



MEETING AGENDA

MEETING AGENDA HISTORIC PRESERVATION COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, September 1, 2021
6:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – August 4, 2021 Historic Preservation Meeting

4. PUBLIC HEARINGS

- a) Case HPC-04-2021 – 319 E. Third Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District and to Construct a New Single-Family Home

5. PUBLIC MEETINGS

- a) Case HPC-05-2021 – 444 E. Fourth Street – Preliminary Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

6. SIGN PERMIT REVIEW

- a) Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign
- b) Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage

7. PUBLIC COMMENT

8. NEW BUSINESS

9. OLD BUSINESS

- a) Signage in the Robbins Park Historic District
- b) Amendments to Title 14 – Status Update

10. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
Memorial Hall
19 E. Chicago Avenue, Hinsdale, IL
August 4, 2021
6:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Historic Preservation Commission (HPC) was called to order by Commissioner Haarlow on Wednesday, August 4, 2021 at 6:30 P.M. in Memorial Hall of the Memorial Building.

Roll call was taken and a quorum was present at the meeting.

Present: Commissioner Sarah Barclay, Commissioner Alexis Braden, Commissioner Frank Gonzalez, Commissioner Bill Haarlow, Commissioner Shannon Weinberger

Absent: Chairman John Bohnen, Commissioner Jim Prisby*

Also Present: Bethany Salmon, Village Planner

*Commissioner Prisby joined the meeting at 6:39 pm.

Approval of the Minutes – July 7, 2021

Commissioner Haarlow introduced the minutes from the July 7, 2021 meeting and asked for comments. No comments were made.

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay, to approve the July 7, 2021 minutes as submitted. The motion carried by a roll call vote of 5-0 as follows:

Ayes: Commissioner Barclay, Braden, Gonzalez, Haarlow, and Weinberger

Nays: None

Abstain: None

Absent: Chairman Bohnen, Commissioner Prisby*

Sign Permit Review

a) Case A-13-2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign
Danielle Antipov, representing Marabella Home, was present at the meeting to answer questions from the Commission. Ms. Antipov stated she preferred the proposal with the sign centered over the windows rather than the proposal with the sign placed over the two doors because it would more clearly define the location of the store. Ms. Antipov stated the sign would contain black acrylic letters mounted on a white aluminum backer and would not be illuminated.

Commissioner Weinberger stated the sign was discussed at the last Historic Preservation meeting but was tabled because the applicant was not present. The permit application moved forward to the Plan Commission. Commissioner Weinberger asked about the Plan Commission's approval. Ms. Salmon clarified the sign was approved at the last Plan Commission meeting subject to the recommendation of the Historic Preservation Commission. Ms. Salmon stated the Plan Commission's recommendation was to center the sign over the windows because it was the preference of the owner and placing the sign

near the two doors may lead to confusion and a light pole would block visibility of the sign if placed over the two doors.

Discussion followed by Commissioners about the placement of the sign. No concerns were expressed about placing the sign over the windows.

*Commissioner Prisby joined the meeting at 6:39 pm.

A motion was made by Commissioner Braden, seconded by Commissioner Weinberger, to recommend approval of the sign permit request for Case A-13-2021 for Marabella Home located at 28 E. Hinsdale Avenue as submitted for the installation of one (1) wall sign. The motion carried by a vote of 6-0 as follows:

Ayes: Commissioner Barclay, Braden, Gonzalez, Haarlow, Prisby, and Weinberger
Nays: None
Abstain: None
Absent: Chairman Bohnen

Public Comment

Commissioner Haarlow asked for any public comment. There were no public comments pertaining to non-agenda items.

New Business

Commissioner Haarlow asked for any items of new business. None were noted.

Old Business

a) Signage in Robbins Park Historic District

Ms. Salmon reported she reached out to several sign contractors with the guidelines regarding the sign toppers. Ms. Salmon stated she heard back from three contractors and expects to present information at the Historic Preservation Commission next month.

b) Amendments to Title 14 – Status Update

Ms. Salmon reminded the Commission of the Committee of the Whole meeting scheduled for 6:30 P.M. in the Village Board Room on August 10, 2021. All Commissioners were encouraged to attend the meeting which will focus on preservation incentives, and specifically zoning relief. Ms. Salmon stated she would be prepare packets to share with the Commission containing related information.

Commissioner Weinberger & Commissioner Braden asked Ms. Salmon for the staff follow up on pre-demo sales, specifically in terms of code enforcement, discussed at the last meeting. Ms. Salmon reported staff is working with the attorney and Code Enforcement to determine what can be done about the specific case of 720 S. Elm Street. Ms. Salmon shared these types of cases can be challenging due to lack of evidence on what is visible from the street. Discussion followed from Commissioners about the desire to make the process more pro-active in determining if a situation is code compliant.

The Commission expressed a desire to move Title 14 forward to help eliminate frustrations with the current process delays, to educate and develop symbiotic relationships with builders, and possibly salvage historic architectural elements. Commissioners stated providing zoning incentives and

assistance with navigating the process of a tax freeze will help preserve homes and discourage demolition.

Commissioner Haarlow asked Ms. Salmon to provide some insight on the possible timeline for the Title 14 changes to be considered. Ms. Salmon stated the timeline is uncertain but will become clearer after the September Board meetings when incentives and zoning relief topics are discussed. It was stated that many more questions will evolve and topics will emerge as further discussion takes place stretching the timeline out.

Commissioner Weinberger asked for an update on 419 S. Oak Street. Ms. Salmon reported the permit issued will expire in August 2021. A possible explanation for the work delay may be related to the requested change to the dormer, making the third floor habitable. Ms. Salmon will check with the applicant to determine if more time is required to complete the work.

Ms. Salmon went on to state that no permit application was received by the Village for 241 E. First Street. Commissioner Haarlow asked about a possible statute of limitation for the Historic Preservation Commission's approval. Ms. Salmon stated she will check into a statute of limitation on the Commission's approval, an explanation for the delay in the permit application and the sign that has been posted on property for a great deal of time. Commissioner Weinberger confirmed that 241 E. First Street came before the Commission in September 2020 for approval of a Certificate of Appropriateness to construct a new home.

Adjournment

A motion was made by Commissioner Weinberger, seconded by Commissioner Braden, to adjourn the meeting. The meeting was adjourned at 7:08 p.m. after a unanimous voice vote of 6-0.

Respectfully Submitted,
Jennifer Spires, Office of Community Development



MEMORANDUM

DATE: August 27, 2021

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-04-2021 – 319 E. Third Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District and to Construct a New Single-Family Home

FOR: September 1, 2021 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received an application from Abigail Rohlinger with Michael Abraham Architecture, the company listed as the project architect, requesting approval of a Certificate of Appropriateness to demolish an existing home in the Robbins Park Historic District and to construct a new single-family house located at 319 E. Third Street in the Robbins Park Historic District.

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

Request and Analysis

The existing home was constructed in the 1890 for Henry and Emma Holverscheid and features Colonial Revival style architecture. It is classified as a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places.

The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District. The subject property is considered a legal nonconforming lot measuring 25,446 square feet in size. The existing lot also is non-conforming in terms of lot width.

The applicant requests the right to obtain a demolition permit and to construct a new code-compliant single family house. The proposed 6,361 square foot, three-story single family house will primarily be constructed of white cedar siding with a wood shingle roof. The house features a covered front porch, white shingle shake siding within several gable areas, a natural stone veneer foundation base, dormers, white painted brick veneer chimneys, and two attached garages.

The applicant has submitted a site plan, colored front elevation, black and white elevations of all sides of the proposed single-family home, and photos of the neighboring properties for review.



MEMORANDUM

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 Historic Preservation Commission on an application for a Certificate of Appropriateness. The final decision of the Historic Preservation Commission shall be advisory only.

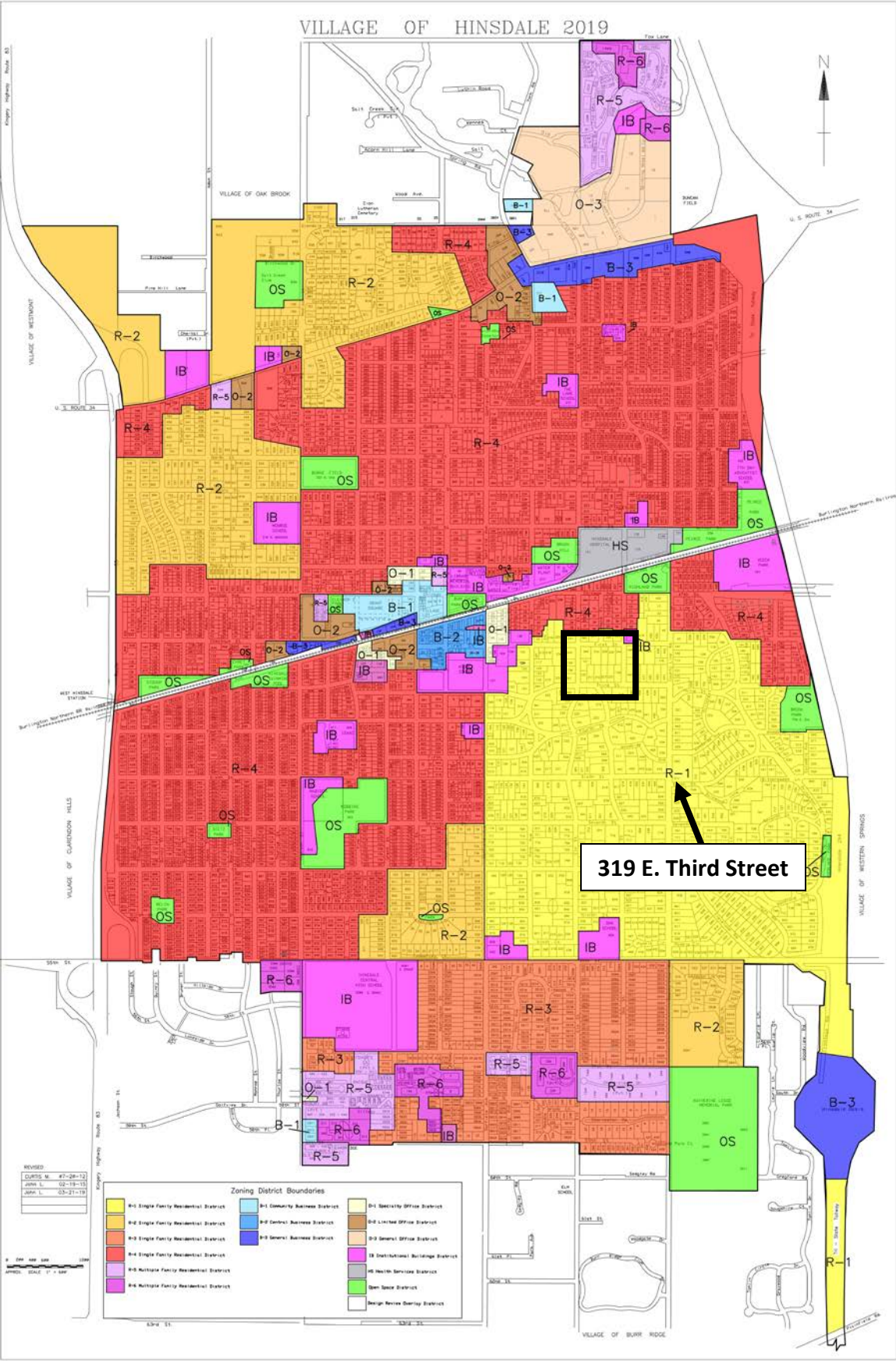
Requests involving demolition, relocation, or removal must be reviewed at a public hearing by the Historic Preservation Commission and require public notice in the newspaper as well as by certified mail to all owners of record within 250 feet of the subject property no less than 15 days but no more than 30 days prior to the public hearing.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

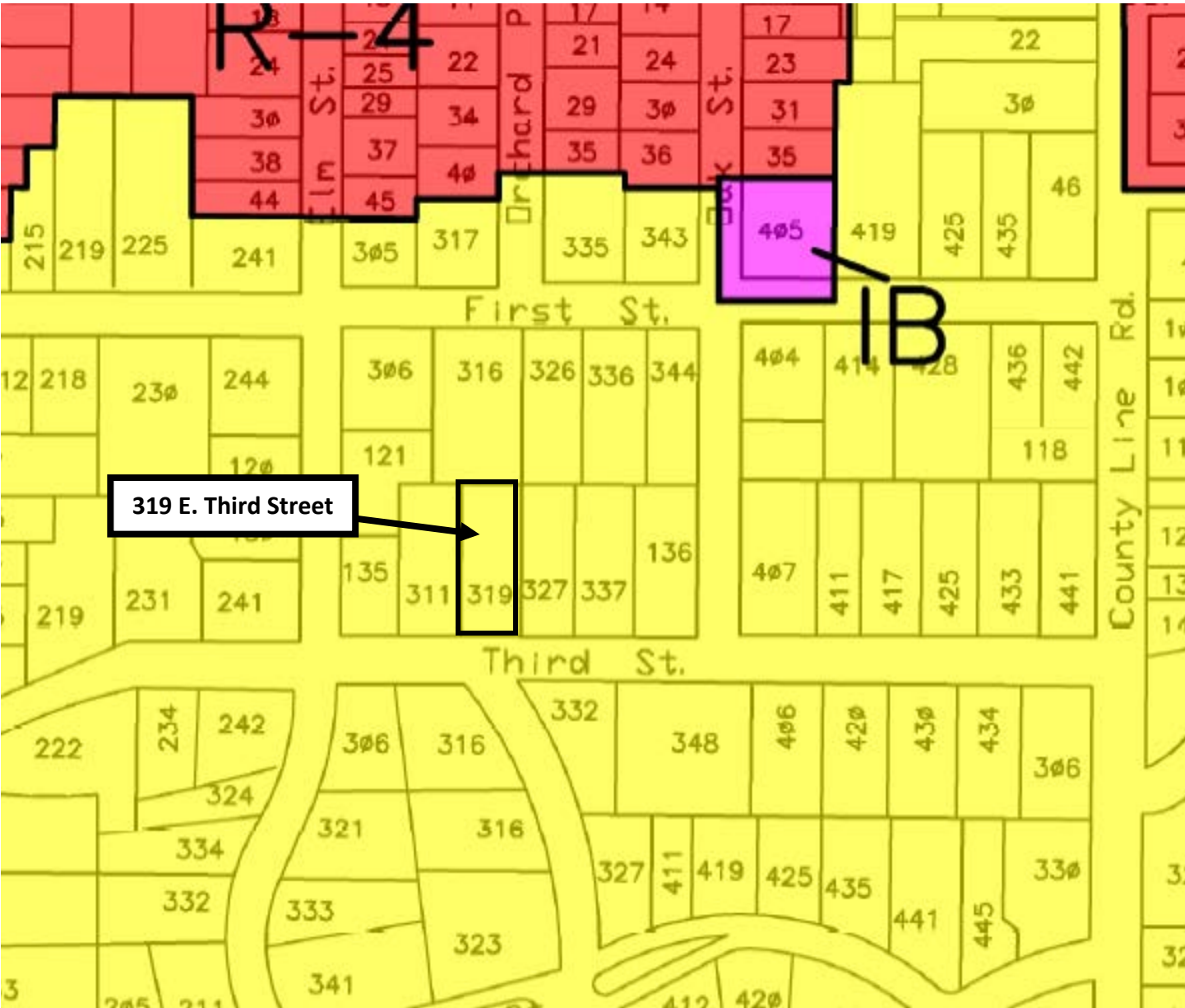
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet (2008)
6. Survey Sheet from the Architectural Resources in the Robbins Survey Area (2002)
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Application for Certificate of Appropriateness and Exhibits

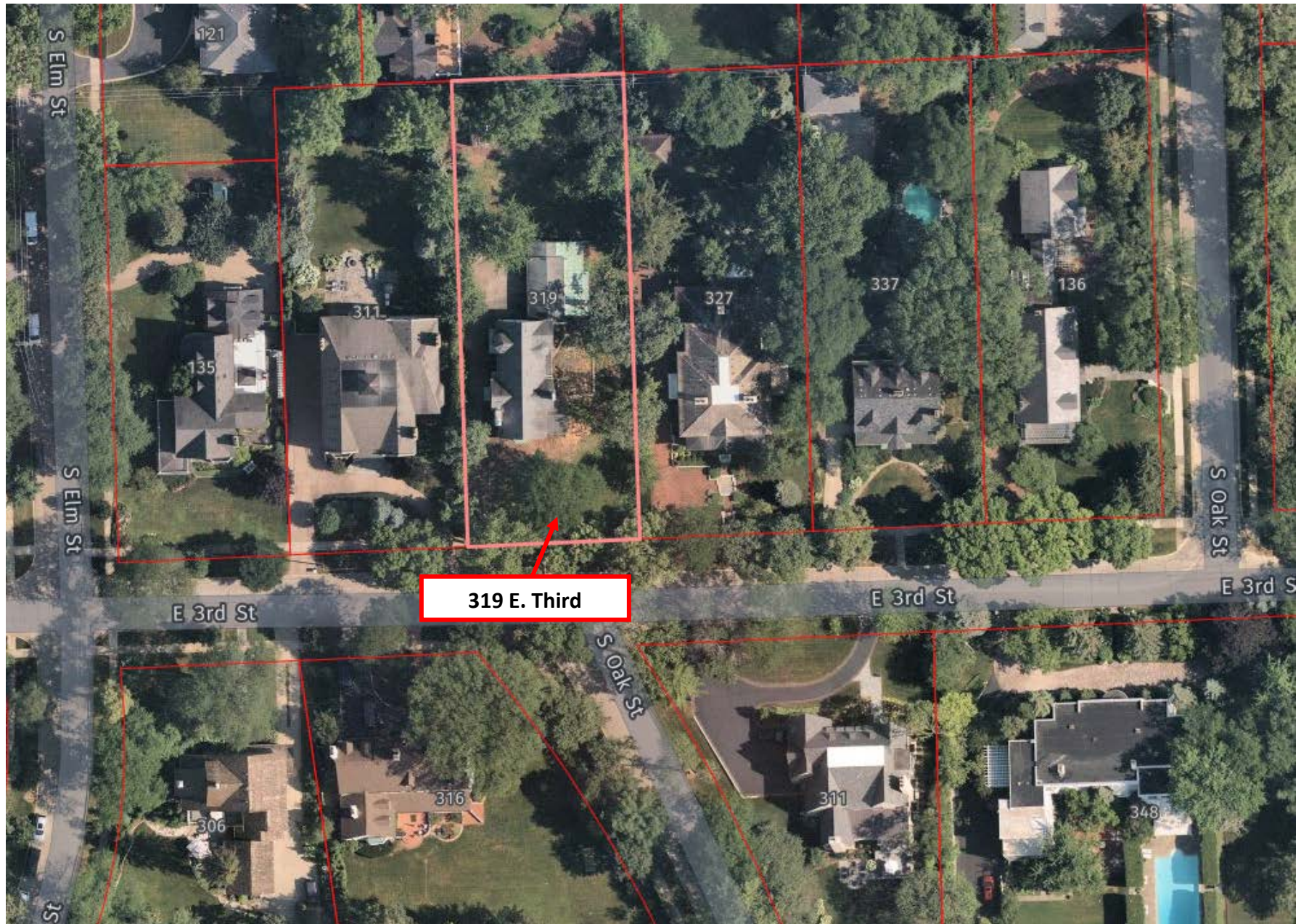
Village of Hinsdale Zoning Map and Project Location



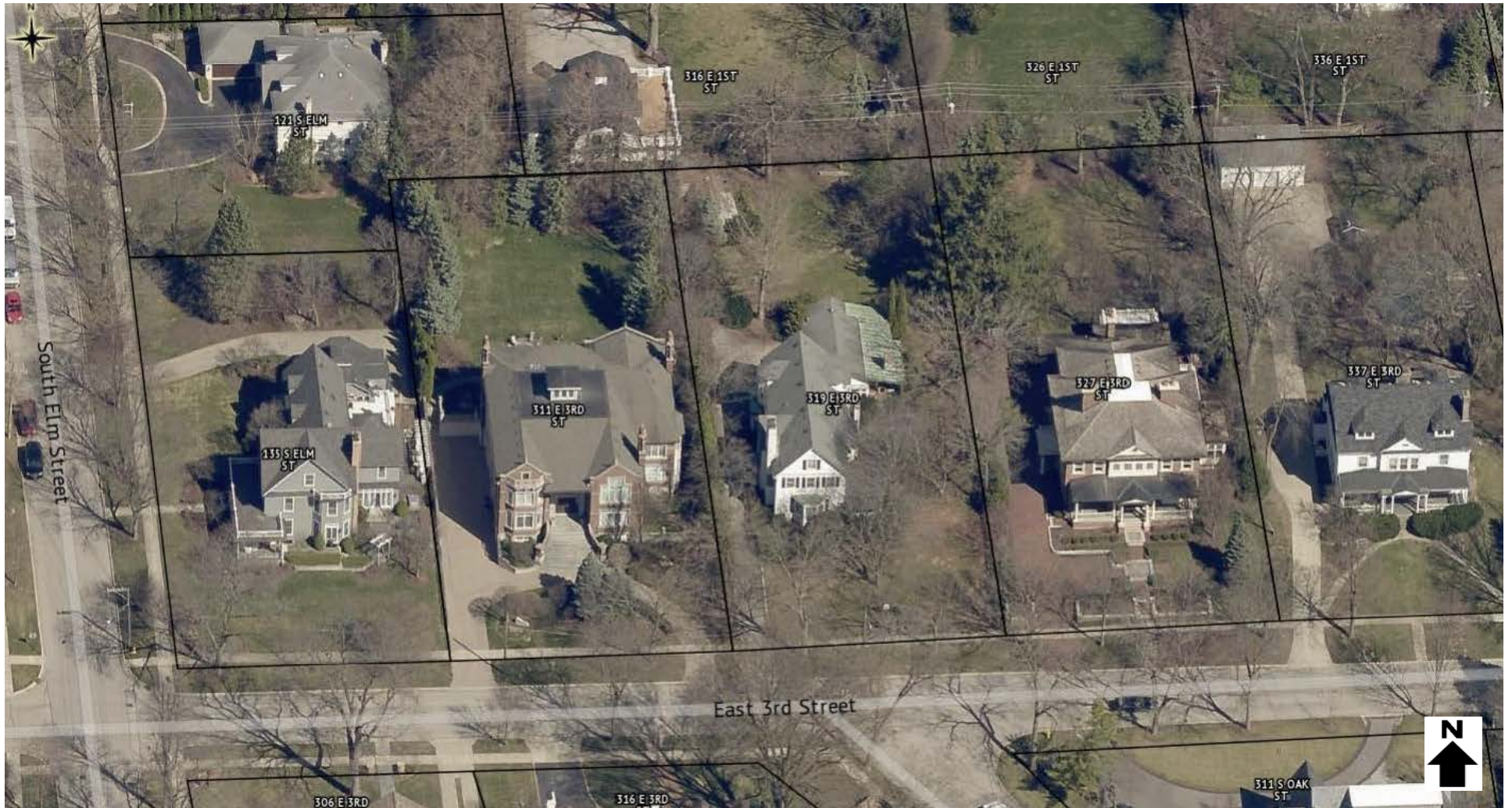
Village of Hinsdale Zoning Map and Project Location



