



MEETING AGENDA

MEETING AGENDA HISTORIC PRESERVATION COMMISSION

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – September 1, 2021 Historic Preservation Meeting

4. PUBLIC MEETINGS

- a) Case HPC-06-2021 – 419 S. Oak Street – Application for a Certificate of Appropriateness to Allow for Changes to the Elevations of a New Single-Family Home in the Robbins Park Historic District
- b) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

5. PUBLIC COMMENT

6. NEW BUSINESS

7. OLD BUSINESS

- a) Signage in the Robbins Park Historic District – Review of Street Sign Toppers Design Options
- b) Amendments to Title 14 – Status Update

8. 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
September 1, 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 Chairman Bohnen on Wednesday, September 1, 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 Shannon Weinberger, Commissioner Jim Prisby, Chairman John Bohnen

Absent: Commissioner Frank Gonzalez*, Commissioner Alexis Braden, Commissioner Bill Haarlow

Also Present: Bethany Salmon, Village Planner

*Commissioner Gonzalez joined the meeting at 6:32 p.m.

Approval of the Minutes – August 4, 2021

Chairman Haarlow introduced the minutes from the August 4, 2021 meeting and asked for comments. Commissioner Prisby asked why the minutes were not verbatim. Ms. Salmon clarified the minutes are a synopsis of the meeting unless there is a public hearing as part of the meeting and a transcript is prepared for the only the public hearing portion of the meeting.

*Commissioner Gonzalez joined the meeting at 6:32 p.m.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to approve the August 4, 2021 minutes as submitted. The motion carried by a roll call vote of 5-0 as follows:

Ayes: Commissioner Barclay, Commissioner Gonzalez, Commissioner Weinberger, Commissioner Prisby, Chairman Bohnen

Nays: None

Abstain: None

Absent: Commissioner Braden, Commissioner Haarlow

Public Hearing – Certificate of Appropriateness

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 Construct a New Single-Family Home

Please refer to **Attachment 1** for the transcript for the public hearing for Case HPC-04-2021.

Mike Abraham and Joel Rafferty, project architects, were present at the meeting to answer questions from the Commission. Jessica Shah, the homeowner, was also present at the meeting. The Commission discussed that the proposed single-family home was compatible with the existing houses on the block. The Commission did not oppose the demolition of the house and noted the existing structure could not be preserved.

A motion was made by Commissioner Prisby, seconded by Commissioner Barclay to approve a Certificate of Appropriateness to demolish the house located at 319 E. Third Street. The motion carried by a vote of 5-0 as follows:

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

A motion was made by Commissioner Prisby, seconded by Commissioner Barclay to approve a Certificate of Appropriateness to construct a new single-family home located at 319 E. Third Street. The motion carried by a vote of 5-0 as follows:

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

A motion was made by Commissioner Barclay, seconded by Commissioner Weinberger to close the public hearing. The motion carried by a vote of 5-0 as follows:

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

Public Meeting - Certificate of Appropriateness

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

Allen Harris and Allison Ford representing the project architect McAlpine, the property owner, and Linda and Bruce of Tiburon Homes were present at the meeting to answer questions from the Commission.

Commissioner Prisby stated he met with the owners a few months ago to provide feedback. Commissioner Prisby stated the plan was complimentary to this part of town and utilized great materials.

Mr. Harris showed some sample materials, such as stone and paint colors, to the Commission and stated the house was an English Tutor derivation.

Commissioner Weinberger stated the house is unique and will stand out. Commissioner Weinberger went on to state the project utilizes quality, beautiful materials.

Chairman Bohnen stated a large part of Hinsdale was still mourning the Zook House. Chairman Bohnen added he was pleased with the plan and that the house was a show stopper.

Commissioner Weinberger stated the former lot line was moved and she was pleased that the trees were being preserved and with the streetscape.

Commissioner Prisby asked the Commission if they had any concerns with the view from Woodside since the property is a through lot. Commissioner Weinberger stated that it does not look like a front yard due to the streetscape and landscaping.

Commissioner Weinberger shared that she appreciated the applicant's conversation with Commissioner Prisby early in the process versus at the end of the process.

Ms. Ford stated that a building permit would be submitted in the next week or two and no changes in the plan were foreseen.

Mr. Harris requested a vote be taken by the Commission tonight to put on the record the Commission was in favor of the plan. Discussion followed that related to the need or benefit of the Commission to vote at this meeting.

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby to approve a Preliminary Application for a Certificate of Appropriateness to construct a new single-family home in the Robbins Park Historic District located at 444 E. Fourth Street, as submitted. The motion carried by a vote of 5-0 as follows:

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

Sign Permit Review

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

Kwan Kim and another representative for the sign company were present at the meeting to answer questions from the Commission.

Commissioner Weinberger stated the awning makes a huge difference to the appearance of the tenant space.

Commissioner Prisby asked if the end of the awning will be closed or open. The sign company representative responded that the awning would be closed on the end. Commissioner Prisby stated he was glad the sign was not illuminated and said the proposed sign would be a clear upgrade.

Chairman Bohnen asked if the neon sign in the window of the business is allowed. Ms. Salmon stated she will make the business owner aware of the need to remove the non-compliant sign.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger to approve the signage for Case A-20-2021 located at 11 S. Lincoln Street for Silk Road Cleaners for the installation of one (1) wall sign. The motion carried by a vote of 5-0 as follows:

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

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

Seung Park, the sign company representative, was present at the meeting to answer questions from the Commission. Mr. Park provided an overview of the application. Mr. Park stated the sign would be front lit with channel letters. Mr. Park stated that during the day, the sign would be black and during the night, the sign would be white.

Commissioner Prisby asked about the lighting and Mr. Park showed an example. Discussion on the appearance followed.

Commissioner Gonzalez asked about the type of lighting. Mr. Park responded that the sign will be LED lighting with a maximum of 50 foot candles. The letters will appear black during the day time and white when illuminated at night. Mr. Park went on to explain that the day and night vinyl material blocks some light resulting in a dimmer sign.

Commissioner Prisby stated he liked that the sign is placed with the architecture. Commissioner Prisby went on to state that the scale of the sign over the store entrance meets the sign requirements.

Mr. Park stated the sign will be mounted on the existing herringbone pattern on the brick wall. It was stated a raceway will be installed to hide electrical wires and will be painted to match the color of the brick.

Commissioner Weinberger asked for clarification on what existing signage will be removed. It was confirmed that two (2) signs would be removed. Commissioner Weinberger stated that she did not have a problem with the etching or illumination.

Chairman Bohnen asked Ms. Salmon about the parkway sign posted in front of the Fed Ex location reading "Managed by Horizon." Chairman Bohnen stated he spoke with the Village Code Enforcement Officer about the non-compliant sign, but it has not been removed to date. Ms. Salmon stated that the Village only has one Code Enforcement Officer, she had visited the site, and that there has been difficulty getting a hold of the management company. Ms. Salmon reported that the Code Enforcement Officer was going to contact the Police Department to have the sign removed. Ms. Salmon stated she will follow up with the matter.

