or site'. He says this is clear and on the surface makes sense, however, he wondered if the Board wants to be charged with evaluation based this criteria. In order to do so, the Board would need to understand a homeowner's financial hardship and situation and determine whether that will lead to a negative impact on their ability to provide structural maintenance to the property. In addition to administering this aspect of landmark designations, it seems to work against what the Village is trying to accomplish with this designation in the first place.

President Cauley stated his thought was this would be less exacting; people sought out landmark designation voluntarily; the Board would take them at their word if they were having financial issues. Trustee Saigh recalled the original ordinance passed in 2000 where economic hardship could be sited as a reason to remove the designation and it would be up to the property owner to disclose as much as they want, even anecdotally as in the most recent case of the Barrows. President Cauley said the spirit of the change is a middle ground; not a rigorous test, but a standard to allow people out. Trustee LaPlaca said the language about adequate maintenance is unnecessary, and suggested language that is more vague, but states the designation is creating a significant and continuing financial hardship.

Trustee Saigh withdrew his motion on the table. Trustee LaPlaca moved to approve an Ordinance Amending Title 14 (Historic Preservation), Chapter 4 (Withdrawal of Landmark Designation), Relative to Standards for Withdrawal of Landmark Designations, with revised language in Section 14-4-1(E) that states ' the owner of the structure, building or site demonstrates that the landmark designation creates significant and continuing financial hardship'.

Village Board of Trustees Meeting of November 4, 2014 Page **3** of **6**

Trustee Elder seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca and Saigh NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

Refer Application to the Plan Commission for Review and Consideration of a Text Amendment to Section 11-401, as it Relates to Requirements for a Certificate of Zoning Compliance

President Cauley introduced the item; the purpose is to take more routine requests out of the realm of requiring a certificate of zoning compliance. He has trouble with the language in Section 4 because of the double negatives in the section. He suggested clearer language and noted he is not changing the substance, just the language. He suggested Section 4 read as follows: 'building or other permits pertaining to the construction, reconstruction, remodeling, alteration, or moving of any structure or the use of any land or structure shall not be issued by the village, provided that a Certificate of Zoning Compliance shall not be required for the following uses'. Trustee Saigh pointed out that Items A-I, listed in this section, can be modified, but the Committee felt it would be helpful to provide examples. Trustee LaPlaca moved to **Refer Application to the Plan Commission for Review and Consideration of a Text Amendment to Section 11-401, as it Relates to Requirements for a Certificate of Zoning Compliance, including the amendments as outlined by the Village President.** Trustee Elder seconded the motion.

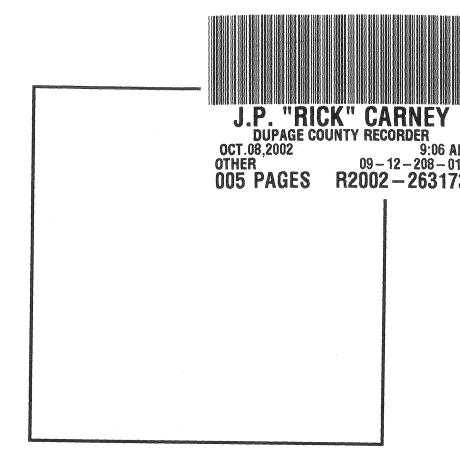
AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca and Saigh NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

ADMINISTRATION AND COMMUNITY AFFAIRS

Accounts Payable

Trustee Hughes moved Approval and Payment of the Accounts Payable for the Period of October 18, 2014 through November 4, 2014 in the aggregate amount of \$1,545,859.04 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. Trustee LaPlaca seconded the motion.



VILLAGE OF HINSDALE

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ORDINANCE NO. 02002-60

AN ORDINANCE DESIGNATING 244 EAST FIRST STREET AS A HISTORIC LANDMARK (HPC CASE No. 07-2002)

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

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

WHEREAS, Drs. Warren and Nancy Furey (the "Applicant"), are the legal owners of the building located 244 East First Street in the Village and legally described in Exhibit A attached to and made part of this Ordinance by this reference (the "Subject Building"), and they have filed an application seeking to designate the Subject Building, as a historic landmark (the "Application"); and

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WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on September 10, 2002, to consider the Application; and

WHEREAS, after review of all information presented at the September 10, 2002, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 07-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on September 23, 2002, considered the Application as recommended by the Commission; and

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

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

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

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

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

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

PASSED this 1st day of October 2002.

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

NAYS: NONE

ABSENT: NONE

APPROVED this 1st day of October 2002.

Janua / Village President

ATTEST:

Village Clerl

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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:

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09-12-208-014

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

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19 EAST CHICAGO AVENUE HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000 Village Website: http://www.vil.hinsdale.il.us VILLAGE PRESIDENT George L. Faulstich, Jr.

