



MEETING AGENDA

**MEETING OF THE
HISTORIC PRESERVATION COMMISSION
Wednesday, December 4, 2019
6:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 E. CHICAGO AVENUE, HINSDALE, IL
(Tentative & Subject to Change)**

1. CALL TO ORDER

2. ROLL CALL

3. SIGN PERMIT REVIEW

- a) Case A-33-2019 – 12 E. 1st Street – Glimpse Vision – 1 New Wall Sign (illuminated)
- b) Case A-35-2019 – 14 W. 1st Street – Work Shop – 1 New Wall Sign

4. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-10-2019 – 14 Orchard Place - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.
- b) Case HPC-11-2019 – 244 E. 1st Street - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

5. PUBLIC COMMENT

6. OTHER BUSINESS

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




MEMORANDUM

DATE: December 4, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 12 E. 1st Street – Glimpse Vision – Illuminated Wall Sign - Case A-33-2019

Summary

The Village of Hinsdale has received a sign application from EFP Partners, LLC DBA Glimpse Vision, requesting approval to replace the current EFP Opticians wall sign at 12 E. 1st Street in the B-2 Central Business District. The existing EFP Opticians sign is non-illuminated and 14.9 SF in area. The proposed new Glimpse Vision sign would be illuminated with 3 LED gooseneck lights at a 4,000K color temperature. 12 E. First Street is located in the Historic Downtown District.

Request and Analysis

The proposed wall sign has a white colored background with black and gold text. The proposed sign would be larger compared to the current one, 14.9 SF versus 22 SF. The proposed wall sign shares the same height of the existing sign at 2'-9". However, the width is 2'-7" wider than the current at the proposed 8-foot width. The material of the proposed wall sign is high density urethane (HDU) and 1.5" thick.

In 2017, EFP Opticians requested for a 4.9 SF window sign concurrently with its aforementioned wall sign. Combined, the window sign and wall sign has an area of 19.8 SF, and Code compliant since it is under 25 SF. This request for a 22 SF wall sign is also Code compliant.

Process

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

Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 12 E. 1st Street
- Attachment 4 - Birds Eye View of 12 E. 1st Street



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: EFP Partners, LLC DBA Glimpse Vision
Address: 12 E First Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 325-2020 / 312-275-7189
E-Mail: boyce@GlimpseVision.com
Contact Name: Boyce Moffitt

Contractor

Name: Independent Outdoor, Ltd.
Address: 5009 Chase Ave
City/Zip: Downers Grove, IL 60515
Phone/Fax: (630) 960-2460 / 630-960-3095
E-Mail: rwood@ioltd.net
Contact Name: Richard Wood

ADDRESS OF SIGN LOCATION: 12 E First Street, Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Down Lit

Sign Information:

Overall Size (Square Feet): 22.0 (8.0 x 2.75)

Overall Height from Grade: 12.0 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ Gold

Site Information:

Lot/Street Frontage: 19.0'

Building/Tenant Frontage: 19.0'

Existing Sign Information:

Business Name: EFP Opticians

Size of Sign: 14.85 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Boyce Moffitt
Signature of Applicant

10/15/2019

Date

[Signature]
Signature of Building Owner

10/15/19

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

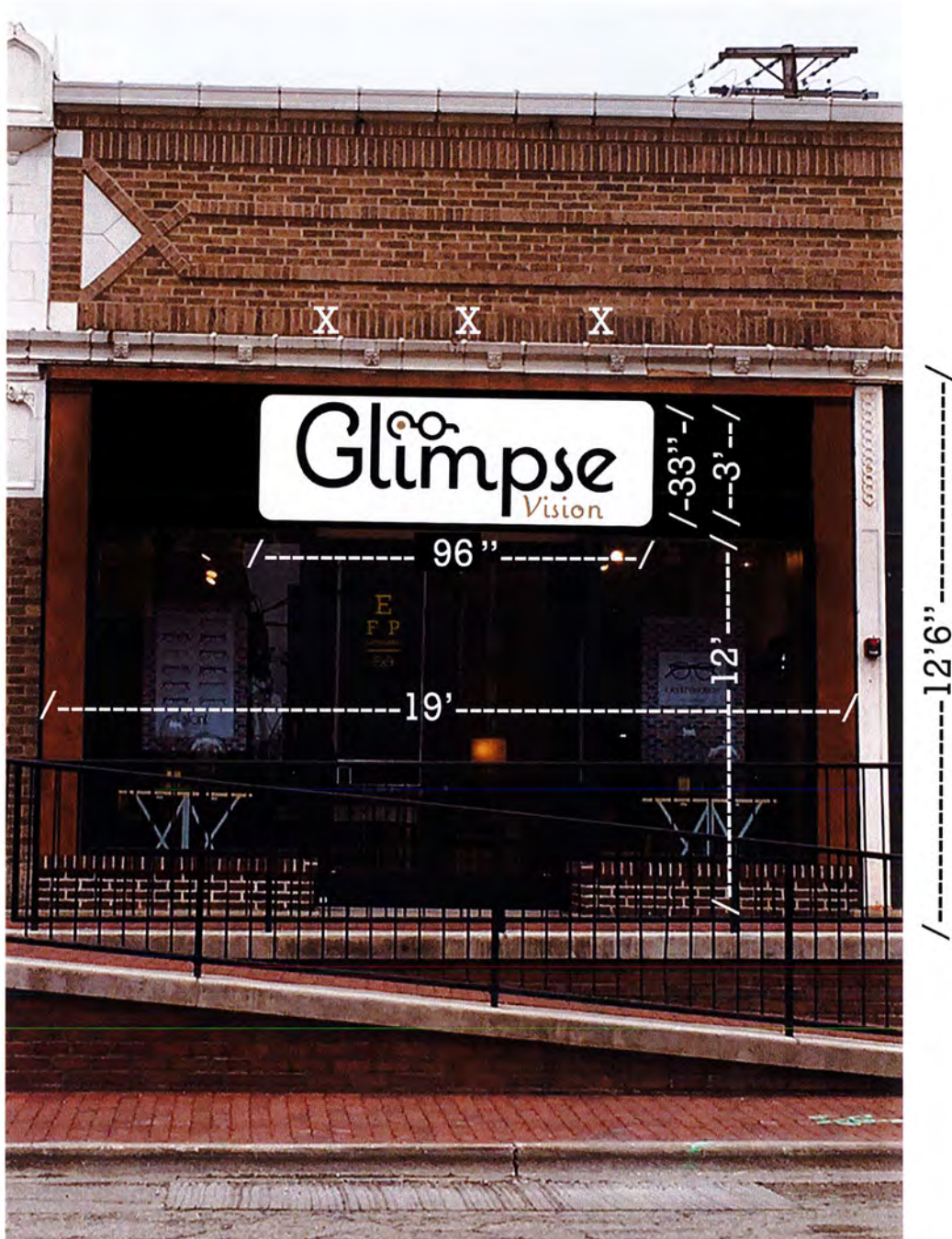
Glimpse (formerly EFP Opticians)

12 East 1st Street, Hinsdale, IL

Sign Permit Request

Sign with store front measurements

"X" indicates light placement.



Glimpse (formerly EFP Opticians)

12 East 1st Street, Hinsdale, IL
Sign Permit Request

Installation Process:

Step One:
Removal of existing signage

Step Two:
Painting of existing store front:
Satin black to keep store front
colors consistent. No structural
changes involved

Step Two:
Installation of new sign as
noted. Signage installed with
appropriate toggle bolts to
existing structure.

Step Three:
Installation of three modern
goose neck LED lights for sign
illumination.





Independent Outdoor, Ltd.

SIGNS GRAPHICS DESIGN



INTERNATIONAL SIGN ASSOCIATION

5009 Chase Av. / P.O. Box 273 • Downers Grove, IL 60515 • (630) 960-2460 • Fax (630) 960-3095

Pick-up	Deliver	Install

BUYER

EFP - Glimpse Vision
2 E. 1st Street
Hinsdale, IL

Boyce Moffitt, ABOC
General Manager
312-943-2020

A Complete Sign Provider

APPROVED

DATE

10-8-19

House

The below prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to proceed as specified. Payment will be made as outlined. Finished product may be used in future marketing material.

33"x96"--1.5" HDU sandblasted
single sided sign... face secure and touch up
to wood framed soffit- store front area
raised border and graphic- white back ground.

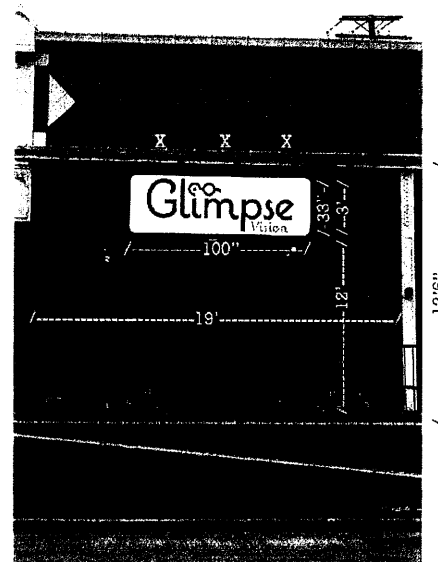
\$ 2,587.00

complete-NO added tx

33"x65"-- less \$200

Glimpse (formerly EFP Opticians)
12 East 1st Street, Hinsdale, IL
Sign Permit Request

Sign with store front measurements
"X" indicates light placement.



attached Terms Page

Buyer provided / additional as needed

If required village permit at cost of permit /bonds etc. and

\$75/hour acquisition and must be secured prior to production scheduled

TERMS: 50% deposit / bal net delivery

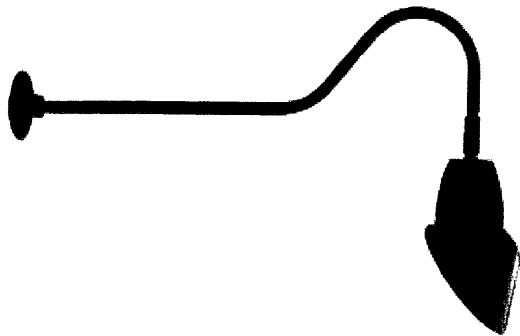
(interest of 1.5% per month on past due accounts)

NOTE: sign/ product to remain owned by I.O.Ltd until payment is made in full. This proposal can be withdrawn if not accepted within 30 days. Work will not begin until down payment and written acceptance are received. Any alterations from the above specifications involving extra costs will be executed only upon written request and become an added charge above the stated estimate. In the event of a breach of this contract by Buyer, Independent Outdoor will be entitled to attorneys' fees in any court proceeding.

Richard D. Wood

Richard D. Wood -President
Attachment 1

GN2LED26NAC11B



13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with 35" Goose Arm Style 2.

Color: Black

Weight: 14.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.25A
208V:	0.16A
240V:	0.14A
277V:	0.12A
Input Watts:	28W
Efficiency:	91%

LED Info

Watts:	26W
Color Temp:	4000K
Color Accuracy:	85 CRI
L70 Lifespan:	100000
Lumens:	877
Efficacy:	31 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 26W high-output, long-life LED.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

Range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Fixture:

The GN2LED26NAC11B comes with the GOOSE2B arm.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 0.48 A, THD≤20%, PF 97.9%.

Surge Protection:

4kv

Other

Shades:

11" Angled Cone Shade offered.

Equivalency:

The GNLED26 is equivalent in delivered lumens 120W incandescent, 75W MH or 42W CFL.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GN2LED26NAC11B

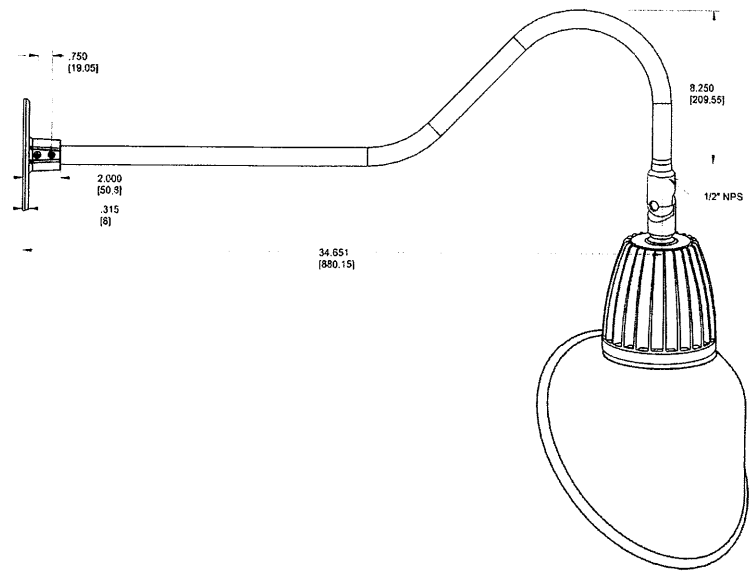
Technical Specifications (continued)

Other

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



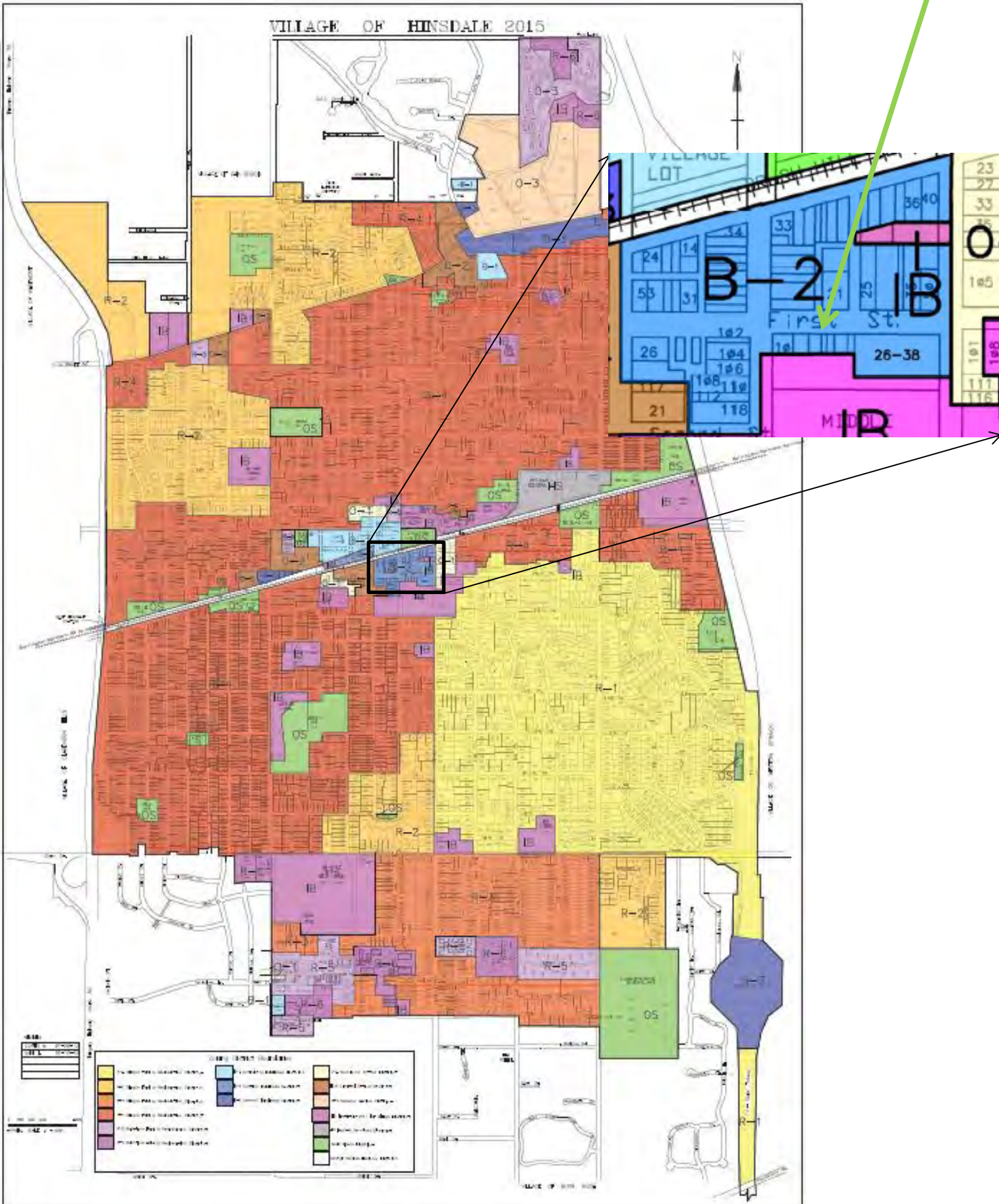
Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN2LED	26	N		AC	11	B
	26 = 26W	N = 4000K (Neutral)	= Flood	AC = Angled Cone	11 = 11"	B = Black
	13 = 13W	Y = 3000K (Warm)	R = Rectangular		= 15"	W = White
			S = Spot			A = Bronze
						S = Silver
						G = Hunter Green
						YL = Yellow
						LB = Light Blue
						BL = Royal Blue
						BWN = Brown
						I = Ivory
						R = Red