Chairman Bohnen stated there are also two (2) hanging signs in poor condition on First Street, west of Washington Street, for a business that has not been operating at the location for four (4) years. Chairman Bohnen stated he wanted to staff to spend some time in the downtown area documenting sign violations in an effort to clean up old signage. Chairman Bohnen expressed concerns with staff's response to violations.

Ms. Salmon offered to meet after the meeting to identify sign issues and work toward compliance. Ms. Salmon went on to state some aspects of the sign code needs to be strengthened.

Commissioner Prisby asked for clarification on if the sign on the door was allowed. It was stated the sign on the door was going to be etched. The contractor showed the Commission a sample of the proposed etched vinyl door sign.

Ms. Salmon stated this was one area of the sign code that was vague on permanent window signage and interpretation is required. The Plan Commission would have final authority on signage.

Commissioner Prisby asked if there are any other door signs on this building or other buildings in the Village and, if so, asked if they obtained approval from the Village. Ms. Salmon replied she believed there are other similar door signs on this building.

Commissioner Prisby asked if the other door signs on this building were installed without approval. Ms. Salmon stated she would need to go back and look at the Village files to determine if these signs were originally approved by the Village. Commissioner Prisby stated that if the other door signs were installed with approval, a precedent was set and he would not have a problem with the proposed door signs.

Ms. Salmon stated that vinyl graphics installed on doors and windows are difficult to regulate. Chairman Bohnen expressed a need to look further into this area of the sign code.

Commissioner Prisby stated these types of door signs are a type of replacement for blade signs. He restated the need to go back and review if the other door signs were installed with approval. If the door sign for Circa Lighting is rejected, there would be a need to determine if other door signs needed to be removed to be consistent with applying sign code regulations.

Further discussion took place about the subtle appearance of the Circa Lighting vinyl door sign and the type of information, such as hours of operation, posted on the doors of other businesses in that building. Chairman Bohnen expressed the need for the code to address this type of signage. **There was a discussion on the code requirements.**

Commissioner Prisby asked how many stores in town have signs like this on the doors and windows. It was agreed there were many signs like this around the Village. Further discussion took place about various ways to move this sign permit application forward to the Plan Commission. Chairman Bohnen suggested that two (2) motions be made, one to approve the wall sign and one to approve the window sign.

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay to approve the signage under Case A-21-2021 located at 26-28 E. First Street for Circa Lighting to install one (1) wall sign as submitted. The motion carried by a vote of 5-0 as follows:

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

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby to approve the signage under Case A-21-2021 located at 26-28 E. First Street for Circa Lighting to install permanent window sign, pending Plan Commission final review and approval.

Further discussion took place on allowable factors to regulate on temporary and permanent signage per Village code and the Supreme Court ruling.

A vote was taken. The motion carried by a vote of 5-0 as follows:

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

Public Comment

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

New Business

Chairman Bohnen asked for any items of new business. Commissioner Weinberger brought up the Village-owned pump house building near the train tracks that has a broken wooden sign. Commissioner Weinberger also stated the interior of the old Youth Center Building needs attention. A survey of Village property was suggested. It may be beneficial to look at Village-owned buildings and the possibility of pursuing landmark designation.

Chairman Bohnen agreed that an audit for the purposes of housekeeping and landmarking would be beneficial and could be tied into the changes to Title 14, which have been ongoing. The Post Office building was brought up as a location to consider. Commissioner Gonzalez brought up a building near the Fire Department with terra cotta in need of repair.

Old Business

a) Signage in Robbins Park Historic District

Ms. Salmon reported the Village has received several cost estimates and will be selecting a sign contractor before the next meeting. Different design options will most likely be brought to the next meeting for review.

Ms. Salmon stated that even if the cost of the four (4) corner signs is above budget, the cost will be known and plans can be made based on that figure.

b) Amendments to Title 14 – Status Update

Ms. Salmon stated that the next joint Committee of the Whole and Historic Preservation Commission meeting will be held on September 7 before the Board meeting to discuss the remaining preservation incentive options originally included in the draft of Title 14 by President Cauley from August 2020. Some of the programs originally put forward for discussion included a property tax rebate program, façade improvement program, historic preservation fund, fee waivers. These incentives are intended to help encourage preservation over demolition. Based on the discussions at the last Committee of the Whole, staff is working with Village attorney to draft actual code language to review at an upcoming meeting.

Packets will be done by Friday and feedback can be provided to Ms. Salmon ahead of the Committee of the Whole meeting scheduled in the Village Board Room at 6:30 P.M. on Tuesday, September 7.

Adjournment

A motion was made by Commissioner Weinberger, seconded by Commissioner Prisby, to adjourn the meeting. The meeting was adjourned at 7:48 p.m. after a unanimous voice vote of 5-0.