TRUSTEES Elizabeth K. Barrow William K. Blomquist Richard A. Ciccarone John R. Ellis Robert A. Lennox, Jr. Craig Milkint

STATE OF ILLINOIS COUNTIES OF DU PAGE AND COOK

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

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

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O 2002-60 AN ORDINANCE DESIGNATING 244 EAST FIRST STREET AS A HISTORIC LANDMARK (HPC CASE NO. 07-2002)

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

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

Willage Clerk By: Rosimary Grahan Defity Village Clerk

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HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 244 East First Street (Drs. Warren and Nancy Furey) Designation as Landmark Building - HPC Case 07-2002

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW:

September 10, 2002

DATE OF ZONING AND PUBLIC SAFETY REVIEW:

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September 23, 2002

FINDINGS AND RECOMMENDATION

I. FINDINGS

- Drs. Warren and Nancy Furey (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 109-year old structure located at 244 East First Street for designation as an historic landmark. The applicant is the owner of record of the Subject Property.
- 2. The Subject Building is a two and one-half story wood frame and asphalt sided 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. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because the Subject Building is located in the original Robbins Park Subdivision and is a rare Chicago example of work by the prestigious architectural firm of Shepley, Rutan and Coolidge, of Boston. This firm was known for it's commercial and institutional buildings, including the Art Institute of Chicago and the Chicago Public Library.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building's second owner, Alfonso G. Dugan, had a son, Hugh, who was a Hinsdale civic leader and author of *Village on the County Line* in 1949, which provides insight into the early days of Hinsdale, and *History of the Hinsdale Sanitarium and Hospital*.

C. The Subject Building represents the notable efforts of an architect or artist whose individual accomplishments has influenced the development of the United States, as set forth in Section 14-3-1A3 of the Village Code, because the renowned architectural firm of Shepley, Rutan and Coolidge, of Boston, designed the building.

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- D. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located at an intersection with one of the Village's few remaining brick paved streets in the historic Robbins Park subdivision.
- E. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building represents the Renaissance Revival style. The Subject Building was constructed of balloon framing and has the original wood windows with their original wooden shutters. The Subject Building has large second story eaves with brackets and dentils. The Subject Building has a front porch that was once part of a considerably larger porch. The Subject Building has large, decorative brick chimneys. Asphalt siding was installed over the wood clapboard. In some areas, the asphalt siding has been removed to expose the original wood.
- F. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building, retains many of its original features, as noted above.
- G. The Subject Building exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3 of the Village Code, because the Subject Building has had no additions and few alterations in more than fifty years.
- **H.** The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the Subject Building is unique as one of the Village's few remaining examples of a Renaissance Revival style building.
- I. The Subject Building is associated with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, State of Illinois or the Village, as set forth in Section 14-3-1C2 of the Village Code, because, the Subject Building is a rare example of a singlefamily residence by the prestigious architectural firm of Shepley, Rutan and Coolidge, of Boston.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," one (1) "Absent," and one (1) "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISPORIC PRESERVATION COMMUSSION hairman

Dated this 200 day of Oct., 2002.

Withdrawal of Landmark Designation

This is the process of establishing a building, structure, or site as a landmark.