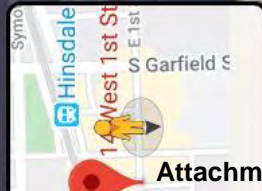
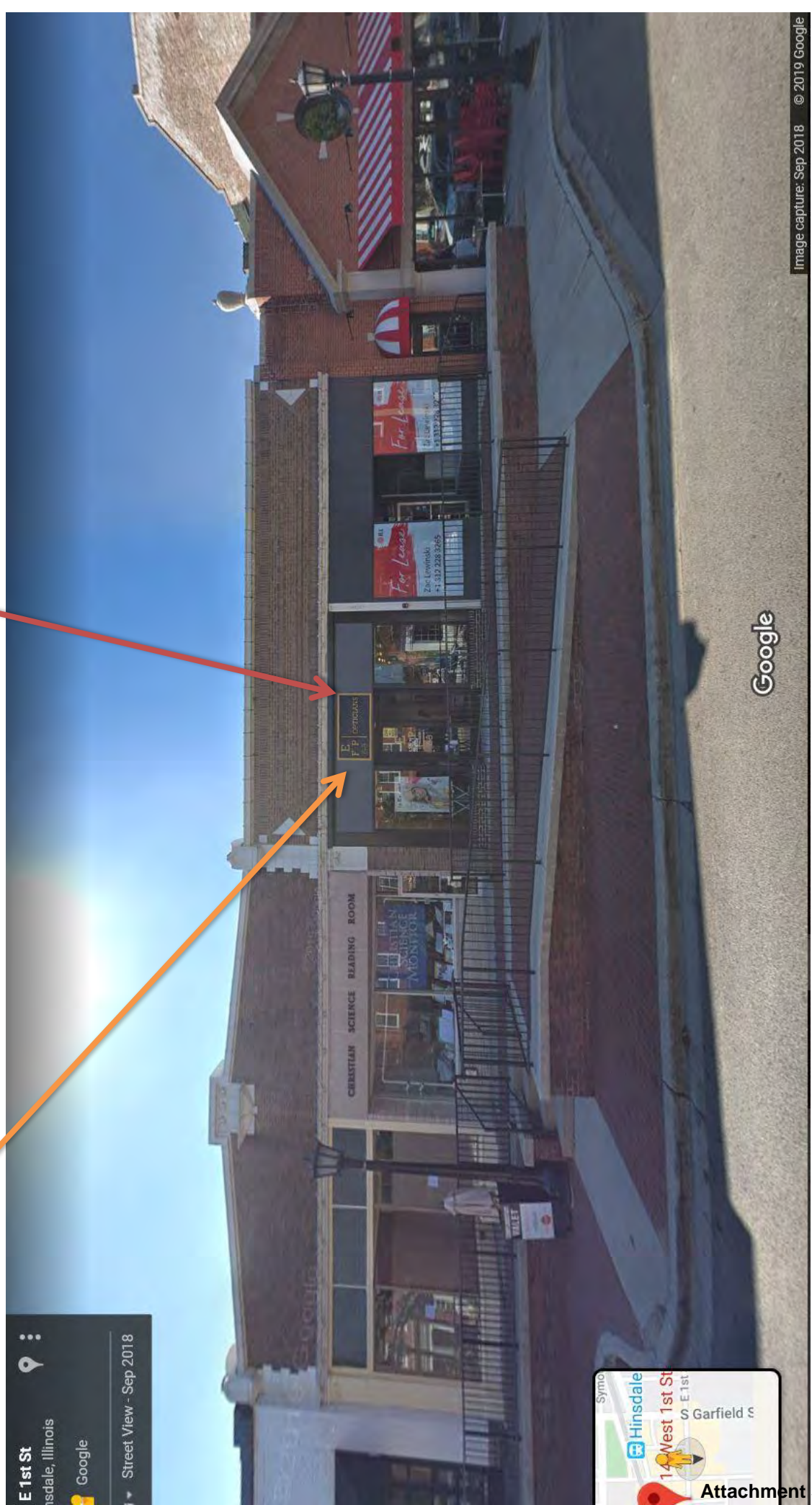
Attachment 2: Village of Hinsdale Zoning Map and Project Location



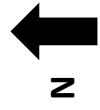
Attachment 3: Street View 12 E. First St. (facing south)

Proposed Sign Location

Replacing



Attachment 4: Birds Eye View of 12 E. 1st Street






MEMORANDUM

DATE: December 4, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 14 W. 1st Street – Work Shop – Wall Sign reface - Case A-35-2019

Summary

The Village of Hinsdale has received a sign application from Kimberly Arquilla, requesting approval to reface an existing wall sign backing at 14 W. 1st Street in the B-2 Central Business District. The existing wall sign backing was utilized by the former Tigers & Tulips business and had a sign area of 32 SF. The proposed new Work Shop sign would use the existing sign backing, thus, the proposed sign dimensions (2' tall and 16' wide) would be the same. 14 W. 1st Street is a 2-story multi-tenant building in the Historic Downtown District.

Request and Analysis

The proposed wall sign reface would have a light pink background with navy blue and white text. In the B-2 Central Business District, each tenant with a separate ground level entrance is permitted to request for up to 25 SF of signage. However, the building owner may choose how the overall SF is allocated. For example, this request for a 32 SF wall sign would leave the potential second floor tenant a maximum of 18 SF of signage.

Process

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

Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 14 W. 1st Street
- Attachment 4 - Birds Eye View of 14 W. 1st Street



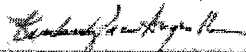

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

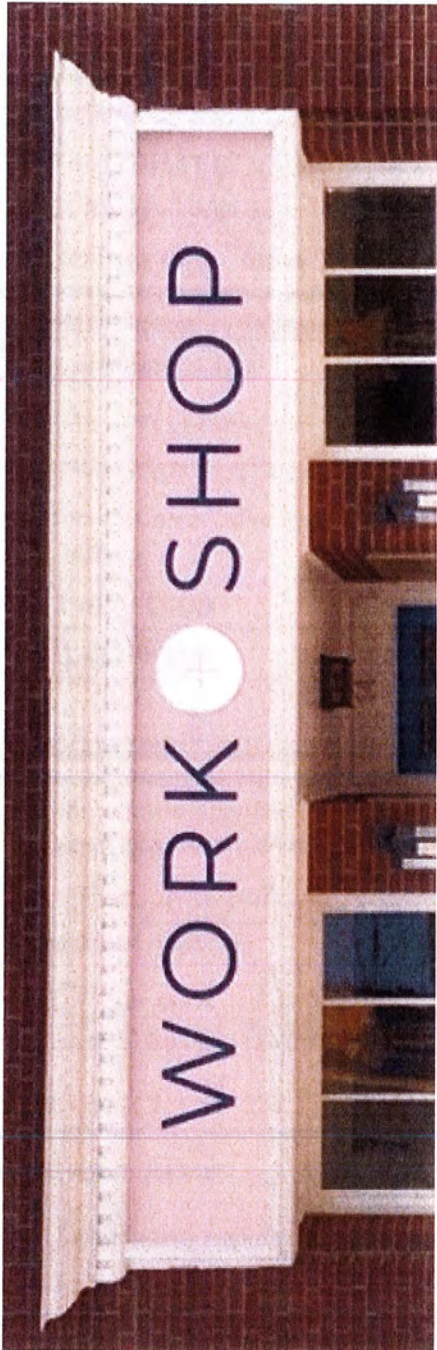
Applicant	
Name	Kimberly Arquilla
Address	14 W First St.
City/Zip	Hinsdale/60521
Phone/Fax	(530) 280-9713
E-Mail	kparquilla727@gmail.com
Contact Name	

Contractor	
Name	Walz Construction
Address	4910 Central Ave
City/Zip	Western Springs/ 60558
Phone/Fax	(515) 710-7690
E-Mail	ADAM@WALZCC.COM
Contact Name	Adam Walz/Lauren Flynn

ADDRESS OF SIGN LOCATION:	14 W First St. Hinsdale
ZONING DISTRICT:	O-3 General Office District
SIGN TYPE:	Wall Sign
ILLUMINATION	None

Sign Information:	Site Information:
Overall Size (Square Feet): 32 sqft x 2' x 16'	Lot Street Frontage
Overall Height from Grade: _____ Ft	Building/Tenant Frontage
Proposed Colors (Maximum of Three Colors):	Existing Sign Information
<input checked="" type="radio"/> White	Business Name: Tigers & Tulips
<input checked="" type="radio"/> Navy Blue	Size of Sign: 2'x16' Long _____ Square Feet
<input checked="" type="radio"/> Light Pink	Business Name: WORKSHOP
	Size of Sign: 32 _____ 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	10/11/2019 Date
 Signature of Building Owner	11/4/2019 Date
FOR OFFICE USE ONLY - DO NOT WRITE BEYOND THIS LINE	
Total square footage	\$4,000 = 0 (Minimum \$75.00)
Plan Commission Approval Date	Administrative Approval Date



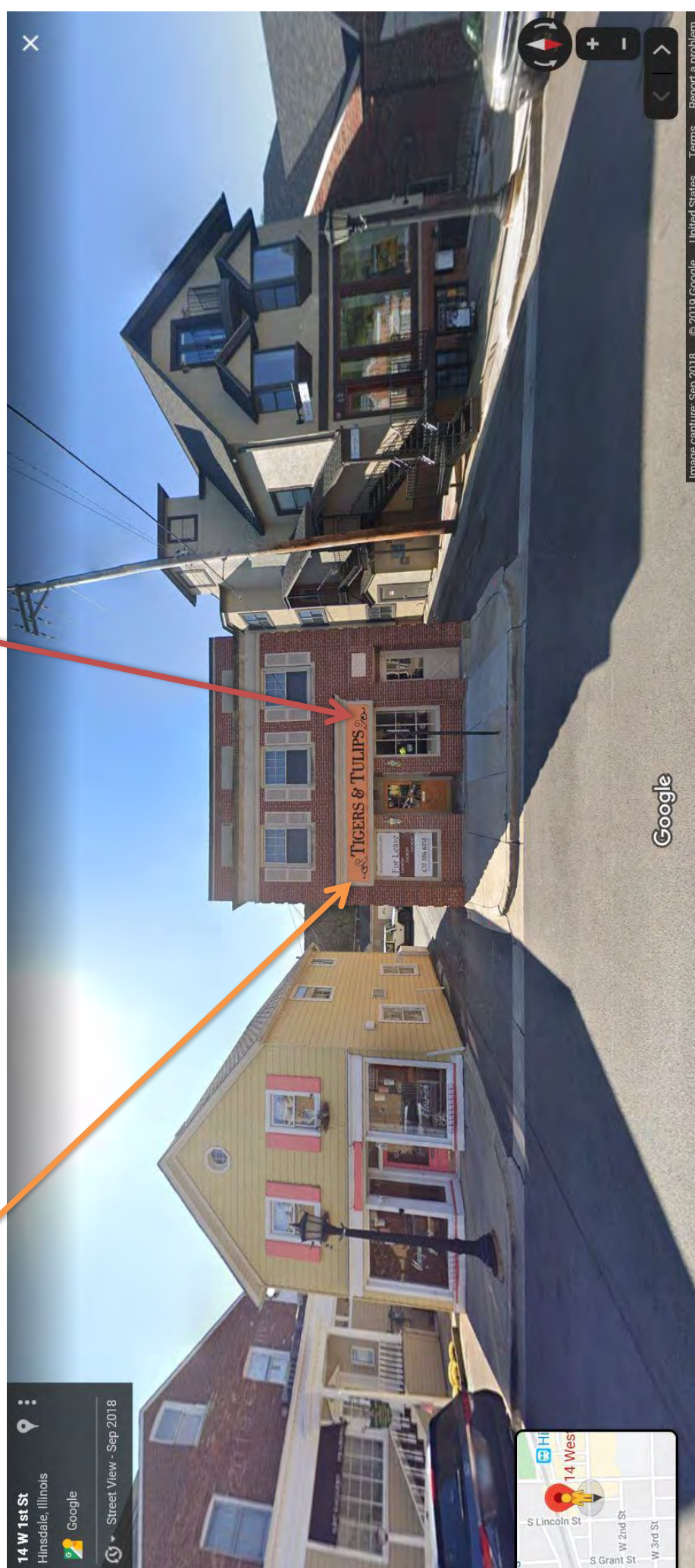
WORK-SHOP



Attachment 3: Street View 14 W. First St. (facing south)

Proposed Sign Location

Replacing



Attachment 4: Birds Eye View of 14 W. 1st St. (facing south)






MEMORANDUM

DATE: December 4, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 14 Orchard Place – Application for Certificate of Appropriateness to Construct a New House in the Robbins Park Historic District – Case HPC-10-2019

Summary

The Village of Hinsdale has received an application from Simmi and Sutej Kapur, requesting approval for a Certificate of Appropriateness to construct a new house on a vacant residential lot in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for a new structure located 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.

The subject property is located on an interior lot on Orchard Place. The applicant would like to seek the right to construct a new Code compliant house (attached). The subject property is located in the R-4 Single Family Residential District and borders the same to the north, south, east and west. Per the building plan review, the code compliant lot is 110.04' wide and 130.70' deep and 14,381 SF in area. The proposed new house features stucco on frame, with asphalt shingles, metal roof features, stone veneer and limestone sills.