Respectfully Submitted,
Jennifer Spires, Office of Community Development

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
HPC-04-2021,)
319 East Third Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-entitled
matter before the Hinsdale Historic Preservation
Commission, on the 1st day of September, 2021,
at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;
MS. SARAH BARCLAY, Member;
MR. FRANK GONZALEZ, Member;
MR. JIM PRISBY, Member; and
MS. SHANNON WEINBERGER, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MS. JESSICA SHAH, Applicant;</p> <p>4 MR. MICHAEL ABRAHAM, Architect;</p> <p>5 MR. JOEL RAFFERTY, Architect.</p> <hr/> <p>6</p> <p>7 CHAIRMAN BOHNEN: First on the agenda</p> <p>8 we have a Public Hearing. So anybody that</p> <p>9 intends to speak during the Public Hearing,</p> <p>10 please stand, and be sworn in by the court</p> <p>11 reporter.</p> <p>12 (WHEREUPON, the oath was</p> <p>13 administered to Ms. Shah,</p> <p>14 Mr. Abraham and Mr. Rafferty.)</p> <p>15 CHAIRMAN BOHNEN: Please have your</p> <p>16 representative approach the podium and introduce</p> <p>17 yourself for Case HPC-04-2021, 319 East Third</p> <p>18 Street.</p> <p>19 MR. ABRAHAM: Hi. My name is Mike</p> <p>20 Abraham, this is Joel Rafferty. We are the</p> <p>21 architects for the home we are about to present.</p> <p>22 This is Jessica Shah, she's the homeowner. And</p>	<p style="text-align: right;">4</p> <p>1 MS. SHAH: Yes. My name is Jessica</p> <p>2 Shah, the owner, here on behalf of myself and my</p> <p>3 husband, who was unable to attend.</p> <p>4 To me what was really important was</p> <p>5 to make sure that we had a home that was really</p> <p>6 in keeping with the south Hinsdale charm and</p> <p>7 that was actually the major reason why we chose</p> <p>8 Mike Abraham and his team to help us in</p> <p>9 achieving that goal, and also Tiburon Homes as</p> <p>10 well. That's one of the reasons we went with</p> <p>11 both of them. So, yes, it was important to keep</p> <p>12 with the charm and make sure that it didn't seem</p> <p>13 like it was just something that was just created</p> <p>14 for a different time, something that would last</p> <p>15 the test of time.</p> <p>16 CHAIRMAN BOHNEN: Thank you, Jessica.</p> <p>17 MR. ABRAHAM: So Jessica's been pretty</p> <p>18 consistent with us throughout. So these are</p> <p>19 just the context homes adjacent. And I think</p> <p>20 you can see with this final elevation we tried</p> <p>21 to do something that was in keeping with the</p> <p>22 three beige and the kind of similar gable and</p>
<p style="text-align: right;">3</p> <p>1 maybe we can just start with the images of the</p> <p>2 existing home that's there.</p> <p>3 Jessica charged us to put together</p> <p>4 something that was very much in keeping with the</p> <p>5 house that was there, at least from the street</p> <p>6 presence, the charm of it, the feel of the</p> <p>7 house, the wood siding, those are the kinds of</p> <p>8 things that Jessica liked in a home.</p> <p>9 I know one of the questions that</p> <p>10 you will ask is about saving the home, but it's</p> <p>11 --</p> <p>12 CHAIRMAN BOHNEN: Not really, Mike.</p> <p>13 We, actually, prior to this hearing, we all were</p> <p>14 party to an assessment of that home so we</p> <p>15 determined that the home was not able to save.</p> <p>16 MR. ABRAHAM: So our charge and</p> <p>17 Jessica's charge to us was to try to put</p> <p>18 together something that would be as if it had</p> <p>19 been there all along and very much in keeping</p> <p>20 with what was there.</p> <p>21 CHAIRMAN BOHNEN: Please come to the</p> <p>22 podium and introduce yourself.</p>	<p style="text-align: right;">5</p> <p>1 what you will see coming down the street that</p> <p>2 dead ends into the house. So we tried to keep</p> <p>3 the scale of this house as close as we could to</p> <p>4 what was there.</p> <p>5 In fact, the additional pieces to</p> <p>6 the left are only one-story high with the garage</p> <p>7 being one story as well. And then we tried to</p> <p>8 keep the rest of the house, kind of living areas</p> <p>9 and the bigger portions, to the back, which you</p> <p>10 really won't see from the street.</p> <p>11 The exterior materials are wood</p> <p>12 siding, various types of wood siding, and I</p> <p>13 think we have the sample. Again, we are looking</p> <p>14 at the cream colored siding.</p> <p>15 MR. RAFFERTY: Some options for the</p> <p>16 white siding and clapboard and then cedar shake</p> <p>17 roof. Copper will go with that as well.</p> <p>18 MR. ABRAHAM: And then the remainder,</p> <p>19 the stone, will be kind of a simple gray and</p> <p>20 buff tumbled stone. Even the windows will be</p> <p>21 kind of a white or off white instead of kind of</p> <p>22 colored windows. That's where we are at right</p>

<p style="text-align: center;">6</p> <p>1 now. So the back is kind of similar to the 2 front. 3 Anybody have any questions on the 4 building itself, we can kind of run through the 5 numbers. 6 MR. RAFFERTY: We also wanted to -- it 7 was brought to our attention that we didn't 8 fully complete this compliance form so I have 9 that updated for you as well. 10 MS. BARCLAY: We have it. 11 MR. RAFFERTY: You have an updated one? 12 MS. BARCLAY: Yes. 13 MR. RAFFERTY: So we are actually 14 reducing our footprint from the existing house. 15 There's numerous additions on the house, a big 16 three-car garage on the back and another living 17 room off that back as well as that greenhouse 18 and detached structure in the back corner. So 19 we are kind of putting it all towards the front, 20 reducing the footprint. So we are just about a 21 thousand more on our FAR. Our total building 22 coverage is reduced from the existing. And then</p>	<p style="text-align: center;">8</p> <p>1 MR. PRISBY: And the only reason I'm 2 asking is just again, looking at that 3 streetscape, your drawing applied to those 4 photos and kind of that lower angle of the 5 photos, it almost looks like the house you have 6 drawn is lower or shorter and I don't think 7 that's actually the case and I want to make sure 8 everyone in this group also knows that. 9 MS. WEINBERGER: I'm glad you asked 10 because it makes the house look really tiny. 11 MR. PRISBY: It makes it look small and 12 it's a two-story house with a big gable, so I 13 wanted to make sure everybody here realizes that 14 it's going to be -- 15 MR. ABRAHAM: Well, the one on the left 16 is sitting up a lot higher. 17 MR. PRISBY: Right. 18 MR. ABRAHAM: Actually, the left and 19 the right are kind of more step-ups. We are not 20 stepping up four or five steps to the first 21 floor like the adjacent homes are. 22 MR. PRISBY: And the house to the west</p>
<p style="text-align: center;">7</p> <p>1 the lot coverage is reduced as well. So we 2 actually decrease a lot of what's happening 3 there, add more green space back. 4 MR. ABRAHAM: So our lot coverage is 5 almost half of what's actually allowable for 6 that site. So Jessica's intent was never to 7 build more than what they felt they needed and 8 it really wasn't driven by cost, it was really 9 what they felt they needed for the lot and what 10 would feel right. 11 MR. PRISBY: Michael, just a few things 12 to get started. Thanks again for providing the 13 whole street or streetscape, which is always 14 important for us. You have every house on that 15 block on that one drawing, which I really 16 appreciate. 17 Is this particular piece of 18 property a low spot on the block? I'm looking 19 at the grading plan that you provided and it 20 looks like it slopes up to kind of a plateau on 21 the site. 22 MR. ABRAHAM: Yes, it does.</p>	<p style="text-align: center;">9</p> <p>1 has that large staircase that goes up along with 2 the garages and the basement on that west side. 3 CHAIRMAN BOHNEN: It's PS31 that 4 Locasio built. 5 MR. PRISBY: I don't remember who built 6 that. I just want to make sure that this group 7 knows that that's not like an illusion. 8 MR. ABRAHAM: The first floor is going 9 to be very close to where the first floor is 10 now. 11 MS. WEINBERGER: Okay. And then the 12 roof lines are pretty similar to the -- I mean, 13 at least the main roof lines are pretty similar 14 to the two on the side? 15 MR. ABRAHAM: Yes. 16 MR. PRISBY: Michael, first floor, 17 second floor, general ceiling heights on the 18 inside? 19 MR. ABRAHAM: Ten and nine. 20 MR. PRISBY: Any future plans for the 21 backyard? Because right now it shows a lot of 22 green space and we talked about the lot</p>