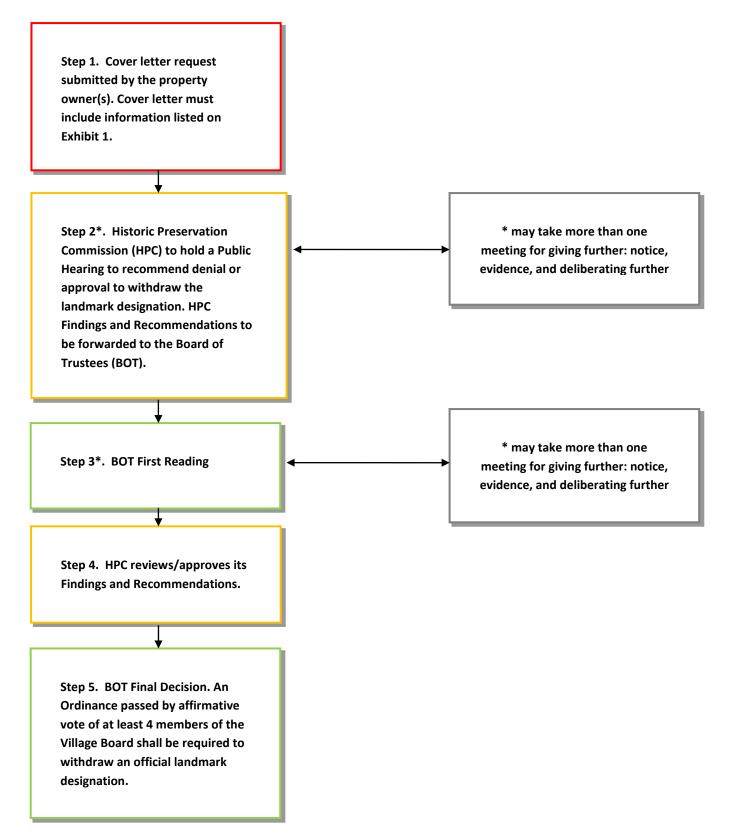
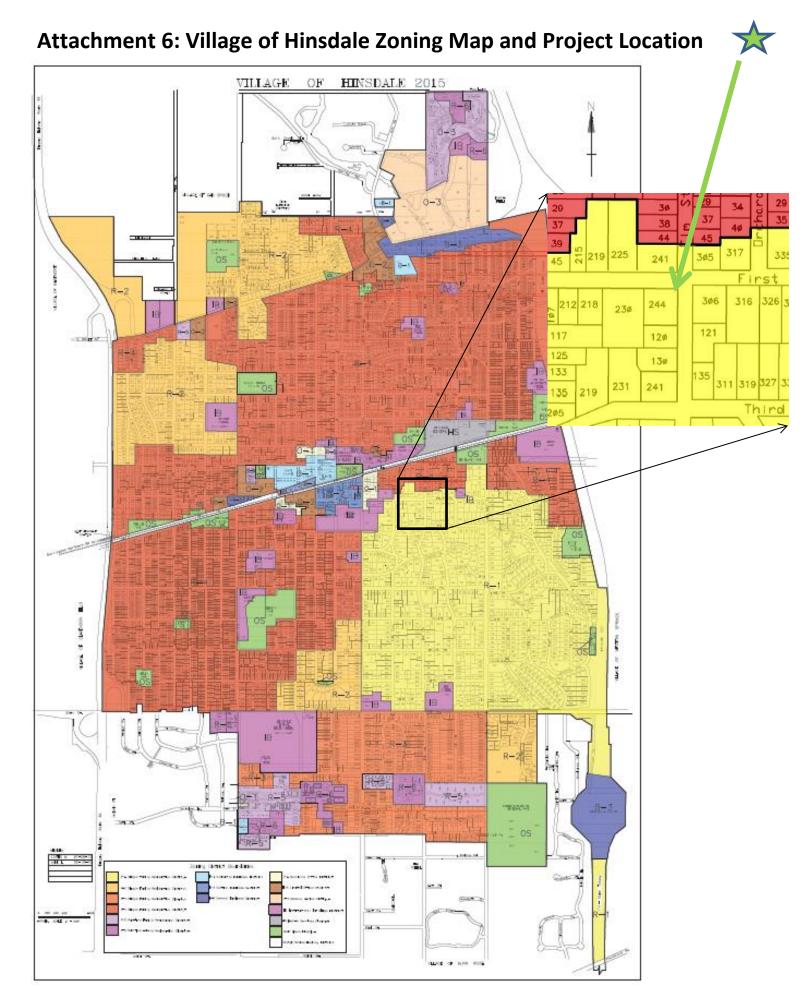


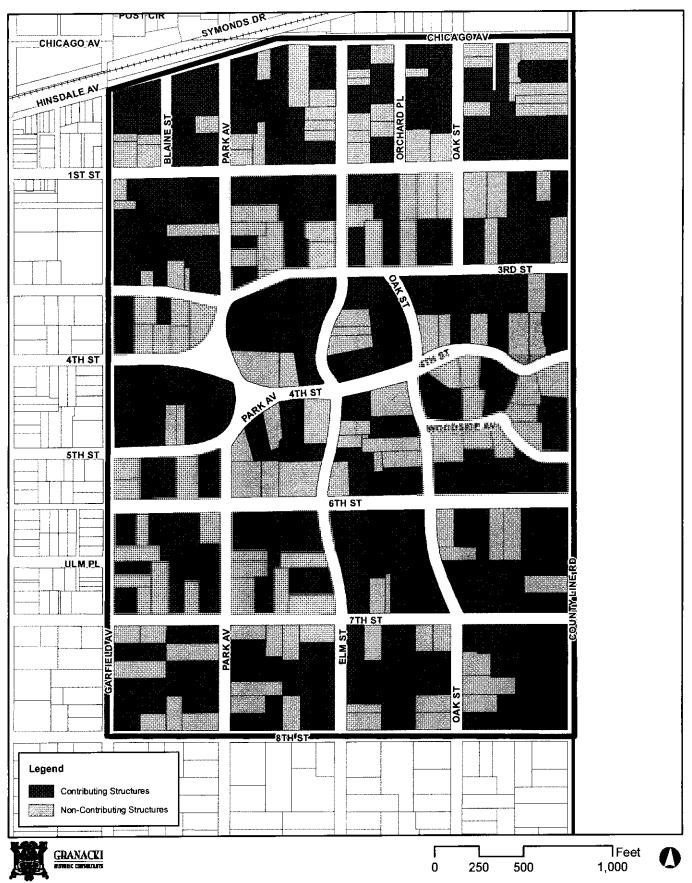
Exhibit 1. Withdrawal of Landmark Designation Application Requirements