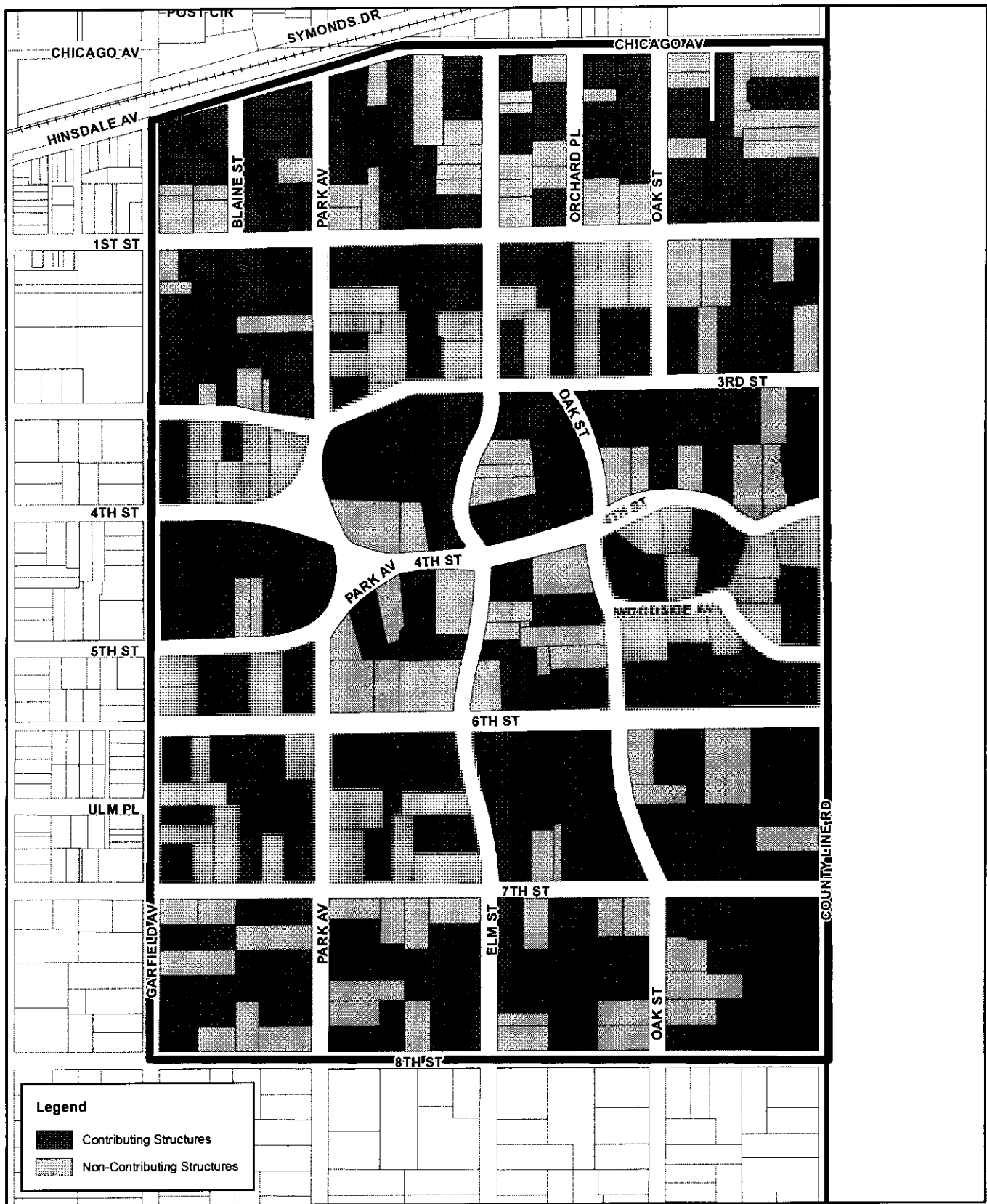
Aerial View – 419 S. Oak Street



Birds Eye View – 319 E. Third Street



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 22

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORICNAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	OWNER	SECONDARY STRUCTURE
130	E THIRD	Neo-Traditional	2001-02		NC	-			
205	E THIRD	Ranch	1955		C	-	Smithson, Albert F. Jr.	Dressler, Paul	
219	E THIRD	Queen Anne	1890		NC	-			
222	E THIRD	Queen Anne	1892	Phillips, Thomas and Sallie House	C	C			detached garage
231	E THIRD	Prairie	1910	True, Albert Wilson House	C	NC	Roberts, Eben Ezra		detached garage
234	E THIRD	Queen Anne - Free Classic	c. 1895	Knisely, Harry C. House	C	C			detached garage
241	E THIRD	Colonial Revival	1991		NC	-	Bruce George (CVG Designs)	Dressler & Assoc., Paul	
242	E THIRD	Queen Anne - Free Classic	1892	(Fayerweather, E. E. House)	C	C	(Rae, Robert)		detached garage
306	E THIRD	Craftsman	c. 1912	Bushnell, Oliver J. House	C	C			detached garage
311	E THIRD	Neo-Traditional	1999		NC	-	Deluca & Assoc., Nicholas R.	DiCosola & Sons	
316	E THIRD	Colonial Revival	1927	Armstrong, M. W. House	C	-	Walcott, Russell S.	Braun & Loehmann	
319	E THIRD	Colonial Revival	1890	Holverscheld, Henry and Emma House	C	-			
327	E THIRD	Neo-Traditional	2005-06		NC	-			
334	E THIRD	Prairie	c. 1915		C	C			detached garage
337	E THIRD	Colonial Revival	1894-95	Dean, Robert M. and Mary House	C	C	Pond & Pond (J. K. and A. B.)		detached garage
348	E THIRD	Colonial Revival	c. 1935		C	-			
406	E THIRD	Colonial Revival	c. 1925		C	C			detached garage
407	E THIRD	Craftsman	c. 1910	Boles, Frederick T. House	C	C			detached garage
411	E THIRD	Neo-Traditional	1990		NC	-	Mifflin & Assoc., Robert	Gail, Casey	
417	E THIRD	Classical Revival	1895	Barker, Esther W. J. House	C	-	Zook, R. Harold (1938 remodel)		
420	E THIRD	Ranch	1954	Carpenter, Brian House	C	-	West, Philip Duke	Braum & Loebman	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET#	319
DIRECTION	E
STREET	THIRD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	HHS/plaque; Arch Walks; HT



GENERAL INFORMATION

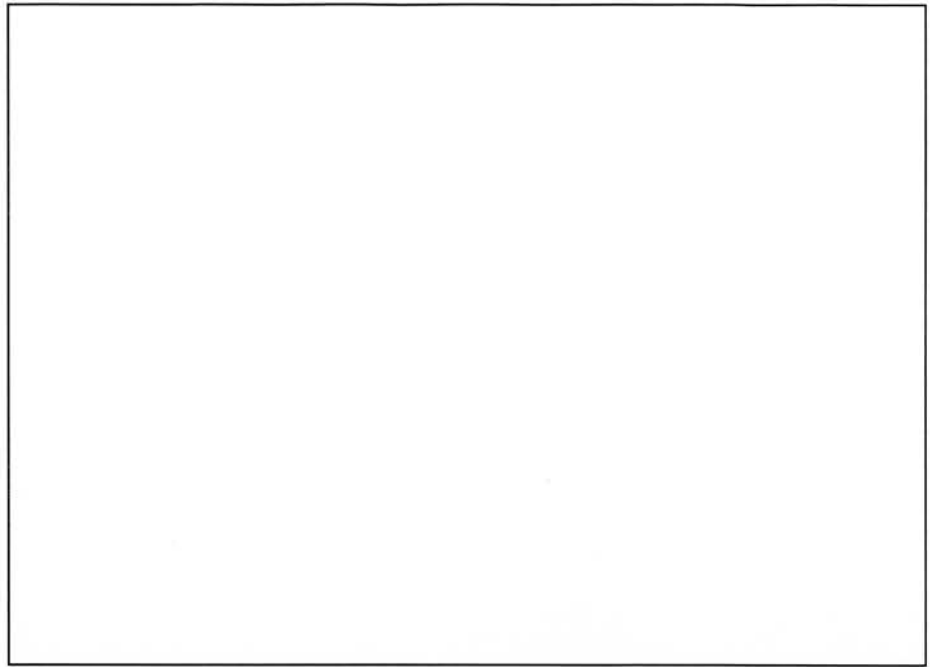
CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	rectangular
DETAILS	Queen Anne	NO OF STORIES	2.5
DATE of construction	1890	ROOF TYPE	Front gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 1	FOUNDATION	Not visible
WALL MATERIAL (current)	Wood	PORCH	Side
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	6/6
SIGNIFICANT FEATURES	Full height east side bay with cutaway corners and brackets; Colonial Revival features including dentilled frieze, fanlight panel above attic window, 6/6 wood double hung windows, front bay window, and shutters		
ALTERATIONS	Porch removed (1930) and entry relocated to west side; remodeled to the Colonial Revival style in the 1930s; east su porch and rear additions [1954 permit for addition (\$500) and 1952 permit for alterations & additions (\$16,000)]		

HISTORIC INFORMATION

HISTORIC NAME	Holverscheid, Henry and Emma House
COMMON NAME	
PERMIT NO	1655; 4773; 3955
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	Henry Holverscheid (1856-1918) was a coal merchant.
---------------	---

LANDSCAPE	Midblock on residential street; house is on raised lot; side driveway; front sidewalks; mature trees; house faces south down Oak Street; light pole at front
-----------	--

PHOTO INFORMATION

ROLL1	1
FRAMES1	8
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

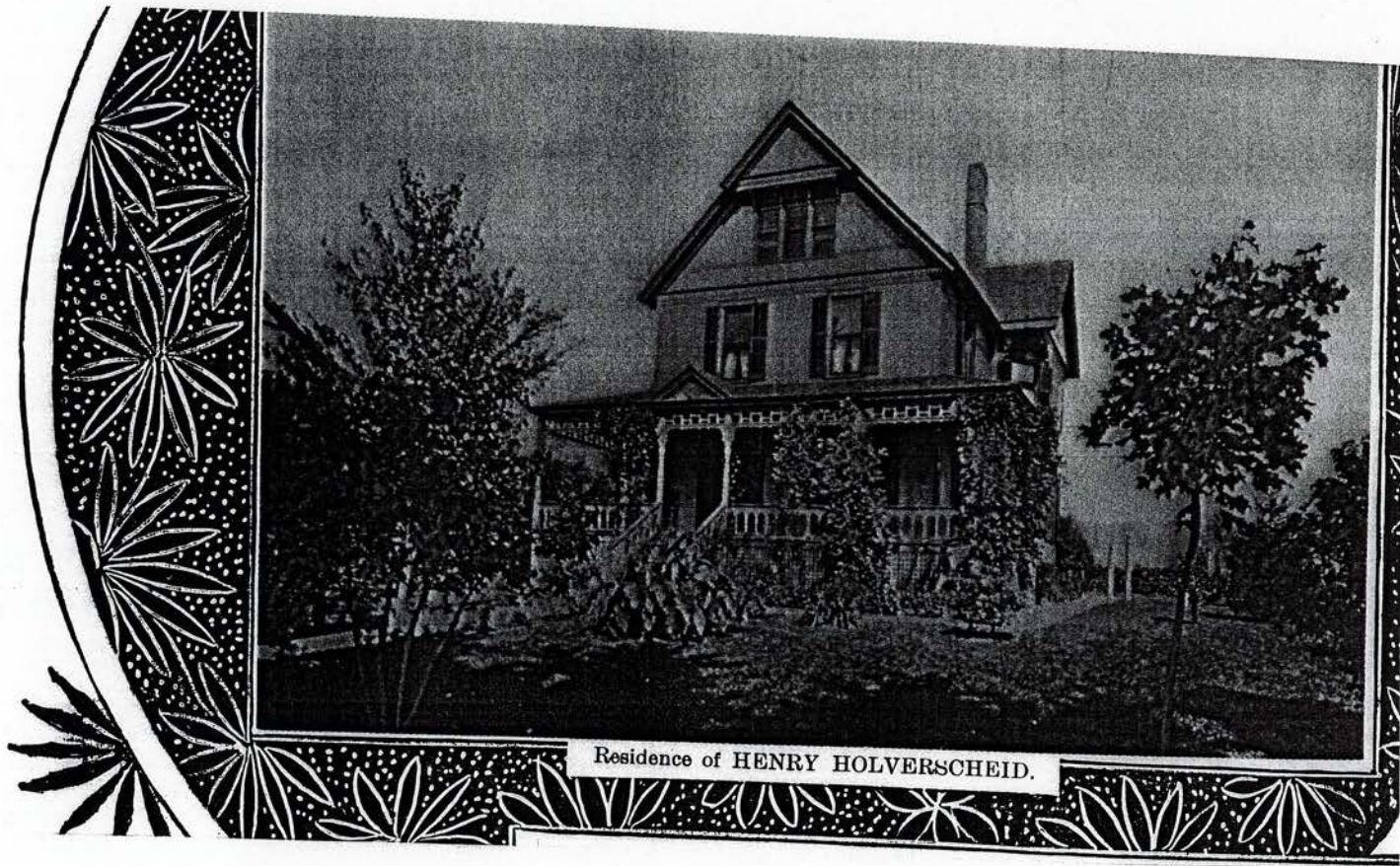
SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/27/02
SURVEYAREA	Robbins

319 E. THIRD

HINSDALE THE BEAUTIFUL

p. 25



Residence of HENRY HOLVERSCHEID.

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

14-5-2: CRITERIA:

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

A. General Standards:

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

B. Design Standards:

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

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

**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 Identification Number: 319 E. 3RD STREET under review:
09-12-209-009

I. GENERAL INFORMATION

1. Applicants Name: ABIGAIL ROHLINGER
Address: 148 BURLINGTON AVE, CLARENDON HILLS, IL
Telephone Number: 630-655-9417 x311
2. Owner of Record (if different from applicant): MAYUR + JESSICA SHAH
Address: 319 E 3RD STREET
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: MICHAEL ABRAHAM ARCHITECTURE 630-655-9417 x311
148 BURLINGTON AVE, CLARENDON HILLS, IL
Attorney: _____
Builder: TIBURON HOMES 630-887-7050
115 S. GARFIELD ST, HINSDALE, IL
Engineer: LANDMARK ENGINEERING 708-544-3737
7808 W. 103RD ST, PALOS HILLS, IL

II. SITE INFORMATION

1. Describe the existing conditions of the property: VACANT SINGLE FAMILY RESIDENCE
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).

WE ARE PROPOSING THE COMPLETE DEMOLITION OF THE
CURRENT VACANT RESIDENCE + THE CONSTRUCTION OF
A NEW SINGLE FAMILY RESIDENCE ON THE EXISTING LOT

5. TABLE OF COMPLIANCE

Address of subject property: 319 E 3RD STREET

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000	25,446.5	
Lot Depth	125'	262'	
Lot Width	125'	97'	
Building Height	30'		24'-10"
Number of Stories	3		3
Front Yard Setback	55.9'		56.5'
Corner Side Yard Setback	N/A		
Interior Side Yard Setback	10.7 MIN / 29.1 TOTAL		10.8 + 18.5
Rear Yard Setback	50'		134.7'
Maximum Floor Area Ratio (F.A.R.)*	7,089.3 SF (28%)		6,361.1 SF (25%)
Maximum Total Building Coverage*	6,361.63 SF (25%)		3,827.6 SF (15%)
Maximum Total Lot Coverage*	12,723.25 SF (50%)		
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

☐ CORPORATION

Signature of Applicant's President

Michael Abraham

Signature of Applicant's Secretary
MICHAEL ABRAHAM ARCHITECTURE

☐ 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 16 day of

July, 2021

Sarah E Thompson

Notary Public



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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: _____

Proposed use: Single-family detached dwelling
Other: _____

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	_____	_____
interior side(s)	_____ / _____	_____ / _____

Provided:

Required by Code:

corner side _____

rear _____

Setbacks (businesses and offices):

front: _____

interior side(s) _____ / _____

corner side _____

rear _____

others: _____

Ogden Ave. Center: _____

York Rd. Center: _____

Forest Preserve: _____

Building heights:

principal building(s): _____

accessory building(s): _____

Maximum Elevations:

principal building(s): _____

accessory building(s): _____

Dwelling unit size(s): _____

Total building coverage: _____

Total lot coverage: _____

Floor area ratio: _____

Accessory building(s): _____

Spacing between buildings:[depict on attached plans]

principal building(s): _____

accessory building(s): _____

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By: _____

Applicant's signature

Applicant's printed name

Dated: _____, 20____.



SOUTH ELEVATION



319 EAST THIRD STREET-EXISTING EXTERIOR
SOUTH ELEVATION



319 EAST THIRD STREET- EXISTING EXTERIOR
WEST ELEVATION



319 EAST THIRD STREET-EXISTING EXTERIOR
NORTH ELEVATION



319 EAST THIRD STREET- EXISTING EXTERIOR
EAST ELEVATION



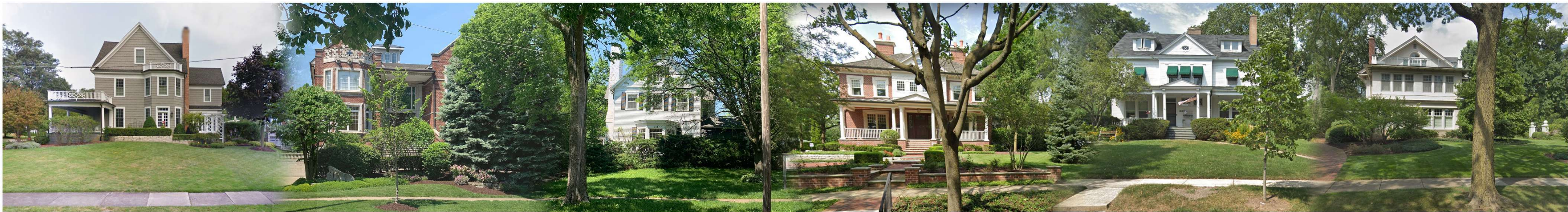
316 EAST THIRD STREET
NEIGHBOR ACROSS THE STREET



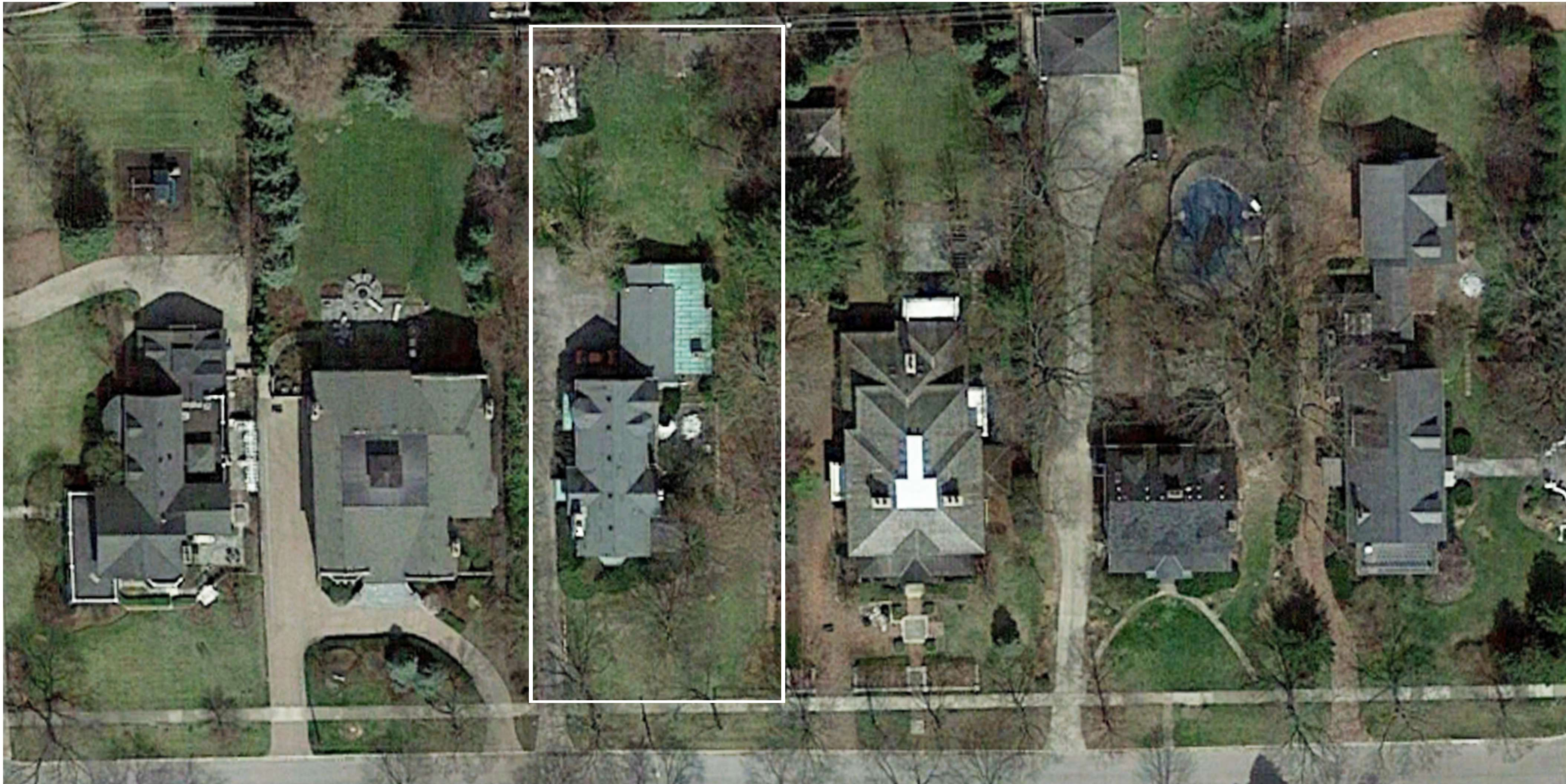
311 EAST THIRD STREET
WEST ADJACENT NEIGHBOR