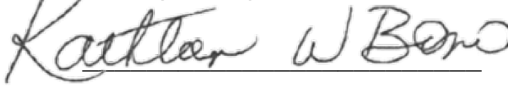
<p style="text-align: right;">10</p> <p>1 coverage, any plans for patios --</p> <p>2 MR. ABRAHAM: Yes, patios.</p> <p>3 MR. PRISBY: -- swimming pool, anything</p> <p>4 like that?</p> <p>5 MS. SHAH: Yes. Right now we have kids</p> <p>6 who are 4, 2 and 3 months so something that's</p> <p>7 really important is that they have a lot of</p> <p>8 space to run and play and then when they get</p> <p>9 older, you know, a pool.</p> <p>06:44:41PM 10 Once we know what it's even like to</p> <p>11 have a backyard; we are coming from the city, we</p> <p>12 have only had balconies, so for us, like I said,</p> <p>13 just like when we build this home, we want to</p> <p>14 make sure we are very intentional about what we</p> <p>15 are putting in there and not just putting in</p> <p>16 something to say oh, we have done this. So over</p> <p>17 time, yes, we definitely want to do a --</p> <p>18 MR. RAFFERTY: We actually reduced the</p> <p>19 amount of patio we had on the drawing at one</p> <p>06:45:09PM 20 point.</p> <p>21 MS. SHAH: Yes. I didn't necessarily</p> <p>22 see us using that space in that way at this</p>	<p style="text-align: right;">12</p> <p>1 MR. PRISBY: Always like to know what</p> <p>2 the reasoning is.</p> <p>3 CHAIRMAN BOHNEN: Frank, any comments?</p> <p>4 MR. GONZALEZ: No. I think they tried</p> <p>5 to -- first thing I looked at when I got the</p> <p>6 package, I looked at the house and the first</p> <p>7 floor that used to be existing and I said, well,</p> <p>8 there is a similarity. There is an attempt to</p> <p>9 match as much as possible the old existing home.</p> <p>06:46:50PM 10 Seems to have a good streetscape.</p> <p>11 The scale, I wish we had a better streetscape</p> <p>12 over there so I could get a sense of those</p> <p>13 portions, but I do know it sits on a hill to</p> <p>14 some extent but that's just a question.</p> <p>15 MR. ABRAHAM: It's hard to do these.</p> <p>16 The sidewalk lines up, you know, when you look</p> <p>17 at the --</p> <p>18 MR. GONZALEZ: Yes. Because I really</p> <p>19 think it's going to be -- the brick home -- I'm</p> <p>06:47:24PM 20 looking at the streetscape to the right, it's</p> <p>21 going to be either -- I can't say it's going to</p> <p>22 be higher but it's going to match it and when</p>
<p style="text-align: right;">11</p> <p>1 point, but definitely in the future we want to</p> <p>2 grow. What and how that might be, we don't know</p> <p>3 yet, and so that's why we don't want to do</p> <p>4 anything we don't really, really know going</p> <p>5 forward really know what to do.</p> <p>6 MR. PRISBY: Was there a particular</p> <p>7 reason why you took the garage and put it on the</p> <p>8 opposite side of the house from where it is now?</p> <p>9 Is there a design reason for that?</p> <p>06:45:43PM 10 MR. ABRAHAM: Well, it allows the</p> <p>11 western sun to come into the courtyard we</p> <p>12 created there between the front and the back of</p> <p>13 the house.</p> <p>14 So that was one of the primary</p> <p>15 reasons was to -- Jessica wanted to have</p> <p>16 individual rooms on a big open floor plan so we</p> <p>17 created a little courtyard in the middle that</p> <p>18 you really can't see unless you look in the plan</p> <p>19 so we can have a lot more afternoon sun come</p> <p>06:46:09PM 20 into the house.</p> <p>21 MR. PRISBY: A garden area.</p> <p>22 MR. ABRAHAM: Correct.</p>	<p style="text-align: right;">13</p> <p>1 you look at that, you definitely sense, oh, yes,</p> <p>2 they are on a hill.</p> <p>3 CHAIRMAN BOHNEN: Again, I would offer</p> <p>4 the brick home would never have been built there</p> <p>5 had there been a HPC and use that as a criteria</p> <p>6 frankly doesn't play it for me. We are not</p> <p>7 suggesting that we have to blend in to that.</p> <p>8 MR. ABRAHAM: We are well, well under</p> <p>9 the height limitations. We are really not even</p> <p>06:48:02PM 10 pushing the height limit.</p> <p>11 CHAIRMAN BOHNEN: No. I think you</p> <p>12 showed a lot of sensitivity to the block, it's a</p> <p>13 very nice block, it's got some very nice homes.</p> <p>14 I like this a lot. The approach, as well as</p> <p>15 your choice of architect, the builder, I think</p> <p>16 it looks to be a very good project.</p> <p>17 MR. ABRAHAM: Thank you.</p> <p>18 MS. WEINBERGER: I feel better. When I</p> <p>19 looked at it, I was worried about it being too</p> <p>06:48:34PM 20 small, which sounds funny, but given that it's</p> <p>21 hard to make it look right on the streetscape.</p> <p>22 CHAIRMAN BOHNEN: The house that was</p>

<p style="text-align: center;">14</p> <p>1 there Nelson Cornell lived there years ago and</p> <p>2 it's a long, narrow house, and he was the first</p> <p>3 guy to bring foreign cars to Hinsdale, little</p> <p>4 MGs and things and he had that garage added on</p> <p>5 and he had the car club and that sort of stuff.</p> <p>6 MR. ABRAHAM: He probably had a hard</p> <p>7 time getting up that driveway.</p> <p>8 CHAIRMAN BOHNEN: Challenge. But I</p> <p>9 think, frankly, this home will look a lot nicer</p> <p>10 than the home that was there and the home that</p> <p>11 is there, we know it is not preservable. We</p> <p>12 determined that prior to it going on the market</p> <p>13 because the family called me and asked us to</p> <p>14 give an assessment because they wanted to do the</p> <p>15 right thing, and so we all assessed the house</p> <p>16 and we have no problem with it coming down. And</p> <p>17 I, for one, think this is a very nice addition</p> <p>18 to the block.</p> <p>19 MR. ABRAHAM: Thank you.</p> <p>20 CHAIRMAN BOHNEN: Any other questions?</p> <p>21 MS. WEINBERGER: I really appreciate</p> <p>22 that you have included the sheets from the</p>	<p style="text-align: center;">16</p> <p>1 daughters.</p> <p>2 MS. SHAH: Oh, you do, so do I. And I</p> <p>3 grew up with two other sisters.</p> <p>4 CHAIRMAN BOHNEN: Okay. Do we have any</p> <p>5 other comments?</p> <p>6 (No response.)</p> <p>7 Can I have a motion?</p> <p>8 MR. PRISBY: I will motion to first</p> <p>9 approve the demolition of the existing home.</p> <p>10 CHAIRMAN BOHNEN: And a second?</p> <p>11 MS. WEINBERGER: Second.</p> <p>12 CHAIRMAN BOHNEN: All in favor, say</p> <p>13 aye.</p> <p>14 (All aye.)</p> <p>15 Motion carries.</p> <p>16 And the second motion?</p> <p>17 MR. PRISBY: I will also make a motion</p> <p>18 to approve the designs as submitted for this</p> <p>19 address.</p> <p>20 CHAIRMAN BOHNEN: And a second, please?</p> <p>21 MS. WEINBERGER: Second.</p> <p>22 CHAIRMAN BOHNEN: All those in favor,</p>
<p style="text-align: center;">15</p> <p>1 survey as well as the historic photo that you</p> <p>2 found. I think that helps us understand where</p> <p>3 it's at on the survey, so I appreciate that.</p> <p>4 MS. SALMON: Yes, I can start doing</p> <p>5 that from now on when we have something like</p> <p>6 that available.</p> <p>7 One thing to note here is that -- I</p> <p>8 mean, it was said previously but I did include</p> <p>9 that, the picture from I think the early 1800's.</p> <p>10 That house has been significantly changed over</p> <p>11 time. It clearly doesn't look like the house</p> <p>12 originally built.</p> <p>13 CHAIRMAN BOHNEN: Okay.</p> <p>14 MS. BARCLAY: Jessica, I live a few</p> <p>15 houses down to the east, so welcome to the</p> <p>16 neighborhood. Love to have you.</p> <p>17 MS. SHAH: Oh, wonderful.</p> <p>18 CHAIRMAN BOHNEN: And I live around the</p> <p>19 corner. Welcome to Hinsdale.</p> <p>20 MS. SHAH: Oh, cool. Okay. Well, you</p> <p>21 will see lots of girls running around here.</p> <p>22 CHAIRMAN BOHNEN: I had three</p>	<p style="text-align: center;">17</p> <p>1 aye.</p> <p>2 (All aye.)</p> <p>3 Thank you very much. Welcome to</p> <p>4 Hinsdale, Mrs. Shah.</p> <p>5 MS. SHAH: Thank you.</p> <p>6 CHAIRMAN BOHNEN: Okay. Now we will</p> <p>7 need a motion to close the Public Hearing?</p> <p>8 MS. BARCLAY: Motion to close the</p> <p>9 Public Hearing.</p> <p>10 CHAIRMAN BOHNEN: Second, please?</p> <p>11 MS. WEINBERGER: Second.</p> <p>12 CHAIRMAN BOHNEN: All in favor, say</p> <p>13 aye?</p> <p>14 (All aye.)</p> <p>15 Motion carries.</p> <p>16 (WHICH, were all of the</p> <p>17 proceedings had, evidence</p> <p>18 offered or received in the</p> <p>19 above entitled cause.)</p> <p>20</p> <p>21</p> <p>22</p>