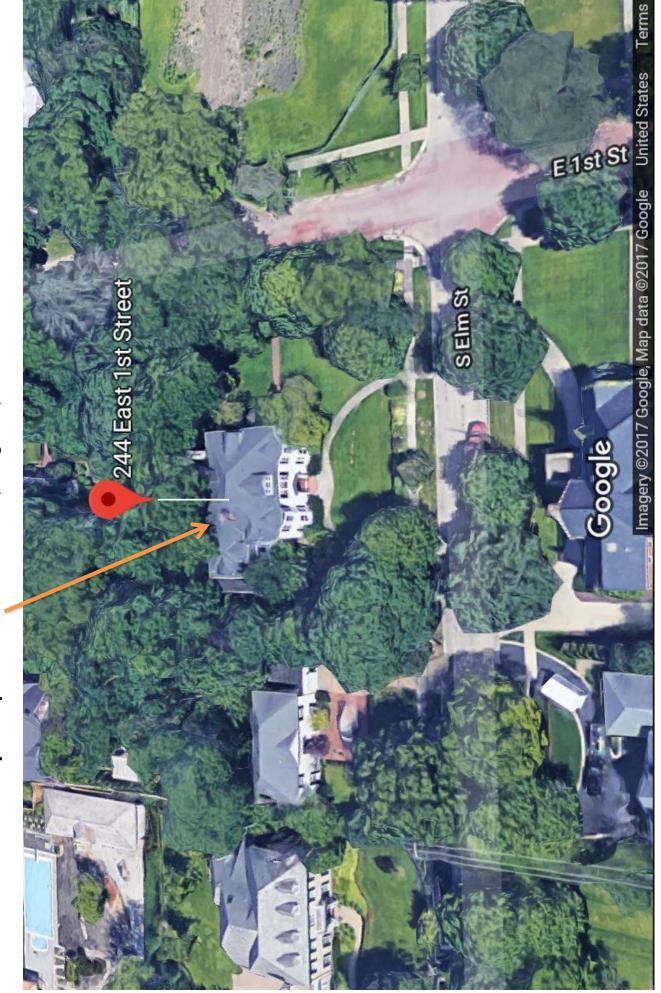
Application Requirements: Requests for landmark withdrawal shall be filed with the Village Manager, on forms provided by the Village Manager and shall, at a minimum, include the following information and specifications:

- **a.** The name and address of the applicant and owner of record.
- **b.** The legal description and common street address of the property.
- **c.** A written statement describing the conditions for landmark designation withdrawal. Per the Hinsdale Code, Title 14-4-1, the designation of a structure, building or site as a landmark may be withdrawn under any of the following conditions:
 - 1. The structure, building or site has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;
 - 2. Additional information shows conclusively that the structure, building or site does not possess sufficient significance to meet the designation criteria;
 - 3. The original designation was clearly in error;
 - 4. There was prejudicial procedural error in the designation process; or
 - 5. 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. (Ord. O2014-38, 11-4-2014)
- **d.** Written documentation and evidence establishing that the applicant is the current owner of record of the nominated property and that such owner of record consents to the proposed landmark designation. Such documentation or evidence of record ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Village Manager.
- **e.** An overall site plan and photographs of the landmark. The plan shall also include a front, side, and rear elevation drawing.
- **f.** Such other relevant information as requested by the Village Manager or the Historic Preservation Commission.



ROBBINS PARK HISTORIC DISTRICT





Attachment 8: Birds Eye Map of 244 E. 1st Street (facing west)



MEMORANDUM

DATE:	December 13, 2017
то:	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:	9 W. First Street – Altamura (take home pizza) – Wall Sign - Case A-41-2017

Summary

The Village of Hinsdale has received a sign application from Signs by Design, on behalf of Altamura, requesting approval to install a new wall sign at 9 W. First Street, within the Historic Downtown District in the B-2 Central Business District.

Request and Analysis

The requested wall sign will be made from an aluminum composite material and feature black, gold and orange text and logo on a white background. The proposed sign is 1'-8" tall and 5'-8" wide for an area of approximately 9.5 SF. The sign location is above the front entrance door in between two existing blank awnings and will utilize existing external lighting fixtures from the former Homemade Pizza tenant. The wall sign would be mounted to a new wood background surface. The requested sign is Code compliant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (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 9 W. First Street

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant

Name: Steve St John (Altamura)

Address: 213 Coe Rd (9W 1st St.)