327 EAST THIRD STREET
EAST ADJACENT NEIGHBOR

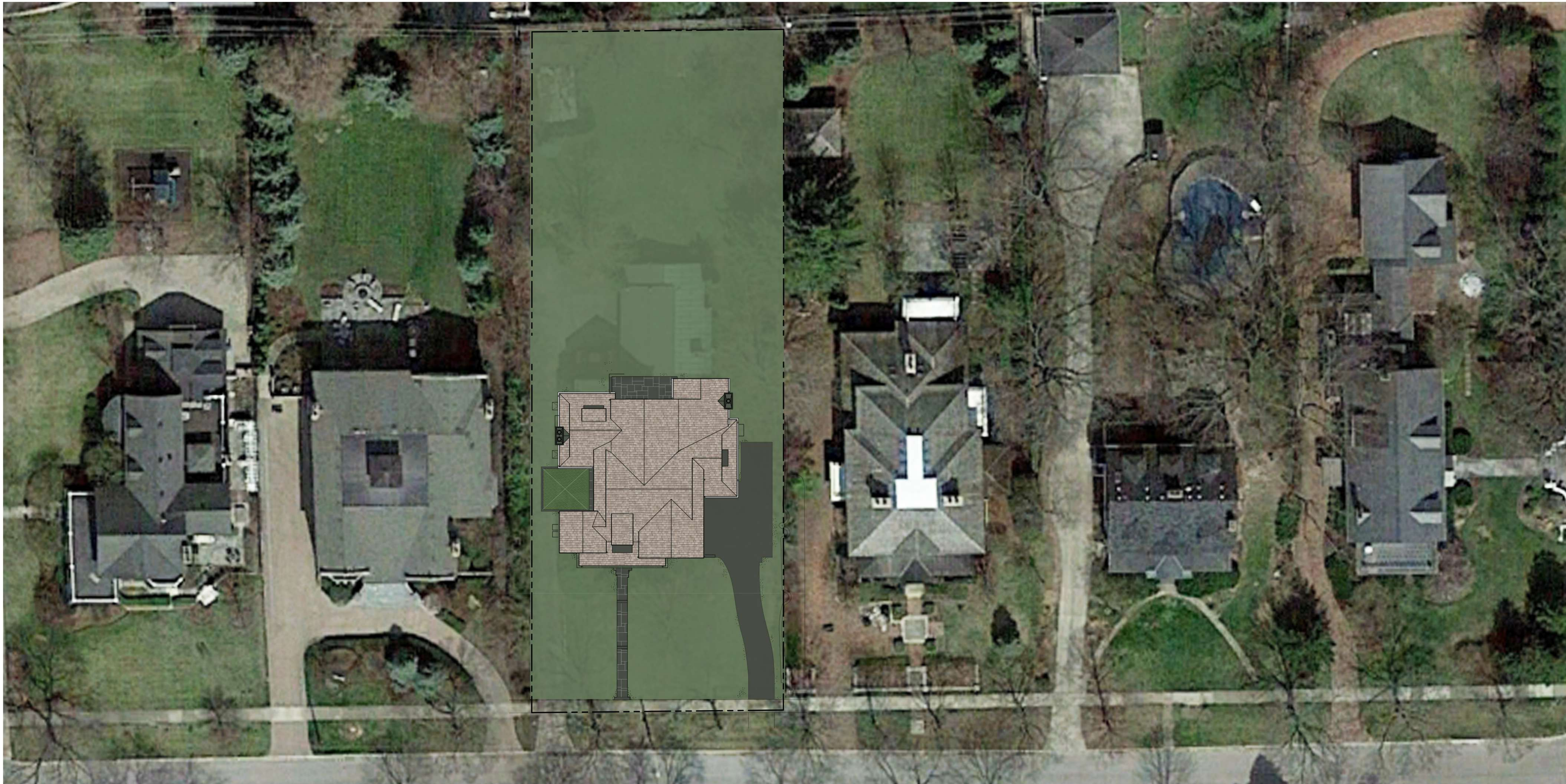


EXISTING E. THIRD STREET STREETScape





PROPOSED E. THIRD STREET STREETSCAPE





SOUTH ELEVATION



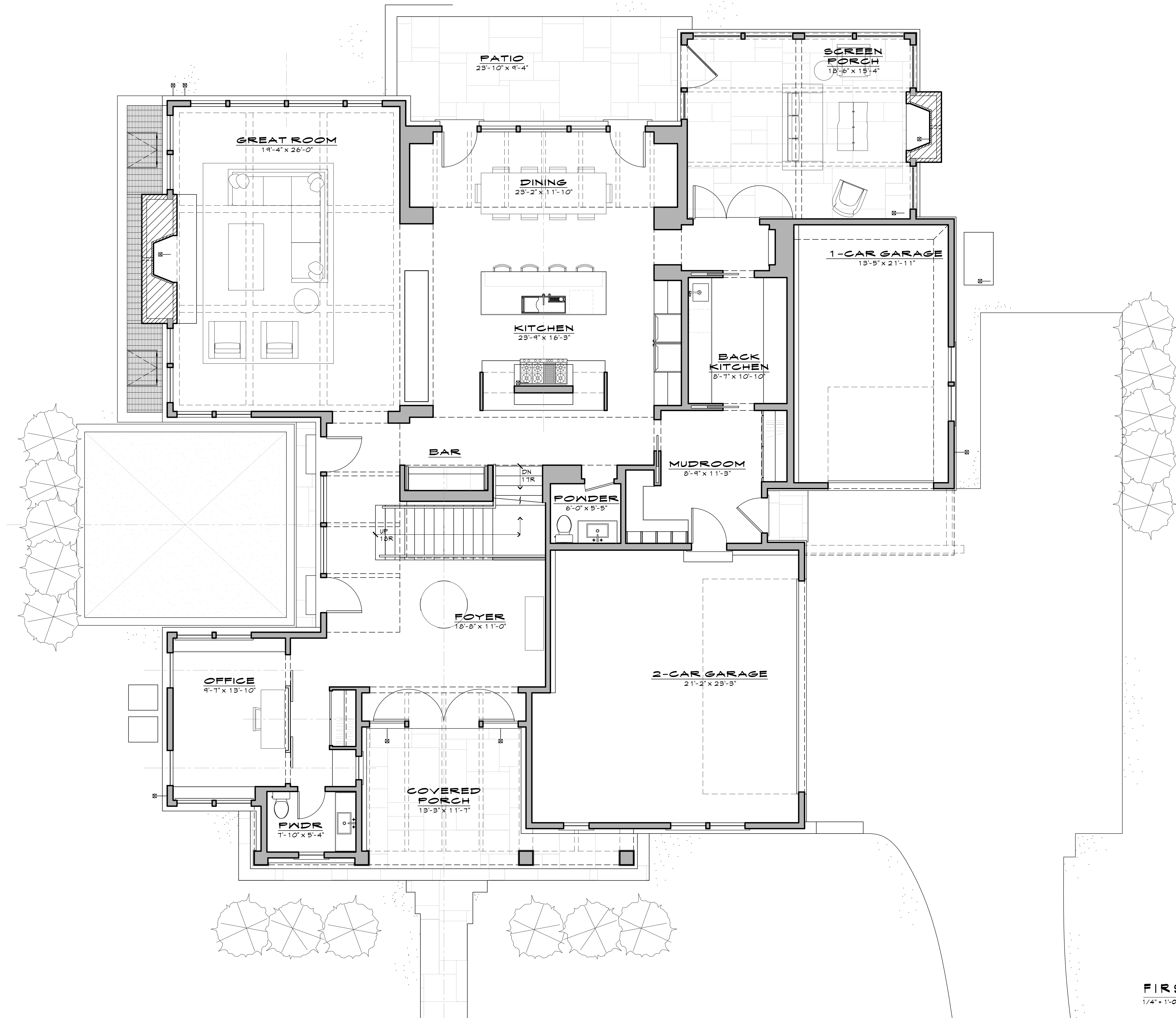
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN
1/4" = 1'-0"

7.20.2021

THE SHAH RESIDENCE
319 EAST THIRD STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE

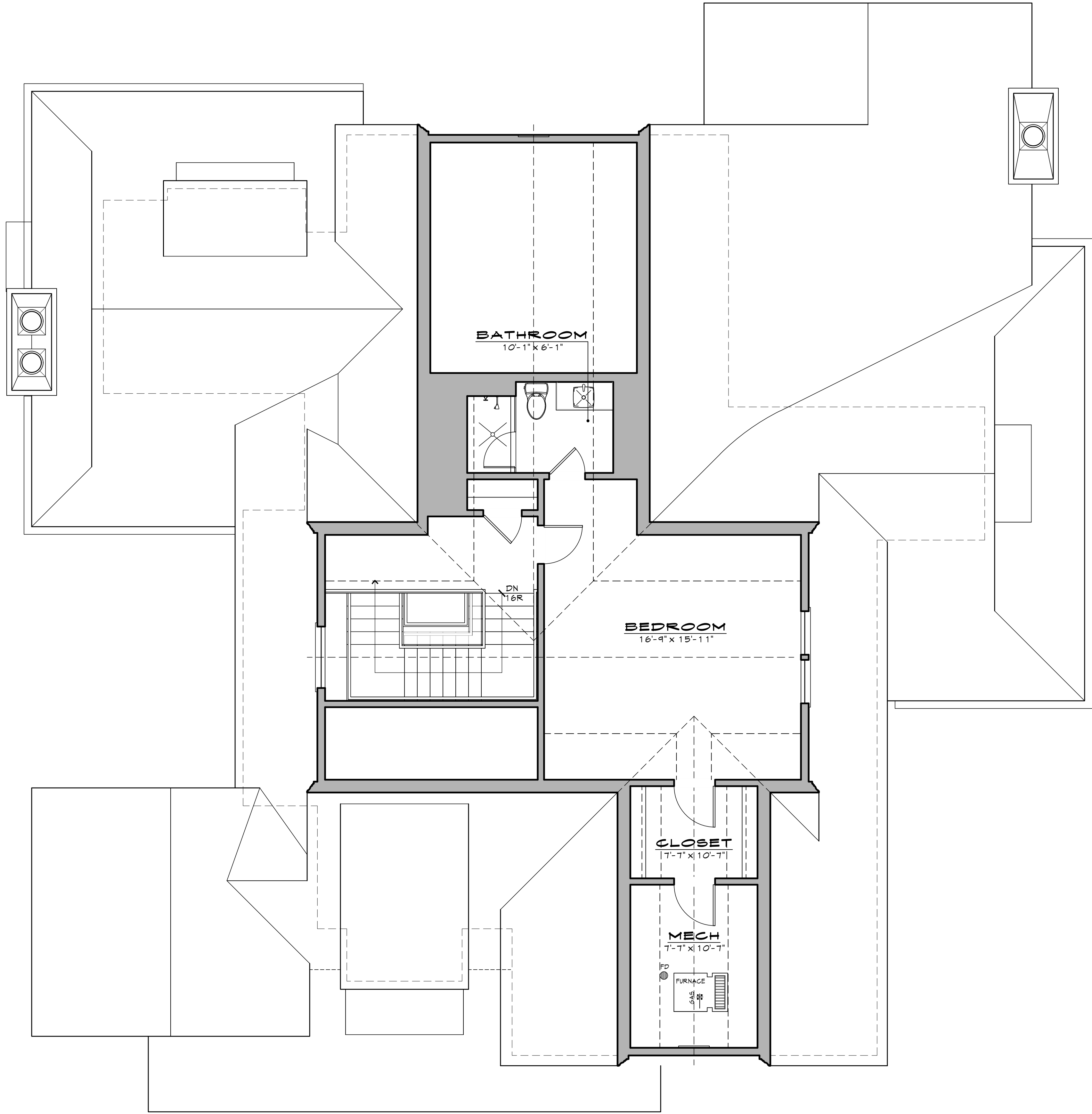


SECOND FLOOR PLAN
1/4" = 1'-0"

7.20.2021

THE SHAH RESIDENCE
319 EAST THIRD STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE

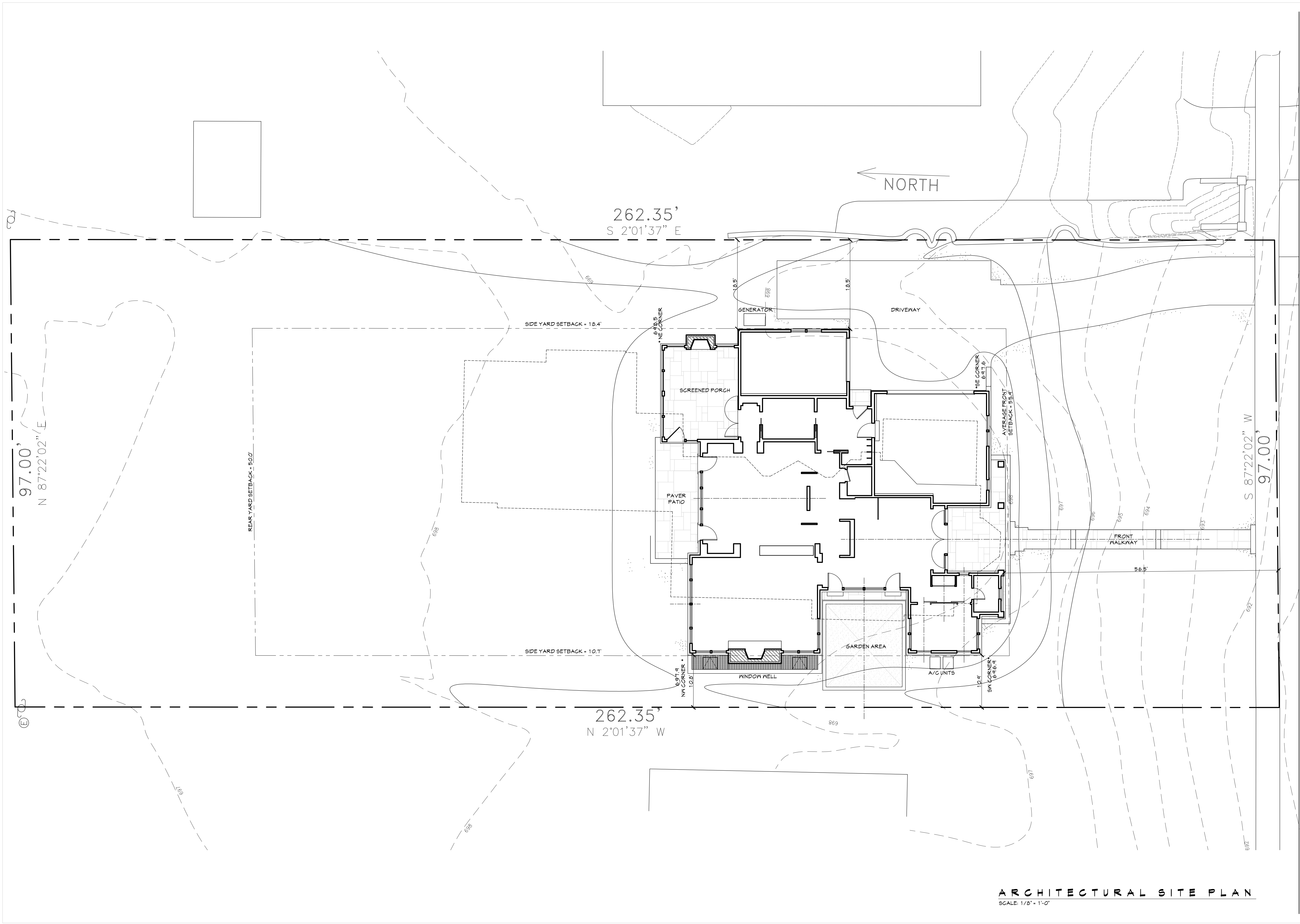


THIRD FLOOR PLAN
1/4" = 1'-0"

7.20.2021

THE SHAH RESIDENCE
319 EAST THIRD STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

1.20.2021

THE SHAH RESIDENCE
319 EAST THIRD STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE

TOPOGRAPHIC PLAT OF SURVEY

THE EAST 97 FEET OF LOT 6 IN BLOCK 2 OF HICKLEY'S SUBDIVISION OF BLOCK 7 OF ROBBINS FIRST ADDITION TO HINSDALE IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1888, AS DOCUMENT 38701, IN DUFAGE COUNTY, ILLINOIS.

COMMON ADDRESS:
319 E. THIRD STREET
HINSDALE, IL

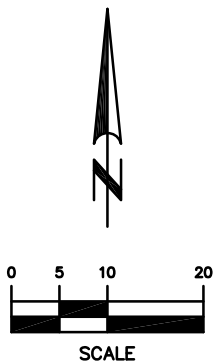
DUPAGE COUNTY
PROPERTY INDEX NUMBER
(PIN)
09-12-209-009

AREA
25,446 SQ.FT.
0.584 AC
(more or less)

LEGEND	
	EXISTING
OVERHEAD TRANSMISSION LINES	OTL
CABLE LINE	C
ELECTRIC LINE	E
GAS LINE	G
WATER LINE	W
STORM SEWER	SS
SANITARY SEWER	S
CHAIN LINK FENCE	CLF
WOOD FENCE	WF
METAL FENCE	MF
SANITARY MANHOLE	SM
MANHOLE	M
INLET	I
WATER MANHOLE	WM
HYDRANT	H
VALVE	V
LIGHT POLE	LP
TELECOM METER	TM
GAS METER	GM
ELECTRIC METER	EM
UTILITY POLE	UP
TREE W/DIAMETER	TW
TOP OF FOUNDATION	TOF
SPOT ELEVATION	SE

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
- ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY LOCAL C.O.R.S. OBSERVATIONS.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON DEED RECORDED AS Doc R2020-118390 AND THE RECORDED PLAT OF SUBDIVISION. FOR BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO RECORDED PLATS, DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



[Signature]
MARK H. LANDSTROM, I.L.S. No. 2625
LICENSE EXPIRES: NOVEMBER 30, 2020

ADDRESS	SETBACK
135 ELM STREET	56.1'
311 E. THIRD STREET	55.2'
319 E. THIRD STREET	(57.5')
327 E. THIRD STREET	55.9'
337 E. THIRD STREET	56.2'
136 OAK STREET	(47.5')

AVERAGE SETBACK ON
E. THIRD STREET = 55.9'
(EXISTING AVERAGE EXCLUDES 319 THIRD & 136 OAK)

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. 20-10-014-TOPO

FIELD WORK COMPLETED: 10/15/20

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

DATED: 10/23/20

MARK H. LANDSTROM, I.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2020





MEMORANDUM

DATE: August 27, 2021

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-05-2021 – 444 E. Fourth Street – Preliminary Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: September 1, 2021 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a preliminary application from McAlpine Tankersley Architecture, the project architect, requesting approval of a Certificate of Appropriateness (COA) to allow for the construction of a new single-family home located at 444 E. Fourth Street in the Robbins Park Historic District.

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

Background

On March 8, 2017, the HPC unanimously voted to deny the COA request to demolish the house located at 444 E. Fourth Street. The two-story single-family home was constructed in 1929 in the Tutor Revival style and was originally designed by R. Harold Zook. Because no demolition permit was applied for within a year of the decision, the applicant was required to go back through the process to receive a new approval for the request. On July 1, 2020, the HPC unanimously denied a request to waive the COA application requirement to provide plans and specifications for new construction as part of the new request for demolition. The applicant appealed the denial to the Board of Trustees, as authorized by Section 14-5-3 of the Village Code.

On August 11, 2020, the Village Board approved waiving the plan requirement for the COA and, given the unusual circumstances present in this particular case, waived the requirement that the applicant return to the HPC to apply for a new COA. Since that time, the house has been demolished, the property was subdivided allowing the relocation of the eastern lot line to expand the adjacent lot at 448 E. Fourth Street, and the property was sold to a new owner.

Request and Analysis

The applicant requests approval to construct a new code-compliant single family house on a 47,960 square foot vacant lot. The lot is considered a through lot with frontage on both Fourth Street and Woodside Avenue. The property located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.



MEMORANDUM

The applicant has submitted a site plan, interior floor plans, colored rendering and sketch of the front elevation, black and white elevations of all sides of the proposed single-family home, and photos of the neighboring properties for review.

The proposed 10,026 square foot, two-story single family house will primarily be constructed of a stone masonry veneer and incorporates elements of the Cotswold style of architecture. The building features painted wood siding accent areas with half timbering, limestone parapet walls and trim, painted wood shutters, decorative cooper accents, a slate roof, and an attached garage. As shown on the submitted site plan, driveway access will be provided via Woodside Avenue.

Process

In accordance with Section 14-5-4, the purpose of a Preliminary Application for a Certificate of Appropriateness Review is to broadly acquaint the Historic Preservation Commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns. At the meeting at which the preliminary application is considered, any member of the commission may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no recommendation shall be made, and no final or binding action shall be taken, with respect to any preliminary application by the Commission. Any views expressed in the course of the Commission's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Commission, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Title.

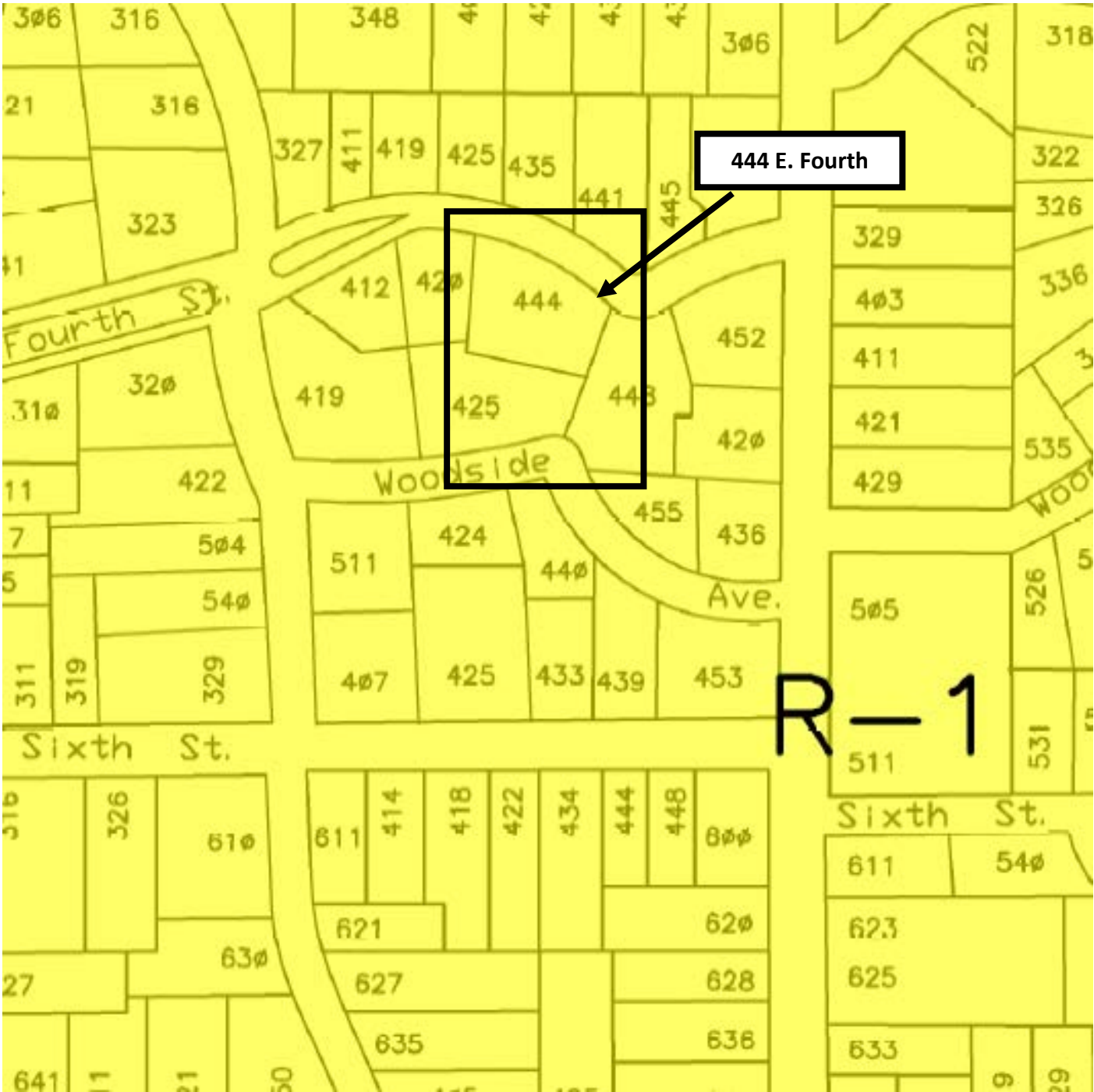
Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a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

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet
6. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
7. Application for Certificate of Appropriateness and Exhibits