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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 15th day of September, A.D. 2021.

A handwritten signature in cursive script, reading "Kathleen W Bono", written in black ink over a horizontal line.

KATHLEEN W. BONO
C.S.R. No. 84-1423
Notary Public, DuPage County

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2:1 present [1] - 2:21 preservable [1] - 14:11 PRESERVATION [1] - 1:3 Preservation [1] - 1:11 pretty [3] - 4:17, 9:12, 9:13 previous [1] - 18:6 previously [1] - 15:8 primary [1] - 11:14 PRISBY [15] - 1:19, 7:11, 8:1, 8:11, 8:17, 8:22, 9:5, 9:16, 9:20, 10:3, 11:6, 11:21, 12:1, 16:8, 16:17 problem [1] - 14:16 proceedings [1] - 17:17 PROCEEDINGS [1] - 1:9 project [1] - 13:16 property [1] - 7:18 provided [1] - 7:19 providing [1] - 7:12 PS31 [1] - 9:3 Public [7] - 1:10, 2:8, 2:9, 17:7, 17:9, 18:4, 18:21 pushing [1] - 13:10 put [3] - 3:3, 3:17, 11:7 putting [3] - 6:19, 10:15	reasons [2] - 4:10, 11:15 received [1] - 17:18 reduced [4] - 6:22, 7:1, 10:18, 18:11 reducing [2] - 6:14, 6:20 relation [1] - 18:9 remainder [1] - 5:18 remember [1] - 9:5 REPORT [1] - 1:9 Reporter [1] - 18:4 reporter [1] - 2:11 representative [1] - 2:16 response [1] - 16:6 rest [1] - 5:8 roof [3] - 5:17, 9:12, 9:13 room [1] - 6:17 rooms [1] - 11:16 run [2] - 6:4, 10:8 running [1] - 15:21	18:12, 18:15 showed [1] - 13:12 shows [1] - 9:21 side [3] - 9:2, 9:14, 11:8 sidewalk [1] - 12:16 siding [5] - 3:7, 5:12, 5:14, 5:16 signature [1] - 18:18 significantly [1] - 15:10 similar [4] - 4:22, 6:1, 9:12, 9:13 similarity [1] - 12:8 simple [1] - 5:19 sisters [1] - 16:3 site [2] - 7:6, 7:21 sits [1] - 12:13 sitting [1] - 8:16 slopes [1] - 7:20 small [2] - 8:11, 13:20 sort [1] - 14:5 sounds [1] - 13:20 south [1] - 4:6 space [4] - 7:3, 9:22, 10:8, 10:22 spot [1] - 7:18 ss [1] - 18:1 SS [1] - 1:1 staircase [1] - 9:1 stand [1] - 2:10 start [2] - 3:1, 15:4 started [1] - 7:12 STATE [2] - 1:1, 18:1 State [1] - 18:5 step [1] - 8:19 step-ups [1] - 8:19 stepping [1] - 8:20 steps [1] - 8:20 stone [2] - 5:19, 5:20 story [3] - 5:6, 5:7, 8:12 street [4] - 3:5, 5:1, 5:10, 7:13 Street [2] - 1:7, 2:18 streetscape [6] - 7:13, 8:3, 12:10, 12:11, 12:20, 13:21 structure [1] - 6:18 stuff [1] - 14:5 submitted [1] - 16:18 suggesting [1] - 13:7 sun [2] - 11:11, 11:19 survey [2] - 15:1, 15:3 swimming [1] - 10:3 sworn [2] - 2:10,	18:8 T team [1] - 4:8 ten [1] - 9:19 test [1] - 4:15 testify [1] - 18:9 testimony [3] - 1:9, 18:7, 18:10 TESTIMONY [1] - 18:16 THE [2] - 1:3, 1:5 thereafter [1] - 18:12 Third [2] - 1:7, 2:17 thousand [1] - 6:21 three [3] - 4:22, 6:16, 15:22 three-car [1] - 6:16 throughout [1] - 4:18 Tiburon [1] - 4:9 tiny [1] - 8:10 together [2] - 3:3, 3:18 took [1] - 11:7 total [1] - 6:21 towards [1] - 6:19 transcribed [1] - 18:12 transcript [1] - 18:14 tried [4] - 4:20, 5:2, 5:7, 12:4 true [1] - 18:14 truth [1] - 18:9 try [1] - 3:17 tumbled [1] - 5:20 two [3] - 8:12, 9:14, 16:3 two-story [1] - 8:12 types [1] - 5:12 typewritten [1] - 18:13	18:7 VILLAGE [1] - 1:3 Village [1] - 2:2 W WEINBERGER [8] - 1:20, 8:9, 9:11, 13:18, 14:21, 16:11, 16:21, 17:11 welcome [2] - 15:15, 17:3 Welcome [1] - 15:19 west [2] - 8:22, 9:2 western [1] - 11:11 WHEREOF [1] - 18:16 WHEREUPON [1] - 2:12 WHICH [1] - 17:16 white [3] - 5:16, 5:21 whole [1] - 7:13 windows [2] - 5:20, 5:22 wish [1] - 12:11 witnesses [2] - 18:8, 18:11 wonderful [1] - 15:17 wood [3] - 3:7, 5:11, 5:12 worried [1] - 13:19 writing [1] - 18:11
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questions [3] - 3:9, 6:3, 14:20	SALMON [2] - 2:2, 15:4 sample [1] - 5:13 SARAH [1] - 1:17 save [1] - 3:15 saving [1] - 3:10 scale [2] - 5:3, 12:11 second [8] - 9:17, 16:10, 16:11, 16:16, 16:20, 16:21, 17:10, 17:11 see [6] - 4:20, 5:1, 5:10, 10:22, 11:18, 15:21 seem [1] - 4:12 sense [2] - 12:12, 13:1 sensitivity [1] - 13:12 September [2] - 1:12, 18:18 set [1] - 18:17 Shah [4] - 2:13, 2:22, 4:2, 17:4 SHAH [8] - 2:3, 4:1, 10:5, 10:21, 15:17, 15:20, 16:2, 17:5 shake [1] - 5:16 SHANNON [1] - 1:20 sheets [1] - 14:22 shorter [1] - 8:6 Shorthand [1] - 18:4 shorthand [2] -			years [1] - 14:1 yourself [2] - 2:17, 3:22
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				various [2] - 5:12,