City/Zip: Clarendon Hills

Phone/Fax: (636) 920

E-Mail: ntpatlanta@aol.com

Contact Name: Steve St John

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-1 Community Business District

/8756

SIGN TYPE: Wall Sign

ILLUMINATION Down Lit

Contractor	

Name: Signs By Design

Address: 10330 Harlem Ave

City/Zip: Palos Hills, 60465

Phone/Fax: (708) 899

E-Mail: sbd2@sbcglobal.net

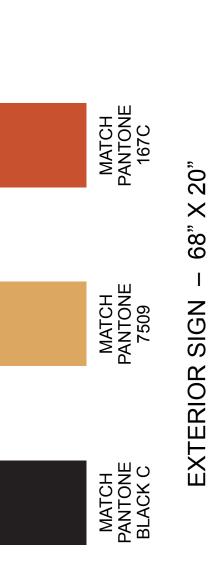
9970

Contact Name: Tared

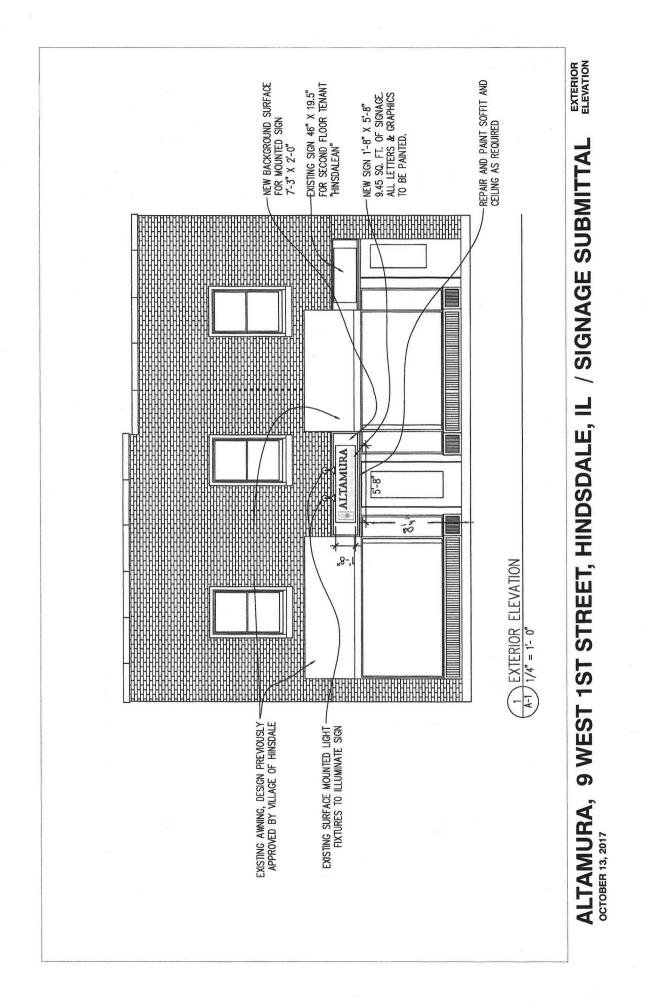
Sign Information:	Site Information:			
Overall Size (Square Feet): $9.45 \text{ sf} \left(\frac{1'8'' \times 5'8''}{2}\right)$	Lot/Street Frontage: 35' 3"			
Overall Height from Grade: <u>8'4"</u> Ft.	Building/Tenant Frontage: 30'			
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:			
black	Business Name: Homemade Pizza			
gold	Size of Sign: 9 sf Square Feet			
orange	Business Name: <u>ALTAMULA B22A, JAC</u>			
	Size of Sign: <u>9.45</u> Square Feet			
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Signature of Applicant Signature of Building Owner FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE				
Total square footage: x $4.00 =$	(Minimum \$75.00)			
Plan Commission Approval Date: Administrative Approval Date:				
	inistrative Approval Date:			