Process

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

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

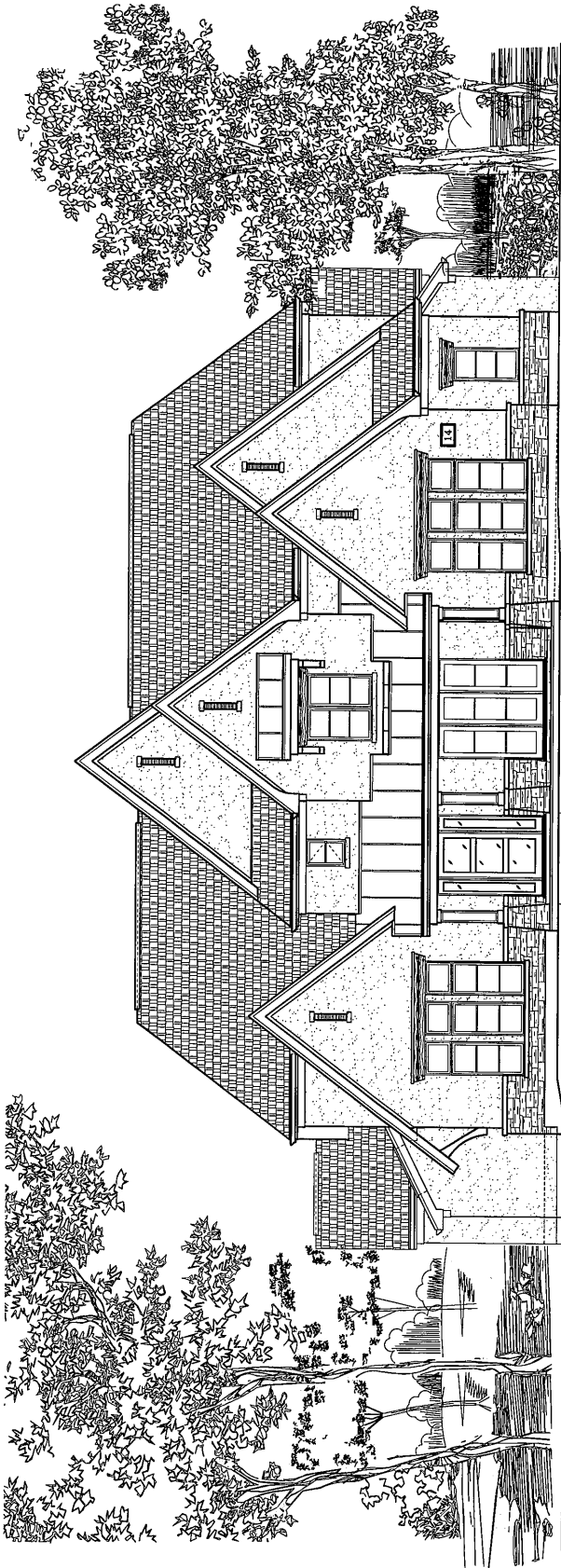


MEMORANDUM

- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - 14 Orchard Place Aerial View



New Residence for:
Simmi & Sutej Kapur & Family
14 ORCHARD PLACE
HINSDALE, ILLINOIS 60521



Simmi & Sutej Kapur & Family

14 ORCHARD PLACE
HINSDALE, ILLINOIS 60521

2018 IBC MINIMUM REQUIREMENTS RESIDENTIAL ENERGY EFFICIENCY CODE
PRESCRIPTIVE METHOD

BUILDING CODE DATA:
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL ENERGY CODE (IECC)
2009 INTERNATIONAL PLUMBING CODE (IPC)
2009 NATIONAL ELECTRICAL CODE (NEC)
2009 NATIONAL ELECTRICAL CODE (NEC)

ABBREVIATION	DESCRIPTION
AAA	ATTIC ACCESS
ABC	ALUMINUM BRACKET
AC	ALUMINUM CLIP
AD	ALUMINUM DOWEL
AE	ALUMINUM EYE
AF	ALUMINUM FLOOR
AG	ALUMINUM GROUND
AH	ALUMINUM HANG
AI	ALUMINUM INSULATION
AL	ALUMINUM LATH
AM	ALUMINUM MOUNT
AN	ALUMINUM NAIL
AO	ALUMINUM OUTLET
AP	ALUMINUM PLATE
AR	ALUMINUM RAIL
AS	ALUMINUM SILL
AT	ALUMINUM TIE
AV	ALUMINUM VALVE
AW	ALUMINUM WIRE
AX	ALUMINUM X
AY	ALUMINUM Y
AZ	ALUMINUM Z
BA	BALCONY
BB	BATH
BC	BEDROOM
BD	BEDROOM
BE	BEDROOM
BF	BEDROOM
BG	BEDROOM
BH	BEDROOM
BI	BEDROOM
BJ	BEDROOM
BK	BEDROOM
BL	BEDROOM
BM	BEDROOM
BN	BEDROOM
BO	BEDROOM
BP	BEDROOM
BQ	BEDROOM
BR	BEDROOM
BS	BEDROOM
BT	BEDROOM
BU	BEDROOM
BV	BEDROOM
BW	BEDROOM
BX	BEDROOM
BY	BEDROOM
BZ	BEDROOM
CA	CLOSET
CB	CLOSET
CC	CLOSET
CD	CLOSET
CE	CLOSET
CF	CLOSET
CG	CLOSET
CH	CLOSET
CI	CLOSET
CJ	CLOSET
CK	CLOSET
CL	CLOSET
CM	CLOSET
CN	CLOSET
CO	CLOSET
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CQ	CLOSET
CR	CLOSET
CS	CLOSET
CT	CLOSET
CU	CLOSET
CV	CLOSET
CW	CLOSET
CX	CLOSET
CY	CLOSET
CZ	CLOSET
DA	DRAWING
DB	DRAWING
DC	DRAWING
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DESIGN CRITERIA	DESCRIPTION
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DRAWING ICONS	DESCRIPTION
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14 ORCHARD PLACE
HINSDALE, ILLINOIS 60521

Simmi & Sutej Kapur & Family
NEW RESIDENCE FOR

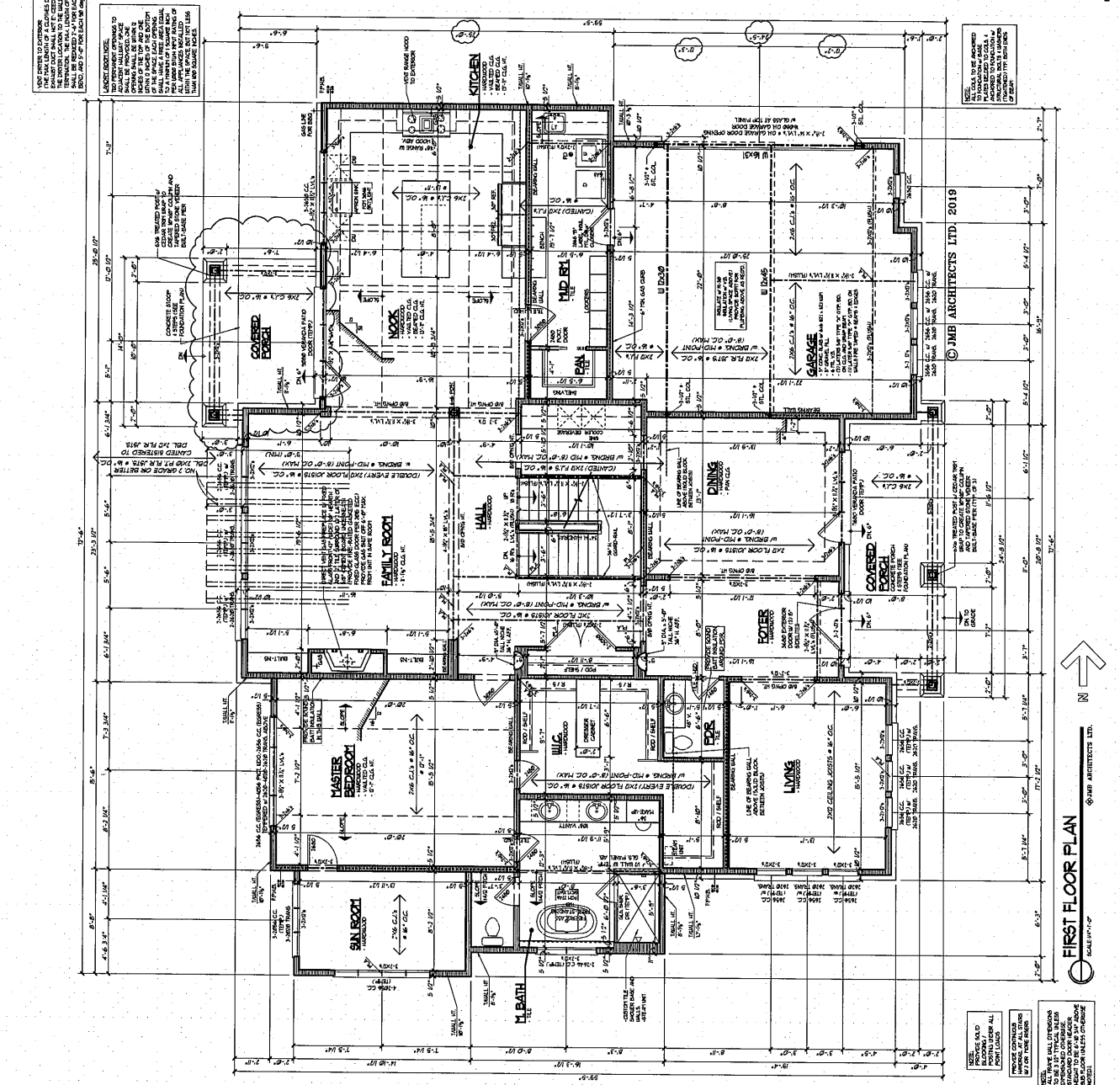
DATE: 07-03-2019
DRAWN BY: JTB
CHECKED BY: JTB
DESIGNED BY: JTB
REVISION: 04-04-19
PROJECT NO.:
SHEET DATE:

EXPIRED DATE: 03/03/2020
SHEET: T1

John Michael Baker AIA, NCAAR
JMB ARCHITECTS, LTD.
190 W. Park Ave., Suite 110
Evanston, Illinois 60126
E-Mail: jmb@jmbarchitects.net Phone: 630.279.8228

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TOTAL LIVABLE SQUARE FOOTAGE:
1ST FLOOR: 1,000 SQ. FT.
2ND FLOOR: 1,000 SQ. FT.
TOTAL: 2,000 SQ. FT.



GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE CEILING.
- 3. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE WALL.
- 4. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE FLOOR.
- 5. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ROOF.
- 6. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE GROUND.
- 7. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE BASEMENT.
- 8. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ATTIC.
- 9. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE GARAGE.
- 10. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE PORCH.
- 11. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE PATIO.
- 12. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE DECK.
- 13. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE BALCONY.
- 14. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE TERRACE.
- 15. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE DRIVEWAY.
- 16. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE WALKWAY.
- 17. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE STAIRWAY.
- 18. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ELEVATOR.
- 19. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE MECHANICAL.
- 20. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ELECTRICAL.
- 21. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE PLUMBING.
- 22. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE HVAC.
- 23. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE FIRE.
- 24. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ALARM.
- 25. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE SECURITY.
- 26. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ACCESS.
- 27. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE EGRESS.
- 28. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE EXIT.
- 29. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE ENTRANCE.
- 30. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE RECEPTION.
- 31. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE LOBBY.
- 32. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE WAITING.
- 33. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE OFFICE.
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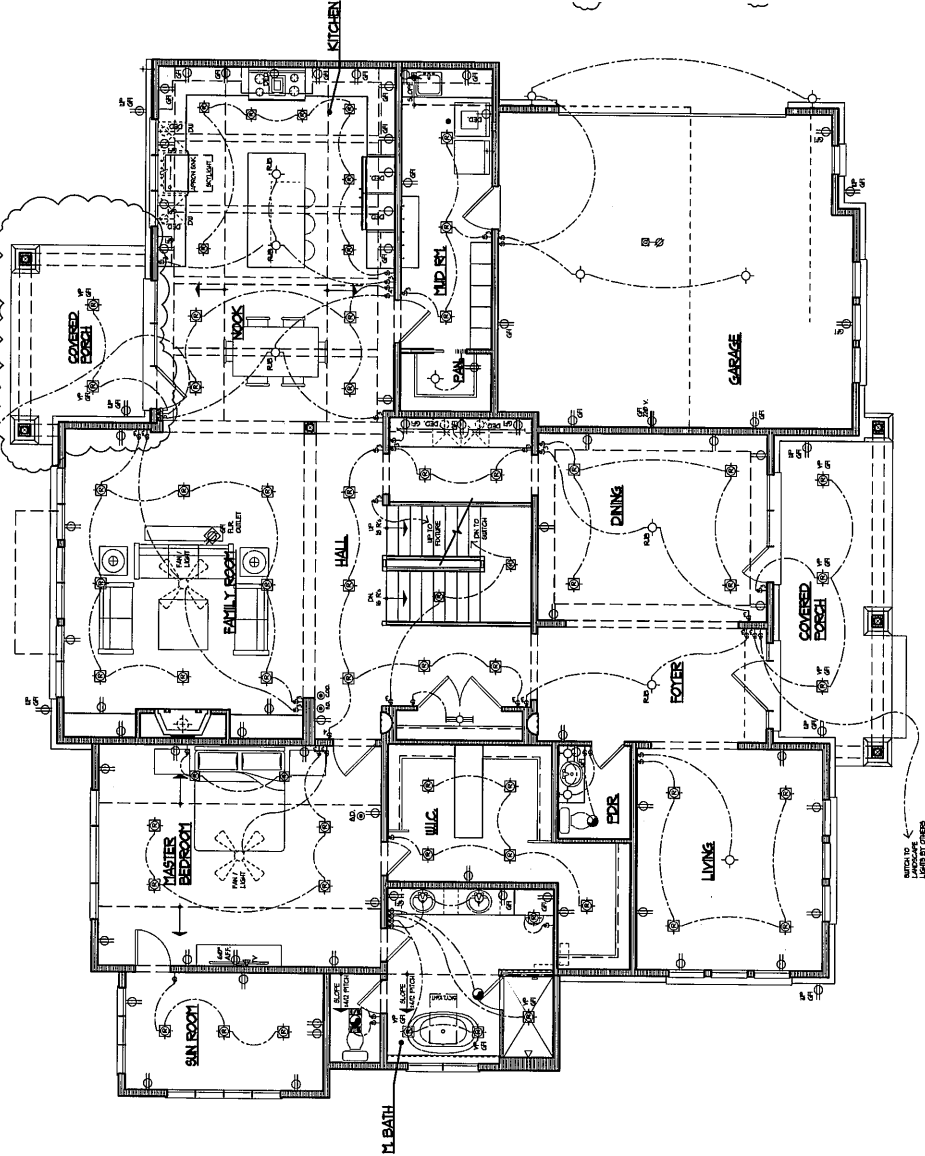
LIGHT & VENT SCHEDULE

ROOM NAME	AREA	LIGHT	VENT	AREA	VENT	AREA	VENT
SUN ROOM	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
MASTER BEDROOM	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"
BEDROOM 2	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
BEDROOM 3	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
BATH 1	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"
BATH 2	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"
HALL	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
KITCHEN	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
DINING	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"
LIVING	14'-0" x 14'-0"	14'-0" x 14'-0"	14'-0" x 14'-0"	14'-0" x 14'-0"	14'-0" x 14'-0"	14'-0" x 14'-0"	14'-0" x 14'-0"
FAMILY ROOM	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"	12'-0" x 12'-0"
PORCH	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
COVERED PORCH	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
GARAGE	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"