MEMORANDUM

DATE: October 1, 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-06-2021 – 419 S. Oak Street – Application for a Certificate of Appropriateness to Allow for Changes to the Elevations of a New Single-Family Home in the Robbins Park Historic District

FOR: October 6, 2021 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received an application from J Jordan Homes, LLC (builder) requesting approval for a Certificate of Appropriateness (COA) to allow for changes to the building elevations for a new single-family home located at 419 S. Oak Street in the Robbins Park Historic District. Alexa Piemonte is the owner of record listed on the current and previous applications. The project architect is Moment Design.

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

The subject property, 419 S. Oak Street, is located on a corner lot at South Oak Street and Woodside Avenue. The lot was previously occupied by a single-family home constructed in 1910 in a Classical Revival style and was considered a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places. The house was previously demolished and construction of a new single-family home is currently underway.

On July 1, 2020, the HPC reviewed and unanimously denied a request for a COA to demolish and construct a new single-family home (Case HPC-01-2020). The initial plans for the new house were prepared by Orren Pickell Design Group. On October 7, 2020, the HPC reviewed updated plans presented by a new applicant and builder, J Jordan Homes, and a new architect is Moment Design. At the meeting, the HPC was neutral, voting 2-2 (2 absent), on the request for the COA for the construction of the new home.

On May 5, 2021, the HPC reviewed a COA application (Case HPC-02-2021) to allow for changes to the previously approved building elevations, which included the addition of a shed dormer on the third floor, removal of the limewash on the exterior brick, minor changes to the windows on the rear (east) elevation, and minor changes to the windows for the gaming room on the north side of the building. The HPC voted to approve the COA to allow for changes to the building elevations by a vote of 6-0 (1 absent). The previously approved plans are attached to this packet for review.



MEMORANDUM

Request and Analysis

The applicant requests approval to allow for changes to the previously approved building elevations and site plan for a new code-compliant single-family house. The subject property is 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. The subject property is code compliant 51,030 square foot lot.

The applicant has provided side-by-side comparisons of the previously approved and proposed elevations indicating the changes to the 7,815 square foot house and garage. A site plan has also been provided for review. The following changes are proposed as part of this request:

- Garage – The applicant is proposing to add a second-story into the two-car detached garage visible from Woodside Street. An exterior staircase and small balcony area will be located on the north side of the garage, storage doors are located on the east elevation, and garage doors are located off of the driveway on the west elevation. The outdoor shower on the east elevation has been moved slightly to the south. The garage features brick, stone, and horizontal siding matching the single-family house.
- Breezeway - A breezeway is proposed connecting the rear porch of the house to the two-story garage. The breezeway measures 6 feet wide, 16 feet long, and 10'-6" tall measured from grade to the underside of the breezeway beams, with the depth of the breezeway roof structure at 1'-3". The breezeway will be constructed of wood and stained to match the siding color of the house, which is shown as a light grey. There is a stone pier that will also match the stone used on the house.

According to the applicant, there are no material or color changes to the proposed garage elevations that are different than what is shown on the front elevation previously submitted to the Village.

Process

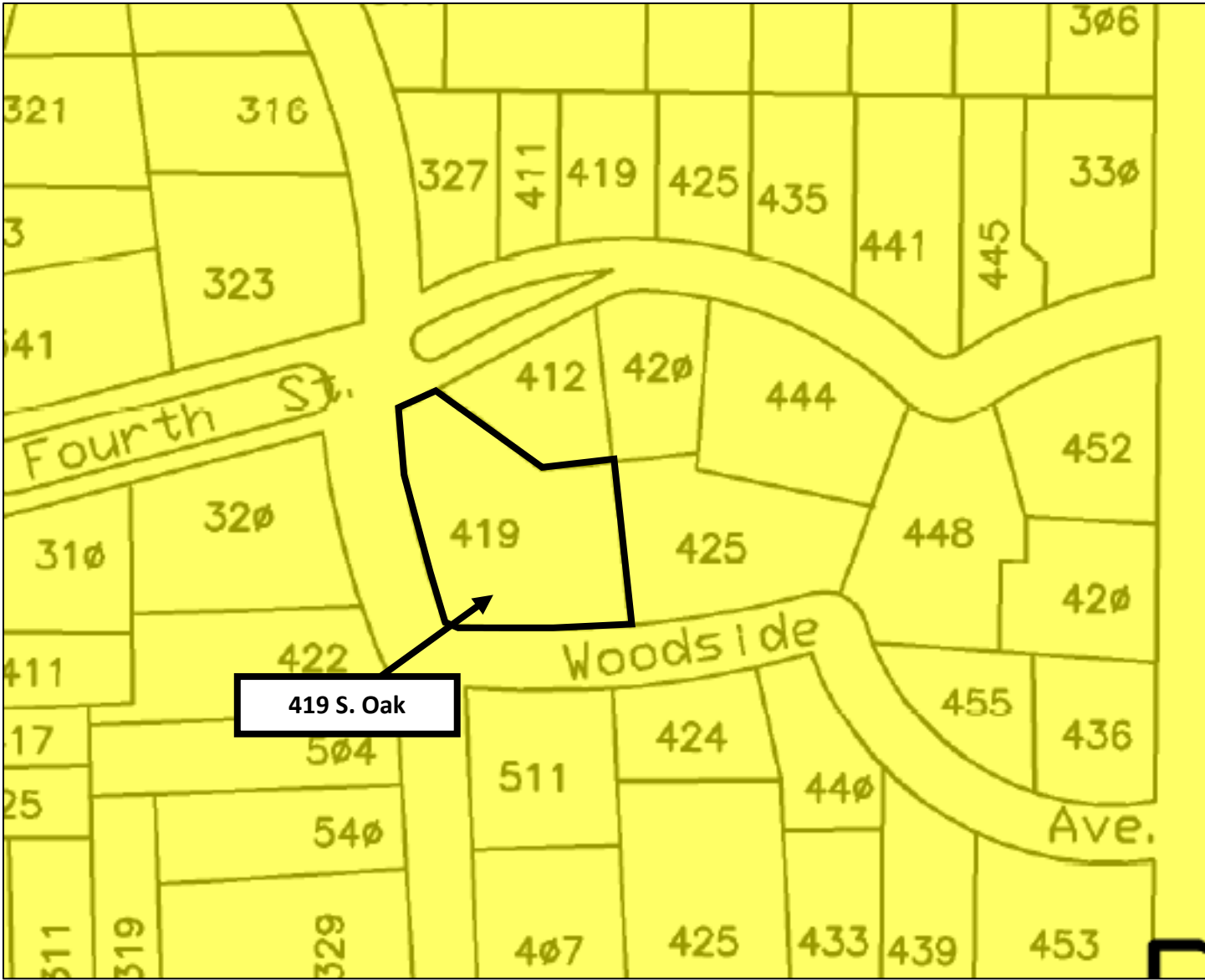
Pursuant to Title 14, Section 14-5-1(B): No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic 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. Robbins Park Historic District Map
4. National Register of Historic Places Sheet
5. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
6. Certificate of Appropriateness Plans for Case HPC-02-2021 Approved at the May 5, 2021 Historic Preservation Commission Meeting
7. Application for Certificate of Appropriateness and Exhibits