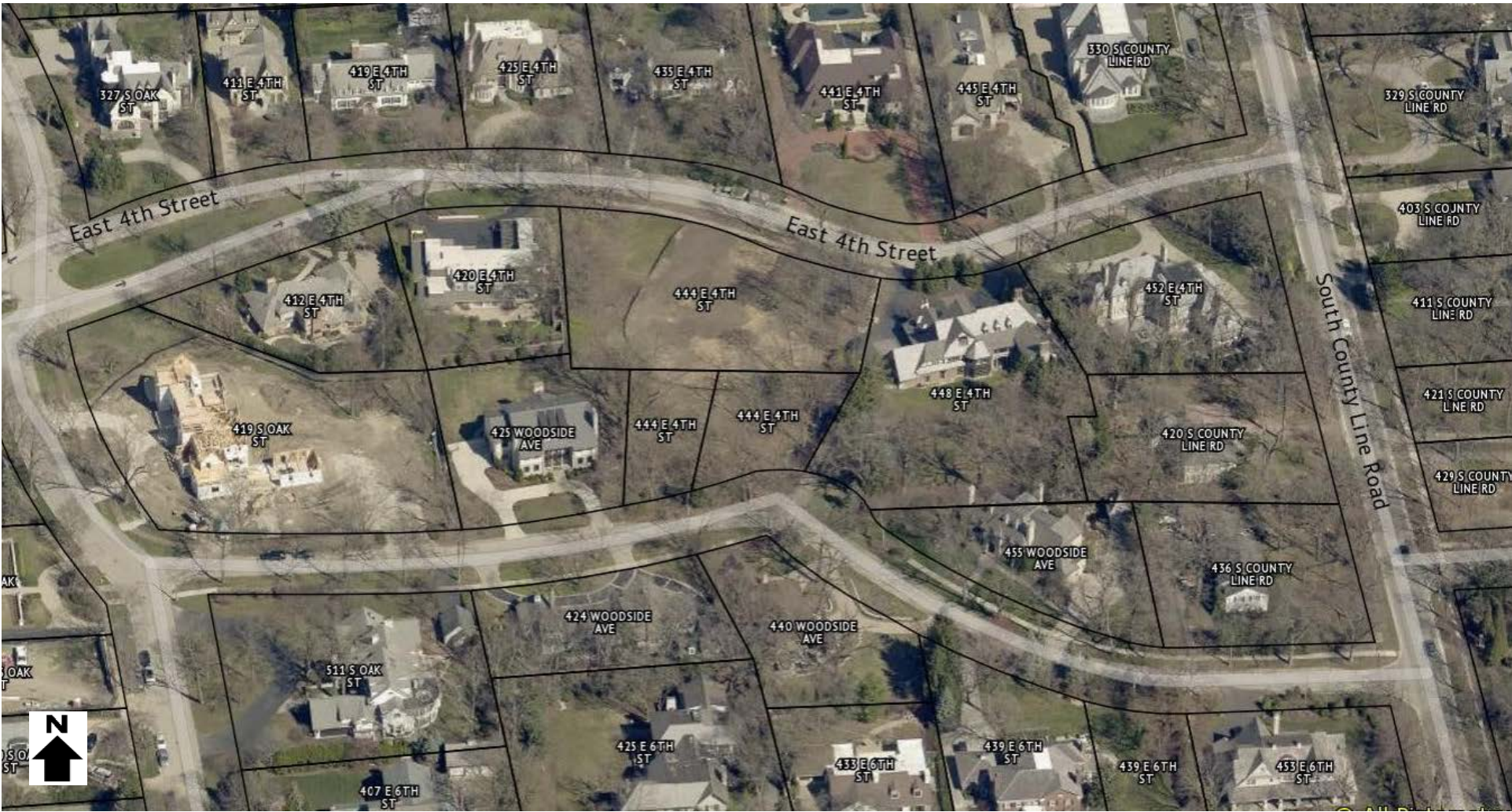
Village of Hinsdale Zoning Map and Project Location



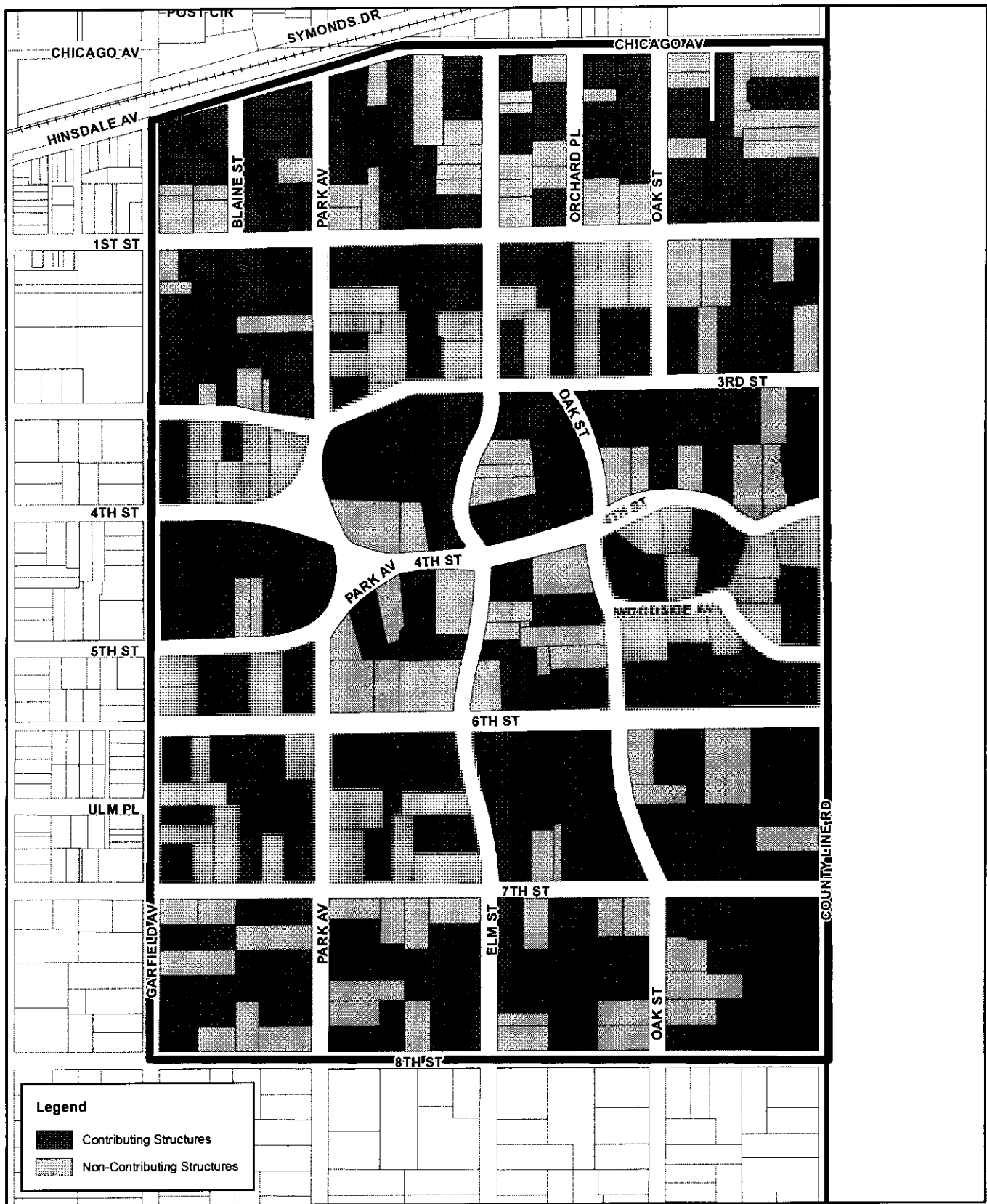
Aerial View – 444 E. Fourth Street



Birds Eye View – 444 E. Fourth Street



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO		STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
200	E	FOURTH	Neo-Colonial	c. 1960		NC	-			
202	E	FOURTH	Queen Anne - Free Classic	1886	Hinkley House	C	NC			detached garage
205	E	FOURTH	Neo-Prairie School	1992	Niem, Bob & Dana House	NC	-	Mizani & Associates	Steben Bldrs., Inc.	
211	E	FOURTH	Craftsman	1914		C	C			detached garage
222	E	FOURTH	Under construction	2007-08		NC	-			
310	E	FOURTH	Colonial Revival	c. 1935		C	-			
320	E	FOURTH	Neo-Traditional	1999		NC	-	Johnson, Erick	North Ridge builders	
323	E	FOURTH	Prairie	1905	Welles, Edward P. House	C	C	Spencer & Powers		detached garage
411	E	FOURTH	Neo-Traditional	2005-06		NC	-			
412	E	FOURTH	Ranch	1972		NC	-	Nemoede, Albert H.		
419	E	FOURTH	Dutch Colonial Revival	c. 1925		C	-			
420	E	FOURTH	Mansard	1969	Hilton, John House	NC	NC	Smithson, A. T.	Sather, John & Son	shed
425	E	FOURTH	Neo-Traditional	1995		NC	-	Olson, Steven C., LTD.		
435	E	FOURTH	Colonial Revival	1931	Wheeler, Gordon B. House	C	-	Marx, Elmer W.	Nelson, N. J.	
441	E	FOURTH	Under construction	2007-08		NC	-			
444	E	FOURTH	Tudor Revival	1929	Keig, Marshall House	C	-	Zook, R. Harold		
445	E	FOURTH	Neo-Traditional	1989		NC	-	Lisee & Biederman, Ltd.	Neighborhood Homes, Inc.	
448	E	FOURTH	Neo-Traditional	1987		NC	-	George, Charles Vincent	Dressler, Phil	
452	E	FOURTH	Neo-Traditional	2004		NC	-	Estenssoro, Sergio G.		
23	S	GARFIELD	Queen Anne	c. 1890		C	-			
27	S	GARFIELD	Queen Anne	c. 1890		C	NC			detached garage
33	S	GARFIELD	Bungalow	1903		C	C			coach house

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

14-5-2: CRITERIA:

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

A. General Standards:

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

B. Design Standards:

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

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

**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: 444 E. 4th Street / 09-12-221-010

I. GENERAL INFORMATION

1. Applicants Name: McAlpine Tankersley Architecture P.C.
Address: 225 Polk Avenue, Suite 220
Nashville, TN 37203
Telephone Number: 615-259-1222
2. Owner of Record (if different from applicant): Chicago Title & Trust # 8002384842
Address: 444 E. 4th Street
Hinsdale, IL 60521
Telephone Number: 312-965-1371
3. Others involved in project (include, name, address and telephone number):
Architect: McAlpine Tankersley Architecture P.C.
see above "applicant"
Attorney: Peter Cowles Jr.
15 Spinning wheel Rd, suite 312, Hinsdale, IL 60521
Builder: Tiburon Homes
115 S. Garfield St., Hinsdale, IL, 60521; 630-887-7050
Engineer: Hinsdale Engineering (structural)
514 South Grant St, Hinsdale, IL, 60521; 630-323-7757

II. SITE INFORMATION

1. Describe the existing conditions of the property: The lot is vacant with street frontage on E. 4th Street and Woodside Avenue (through-lot).
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).

With a traditional vernacular and old world pedigree, this home
blends gracefully into the surrounding history. A visitor
approaches sensing the home has borne witness to a great and
rich chronology and feeling the warm embrace of familiarity.
The unified range of materials eases the eye and comforts
the soul. Stone and wood, glass and slate, composed in
integrity and offered in hospitality. There is a glimmer, a
recognition of tranquility and belonging. The feeling of "home".

5. TABLE OF COMPLIANCE

Address of subject property: 444 E. 4th Street

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 SF	47,960 SF	47,960 SF
Lot Depth	125'	405' average	405' average
Lot Width	125'	210'-7"	210'-7"
Building Height	n/a	n/a	32'
Number of Stories	3	n/a	2
Front Yard Setback	60.52' (block avg.)	n/a	70' per deed restriction
Corner Side Yard Setback	35'	n/a	n/a
Interior Side Yard Setback	22'-0 ³ / ₄ " / 67'-5 ¹ / ₂ " total	n/a	22'-0 ³ / ₄ " / 67'-9 ¹ / ₂ " total
Rear Yard Setback	35' secondary frontage	n/a	40'-5"
Maximum Floor Area Ratio (F.A.R.)*	n/a	n/a	n/a
Maximum Total Building Coverage*	25% (11,990 SF)	n/a	13% (6,572 SF)
Maximum Total Lot Coverage*	50% (23,980 SF)	n/a	33% (15,602 SF)
Parking Requirements	<ul style="list-style-type: none"> 3 per dwelling unit Woodside Ave driveway access required 	n/a	<ul style="list-style-type: none"> garage parking for 4 cars Woodside access
Parking front yard setback	n/a	n/a	n/a
Parking corner side yard setback	n/a	n/a	n/a
Parking interior side yard setback	n/a	n/a	n/a
Parking rear yard setback	n/a	n/a	n/a
Loading Requirements	n/a	n/a	n/a
Accessory Structure Information	<ul style="list-style-type: none"> 10' min. spacing 10% bldg. coverage 	n/a	<ul style="list-style-type: none"> 28'-11" distance 855 SF = 1.7%

* Must provide actual square footage number and percentage.

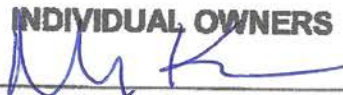
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: n/a

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

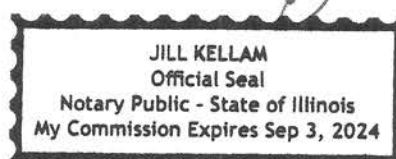
Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 29 day of

July, 2021.


Notary Public

April 2020



Page 5 of 5

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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: _____

Proposed use: Single-family detached dwelling
Other: _____

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	_____	_____
interior side(s)	_____ / _____	_____ / _____

Provided:

Required by Code:

corner side _____

rear _____

Setbacks (businesses and offices):

front: _____

interior side(s) _____ / _____

corner side _____

rear _____

others: _____

Ogden Ave. Center: _____

York Rd. Center: _____

Forest Preserve: _____

Building heights:

principal building(s): _____

accessory building(s): _____

Maximum Elevations:

principal building(s): _____

accessory building(s): _____

Dwelling unit size(s): _____

Total building coverage: _____

Total lot coverage: _____

Floor area ratio: _____

Accessory building(s): _____

Spacing between buildings:[depict on attached plans]

principal building(s): _____

accessory building(s): _____

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By: _____

Applicant's signature

Applicant's printed name

Dated: _____, 20____.

Photo #1 – 4th Street view of 444 E. 4th Street



Photo #2 – Woodside Ave. view of 444 E. 4th Street



Photo #3 – Woodside Ave. view of 444 E. 4th Street



Photo #4 – Adjacent home to the west | 420 E. 4th Street | 4th Street view



Photo #5 – Adjacent home to the east | 448 E. 4th Street | 4th Street view



Photo #6 – 441 E. 4th Street | 4th Street view | Across the street



Photo 7 – 435 E. 4th Street | 4th Street view | Across the street



Photo 8 - 425 E. 4th Street | 4th Street view | Across the street



Photo #9 – Adjacent home to the Southwest | 425 Woodside Ave. | Woodside view



Photo #10 – Adjacent home to the Southwest | 425 Woodside Ave. | 4th St. view



Photo #11 – Adjacent home to the Southeast | 455 Woodside Ave. | Woodside view



Photo #12 – 424 Woodside Ave. | Woodside view | Across the street to the southwest



Photo #13 – 440 Woodside Ave. | Woodside view | Across the street to the southeast



Image #14 – Google Aerial View | 444 E. 4th Street

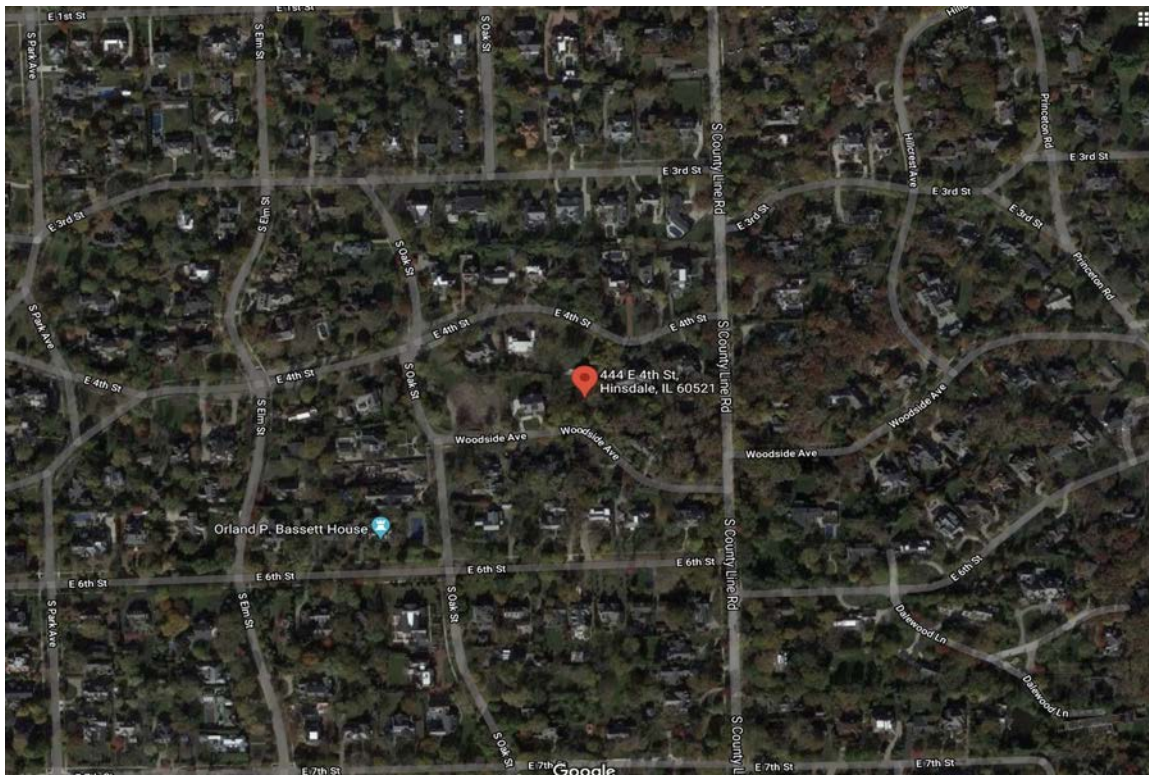
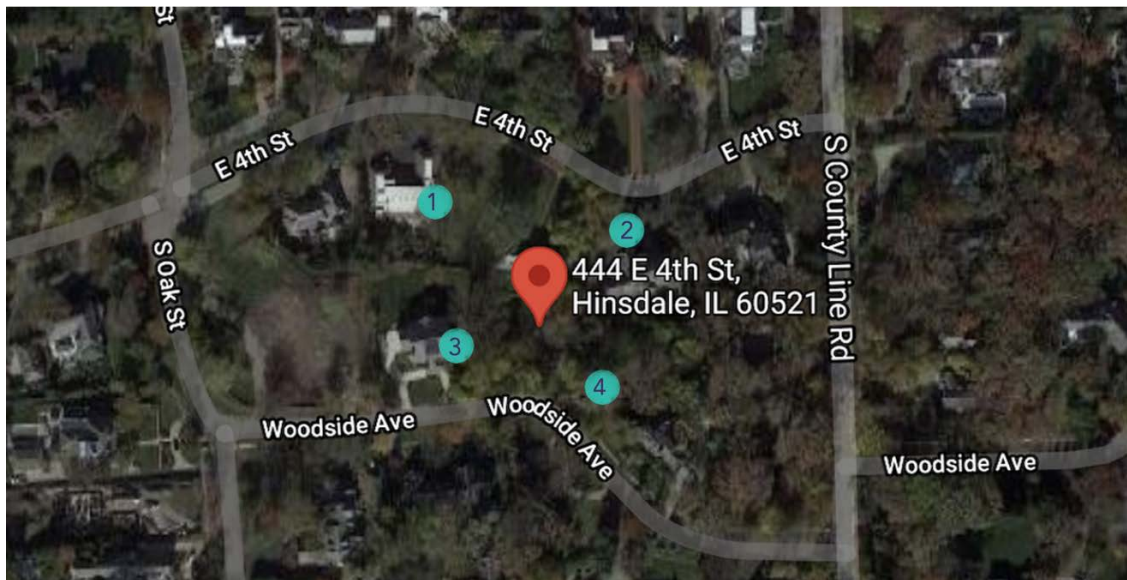
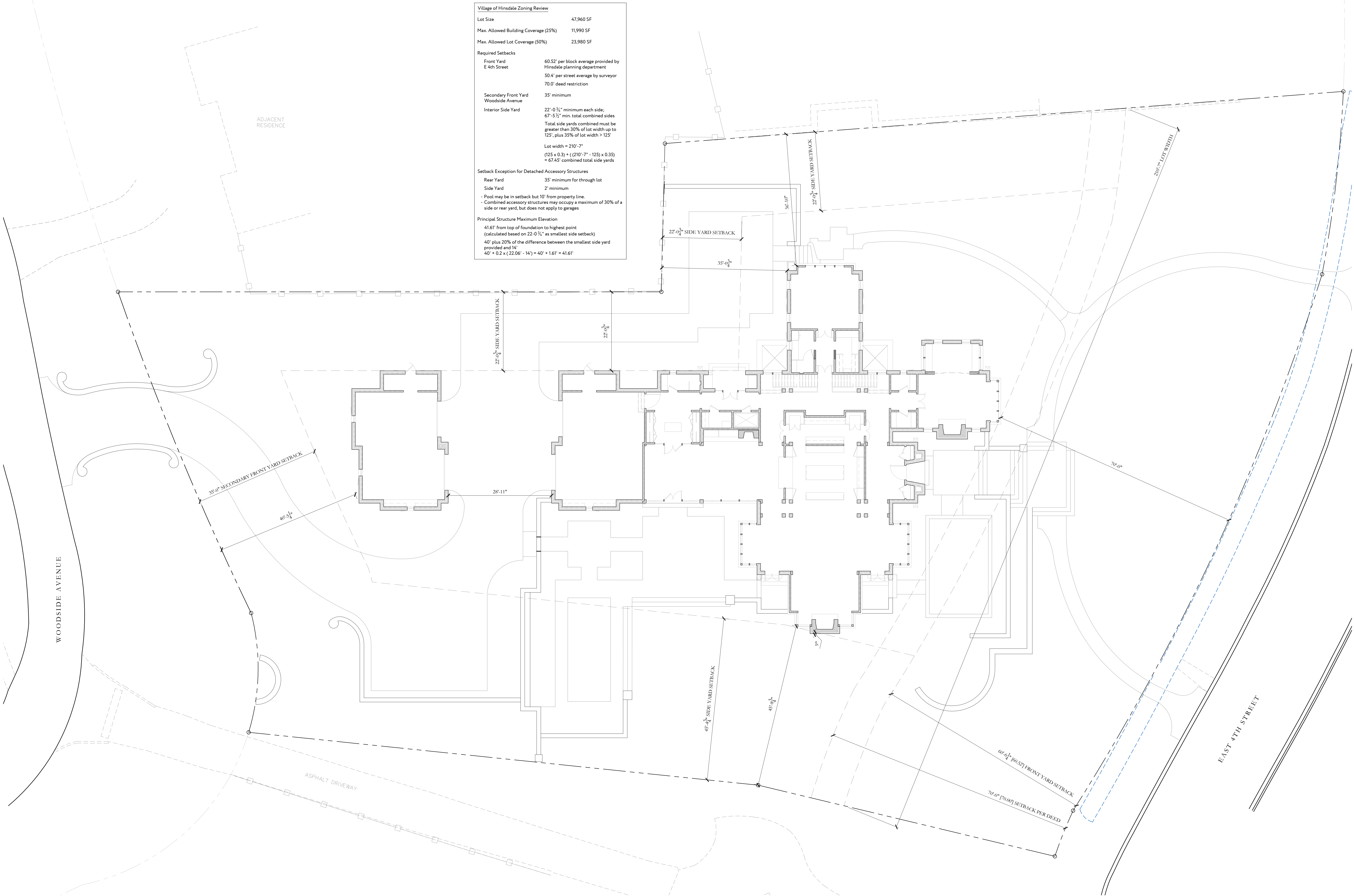


Image #15 – Google Aerial View | 444 E. 4th Street including adjacent properties

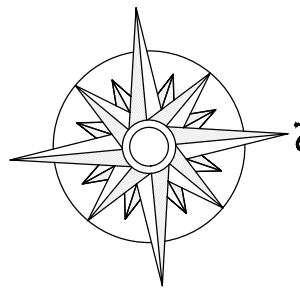


Key from top left to top right

- #1 420 E 4th St – photo #4, adjacent home to the west
- #2 448 E. 4th St – photo #5, adjacent home to the east
- #3 425 Woodside Ave – photos #9 and #10, adjacent home to the Southwest
- #4 455 Woodside Ave - photo #11, adjacent home to the Southeast



Village of Hinsdale Zoning Review	
Lot Size	47,960 SF
Max. Allowed Building Coverage (25%)	11,990 SF
Max. Allowed Lot Coverage (50%)	23,980 SF
Required Setbacks	
Front Yard E 4th Street	60.52' per block average provided by Hinsdale planning department 50.4' per street average by surveyor 70.0' deed restriction
Secondary Front Yard Woodside Avenue	35' minimum
Interior Side Yard	22'-0 3/4" minimum each side; 67'-5 1/2" min. total combined sides Total side yards combined must be greater than 30% of lot width up to 125', plus 35% of lot width > 125' Lot width = 210'-7" (125 x 0.3) + ((210'-7" - 125) x 0.35) = 67.45' combined total side yards
Setback Exception for Detached Accessory Structures	
Rear Yard	35' minimum for through lot
Side Yard	2' minimum
- Pool may be in setback but 10' from property line. - Combined accessory structures may occupy a maximum of 30% of a side or rear yard, but does not apply to garages	
Principal Structure Maximum Elevation	
41.61' from top of foundation to highest point (calculated based on 22'-0 3/4" as smallest side setback) 40' plus 20% of the difference between the smallest side yard provided and 14' 40' + 0.2 x (22.06' - 14') = 40' + 1.61' = 41.61'	



site plan

1" = 10'

This drawing is an instrument of service, and the property of McALPINE TANKERSLEY ARCHITECTURE, P.C., not to be reproduced, in whole or in part, without the express written consent of McALPINE TANKERSLEY ARCHITECTURE, P.C.