FIRESTOPPING

ADDITIONAL GENERAL NOTES

1. ELECTRICAL OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE LINE IN ANY WALL SPACE SHALL BE MORE THAN 6'-0".
2. ALL EXTERIOR OUTLETS SHALL BE PROTECTED BY GFCI.
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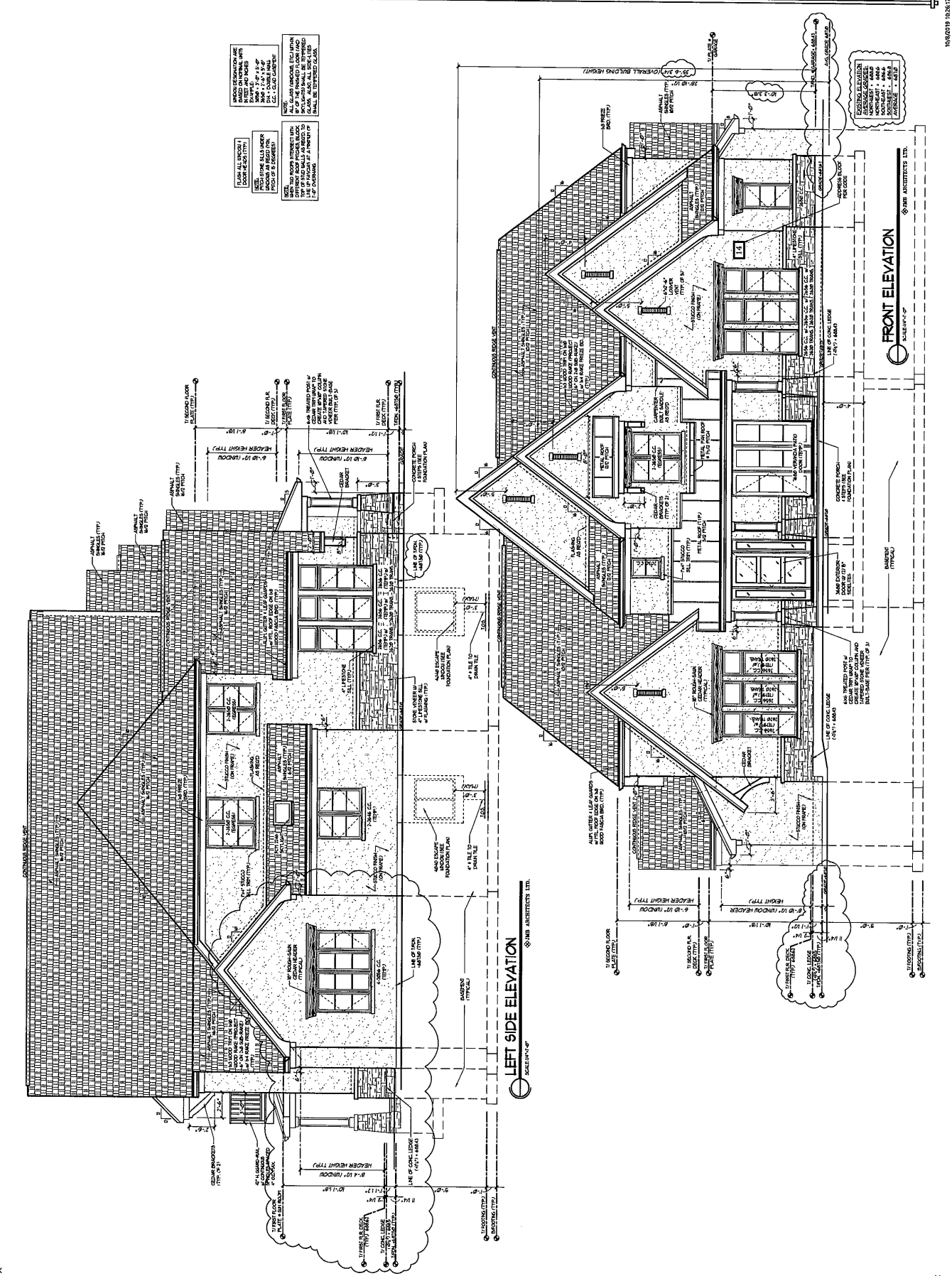
FIRST FLOOR ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"
 JMB ARCHITECTS, LTD.

JMB ARCHITECTS, LTD.
 180 W. Park Ave., Suite 110
 Evanston, Illinois 60126
 E-Mail: jmbarch@comcast.net Phone: 847.279.8228
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NEW RESIDENCE FOR
 Simi & Sulej Kapur & Family
 14 ORCHARD PLACE
 HINSDALE, ILLINOIS 60521

DATE: 07-03-2019
 DRAWN BY: JY
 CHECKED BY: JY
 PROJECT: 18-07-19
 PROJECT NO.:
 SEAL DATE:
 EXPIRES LATER: UNLESS
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A4
 SHEET



NEW RESIDENCE FOR
Simm & Sulej Kapur & Family
14 ORCHARD PLACE
HINSDALE, ILLINOIS 60521

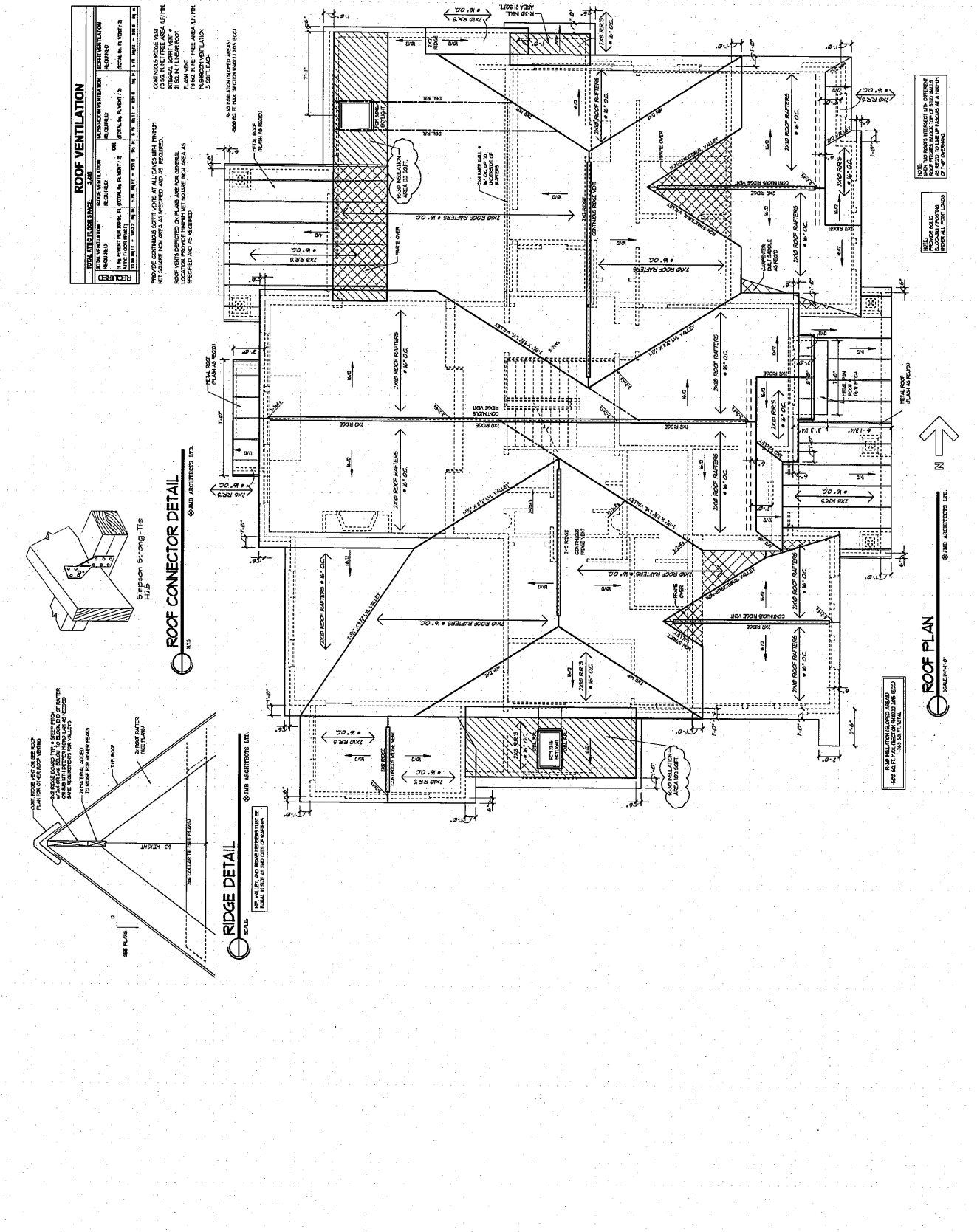
JMB ARCHITECTS, LTD.
 180 W. Park Ave. Suite 110
 Evanston, Illinois 60126
 E-Mail: jmbarchitects@comcast.net Phone: (847) 279-8228

A8

DATE: 07-10-2009
 DRAWN BY: JMB
 CHECKED BY: JMB
 DIVISION: R-01
 PROJECT NO.:
 SEAL DATE:

EXPIRE DATE: UNLIMITED

APPROVED BY: JMB ARCHITECTS, LTD.



ROOF VENTILATION

REQUIRED	PROVIDED
TOTAL VENTILATION	111.0 SQ. FT.
MINIMUM VENTILATION	111.0 SQ. FT.
MAXIMUM VENTILATION	111.0 SQ. FT.
MINIMUM VENTILATION	111.0 SQ. FT.
MAXIMUM VENTILATION	111.0 SQ. FT.

NOTES:
 1. ROOF VENTILATION SHALL BE PROVIDED AS SHOWN.
 2. ROOF VENTILATION SHALL BE PROVIDED AS SHOWN.
 3. ROOF VENTILATION SHALL BE PROVIDED AS SHOWN.

ROOF CONNECTOR DETAIL

SECTION: Strong-Tie H2.5

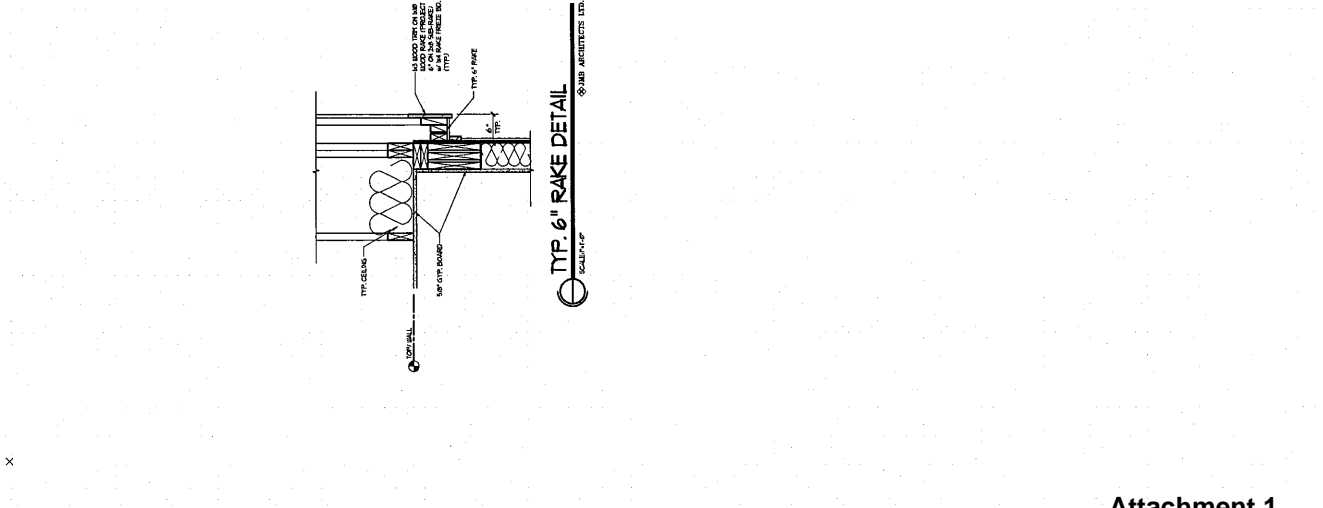
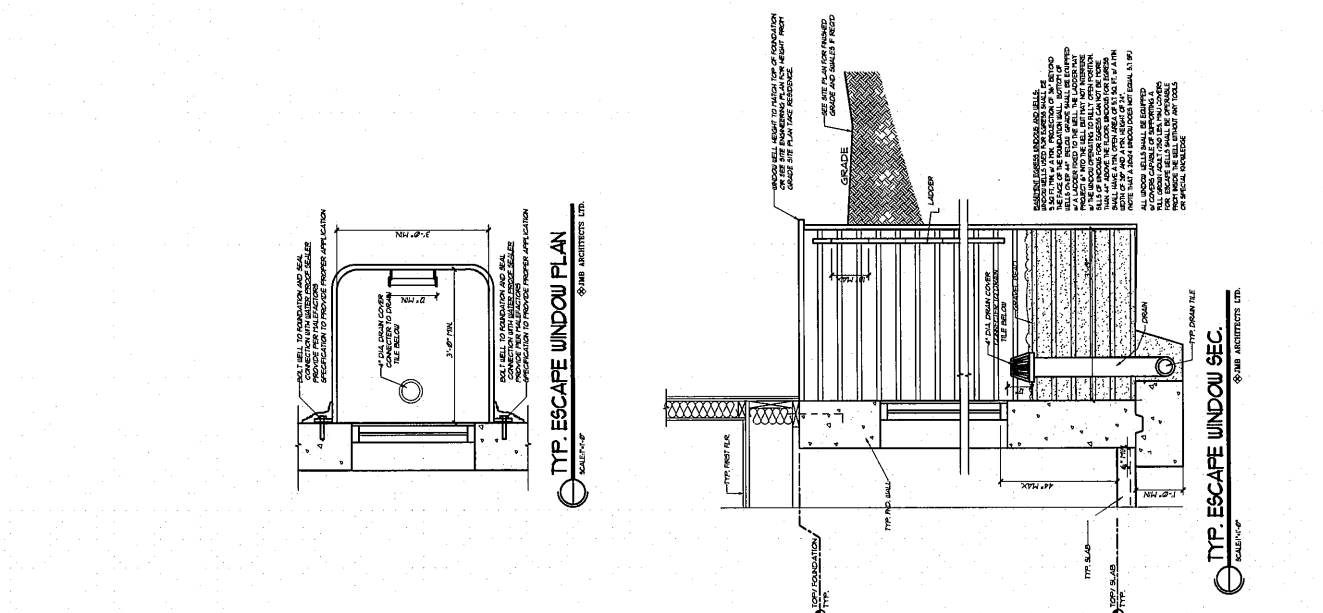
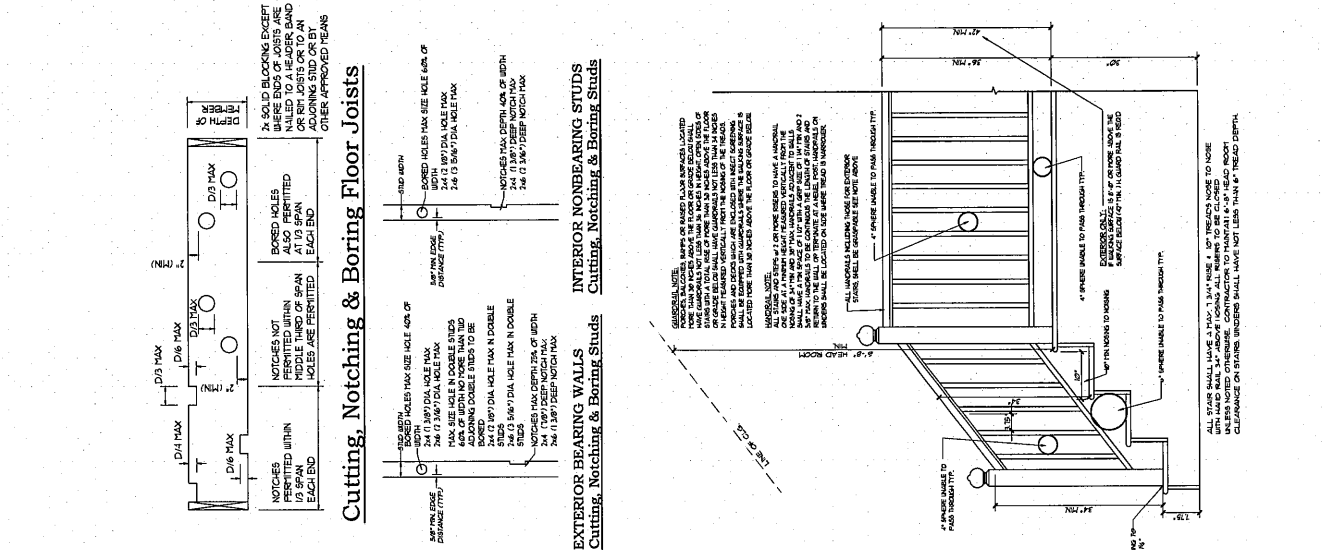
NOTES:
 1. ROOF CONNECTOR SHALL BE PROVIDED AS SHOWN.
 2. ROOF CONNECTOR SHALL BE PROVIDED AS SHOWN.
 3. ROOF CONNECTOR SHALL BE PROVIDED AS SHOWN.

2

TYP. FRAME WALL SECTION

1.5"

TYP. FOOTING



Attachment 1



JMB ARCHITECTS LTD.