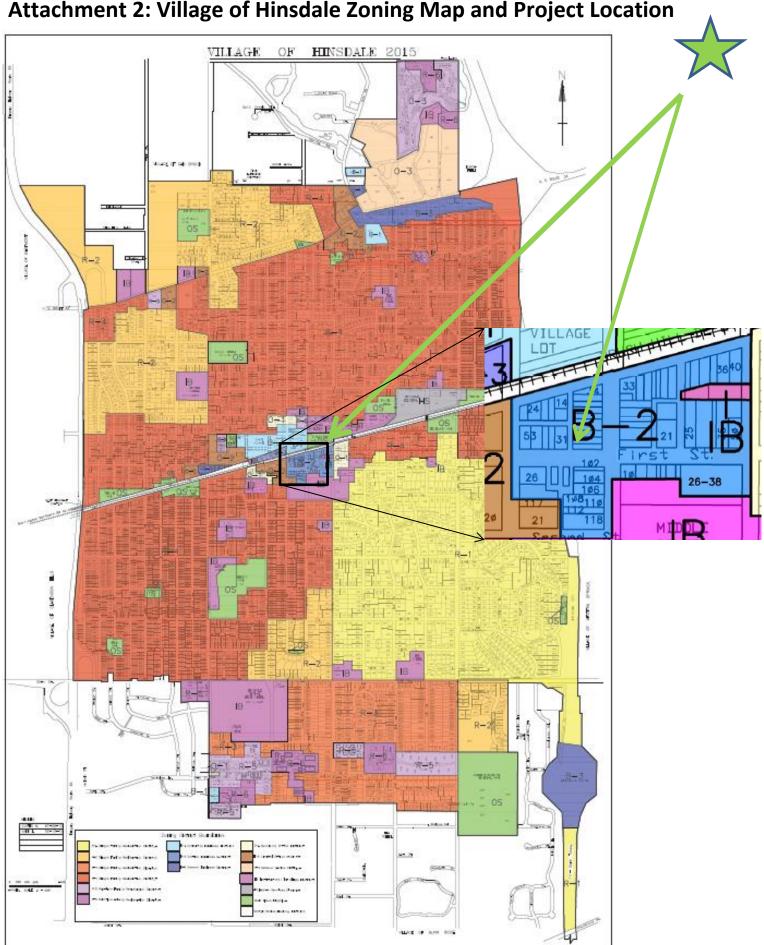
Exterior Signage 9 W 1ST ST





[SILKSCREEN MATCH COLORS ON DURA-WOOD] I SIGN MATERIAL

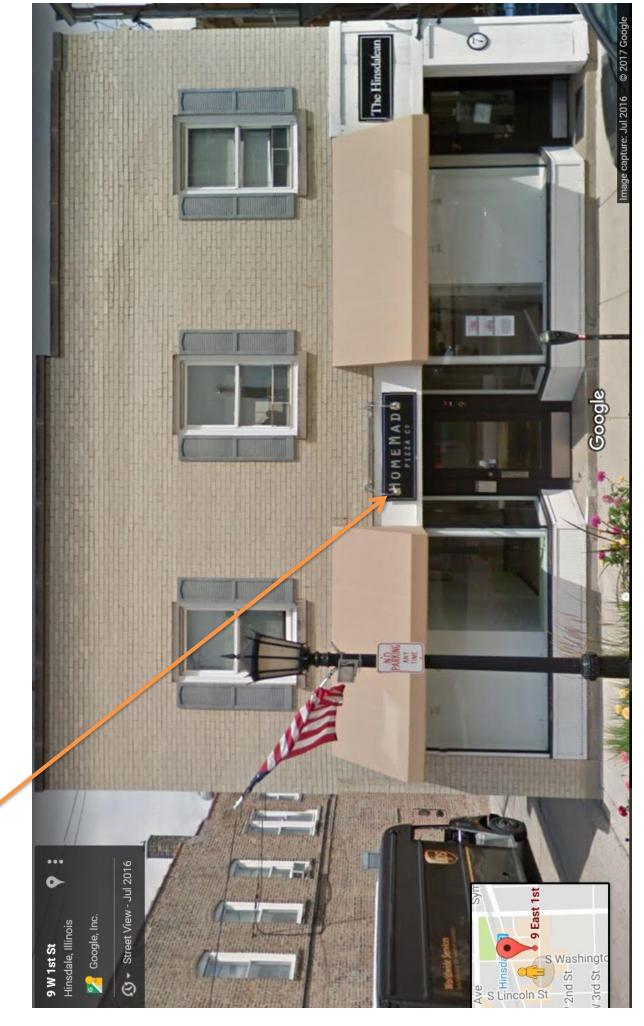




Attachment 2: Village of Hinsdale Zoning Map and Project Location

Attachment 3: Street View 9 W. First Street (facing north)

Proposed Sign Location





MEMORANDUM

DATE:	December 13, 2017
то:	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:	42 S. Washington St. Suite 3 (2 nd Floor) – Zouzias & Zouzias CPA/Financial Advisors Projecting Sign / Sign Modification Request - Case A-43-2017

Summary

The Village of Hinsdale has received a sign application from Aubrey Sign Company, on behalf of Zouzias & Zouzias, a CPA and financial advisor office, requesting approval to install a projecting sign for their 2nd floor office at 42 S. Washington Street in the B-2 Central Business District. This is a sign modification request to allow a second projecting sign on the building. The subject property is within the Historic Downtown District.