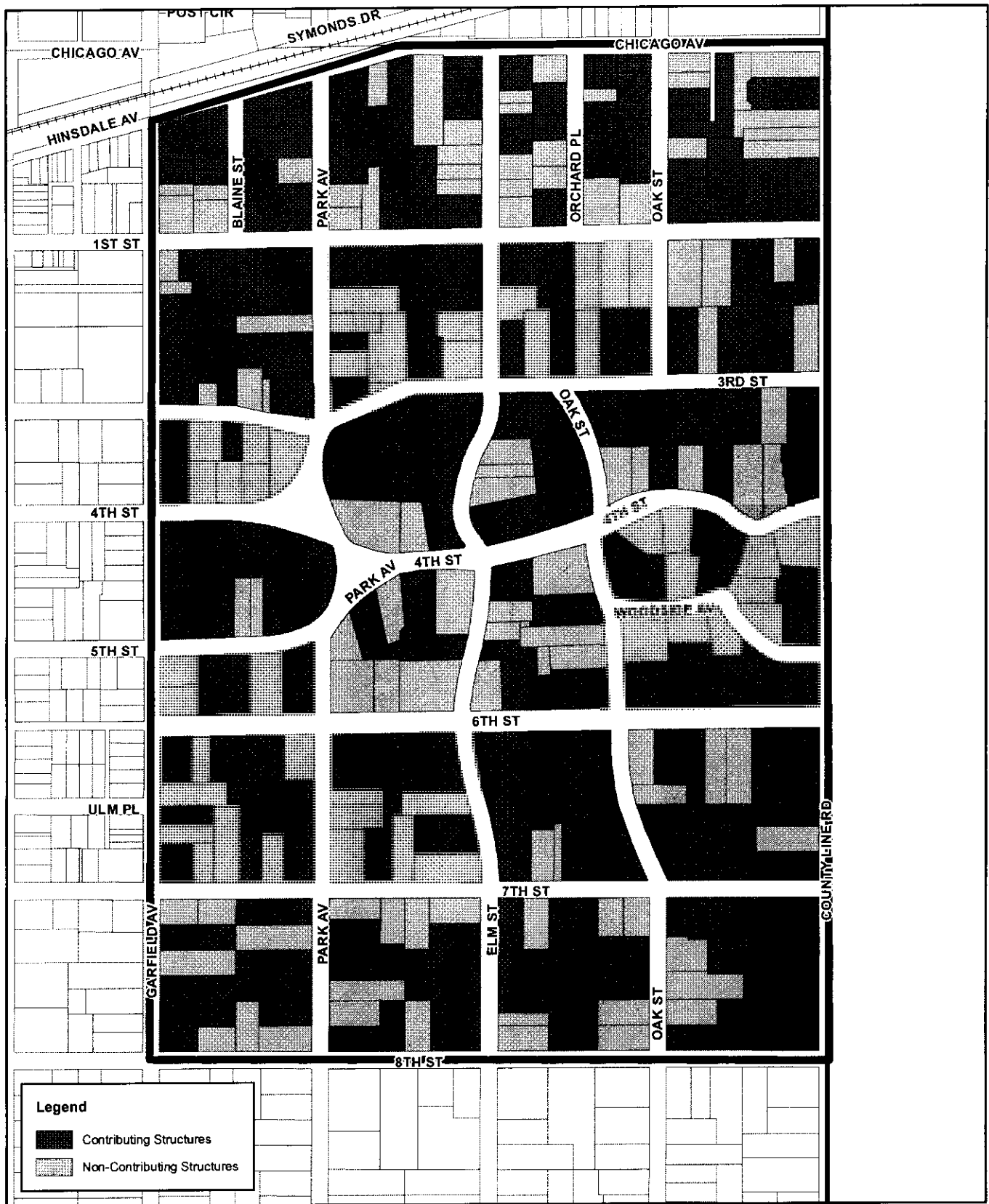
Village of Hinsdale Zoning Map and Project Location



Aerial View – 419 S. Oak Street



ROBBINS PARK HISTORIC DISTRICT



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 15

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO.	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NO	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
4	S OAK	American Foursquare	c. 1910	Conover, Lawrence F. House	C	-			
7	S OAK	Neo-Traditional	1987		NC	-			
8	S OAK	American Foursquare	c. 1915		C	C			detached garage
13	S OAK	American Foursquare	c. 1910		C	C			detached garage
14	S OAK	Colonial Revival	c. 1910		C	NC			detached garage
17	S OAK	American Foursquare	c. 1910		C	C			detached garage
23	S OAK	Prairie	c. 1915	Conover, Isabel S. House	C	-			
24	S OAK	Colonial Revival	c. 1915		C	NC			detached garage
30	S OAK	Craftsman Bungalow	c. 1920		C	C			detached garage
31	S OAK	Neo-Traditional	1997		NC	-	Mifflin Assoc., R. A. (RAM)	Hallmark Homes of Hinsdale	
35	S OAK	Craftsman	c. 1910		C	-			
36	S OAK	Renaissance Revival	1928	Jaedecke, C.P. House	C	-	Wilkins, S. W.	Droos, A.	
136	S OAK	Craftsman	1912	Barfield, William G. House	C	-	Barfield, William Gibson		
316	S OAK	Colonial Revival	c. 1895	Hildebrand, Lewis K. House	C	C			detached garage
327	S OAK	Neo-Traditional	2005-06		NC	-			
419	S OAK	Classical Revival	c. 1910-11	Hicks, Ernest H. House	C	-			
422	S OAK	Prairie	1904	Brown, Charles A. House	C	-	Zimmerman, William Carbys		
504	S OAK	No style (altered)	c. 1940		NC	-			
511	S OAK	No style	c. 1925		NC	NC			Detached garage
540	S OAK	Neo-Traditional	1998		NC	-	Kang, Sinsuk	Peyton, Alan R.	
610	S OAK	Ranch	1952	Framburg, Mr. & Mrs. Stanley	C	C	Stade, Charles	Wendell, A. W. & Son	Shed

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.