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

Hinsdale, Illinois

ISSUE	JULY 28, 2021	DATE
REV		
REV		

SITE PLAN

HPC REVIEW - C.O.A.

A0.1

225 POLK AVENUE SUITE 220
NASHVILLE, TENNESSEE 37203
615.259.1222 MCALPINEHOUSE.COM

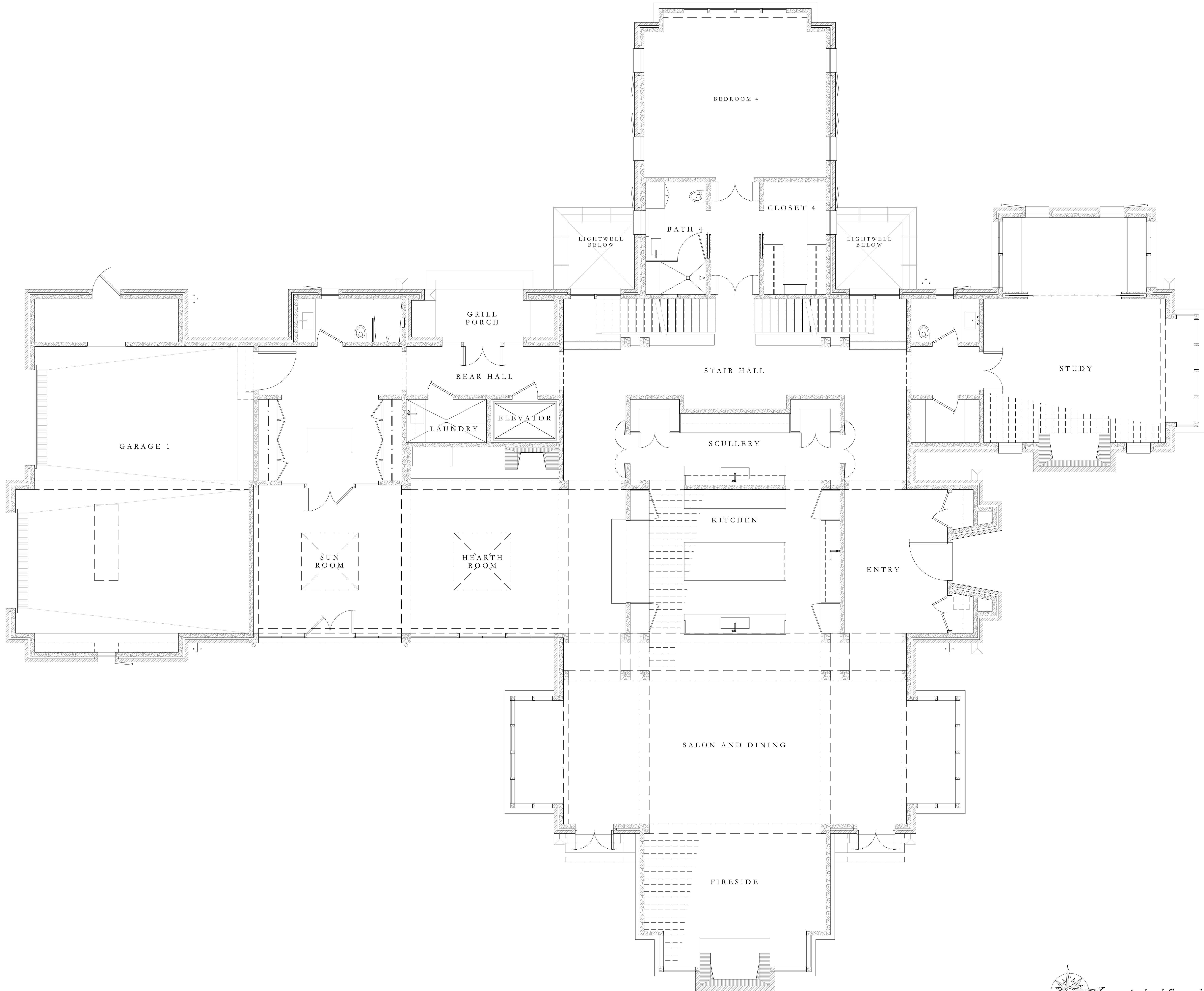
McALPINE

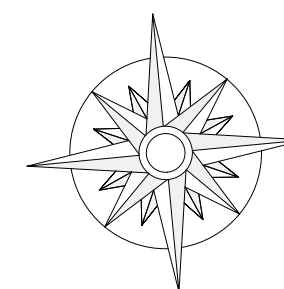
PROJECT

TITLE

SHEET NO

NEW YORK ATLANTA NASHVILLE MONTGOMERY



 *main level floor plan*
1/4" = 1'-0"

house main level	4,855 sq. ft.
garages	1,717 sq. ft.
total main level	6,572 sq. ft.

This drawing is an instrument of service, and the property of McALPINE TANKERSLEY ARCHITECTURE, P.C., not to be reproduced, in whole or in part, without the express written consent of McALPINE TANKERSLEY ARCHITECTURE, P.C.

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

Hinsdale, Illinois

ISSUE	JULY 28, 2021	DATE
DATE		
REV		
REV		

MAIN LEVEL
FLOOR PLAN

HPC REVIEW - C.O.A.

A1.1

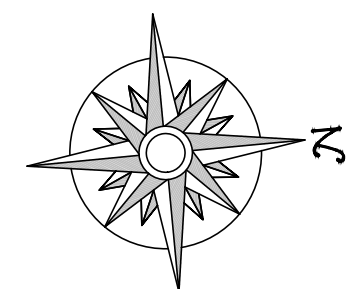
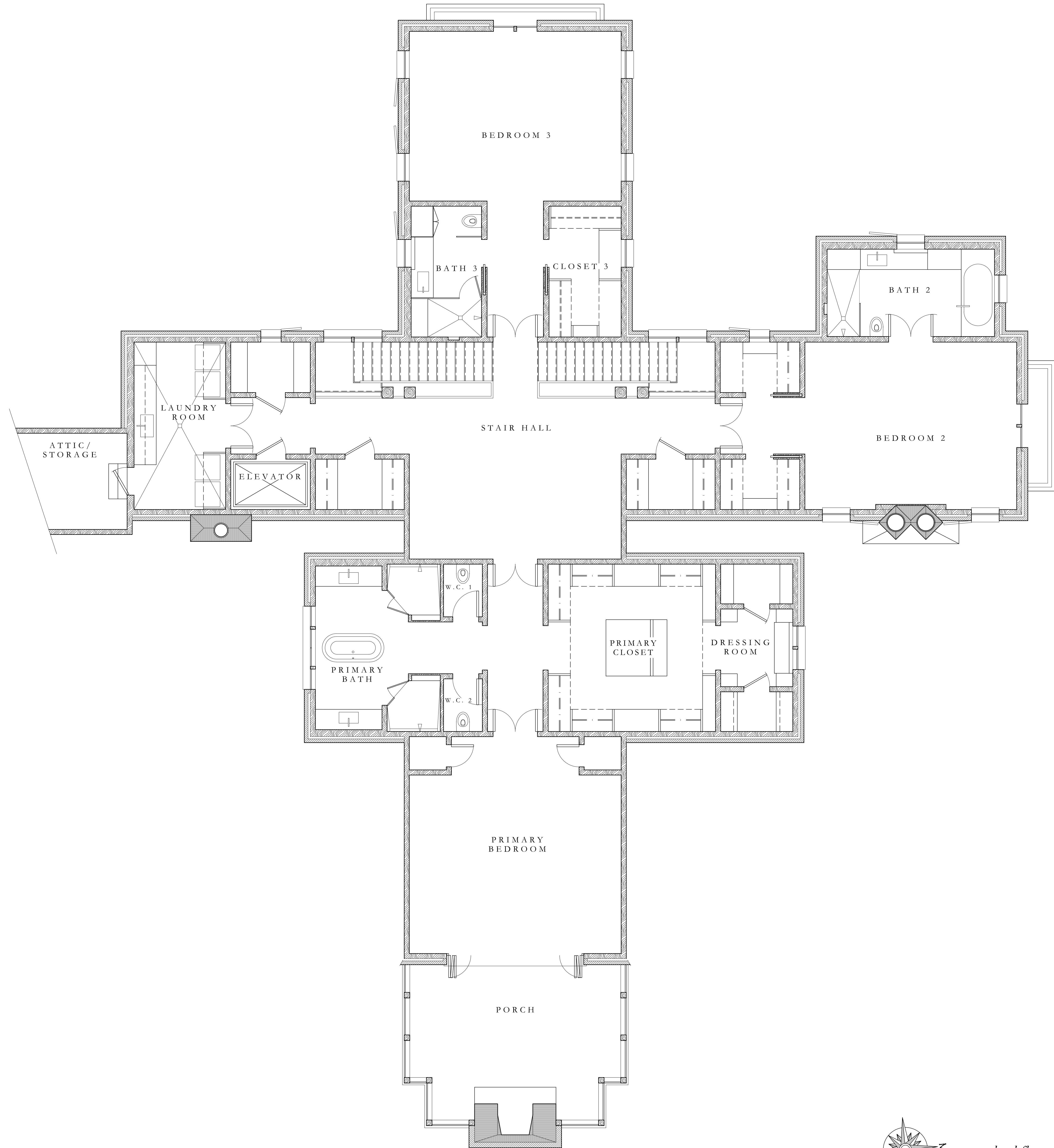
PROJECT

TITLE

SHEET NO

225 POLK AVENUE SUITE 220
NASHVILLE, TENNESSEE 37203
615.259.1222 MCALPINEHOUSE.COM
NEW YORK ATLANTA NASHVILLE MONTGOMERY

McALPINE



upper level floor plan

1/4" = 1'-0"

house upper level 3,454 sq. ft.

225 POLK AVENUE SUITE 220
NASHVILLE, TENNESSEE 37203
615.259.1222 MCALPINEHOUSE.COM

NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCALPINE

This drawing is an instrument of service, and the property of McALPINE TANKERSLEY ARCHITECTURE, P.C., not to be reproduced, in whole or in part, without the express written consent of McALPINE TANKERSLEY ARCHITECTURE, P.C.

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

PROJECT

Hinsdale, Illinois

ISSUE
DATE JULY 28, 2021

REV

REV

REV

DATE

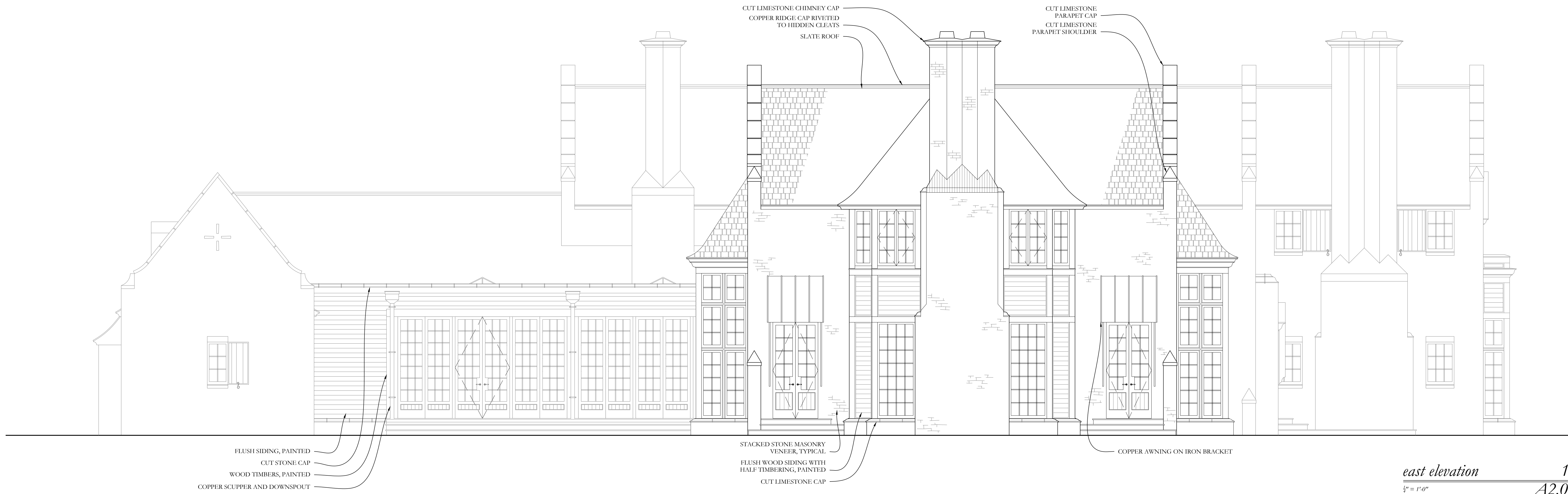
UPPER LEVEL
FLOOR PLAN

TITLE

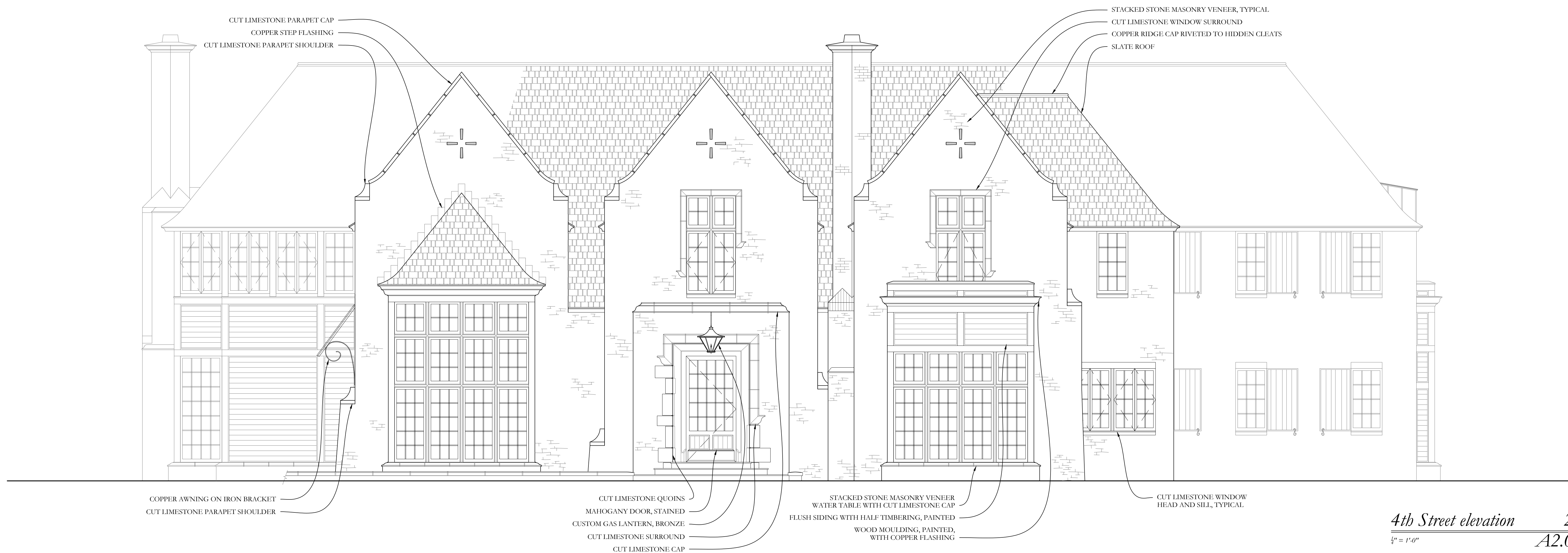
HPC REVIEW - C.O.A.

A1.2

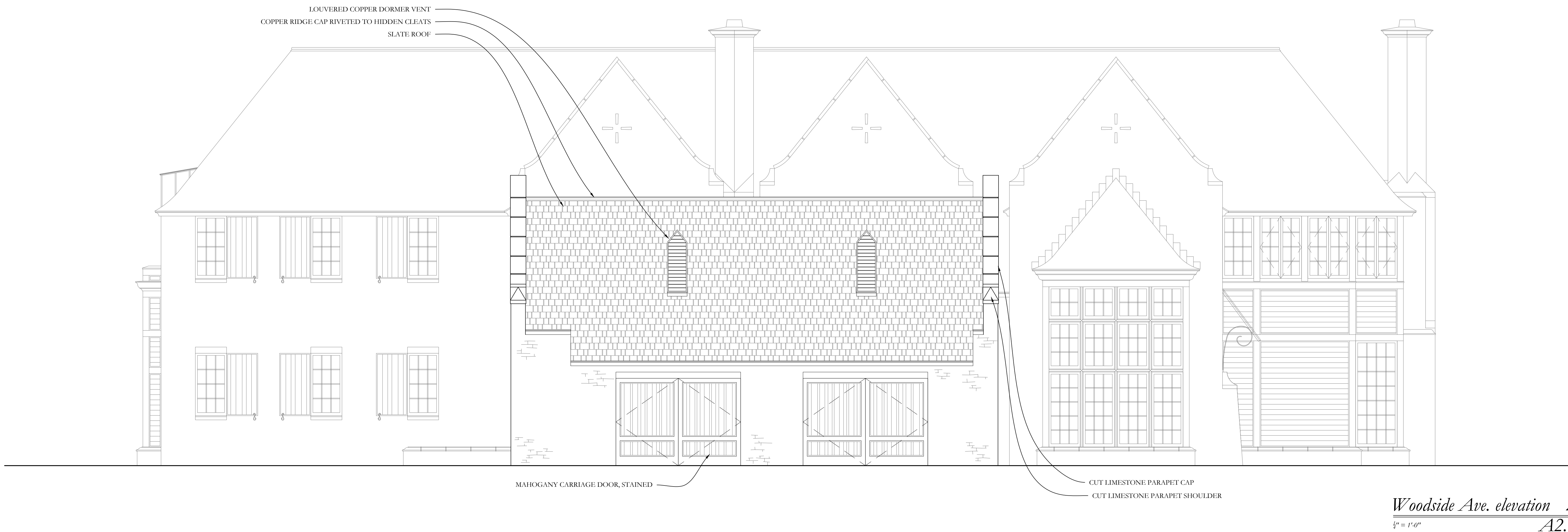
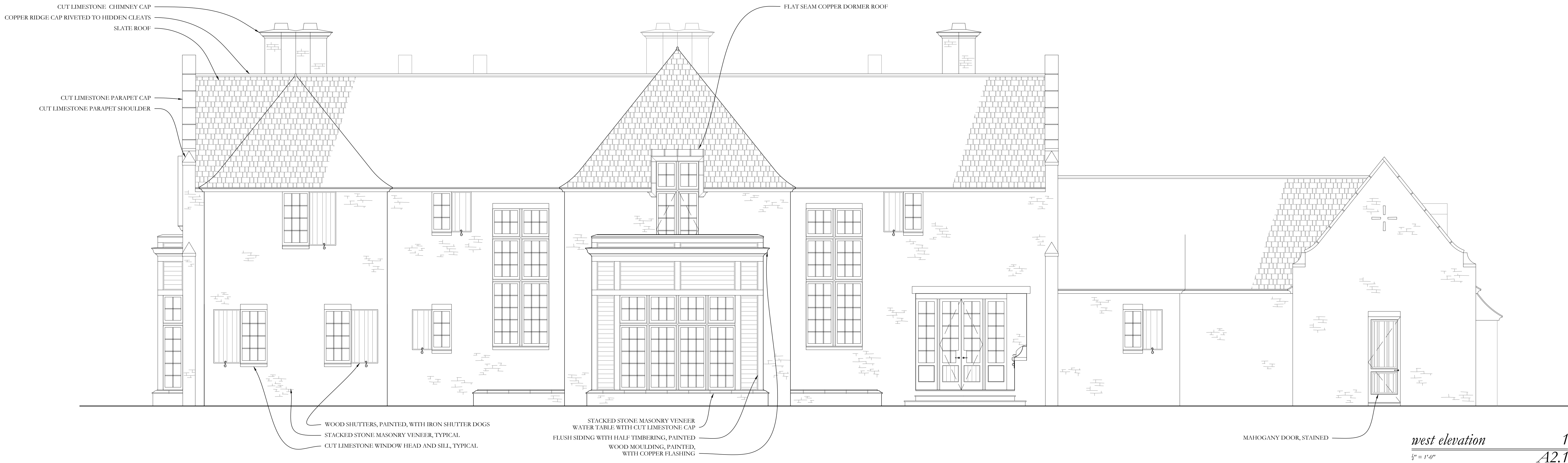
SHEET NO



east elevation
 $\frac{1}{4}'' = 1'-0''$ 1
A2.0



4th Street elevation
 $\frac{1}{4}'' = 1'-0''$ 2
A2.0



225 POLK AVENUE SUITE 220
NASHVILLE, TENNESSEE 37203
615.259.1222 MCALPINEHOUSE.COM
NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCALPINE

This drawing is an instrument of service, and the property of McALPINE TANKERSLEY ARCHITECTURE, P.C., not to be reproduced, in whole or in part, without the express written consent of McALPINE TANKERSLEY ARCHITECTURE, P.C.