[illegible]

**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:

14 Orchard Place, Hinsdale, IL 60521

Address of Property under review:
Property Identification Number: 09-12-204-019

I. GENERAL INFORMATION

1. Applicants Name: Simmi & Satej Kapur
Address: 1 Equestrian Way, Lemont IL 60439
Telephone Number: (708) 699-3775 & (312) 636-1541
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: JMB Architects, Ltd (630) 279-8228
180 W. Park Ave, Elmhurst, IL 60126
Attorney: Katharine Barr Tyler (312) 663-1311
53 W. Jackson Blvd, #718, Chicago IL 60604
Builder: Whitney Signature Homes, Inc (630) 202-9448
501 Siesta Drive, New Lenox, IL 60451
Engineer: Ridgeline Consultants, LLC, (630) 801-7927
1661 Aucott Road, Montgomery, IL 60538

II. SITE INFORMATION

1. Describe the existing conditions of the property: vacant residential lot
2. Property Designation:
Listed on the National Register of Historic Places? _____ YES X NO
Listed as a Local Designated Landmark? _____ YES X NO
Located in a Designated Historic District? _____ YES X NO

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

Construction of a new, single
family residence. Please refer
to submitted drawings and
architectural plans.

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

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.

5. TABLE OF COMPLIANCE

Address of subject property: 14 Orchard Place

The following table is based on the _____ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			14,381
Lot Depth			130.7
Lot Width			110.
Building Height			37' 2.75"
Number of Stories			2
Front Yard Setback			45
Corner Side Yard Setback			25.04
Interior Side Yard Setback			12.51
Rear Yard Setback			28.29
Maximum Floor Area Ratio (F.A.R.)*			4651 32.3%
Maximum Total Building Coverage*			7170 49.9%
Maximum Total Lot Coverage*			7211 50.1%
Parking Requirements			2 car attached garage 528
Parking front yard setback			45
Parking corner side yard setback			27.62
Parking interior side yard setback			27.62
Parking rear yard setback			59.04
Loading Requirements			N/A
Accessory Structure Information			N/A

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

Shaput
Signature of Applicant

Staput
Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

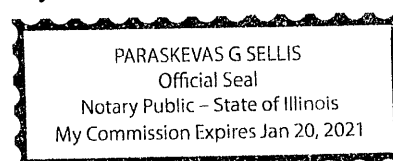
Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 4 day of
November, 2019.

Ph
Notary Public



North



Source: Google maps

Chicago Ave

Chicago Ave

S Elm St

Orchard Pl

2

3

4

5

1

S Elm St

Orchard Pl

Orchard Pl

E 1st St

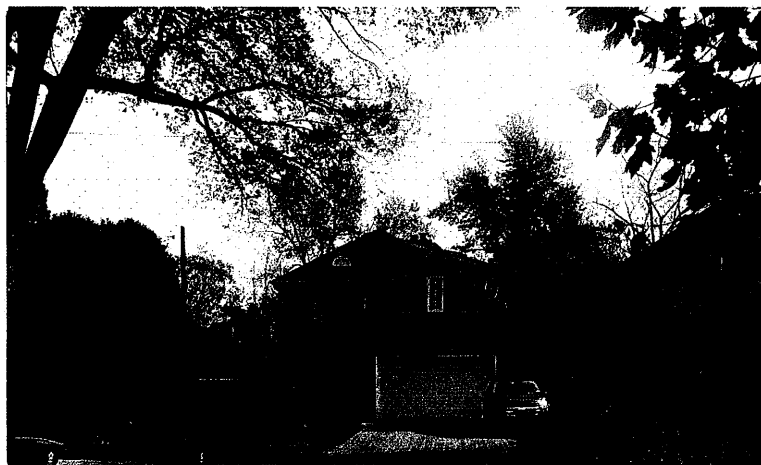
E 1st St

S Elm

Google

★ 14 Orchard Place

East side of Orchard (across from 14 Orchard)



3



4



5

OF

COMMON ADDRESS: 22 ORCHARD PLACE



AREA OF SURVEY = 13087 SQ.FT.



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY
CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND
ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT
IS A CORRECT REPRESENTATION THEREOF.

Dated this 8th Day of OCTOBER, 2013.

IPLS No. 3354

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

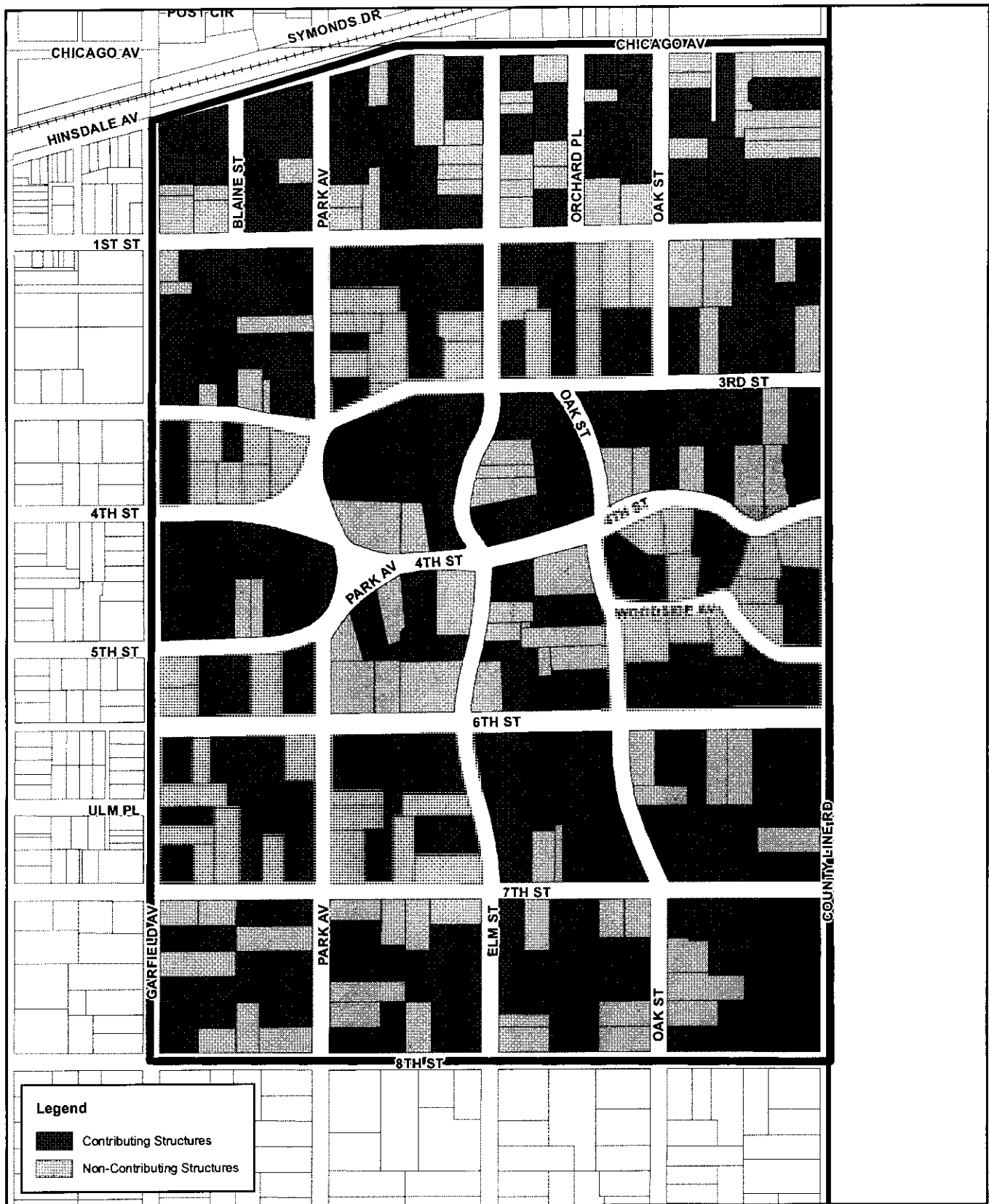
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAN ALONE. FIELD MONITORING OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/14



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

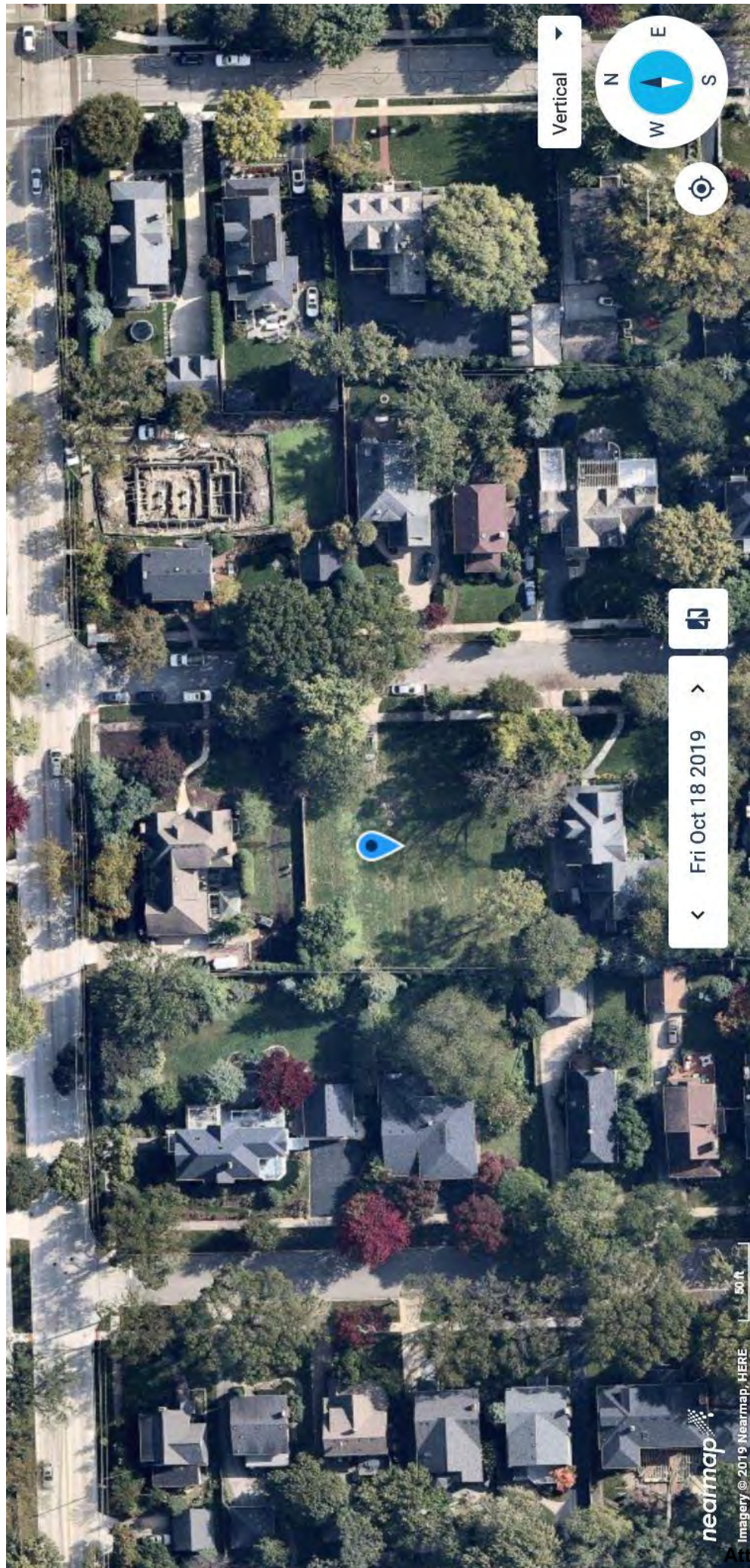
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not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

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

B. Design Standards:

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

Attachment 5: 14 Orchard Place Aerial View






MEMORANDUM

DATE: December 4, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 244 E. 1st Street – Application for Certificate of Appropriateness to Construct a New House in the Robbins Park Historic District – Case HPC-11-2019

Summary

The Village of Hinsdale has received an application from Kevin Geist of Michael Abraham Architecture, requesting approval for a Certificate of Appropriateness to construct a new house in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for a new structure located 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.

The subject property is located on a corner lot at 1st Street and S. Elm Street. The applicant would like to seek the right to construct a new Code compliant house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, south, east and west. Per the table of compliance, the legal nonconforming lot is 148.50' wide and 168.85' deep for an area of approximately 25,063 SF. The applicant has indicated that they are seeking early feedback from the HPC, thus, the submitted plans and listed materials are preliminary in nature.

Process

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

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

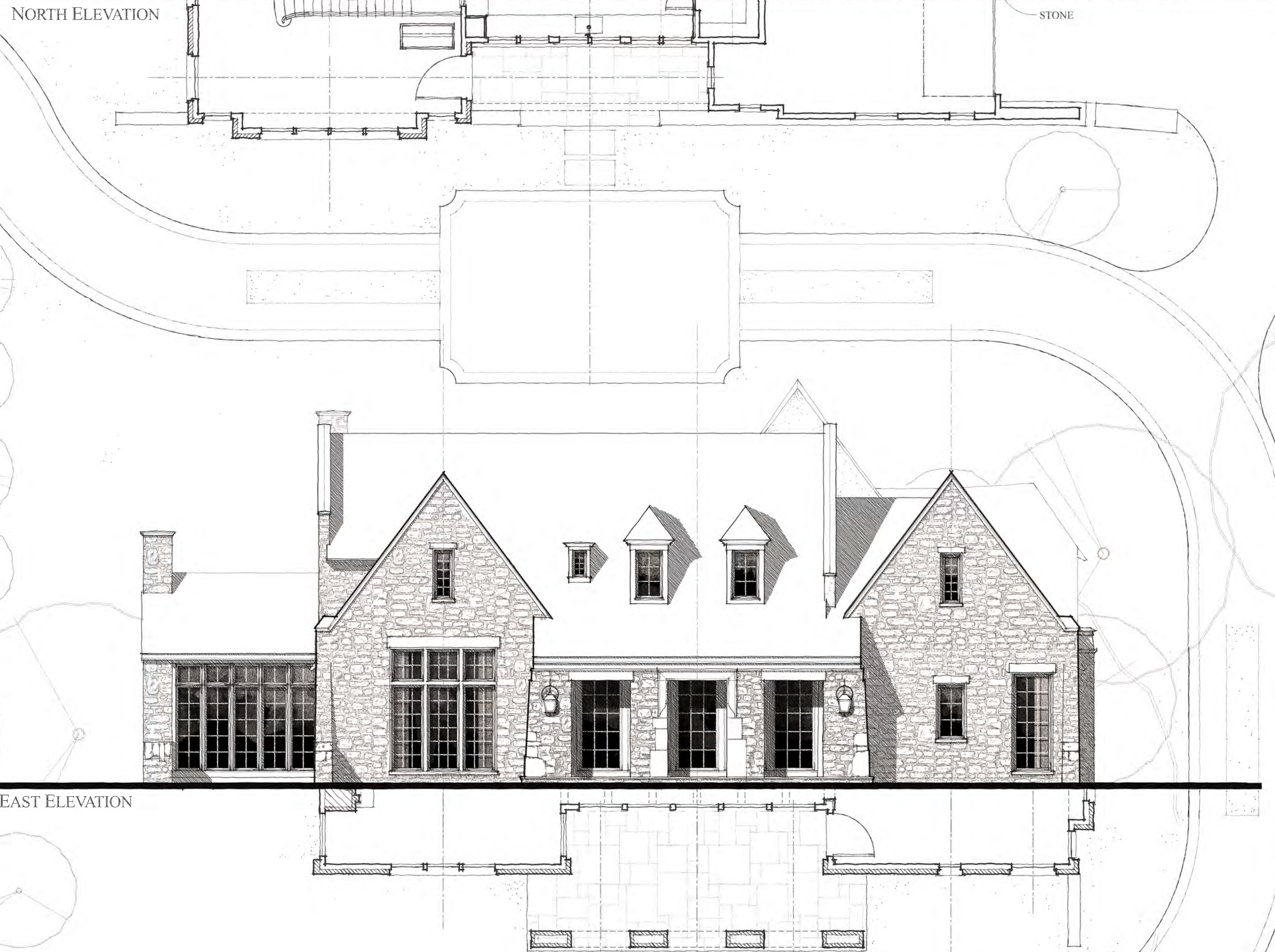


MEMORANDUM

- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - 244 E. 1st Street Aerial View