Request and Analysis

The requested projecting sign will be made from 1" thick PVC, and feature beige text on a dark brown background. The sign is 18" tall and 24" wide for an area of 3 SF, and is proposed to be 10 feet from grade. It is non-illuminated and to be over the south entrance door leading to the second floor of the building.

On November 9, 2016, the PC approved a projecting sign by the same sign company for Hollis, the first floor tenant at 42 S. Washington Street. The Hollis projecting sign is also made from 1" thick PVC and has identical dimensions. The requested Zouzias sign bracket will be identical with the Hollis sign, and proposed at the same height.

Per the Code, a lot is only permitted 1 projecting sign in the B-2 Central Business District. However, a building with multiple tenants may exceed the 3 SF maximum area, with the SF equivalent of 5% of a building's linear footage. To this end, the applicant could request to add an additional 1.2 SF to the existing Hollis sign, to share the signage space. The issue is, the entrance door to the second floor is on the opposite side of the building. For this reason, the applicant is requesting the PC for a sign modification to allow a second projecting sign on the building.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (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



MEMORANDUM

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 42 S. Washington Street

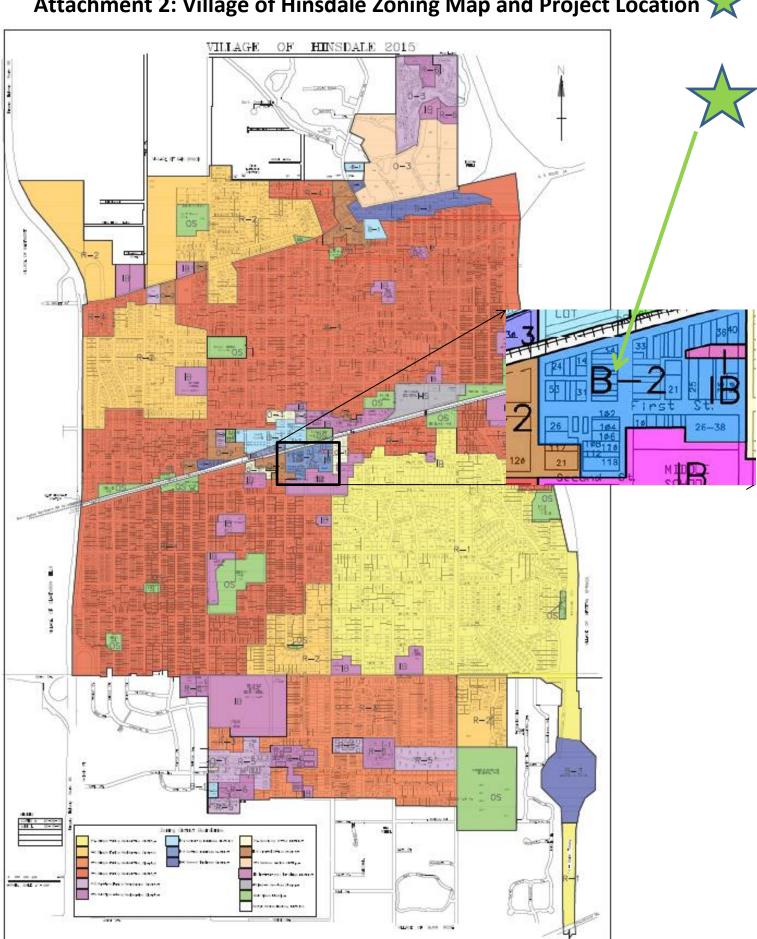
Attachment 4 – Existing Hollis Projecting sign exhibit (approved by the PC on Nov. 9, 2016)



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor			
Name: <u>Mike Hoffer, Aubrug Sign</u> Address: <u>1847 Suncast Lane</u> City/Zip: <u>Batavia</u> <u>It 60570</u> Phone/Fax: <u>630</u> 482 1990/	Name: <u>Aubrey Sign. Com</u> Address: <u>1847</u> <u>Suncast Lann</u> City/Zip: <u>Batavia</u> <u>IZ</u> 6050 Phone/Fax: 623 482 19901			
E-Mail: <u>Mike @ aubrey signs. m</u> Contact Name: <u>Mike Hoffer</u>	E-Mail: <u>Mike Qaubry signs. 10</u> Contact Name: <u>Mike Hoffer</u>			
ADDRESS OF SIGN LOCATION: 42 S. Washington, Suite 3 ZONING DISTRICT: Please Select One central business district. SIGN TYPE: Please Select One blade sign. ILLUMINATION Please Select One none.				
Sign Information: Overall Size (Square Feet): 3 ($18^{n'}x 24^{n'}$) Overall Height from Grade: 12 . Ft. Proposed Colors (Maximum of Three Colors): O Brown Brown Brige CPR5 + Financial Zou Zias + Zouzies, CPR5 + Financial $Advisors, 2^{not}$ fibor	Building/Tenant Frontage: <u>WIA</u> Existing Sign Information: Business Name: <u>House</u> Zouries Zouries Size of Sign: <u>300 ft</u> 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. Multi Auff. 11-6-17				
Signature of Applicant Date Roulluh 11.8.7 Signature of Building Owner Date				
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE Total square footage: 0 (Minimum \$75.00)				
Plan Commission Approval Date: Administrative Approval Date:				