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

Hinsdale, Illinois

ISSUE	JULY 28, 2021	DATE
REV		DATE
REV		DATE
REV		DATE

ELEVATIONS

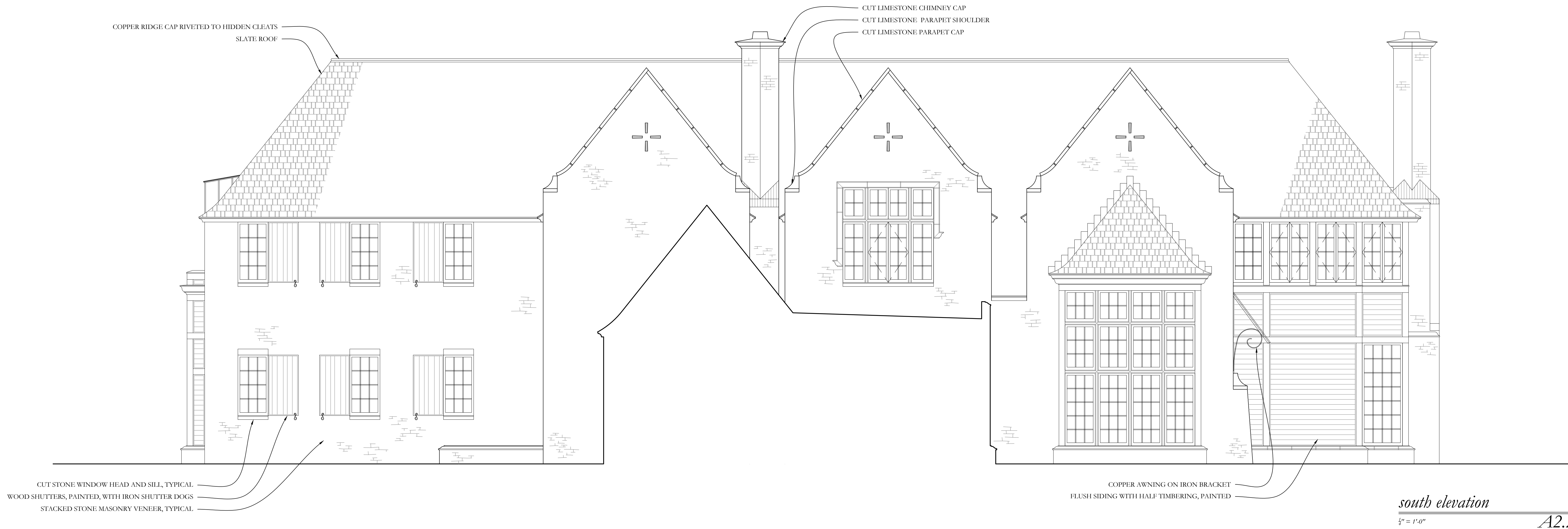
HPC REVIEW - C.O.A.

A2.1

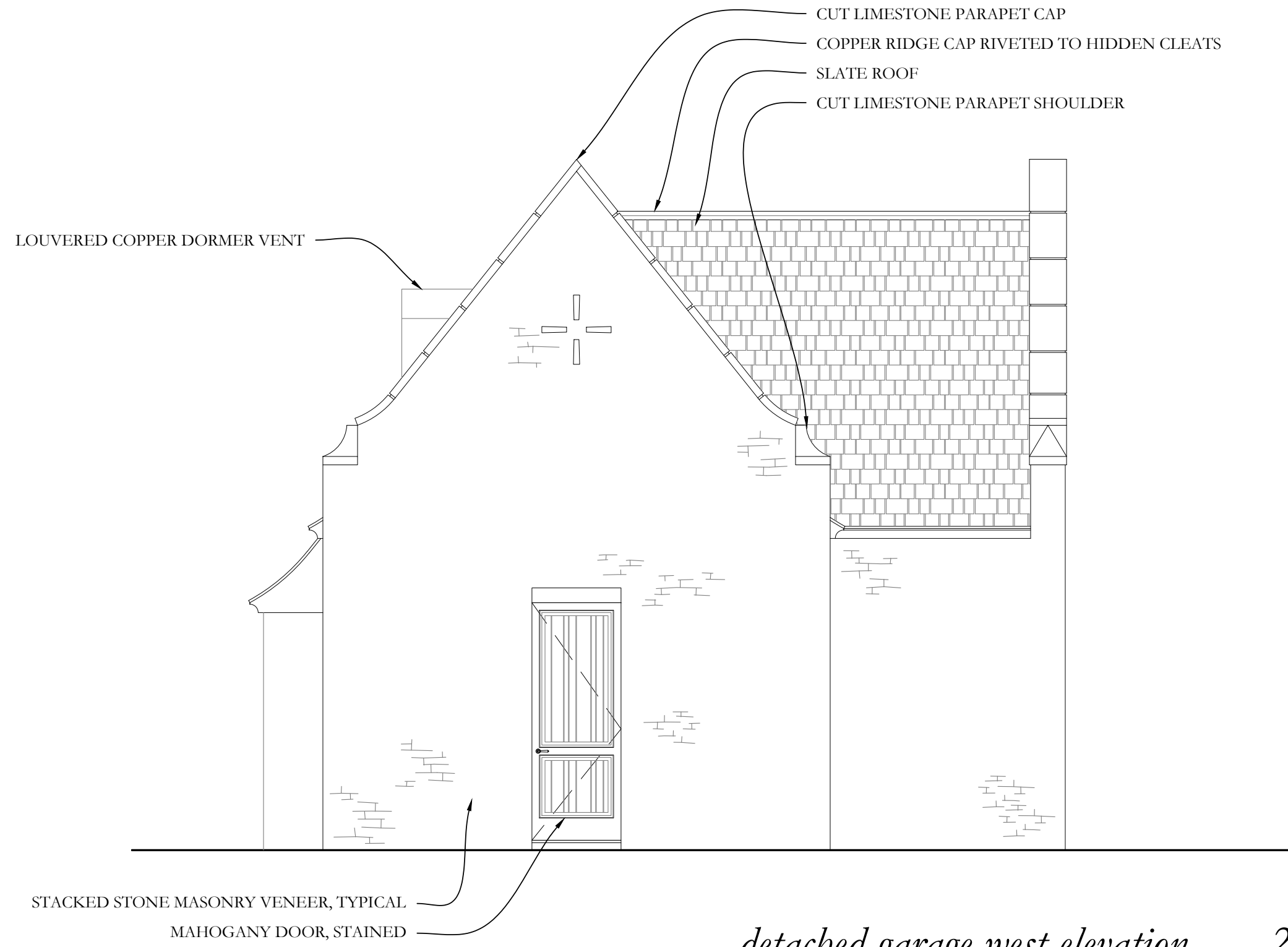
PROJECT

TITLE

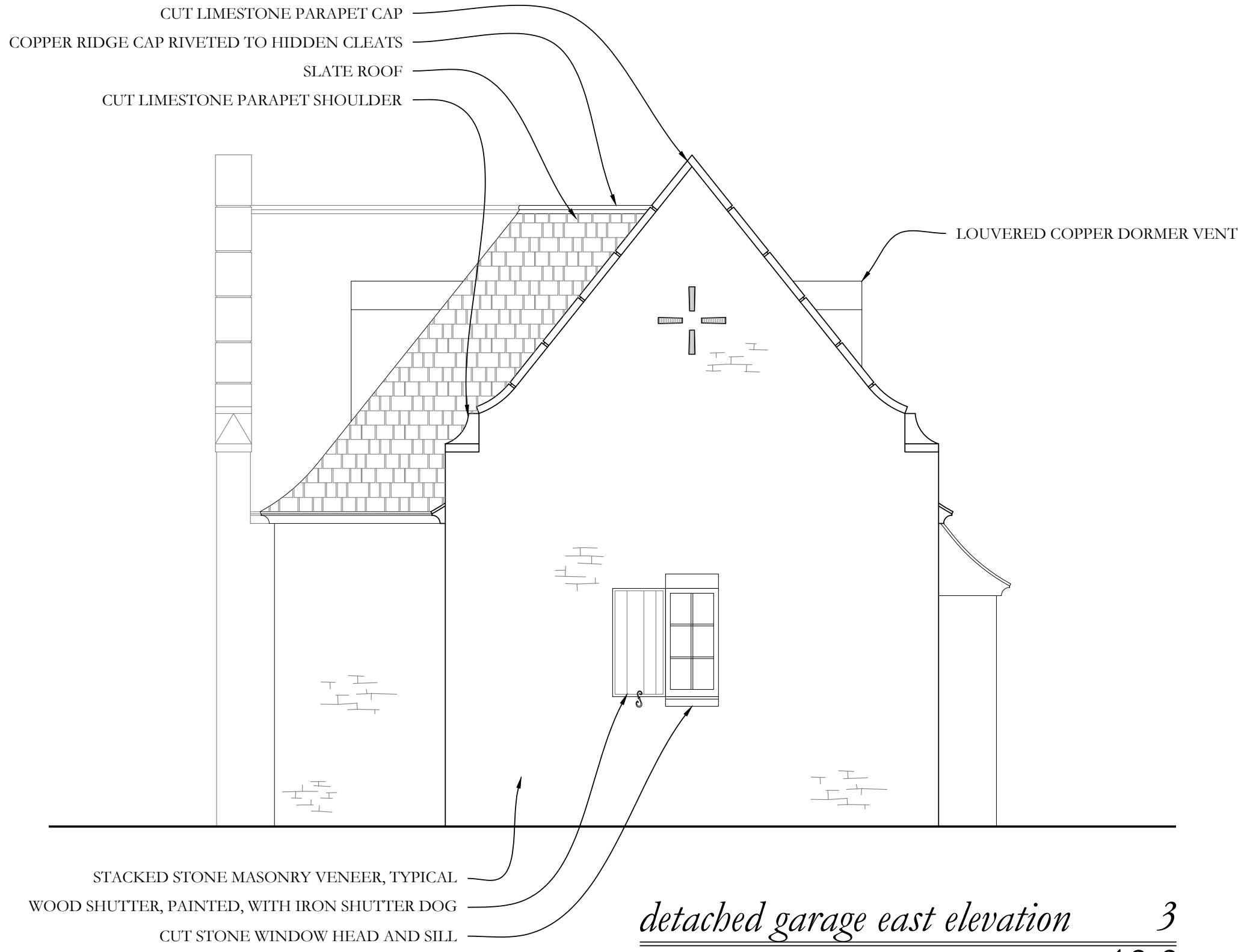
SHEET NO



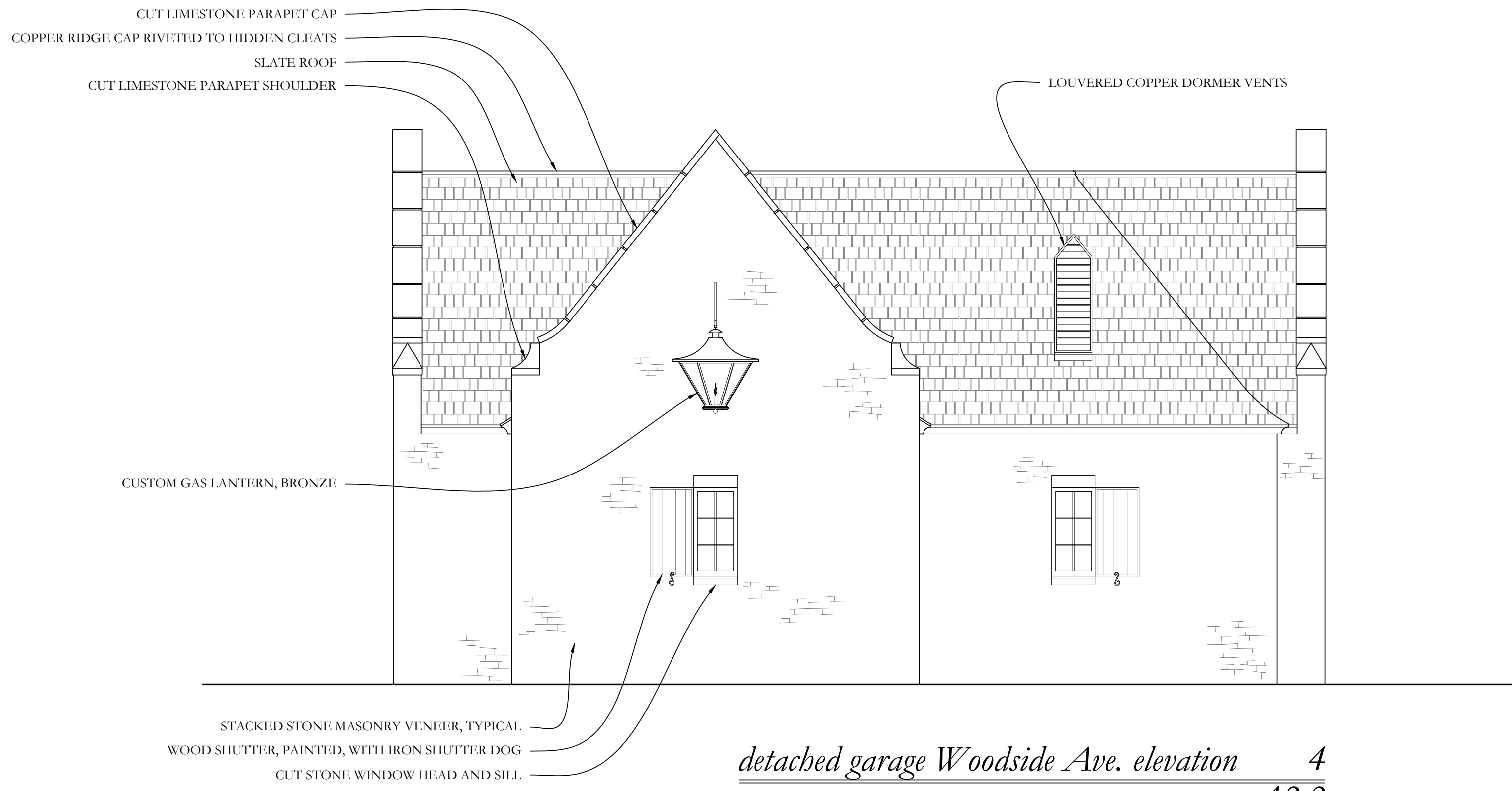
south elevation 1
1/4" = 1'-0" A2.2



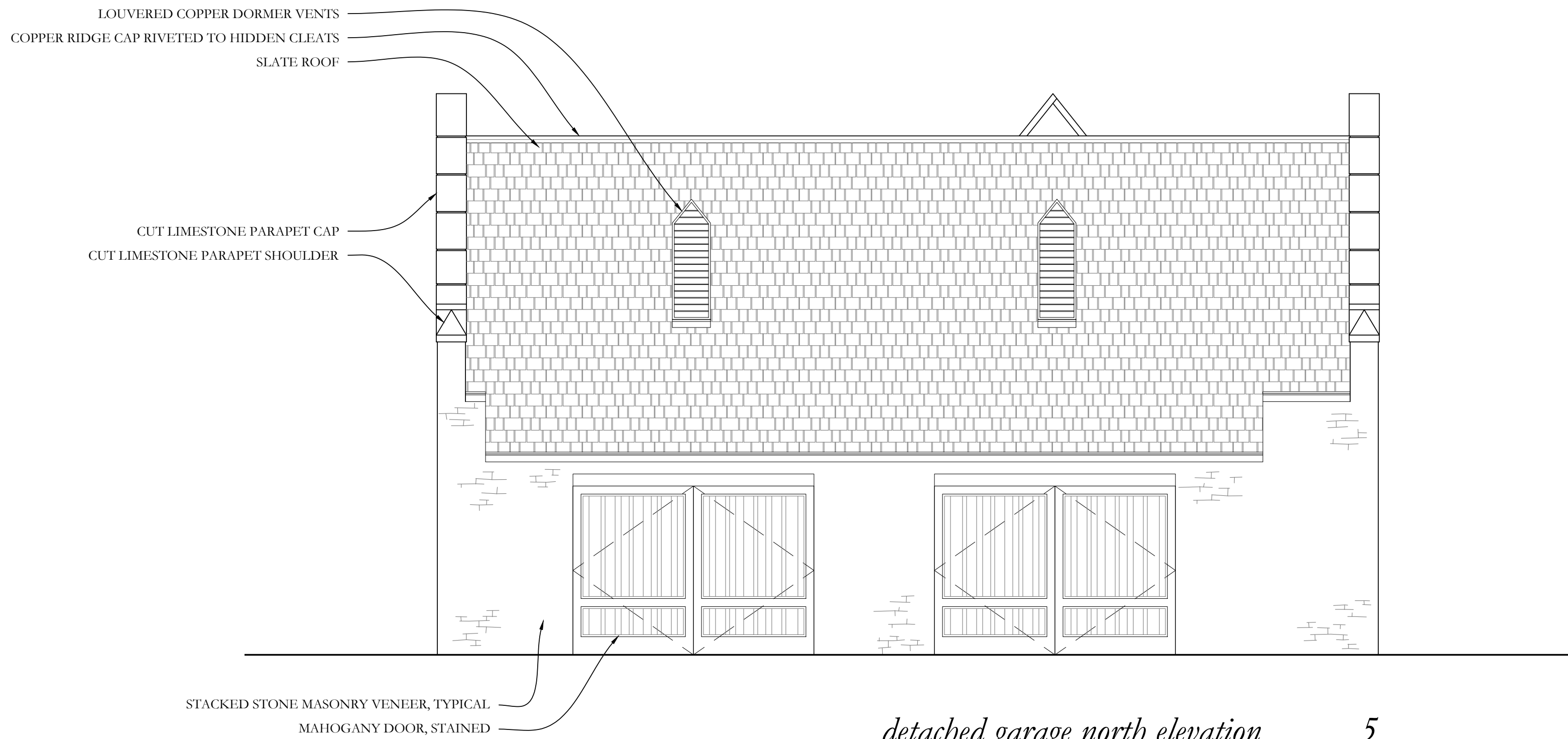
detached garage west elevation 2
1/4" = 1'-0" A2.2



detached garage east elevation 3
1/4" = 1'-0" A2.2



detached garage Woodside Ave. elevation 4
1/4" = 1'-0" A2.2



detached garage north elevation 5
1/4" = 1'-0" A2.2

TOPOGRAPHIC PLAT OF SURVEY

LOT 1 IN BOUSQUETTE'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 2020, AS DOCUMENT R2020-147858, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS:
444 E. 4TH STREET
HINSDALE, IL

DUPAGE COUNTY
PROPERTY INDEX NUMBER
(P.I.N.)
09-12-221-010

LEGEND	
OVERHEAD TRANSMISSION LINES	EXISTING
STORM SEWER	OTL
SANITARY SEWER	—>—>
WATER LINE	—>—>
WOOD FENCE	—W—W—
SANITARY MANHOLE	⊙
MANHOLE	⊙
FLARED END SECTION	⊙
HYDRANT	⊙
WATER VALVE	⊙
UTILITY POLE	⊙
TREE W/DIAMETER	⊙
TOP OF FOUNDATION	⊙
SPOT ELEVATION	1/1" 700.00

AREA
47,960 SQ.FT.
1.101 AC
(more or less)

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT. RECORDED BEARINGS FOR BOUSQUETTE'S RESUBDIVISION NEED TO BE ROTATED CLOCKWISE 0°05'04" TO MATCH MEASURED.
- ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DETERMINED BY LOCAL C.O.R.S. OBSERVATIONS.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM DOC R2020-156356 AND THE RECORDED PLAT OF RESUBDIVISION. FOR BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JUNE 22, 2021. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



MARK H. LANDSTROM
2625
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
PALOS HILLS, ILLINOIS
NOVEMBER 30, 2022

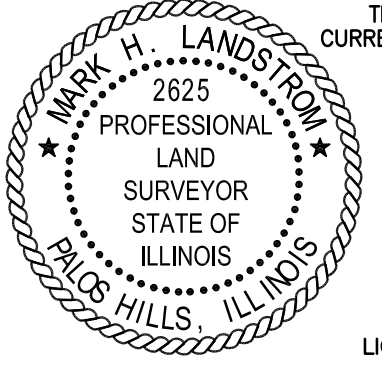
ADDRESS	SETBACK
412 E. 4TH STREET	(38.6')
420 E. 4TH STREET	40.6'
444 E. 4TH STREET*	(100.1')
448 E. 4TH STREET	46.6'
452 E. 4TH STREET	64.0'
AVERAGE SETBACK ON E. 4TH STREET = 50.4'	
(EXISTING AVERAGE ON E. 4TH STREET EXCLUDES 412 E. 4TH STREET & 444 E. 4TH STREET)	
*PREVIOUS RESIDENCE DEMOLISHED WITHIN LAST 5 YEARS	

PROPERTY IS SUBJECT TO 70 FOOT BUILDING SETBACK FROM EXISTING SIDEWALK PER DOCUMENT # R2020-156356.