NORTH ELEVATION



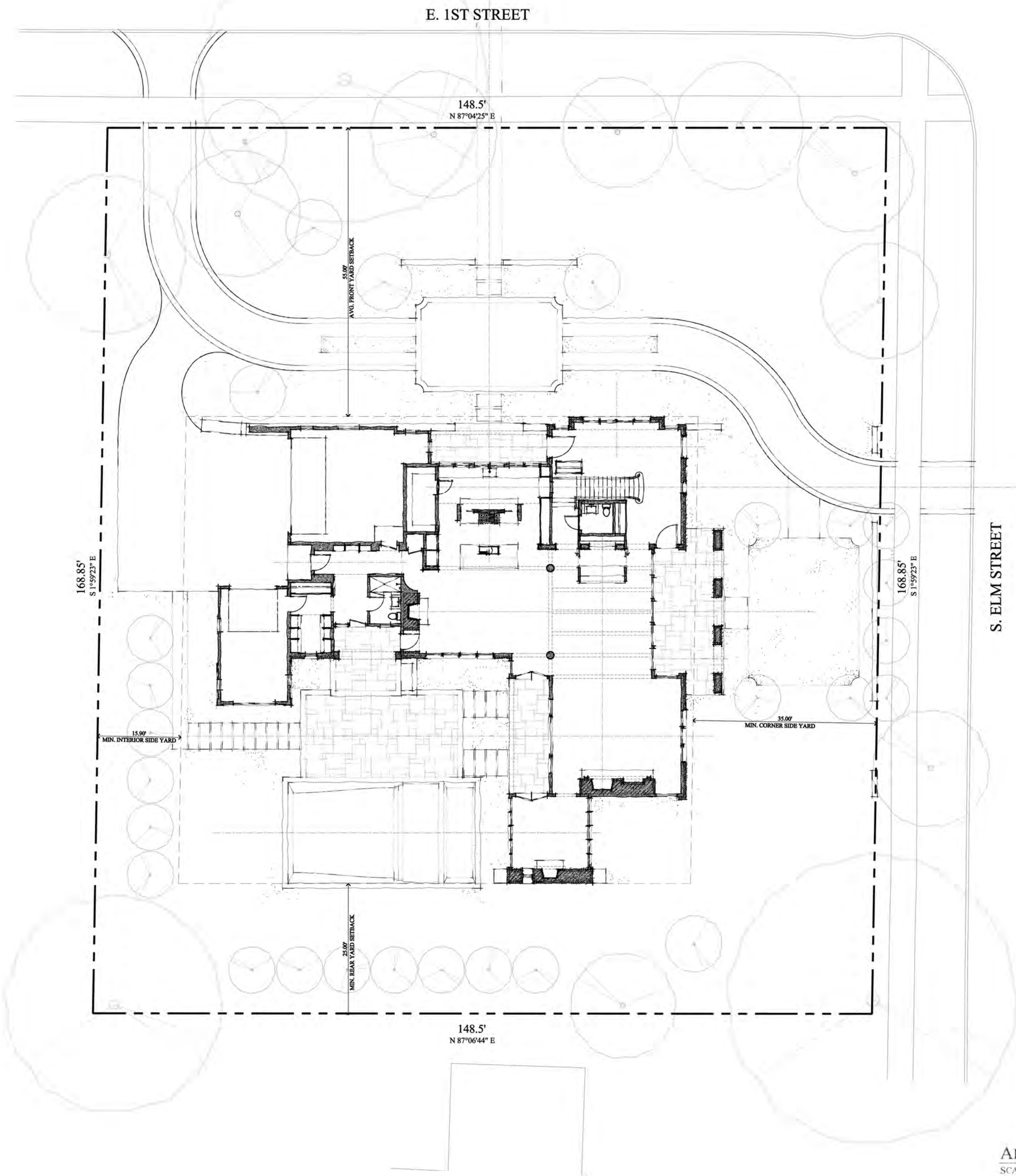
EAST ELEVATION

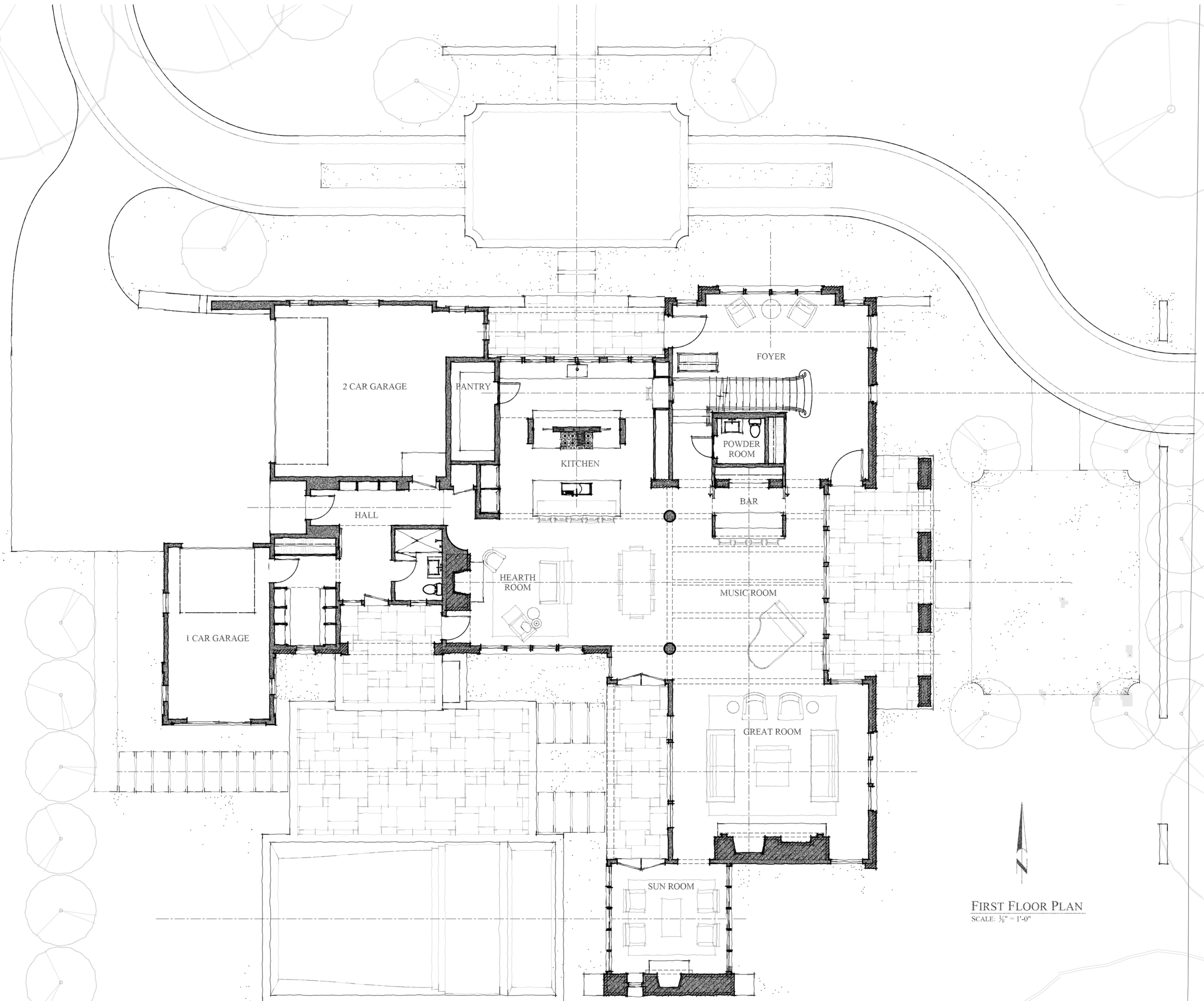


SOUTH ELEVATION

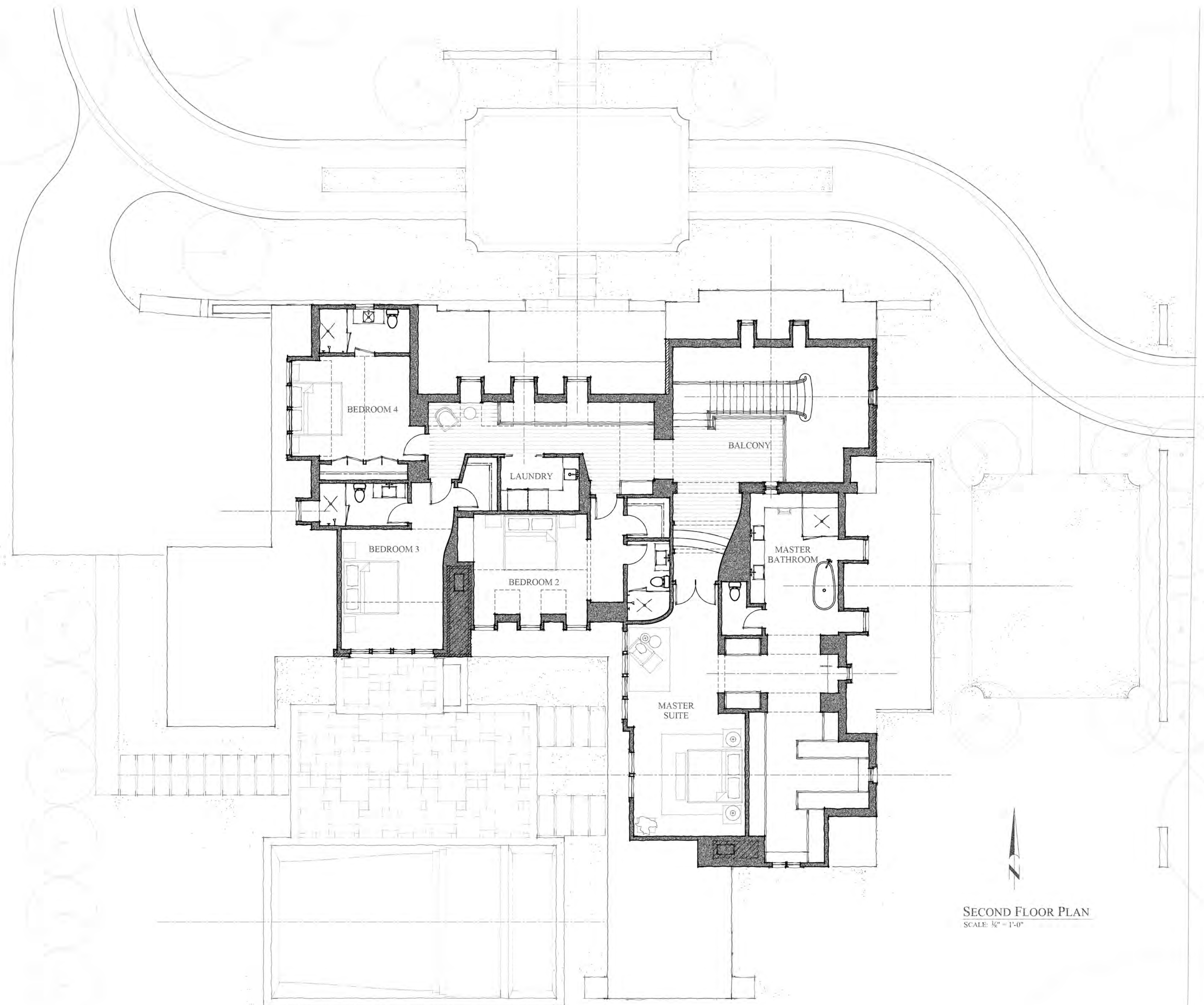


WEST ELEVATION





FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



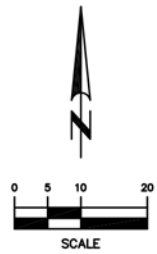
DUPAGE COUNTY
PROPERTY INDEX NUMBER
(PIN)
09-12-208-014

TOPOGRAPHIC SURVEY

LOT 1 IN JULIA PHELPS RESUBDIVISION, A RESUBDIVISION OF LOT 1, SAID 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.

LEGEND	
OVERHEAD TRANSMISSION LINES	EXISTING
GAS LINE	— G —
WATER LINE	— W —
STORM SEWER	— S —
SANITARY SEWER	— SS —
WOOD FENCE	— O —
METAL FENCE	— M —
SANITARY MANHOLE	— SM —
MANHOLE	— M —
CATCH BASIN	— CB —
WATER MANHOLE	— WM —
HYDRANT	— H —
VALVE	— V —
LIGHT POLE	— LP —
MONITORING POLE	— MP —
ELECTRIC METER	— EM —
UTILITY POLE	— UP —
GLY WIRE ANCHOR	— GA —
TREE W/DIAMETER	— T —
TOP OF FOUNDATION	— TF —
SPOT ELEVATION	1/1" = 100.00 1/1" = 100.00

AREA
25,063 SQ. FT.
0.575 AC.
(more or less)



PREPARED FOR:
TIBURON HOMES LLC

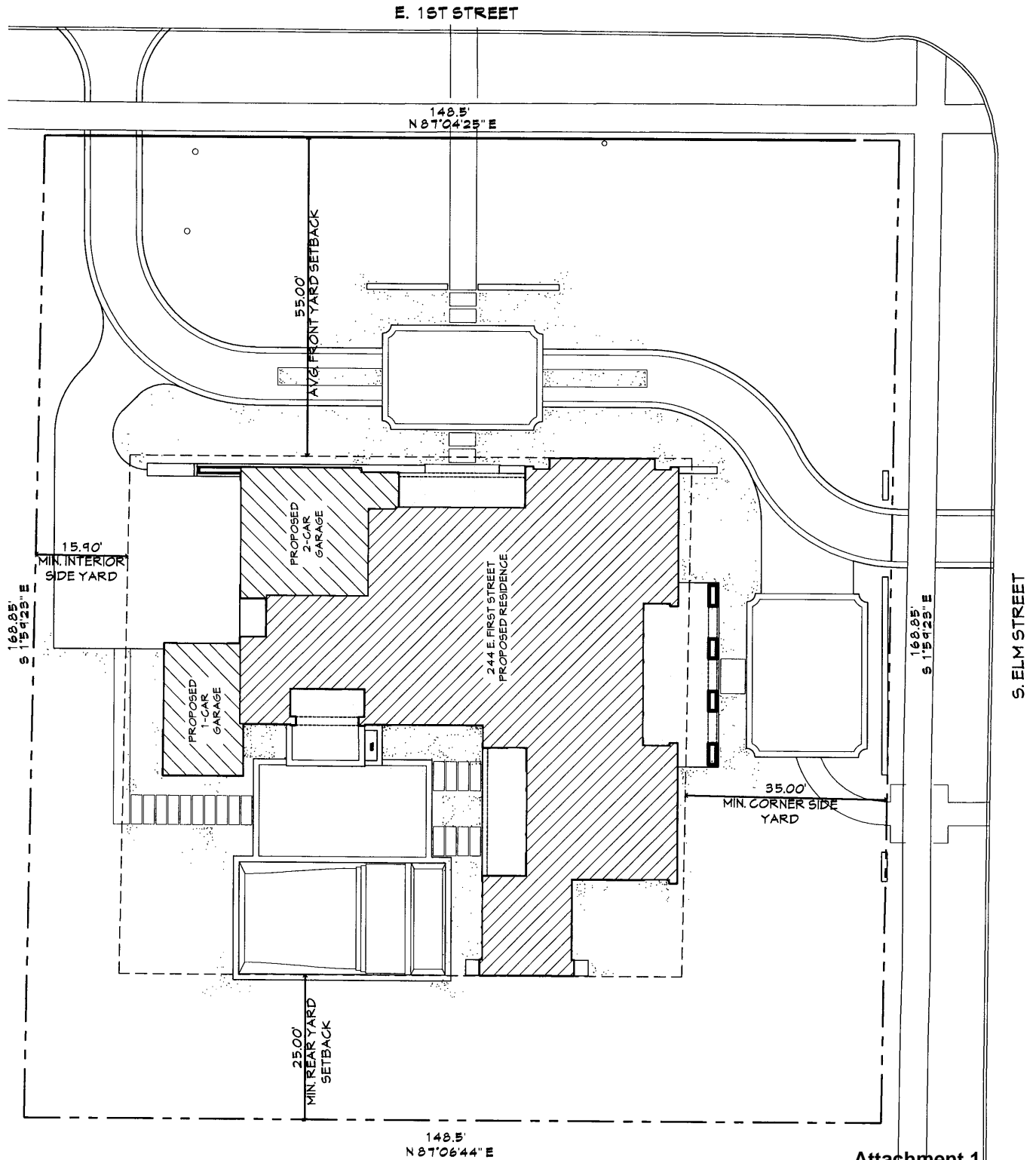
PREPARED BY:

LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 19-08-092-R

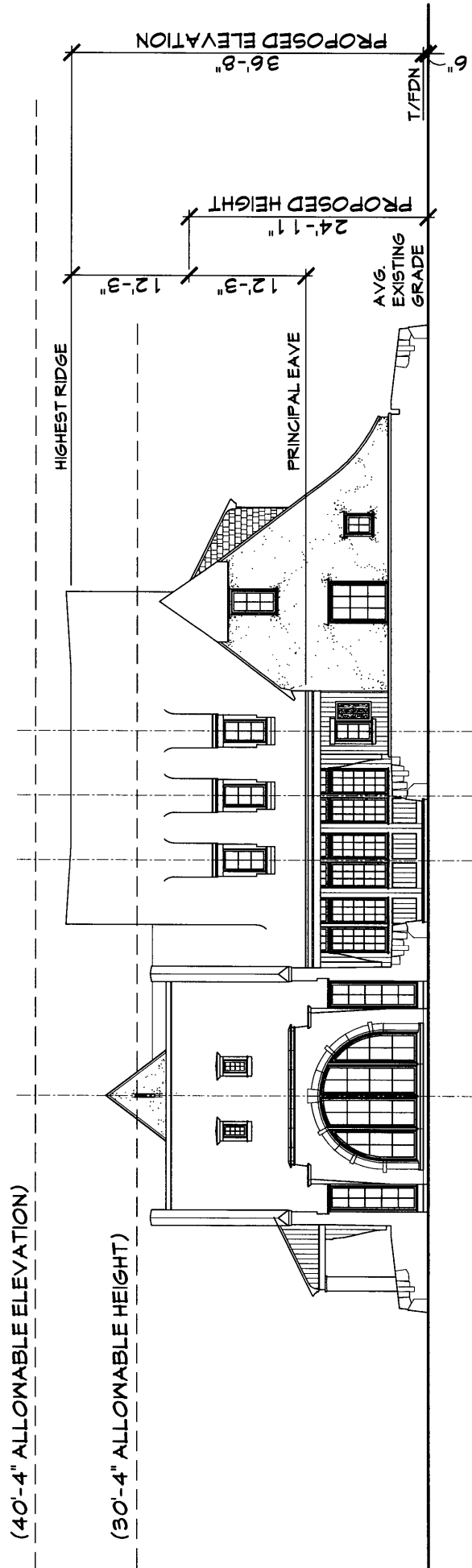


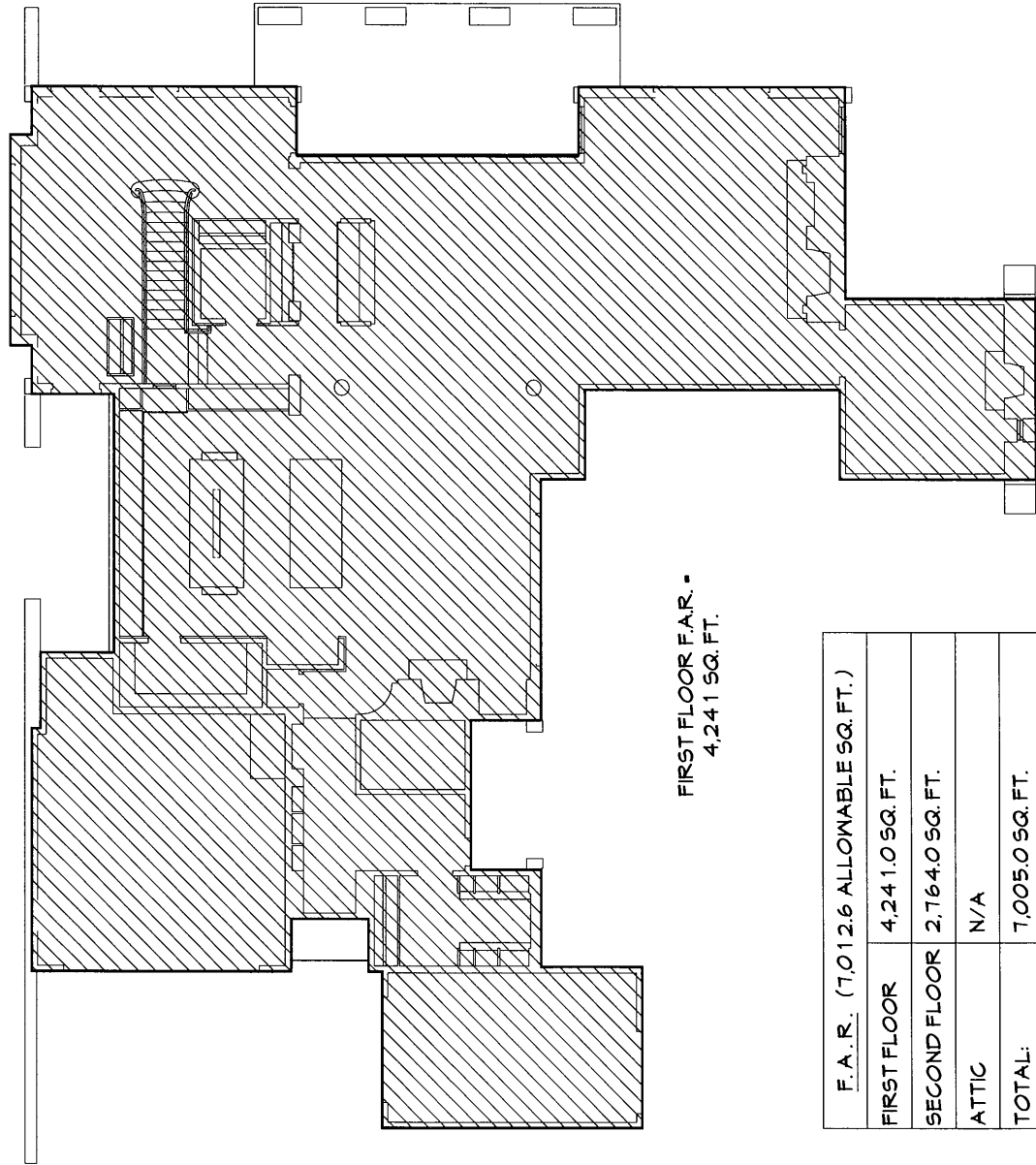
ADDRESS	SETBACK
244 E. FIRST STREET	51.0'
120 S. ELM STREET	(53.8')
130 S. ELM STREET	50.1'
241 E. THIRD STREET	(42.8')
AVERAGE SETBACK ON ELM STREET = 50.6'	
(AVERAGE EXCLUDES 241 E. 3RD STREET & 120 S. ELM STREET)	
107 S. PARK AVENUE	52.0'
212 E. FIRST STREET	(37.2')
218 E. FIRST STREET	41.3'
230 E. FIRST STREET	(84.1')
244 E. FIRST STREET	71.8'
AVERAGE SETBACK ON FIRST STREET = 55.0'	
(AVERAGE EXCLUDES 212 E. 1ST STREET & 230 E. 1ST STREET)	



ADDRESS	SETBACK
244 E. FIRST STREET	51.0'
120 S. ELM STREET	(63.8')
120 S. ELM STREET	52.0'
241 E. THIRD STREET	(42.8')
AVERAGE SETBACK ON ELM STREET = 50.6'	
(AVERAGE EXCLUDES 241 E. 3RD STREET & 120 S. ELM STREET)	
107 S. PARK AVENUE	52.0'
212 E. FIRST STREET	(37.2')
218 E. FIRST STREET	41.3'
230 E. FIRST STREET	(64.1')
244 E. FIRST STREET	71.8'
AVERAGE SETBACK ON FIRST STREET = 55.0'	
(AVERAGE EXCLUDES 212 E. 1ST STREET & 230 E. 1ST STREET)	

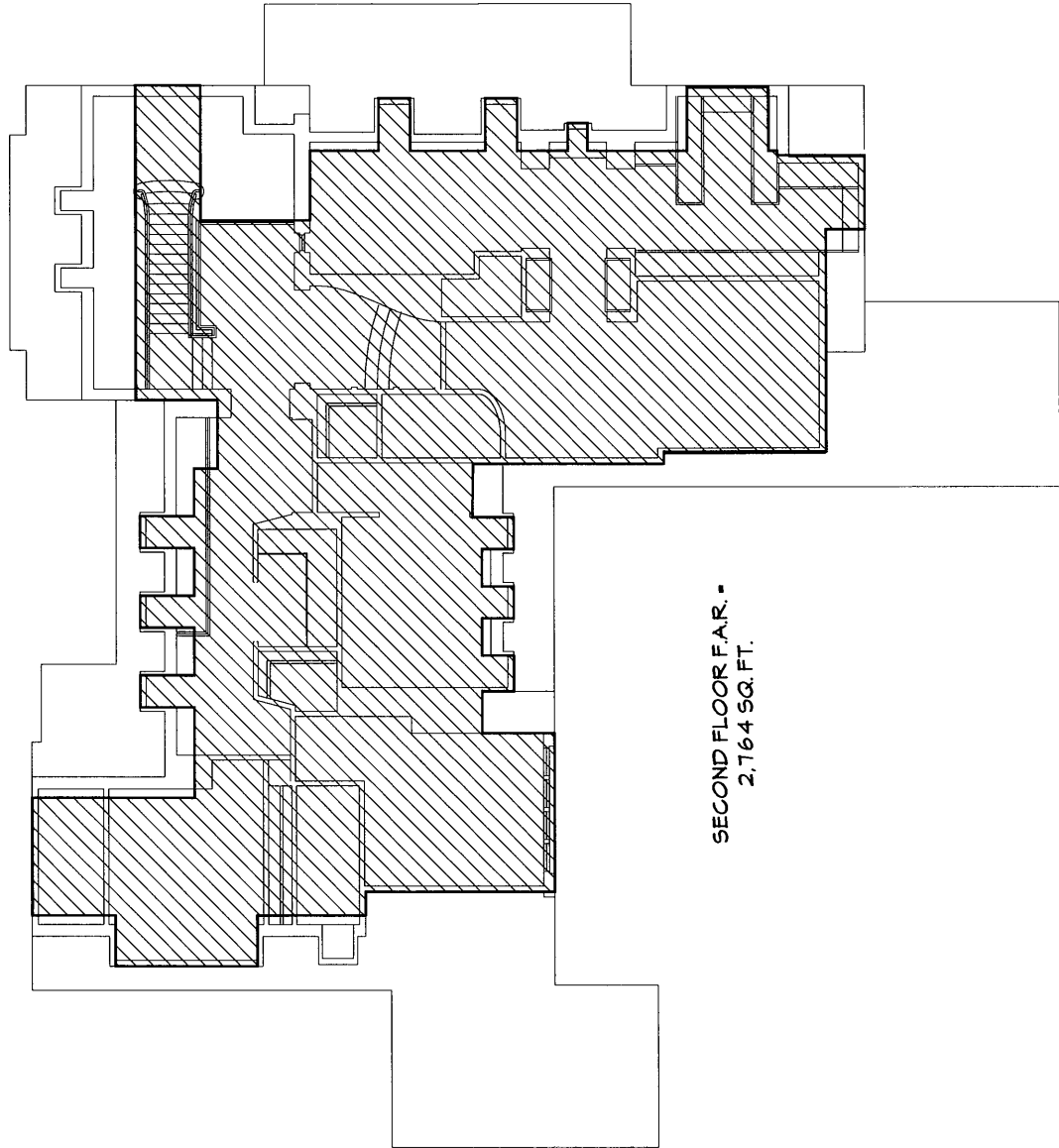
SITE PLAN
SCALE- 300:1





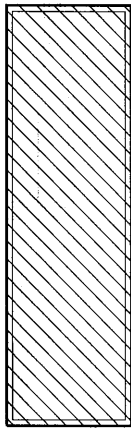
F.A.R. (7,012.6 ALLOWABLE SQ. FT.)	
FIRST FLOOR	4,241.0 SQ. FT.
SECOND FLOOR	2,764.0 SQ. FT.
ATTIC	N/A
TOTAL:	7,005.0 SQ. FT.

FIRST FLOOR F.A.R.
1/16" = 1'-0"



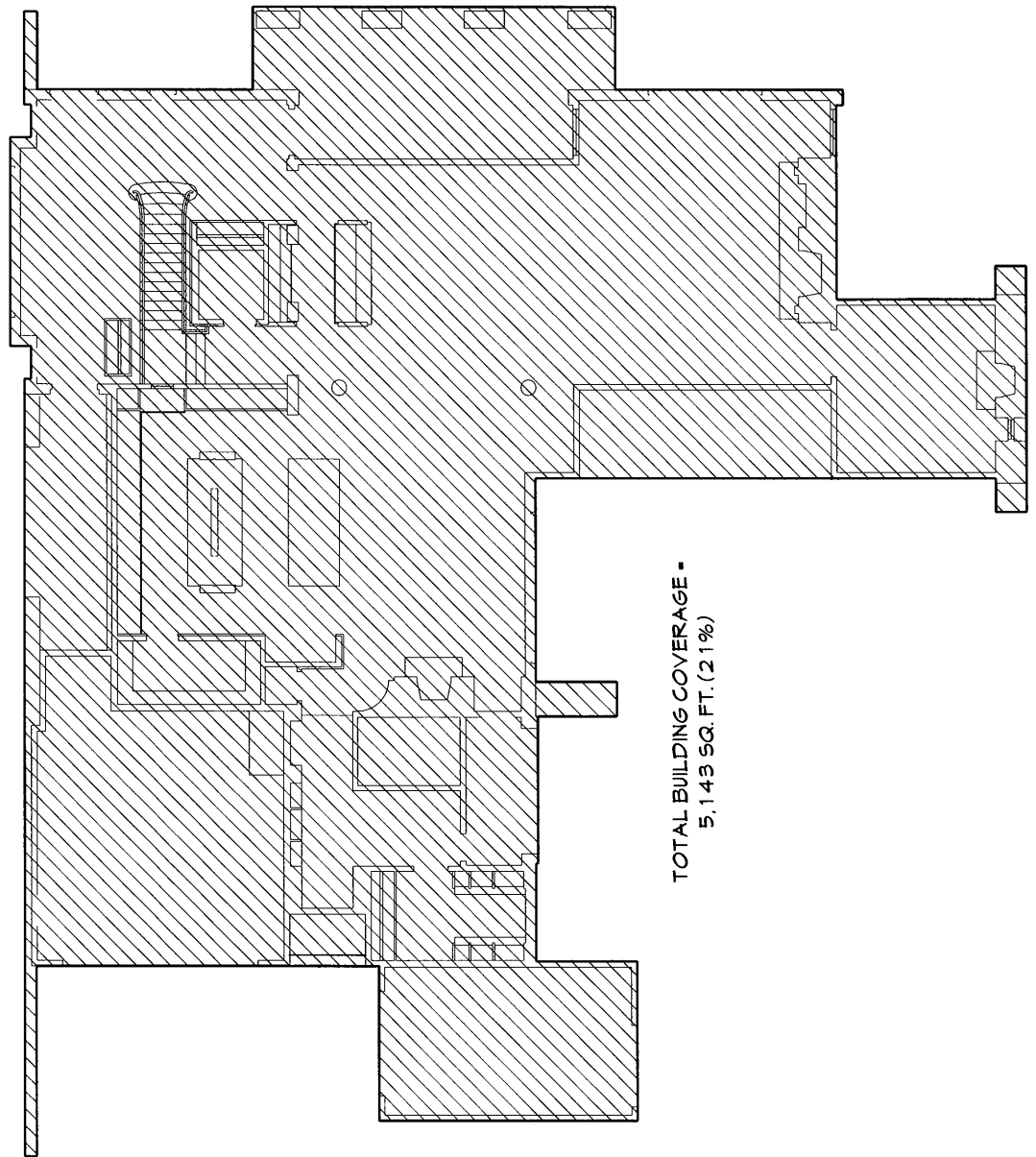
SECOND FLOOR F.A.R. -
2,764 SQ. FT.

SECOND FLOOR F.A.R.
1/16" = 1'-0"



UNFINISHED ATTIC F.A.R. -
366 SQ. FT. (13% OF
SECOND FLOOR F.A.R.)
SECOND FLOOR F.A.R. -
2764 SQ. FT.

UNFINISHED ATTIC F.A.R.
1/16" = 1'-0"



BUILDING COVERAGE
1/16" = 1'-0"



EXISTING STRUCTURE - SOUTH ELEVATION



EXISTING STRUCTURE - NORTH ELEVATION



EXISTING STRUCTURE - EAST ELEVATION



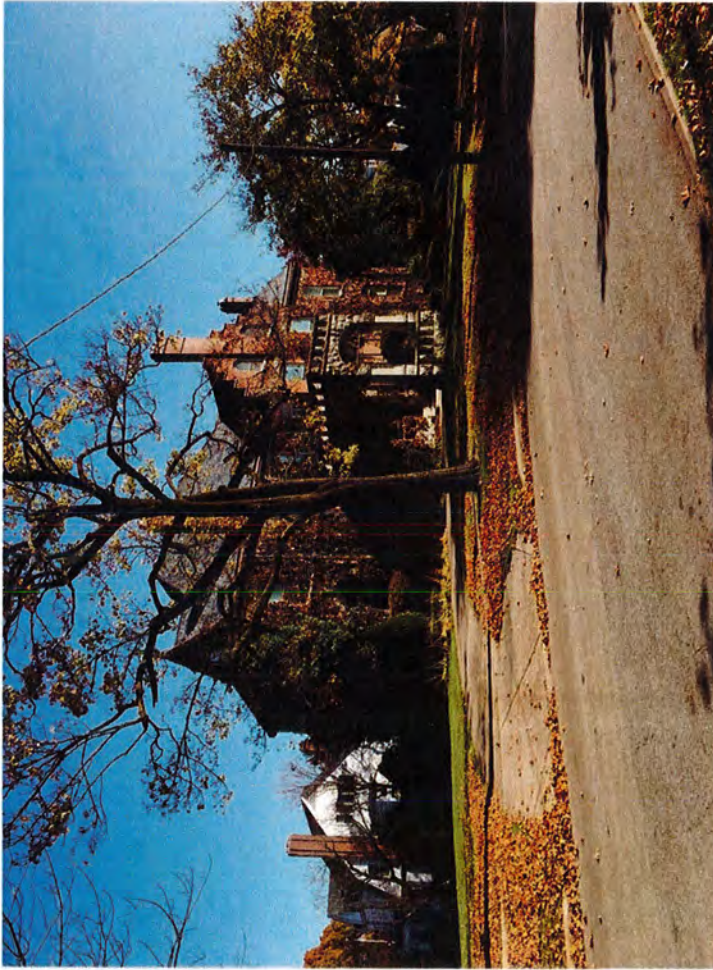
EXISTING STRUCTURE - WEST ELEVATION



120 S ELM STREET - NEIGHBOR TO SOUTH



230 E 1st STREET - NEIGHBOR TO WEST



1306 E 1st STREET - NEIGHBOR TO EAST



241 E 1st STREET - VACANT PROPERTY TO NORTH

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
(630) 789-7000 or (630) 789-7030

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

INSTRUCTIONS

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

The Commission meets the first Wednesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The twenty (20) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

◆ Completed application with notarized certification.

◆ Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

- 1) All existing exterior elevations of the building under review.
- 2) Adjacent structures – include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

◆ Accurate/current Plat of Survey. All portions must be legible.

◆ Architectural drawings in 18"x24", clearly depicting the proposed alterations or work in color. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

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

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

Address _____ of _____ Property _____ under _____ review: _____
Property Identification Number: 244 E. 1st STREET, HINSDALE, IL 60521-4203 PIN # 0912208014

I. GENERAL INFORMATION

1. Applicants Name: KEVIN GEIST - MICHAEL ABRAHAM ARCHITECTURE
Address: 148 BURLINGTON AVENUE, CLARENDON HILLS, IL 60514

Telephone Number: 630-655-9417 EXT. 313
2. Owner of Record (if different from applicant): MICHAEL & MONICA CALLAGHAN
Address: 4803 LAWN AVENUE, WESTERN SPRINGS, IL, 60558

Telephone Number: 773-230-5611
3. Others involved in project (include, name, address and telephone number):
Architect: MICHAEL ABRAHAM ARCHITECTURE 630-655-9417
148 BURLINGTON AVENUE, CLARENDON HILLS, IL 60514
Attorney: _____

Builder: TIBURON HOMES 630-887-7050
115 S. GARFIELD AVENUE, HINSDALE, IL, 60521
Engineer: LANDMARK ENGINEERING LLC 708-599-3737
7808 WEST 103rd STREET, PALOS HILLS, IL, 60465-1529

II. SITE INFORMATION

1. Describe the existing conditions of the property: VACANT HOME
2. Property Designation:

Listed on the National Register of Historic Places? _____ YES ☒ NO

Listed as a Local Designated Landmark? _____ YES ☒ NO

Located in a Designated Historic District? ☒ YES _____ NO

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

Demolition of existing structure. Construction of new single-family home.

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?

X No Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. _____

5. TABLE OF COMPLIANCE

Address of subject property: 244 E. 1st STREET, HINSDALE, IL 60521-4203

The following table is based on the R-1 (NON-CON.) Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000	25,063 (NON-CONFORMING)	
Lot Depth	125'	168.85'	
Lot Width	125'	148.50'	
Building Height	30'		24'-11"
Number of Stories	3		2
Front Yard Setback	55'		55'-1"
Corner Side Yard Setback	35'		36'-0"
Interior Side Yard Setback	15.85'		18'-4"
Rear Yard Setback	25.33'		24'-10"
Maximum Floor Area Ratio (F.A.R.)*	7,012.60 SQ. FT. (28%)		7,005.0 SQ. FT. (28%)
Maximum Total Building Coverage*	6,265.75 SQ. FT. (25%)		5,143 SQ. FT. (21%)
Maximum Total Lot Coverage*	12,531.50 SQ FT (50%)		10,597 SQ. FT. (44%)
Parking Requirements	3 SPACES REQUIRED		3 GARAGED SPACES PROVIDED
Parking front yard setback	N/A		
Parking corner side yard setback	N/A		
Parking interior side yard setback	N/A		
Parking rear yard setback	N/A		
Loading Requirements	N/A		
Accessory Structure Information	N/A		N/A

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

☒ CORPORATION

Signature of Applicant's President



Signature of Applicant's Secretary

☐ PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN

to before me this 7th day of 2019

State of Illinois

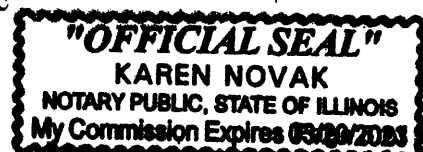
County of DECATUR

On the 7 day of July

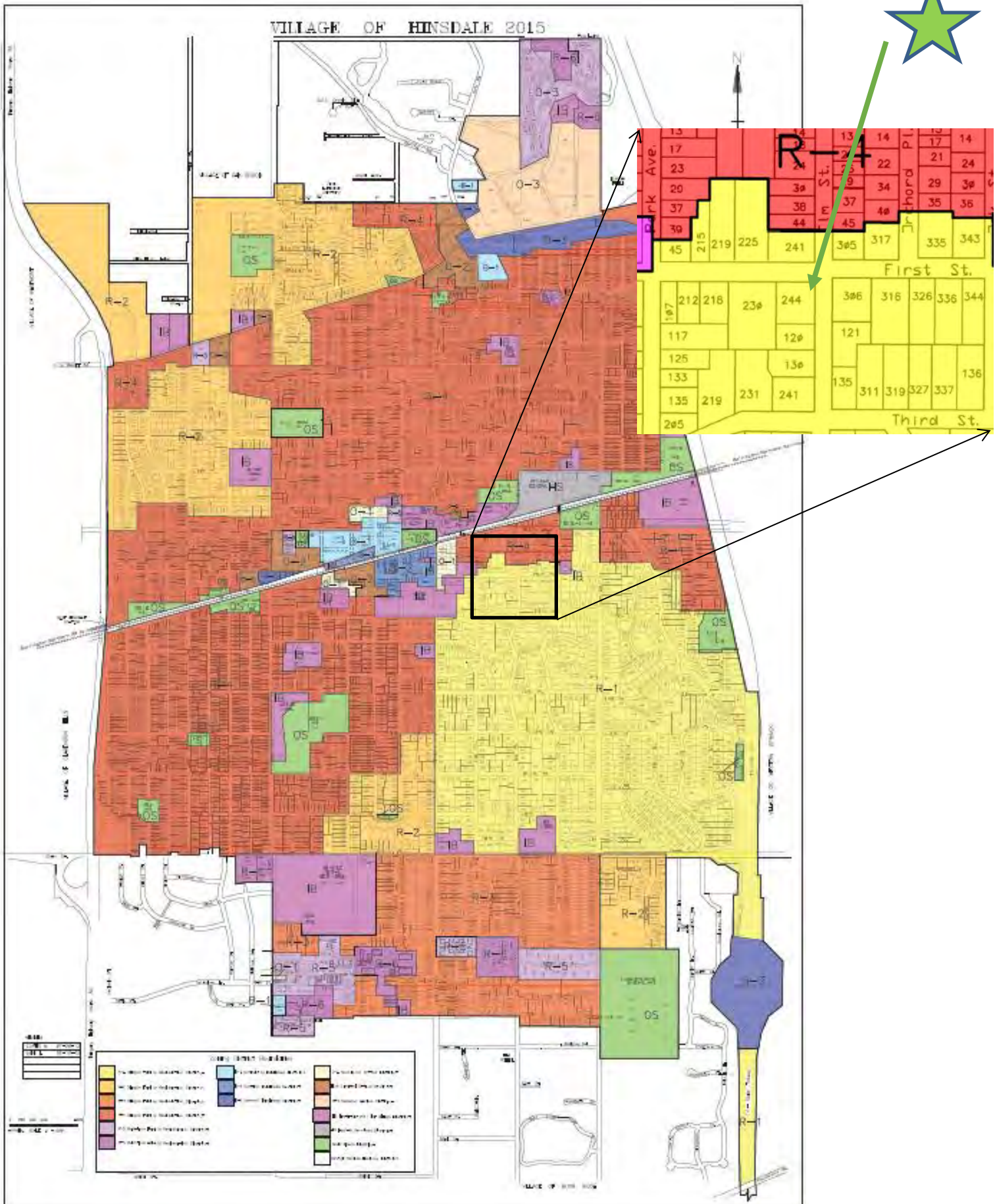
Kevin Gest Notary Public

personally appeared Kevin Gest known to me to be the individual who executed the foregoing instrument and acknowledged the same to be his/her own act and deed, before me.

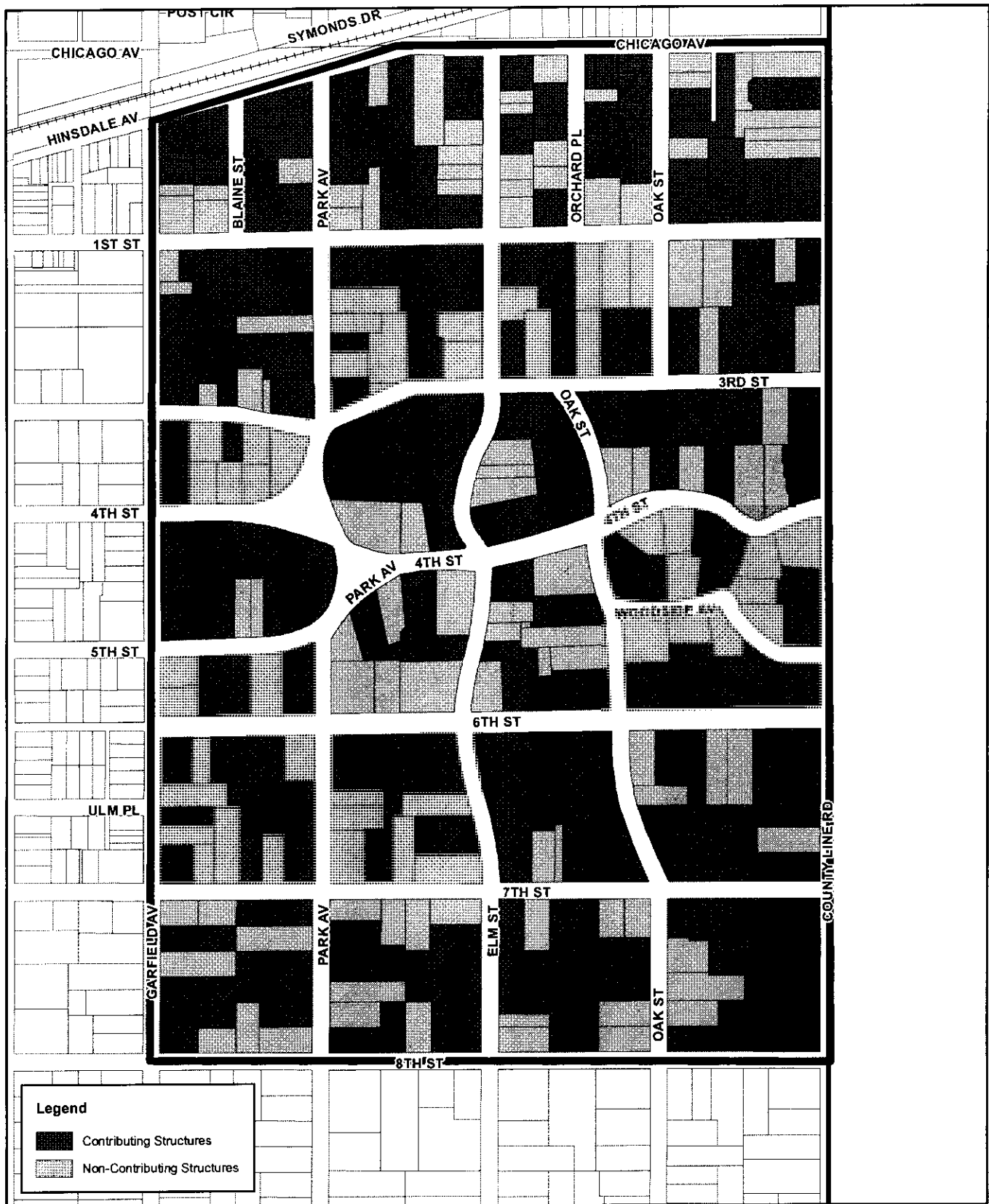
2019



Attachment 2: Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

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

B. Design Standards:

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

Attachment 5: 244 E. 1st Street Aerial View