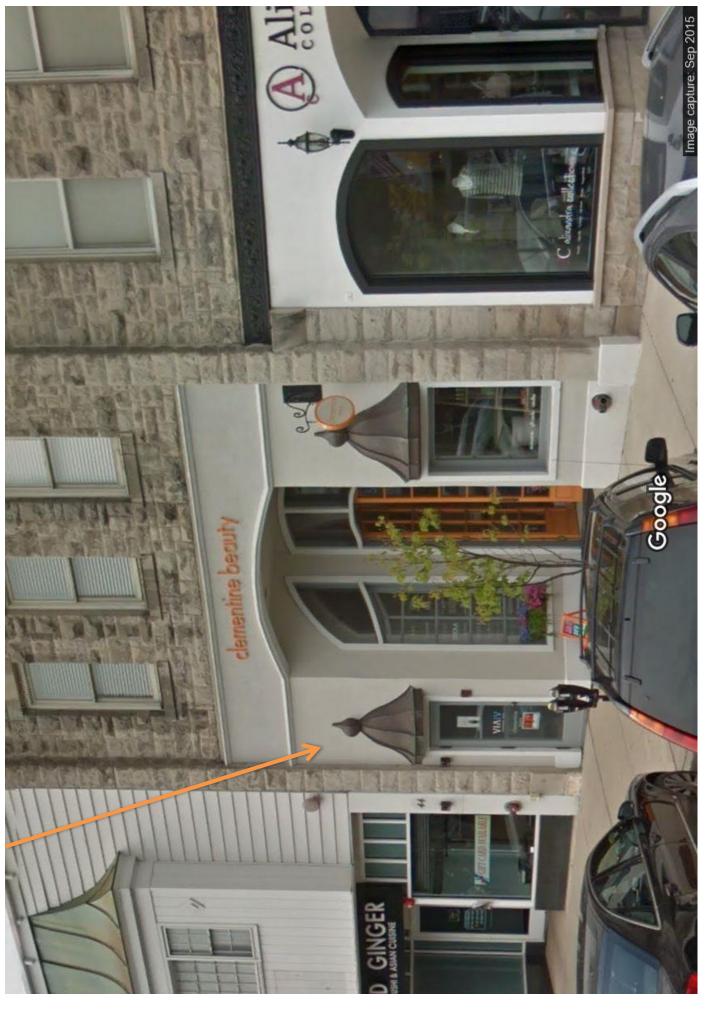




Attachment 2: Village of Hinsdale Zoning Map and Project Location ★

Attachment 3: Street View 42 S. Washington Street (facing southwest)

Proposed Sign Location (photo outdated, $\mathbf{1}^{\mathrm{st}}$ floor occupied by Hollis)





EXISTING Hollis Projectnig Sign

Attachment 4

Wednesday, November 30, 2017

Hinsdale Historical Society and Historic Preservation Commission partnership. Mobile Tours App: Historical Tourist: Hinsdale Edition November 2017 Update

The ad hoc app workgroup at the Society continue to make substantial progress on the app testing and development.

The Downtown Tour has: complete information uploaded, been developed into the Round 1 prototype and undergone its first full review. Results will be forwarded to MYTOURS vendor to address the minor cosmetic issues in the app presentation (eg. extra white space in some areas), identify a few new photographs about the: society, zook home and studio, volunteering and donating and then testing the touring functionality.

The North Tour is nearly ready for submission to the vendor to "publish" those tours in the app prototype. The narratives have been written, reviewed, and edited. The majority of the photographs have been chosen and captioned. Next steps are to: load the photos, submit the tour information to MYTOURS to publish in the app, review these tour features and layout in the app prototype, identify and rectify any cosmetic changes and test the touring functionality.

The South Tour is rather long. We have decided to divide it into two tours because the functionality of the app does not allow save and return at a later time. After the holidays we will "publish" this tour and review these tour features and layout in the app prototype, identify and rectify any cosmetic changes and test the touring functionality.

As a reminder, we welcome the help of any interested Society Trustees or Historic Preservation Commissioners who would like to be involved in the launch planning or testing the tour functionality of the prototype this winter. Please send Society board member, Karen Dunn Lopez and email if you are interested at kdunnlopz@gmail.com.