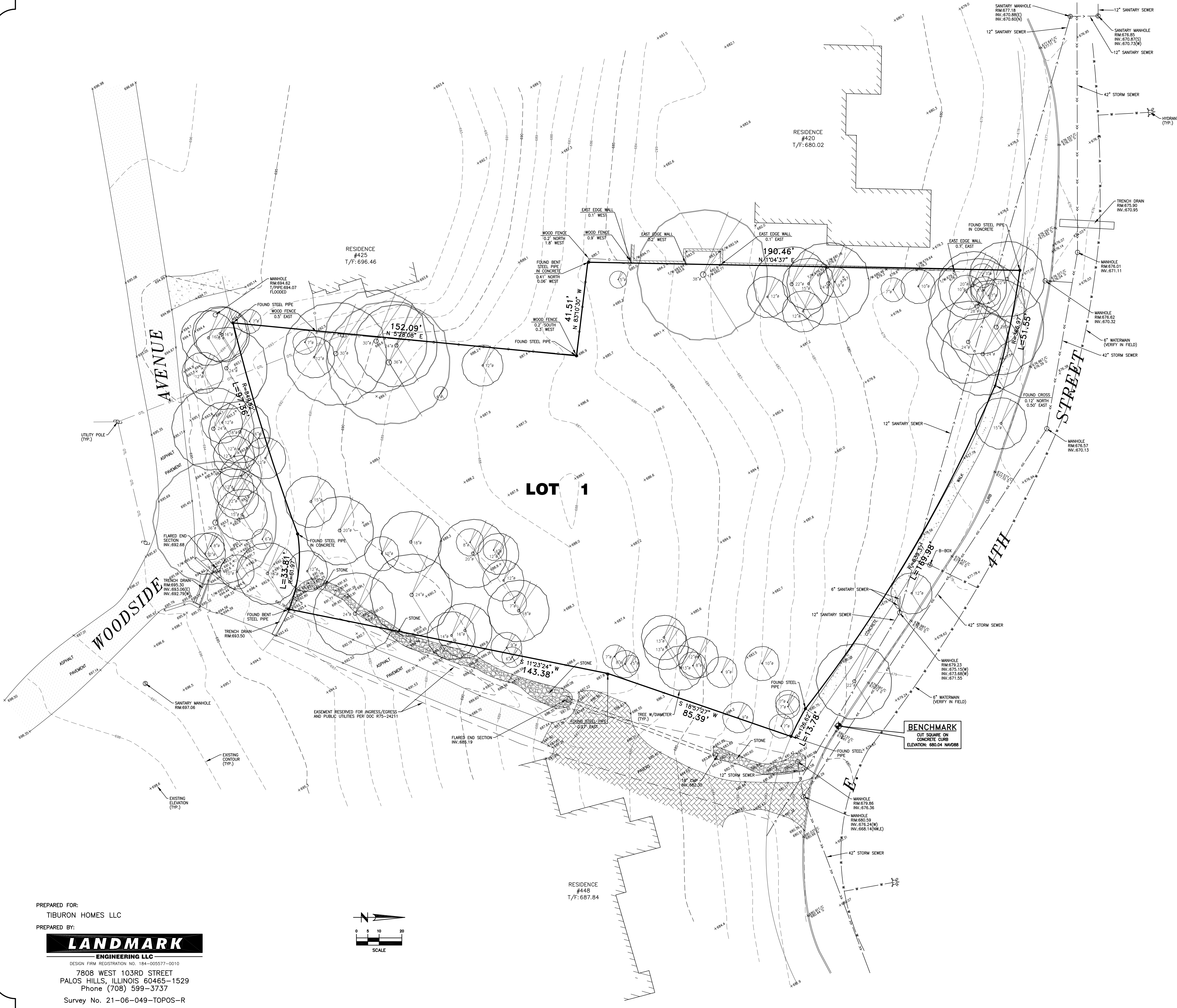
FIELD WORK COMPLETED: 6/22/2021

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

DATED: 7/1/2021

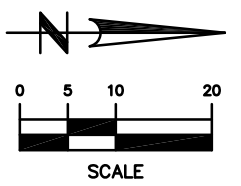


MARK H. LANDSTROM
2625
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
PALOS HILLS, ILLINOIS
NOVEMBER 30, 2022



PREPARED FOR:
TIBURON HOMES LLC

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 154-005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
Survey No. 21-06-049-TOPOS-R









452 E 4th Street



448 E 4th Street



444 E 4th Street EXISTING



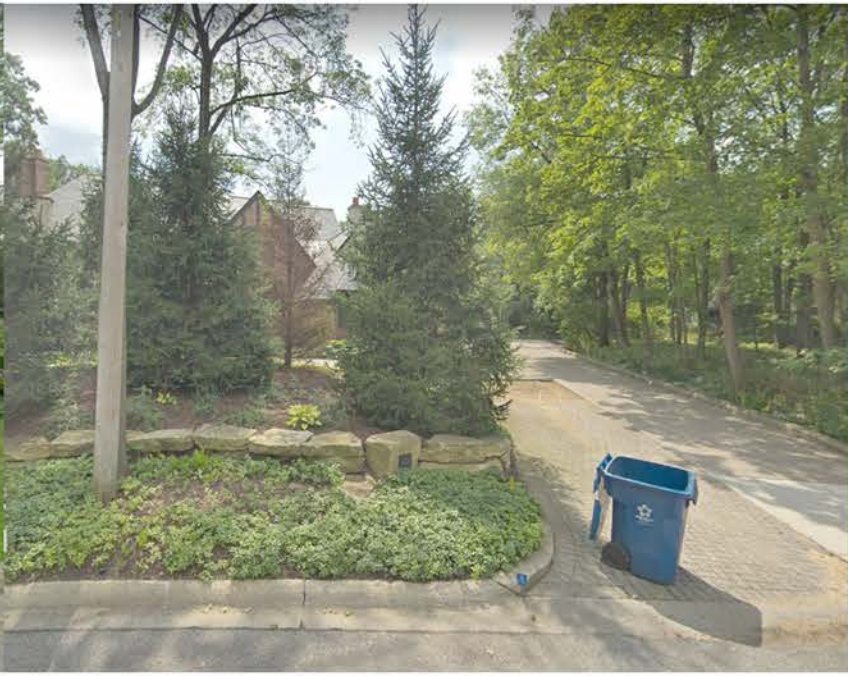
420 E 4th Street



412 E 4th Street



452 E 4th Street



448 E 4th Street



444 E 4th Street PROPOSED



420 E 4th Street



412 E 4th Street



425 Woodside Avenue



444 E 4th Street EXISTING



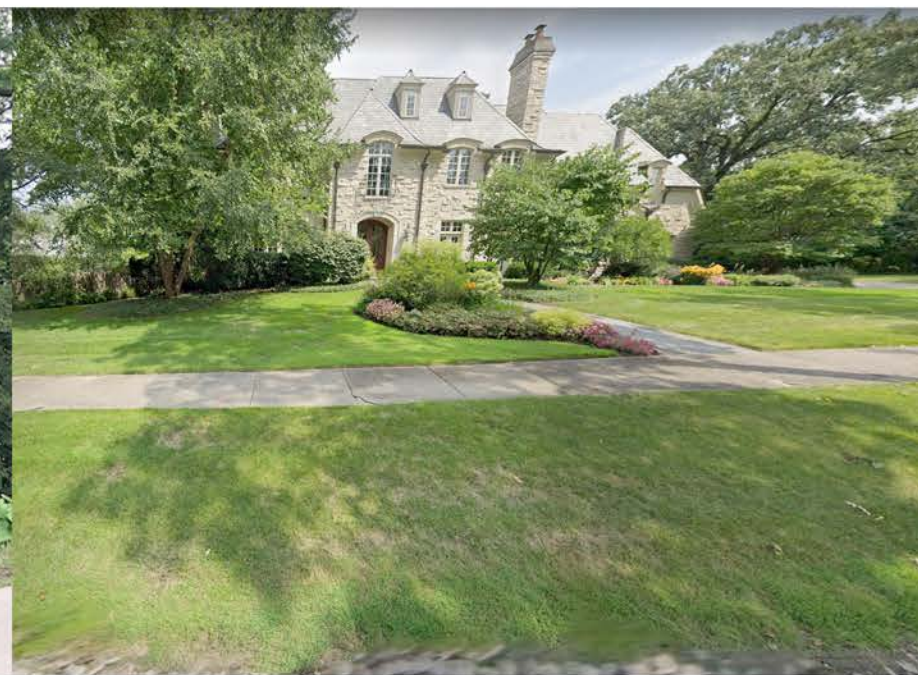
455 Woodside Avenue



425 Woodside Avenue



444 E 4th Street PROPOSED



455 Woodside Avenue



MEMORANDUM

DATE: August 27, 2021

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign

FOR: September 1, 2021 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from SM Deluxe Sign to install one (1) new wall sign for Silk Road Cleaners located at 11 S. Lincoln Street. The existing building is located in the B-1 Community Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall sign for Silk Road Cleaners, an existing dry cleaning and tailor business. The proposed wall sign measures 1'4" tall and 11' wide, with an overall sign face area of 14.6 square feet. The wall sign consists of non-illuminated white channel letters that will be individually mounted onto the brick façade. A small oval logo with an orange background and white and green text will be located on the left side of the white channel letters. As shown on the proposed plans, the sign will be constructed of aluminum and acrylic.

A new awning is also proposed above the storefront window and door. The proposed awning be covered in black fabric and measures 20' wide, 3' tall, and 3' deep. No signage is proposed on the awning.

Per Section 9-106(I), in the B-1 District, one (1) awning valance, canopy valance, wall, or permanent window sign is allowed per user having a separate entrance, except a user with more than one exterior wall that fronts on a public street or a public parking lot is permitted one sign per such wall. For a multiple-tenant building, the maximum gross surface area is not to exceed 5% of the square footage of the wall to which the sign is attached to. In this case, the maximum size allowed is 15.75 square feet (5% of the 315 square feet of wall surface area of the tenant space). The maximum allowable height is 20' or no higher than the bottom of any second floor window, whichever is less. As proposed, the wall sign meets the sign code requirements listed in Section 9-106.

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission 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 Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.



MEMORANDUM

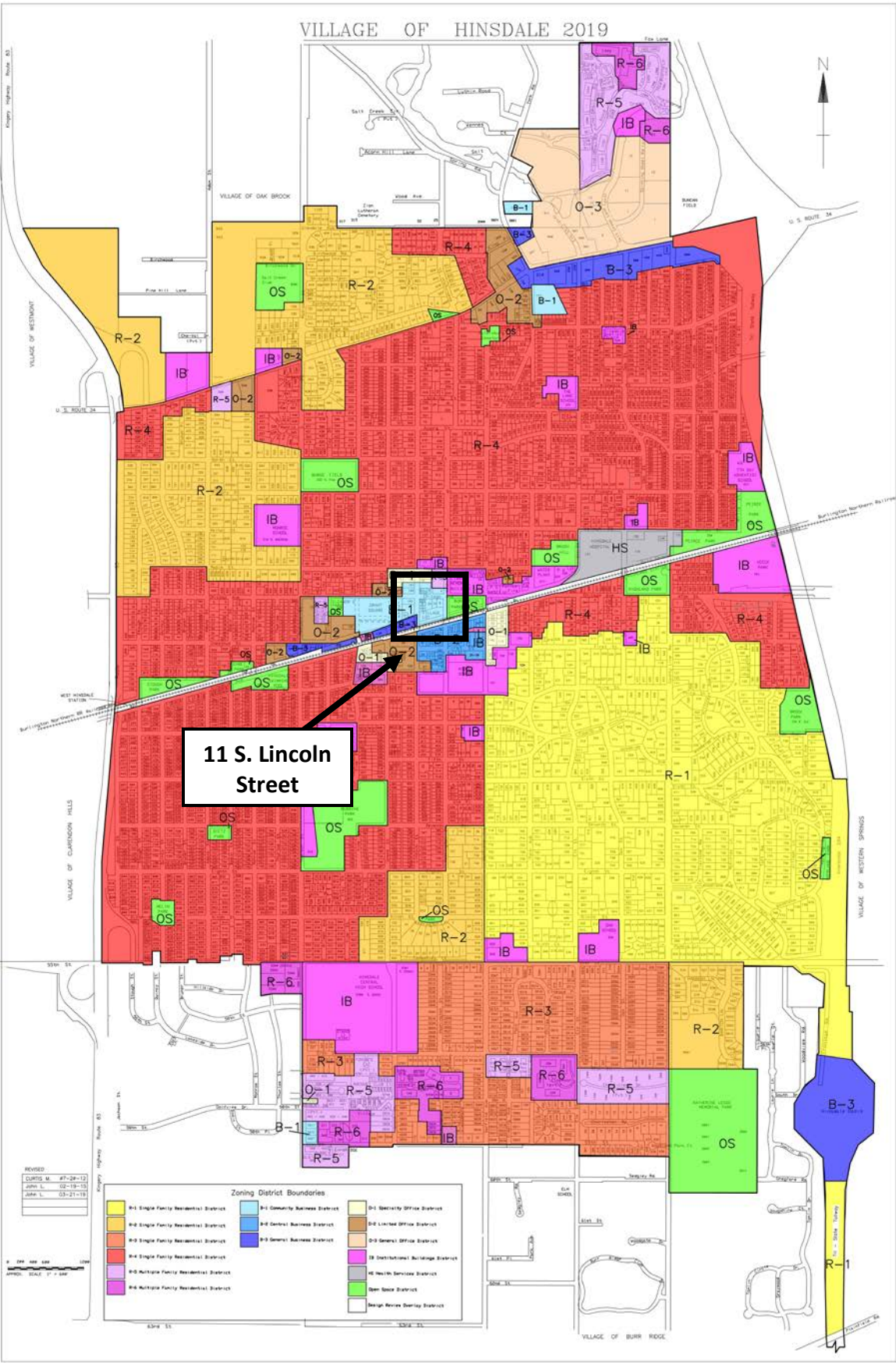
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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

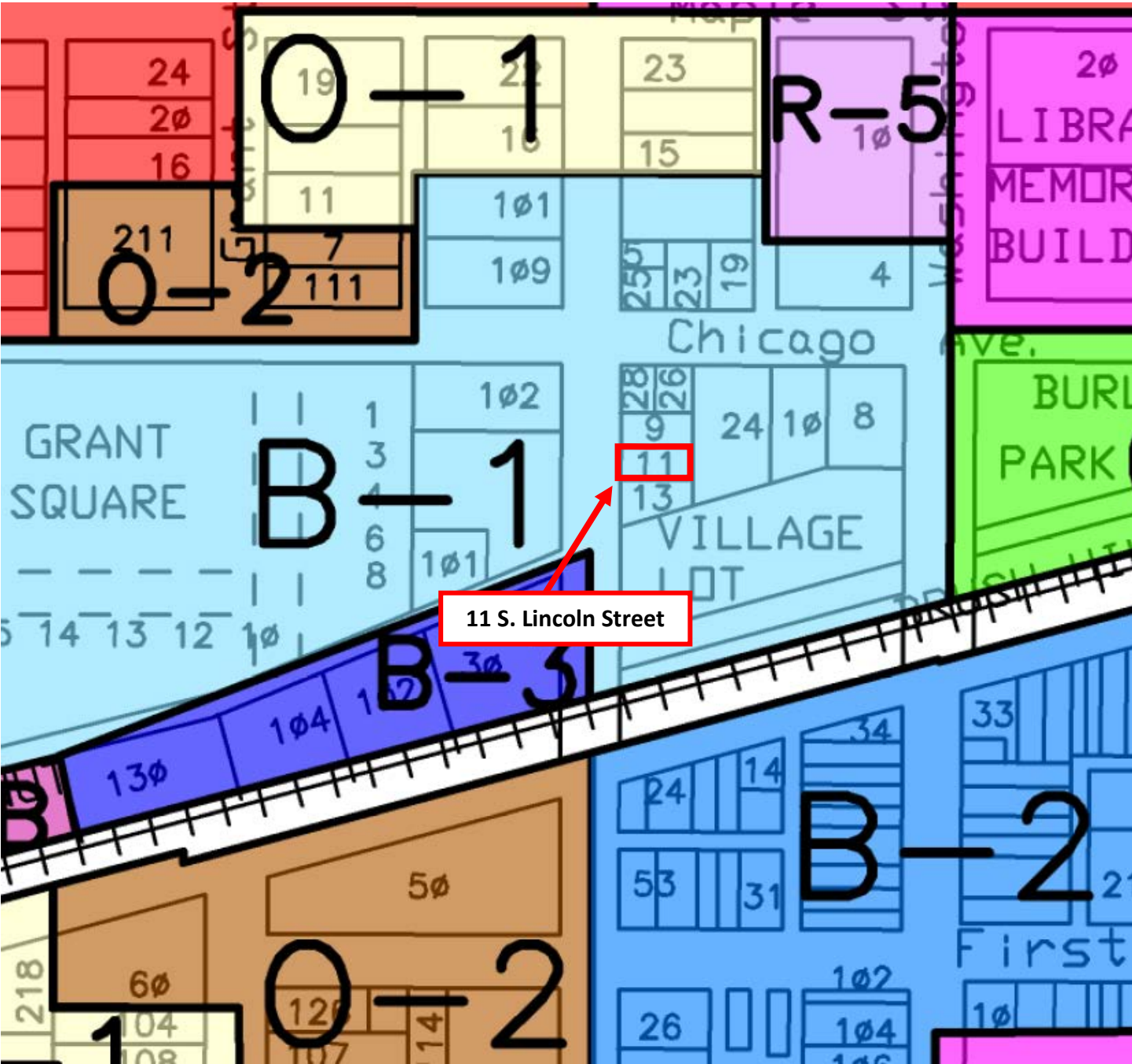
Attachments

1. Zoning Map and Project Location
2. Birds Eye View – 11 S. Lincoln Street
3. Street View – 11 S. Lincoln Street
4. Sign Application and Exhibits

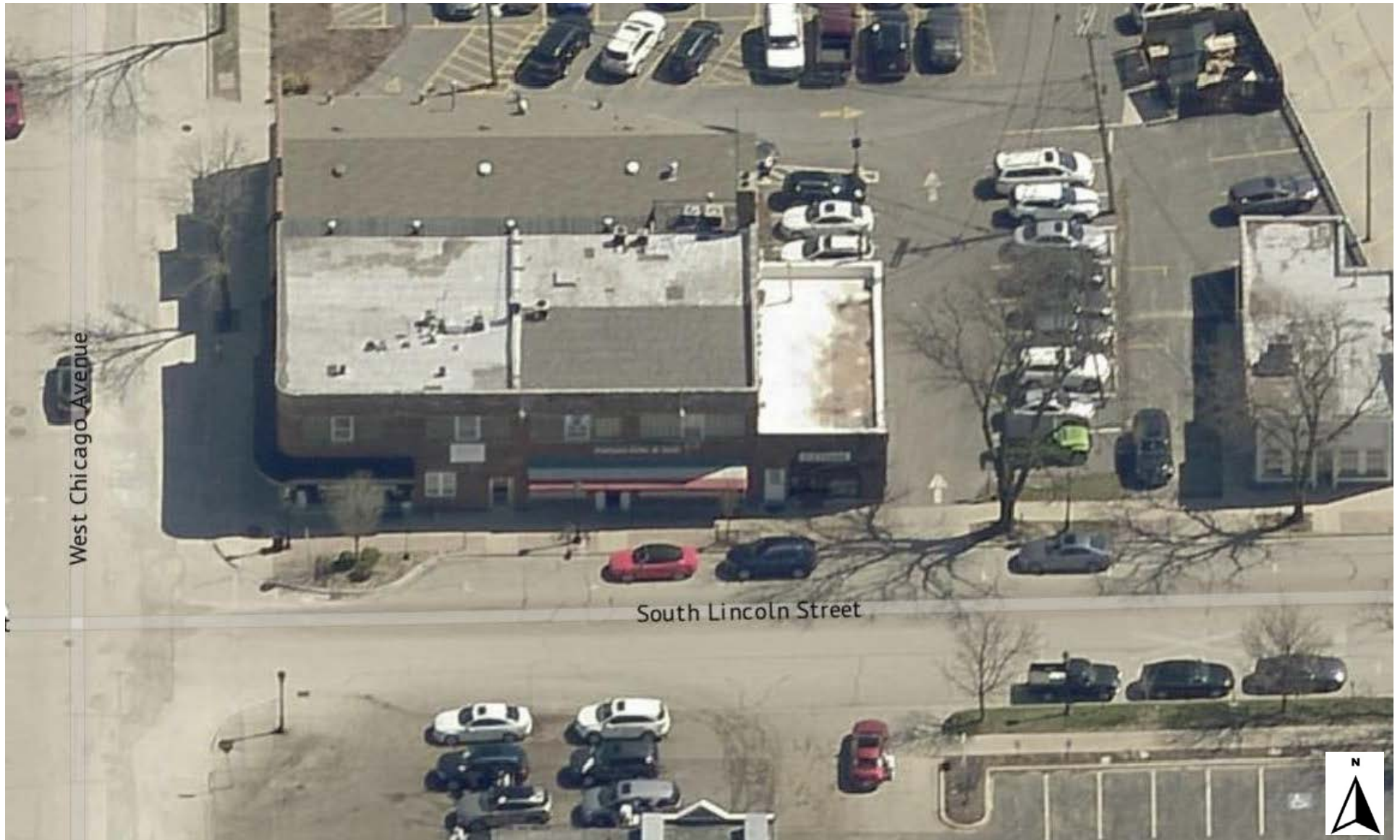
Village of Hinsdale Zoning Map and Project Location



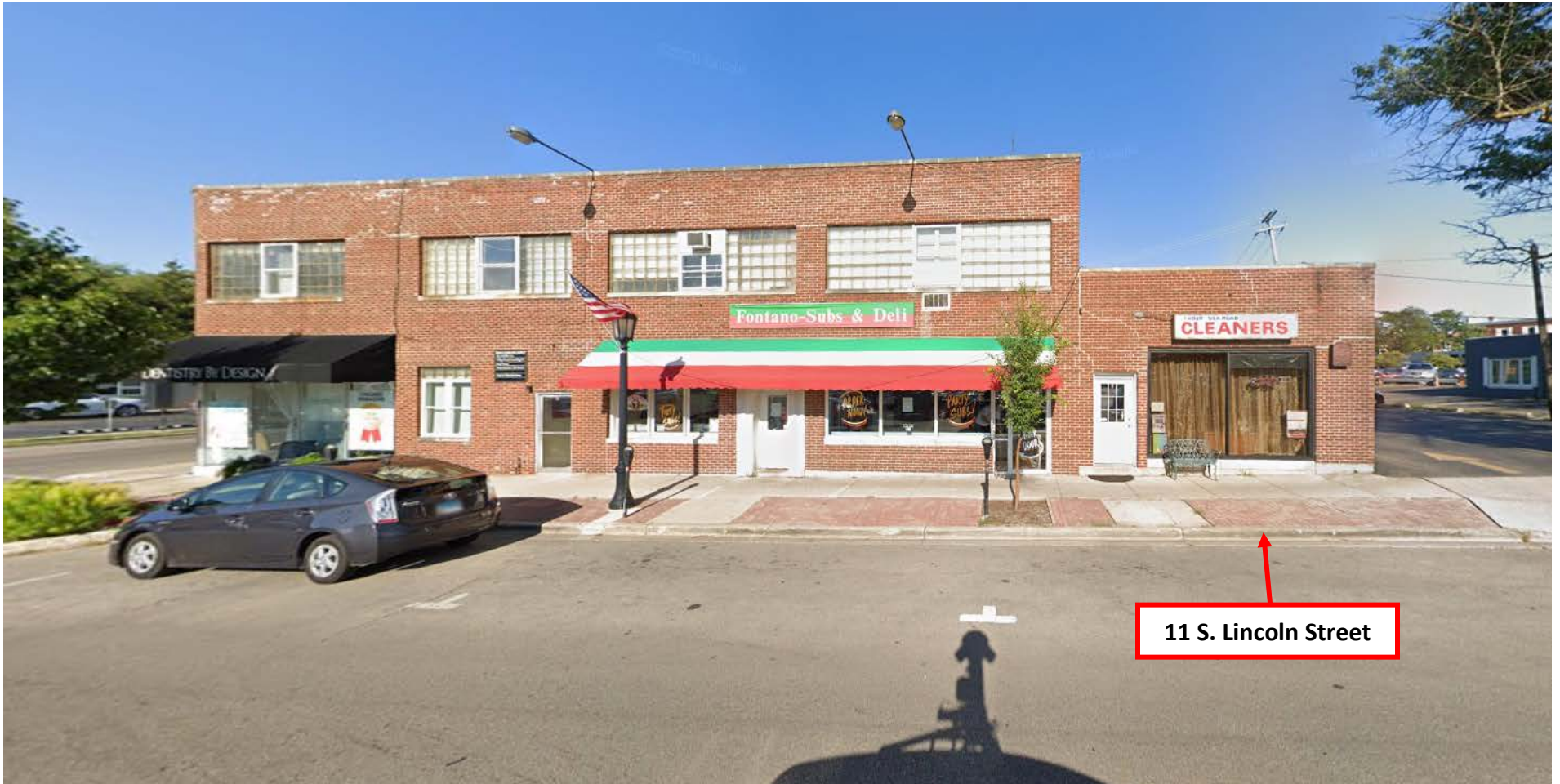
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 11 S. Lincoln Street



Street View – 11 S. Lincoln Street



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

Applicant

Name: SM Deluxe Sign
Address: 750 Bonnie lane
City/Zip: Elk Grove Village, 60007
Phone/Fax: (847) 293-9204 / 847-806-7741
E-Mail: smdeluxesign@sbcglobal.net
Contact Name: Kwan Kim

Contractor

Name: SM Deluxe Sign
Address: 750 Bonnie lane
City/Zip: Elk Grove Village, 60007
Phone/Fax: (847) 293-9204 / 847-806-7741
E-Mail: smdeluxesign@sbcglobal.net
Contact Name: Kwan Kim

ADDRESS OF SIGN LOCATION : 11 s. Lincoln

ZONING DISTRICT: B-2

SIGN TYPE: Non-illuminated individual channel letter

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 14.63 (1'4" x 11'0")

Overall Height from Grade: 11' 4" Ft.

Proposed Colors (Maximum of Three Colors):

White

Orange

Green

Site Information:

Lot/Street Frontage: 21'

Building/Tenant Frontage: 21'

Existing Sign Information: None

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

7/28/2021
Date

[Signature]
Signature of Building Owner

07/09/2021
Date

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: _____

11' 0"



CLEANERS

1' 4"

Sign area: 1'4"(h) x 11'0"(w) = 14.63 sq.ft.

- *Non-illuminated individual channel letter
- *Location : front of the store
- *Logo: orange vinyl background with white & green vinyl letter
- *Material : aluminum & acrylic.

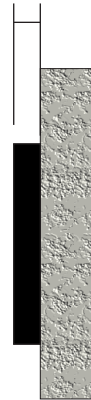


SIGN TYPE	IND. CHANNEL LETTER	IND. CHANNEL LETTER
FACE	ORANGE VINYL BACK W/ WHITE & GREEN LETTER LOGO	WHITE
RETURNS	BLACK	BLACK
TRIM CAP	BLACK	BLACK
ILLUMINATION	NONE	NONE

After



4"



SIDE VIEW

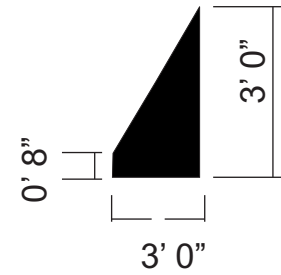
Before



Customer	
Project	SILK ROAD CLEANERS
Address	11 S. LINCOLN, HINSDALE, IL

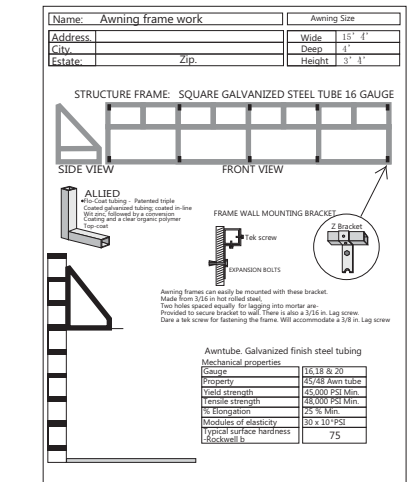


750 BONNIE LN ELK GROVE VILLAGE IL 60007
847-806-7740 FAX 847-806-7741 SMDLUXESIGN@SBCGLOBAL.NET



side view

- ## After



Before



Customer	
Project	SILK ROAD CLEANERS
Address	11 S. LINCOLN, HINSDALE, IL



750 BONNIE LN ELK GROVE VILLAGE IL 60007

847-806-7740 FAX 847-806-7741 SMDEXLUXESIGN@SBCGLOBALNET



MEMORANDUM

DATE: August 27, 2021

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage

FOR: September 1, 2021 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Circa Lighting LLC to install one (1) new wall sign and permanent window signage for Circa Lighting located at 26-28 E. First Street. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall sign for a new commercial tenant, Circa Lighting, on the front façade of the existing two-story, multi-tenant building. The proposed wall sign measures 21.75" tall and 152.36" wide, with an overall sign face area of 23.01 square feet. The sign consists of black internally-illuminated channel letters mounted to a wireway, which will be installed in the decorative brick banded area above the entrance doors. The wireway will be painted to match the color of the brick façade behind the sign.

Additionally, permanent window signage is proposed on the glass entrance doors, which collectively have a sign face area of 1.55 square feet. With the wall signage included, a total sign face surface area of 24.56 square feet is proposed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

The code does not specify what constitutes a permanent window sign, specifically if signage should be looked at separately or collectively. The applicant is requesting signs on the panes of the two glass entrance doors, which can collectively be viewed together or separately, subject to the Plan Commission's interpretation. Overall, the combined sign face area of the permanent window signage and the proposed wall sign is under the maximum 25 square feet of total sign face area allowed for the tenant space.



MEMORANDUM

Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets. A rendering has been provided to show what the sign will look like illuminated at night. Per the sign permit application, the channel letters will be internally lit and emit 50 foot-candles.

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission 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 Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

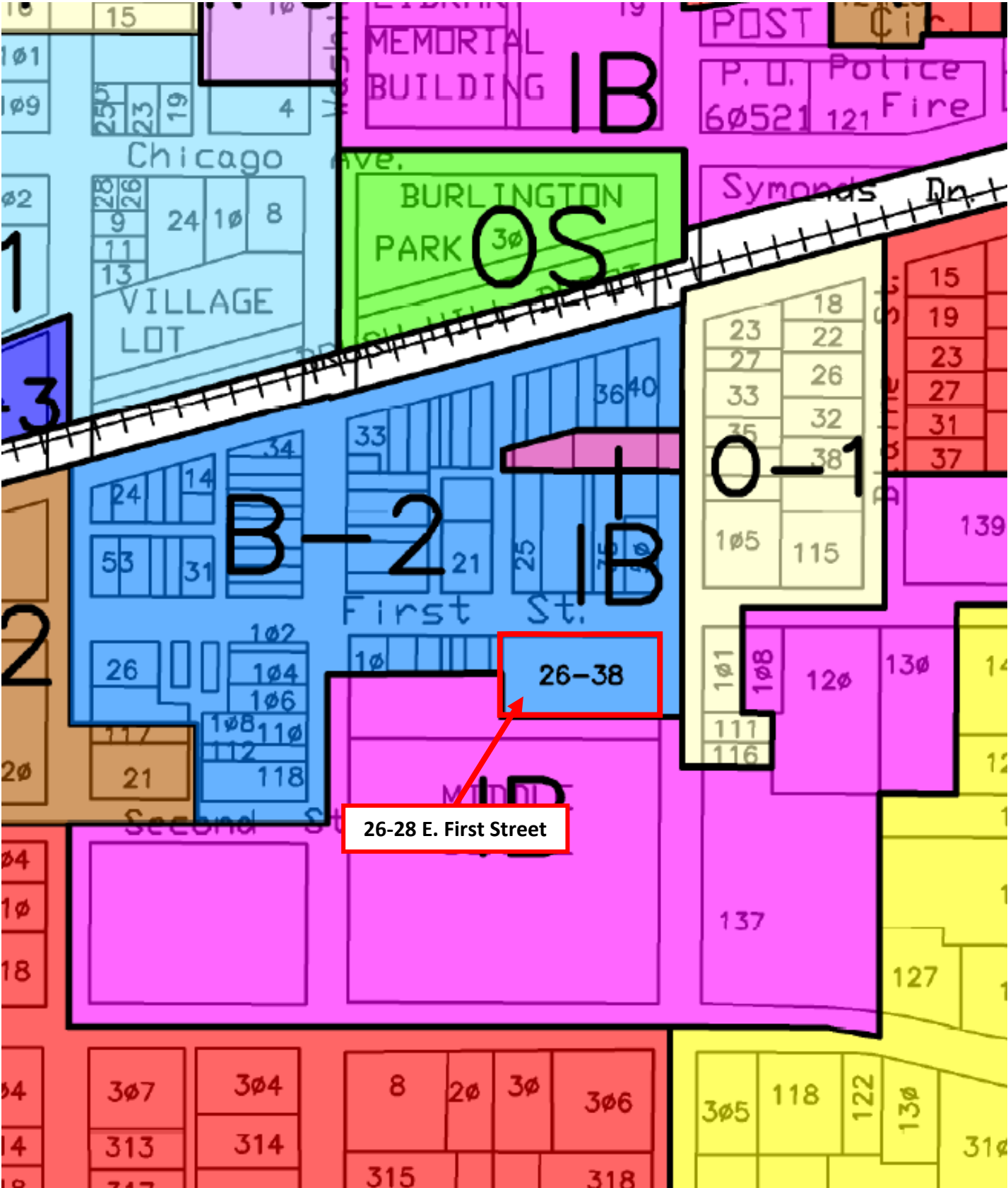
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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

Attachments

1. Zoning Map and Project Location
2. Birds Eye View – 26-28 E. First Street
3. Street View – 26-28 E. First Street
4. Sign Application and Exhibits

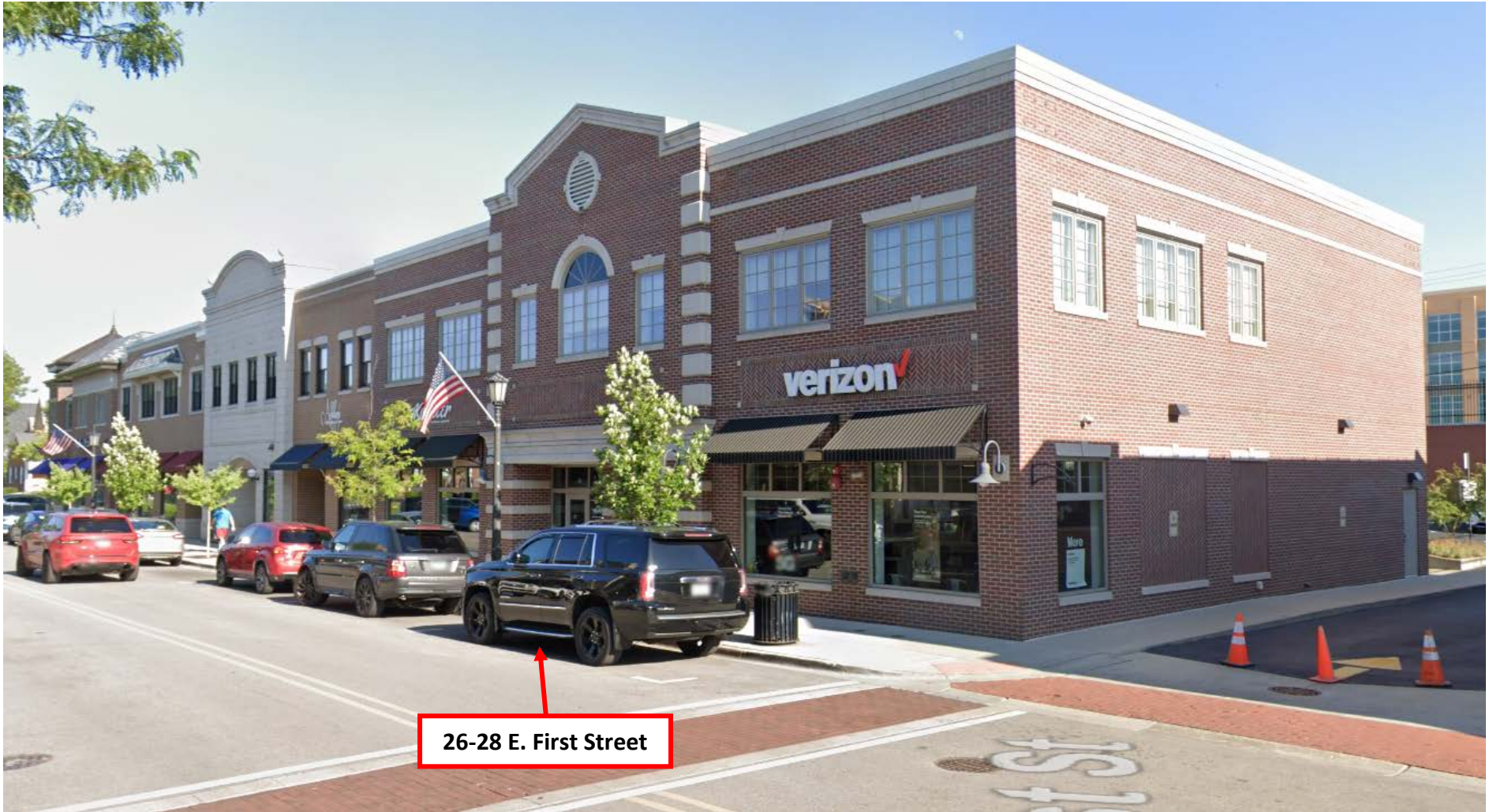
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 26-28 E. First Street



Street View – 26-28 E. First Street



Scope of Work:

☒ Fabricate **Signage Package**
Quantity: 2 Code (if applicable): _____

☐ Pickup _____ Quantity: _____

- ☒ Pull out Permits
- ☒ Install all signage
- ☒ Wireway Paint to match existing facade
- ☒ Electric work must be provided by customer.

- ☐ Remove existing signs
- ☐ Repair
- ☐ Installation only
- ☐ Customer will pick up

Additional notes: _____

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

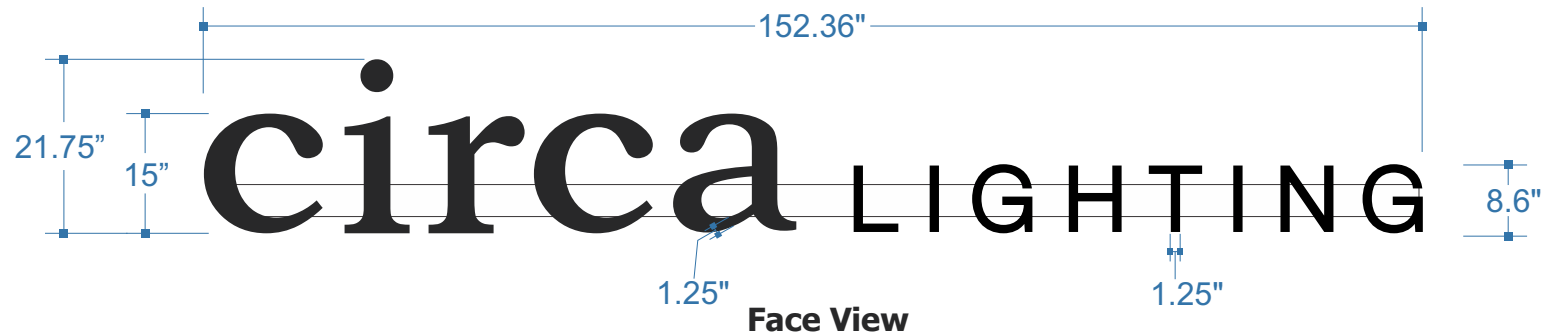
Start Date: 07/27/2021
Last Revision: 08/04/2021
Revision No.: R-3
Page: **1 of 6**

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





Front-Lit, Plex-Face Channel Letters w/ LED • Wireway Mounted

SCALE: 1/2"=1' 0" • For Production / For Presentation

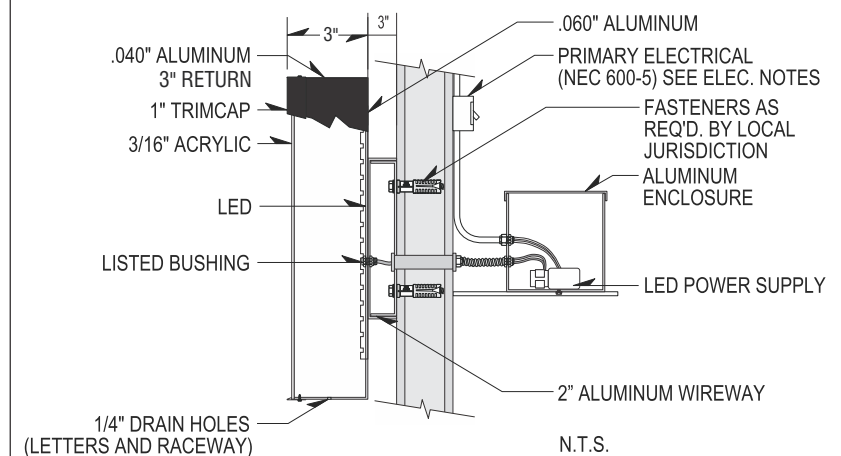
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY:	One (1)
Overall Height:	21.75"
Overall Length:	152.36"
Total Sq.Ft.:	23.01
Returns:	Matte Black
Backs:	Matte Black
Trimcap:	Matte Black
Face:	#7328 White Acrylic
First-surface translucent vinyl:	3M Day and Night Black Vinyl
Illumination:	50 Footcandles is for circa 50 Footcandles is for lighting
Wireway:	Match the color to the brick facade behind the sign.

NOTE:

- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic
- Wall sign square footage include the dot in the "i" in circa

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

- Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 2 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:

Seung Park

Designer:

Joshua Melchi Gubal





STOREFRONT ELEVATION VIEW

Scale: 3/32" = 1'



ZOOM VIEW

LED LIGHTS DESCRIPTION:

50 Footcandles is for circa
50 Footcandles is for lighting

Black at Day & White at Night with
3M Day and Night Black Vinyl applied.



NIGHT VIEW

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

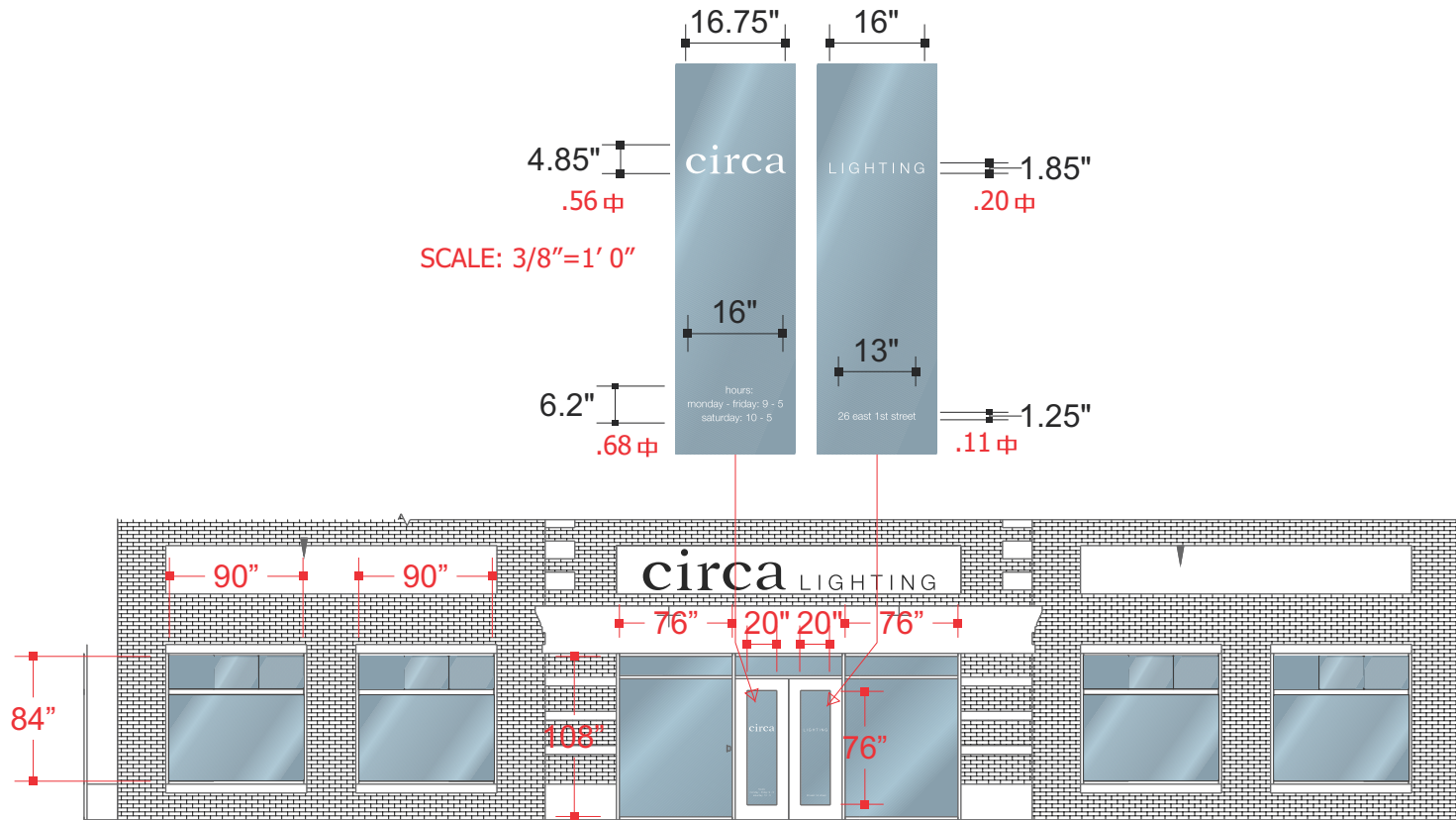
Page: 3 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 4 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





NOTE: We will remove the bracket on the side of the building



NOTE:
Photos of window/door graphics installed at other locations

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

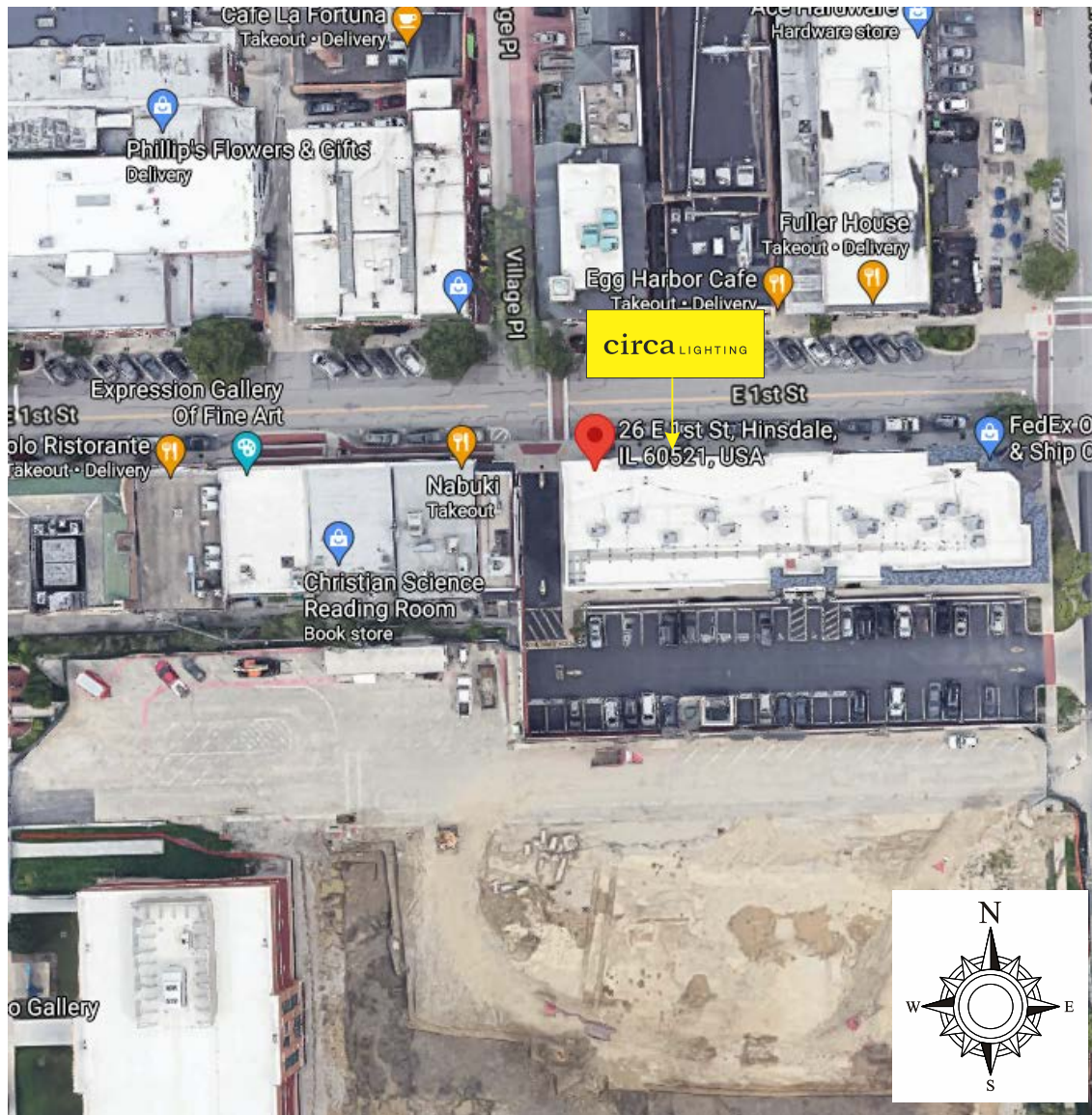
Page: 5 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





All Signs combined cannot exceed a maximum of 25 square feet.

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 6 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal