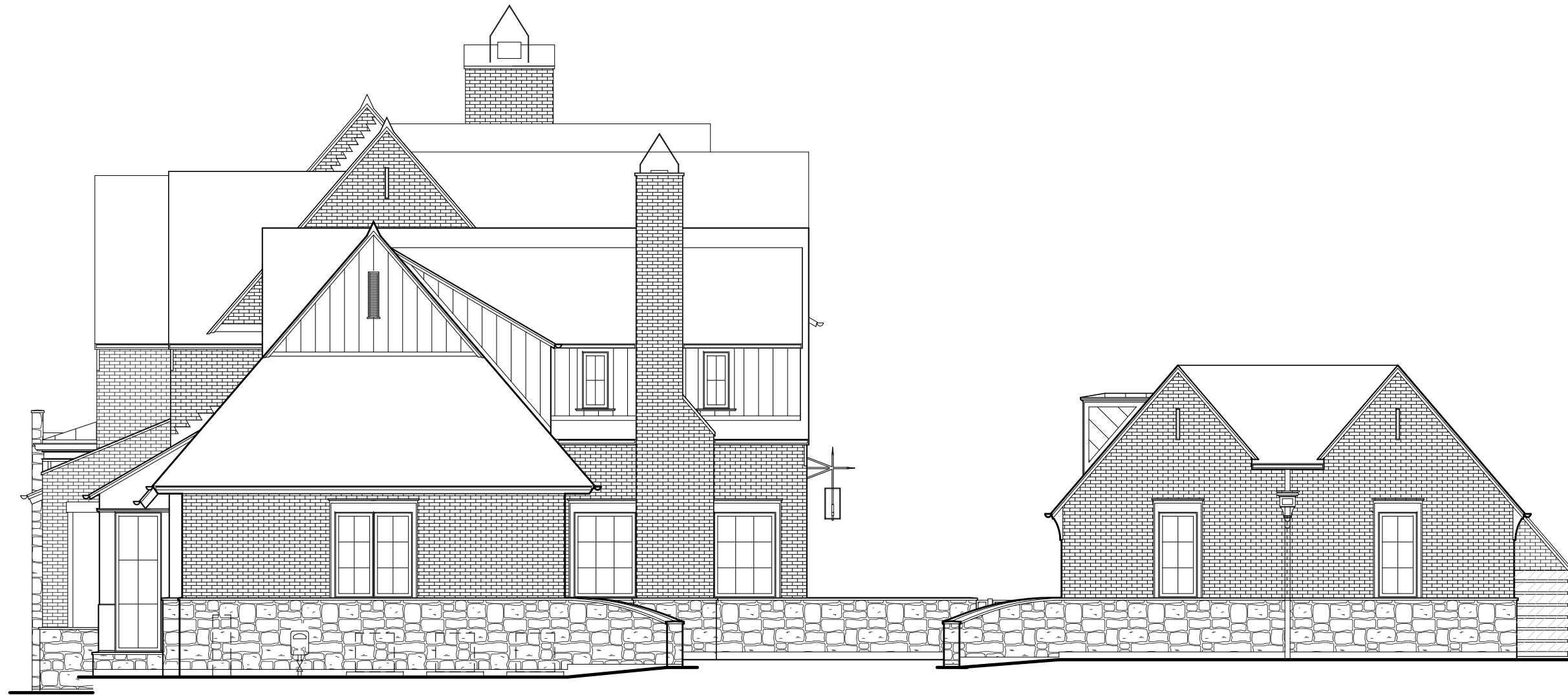
WEST ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



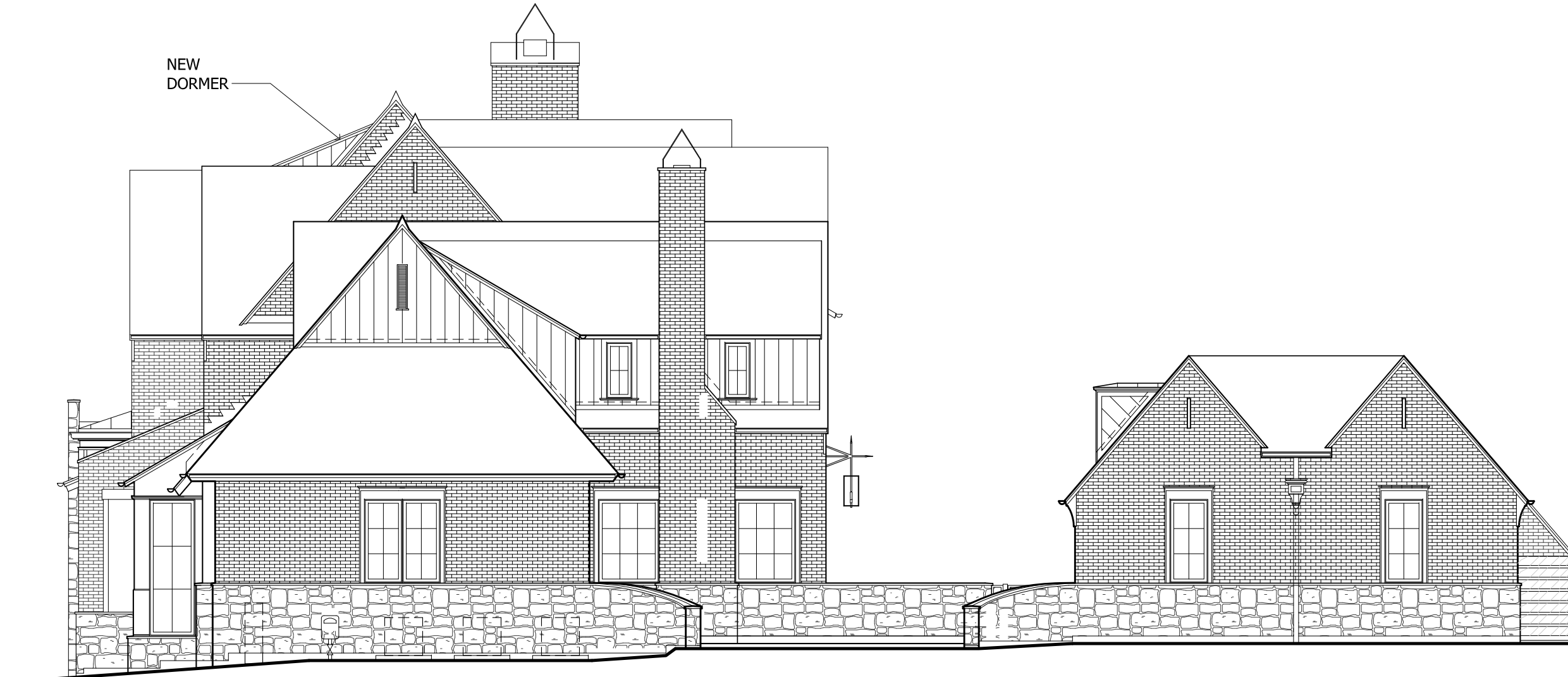
WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



EAST ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



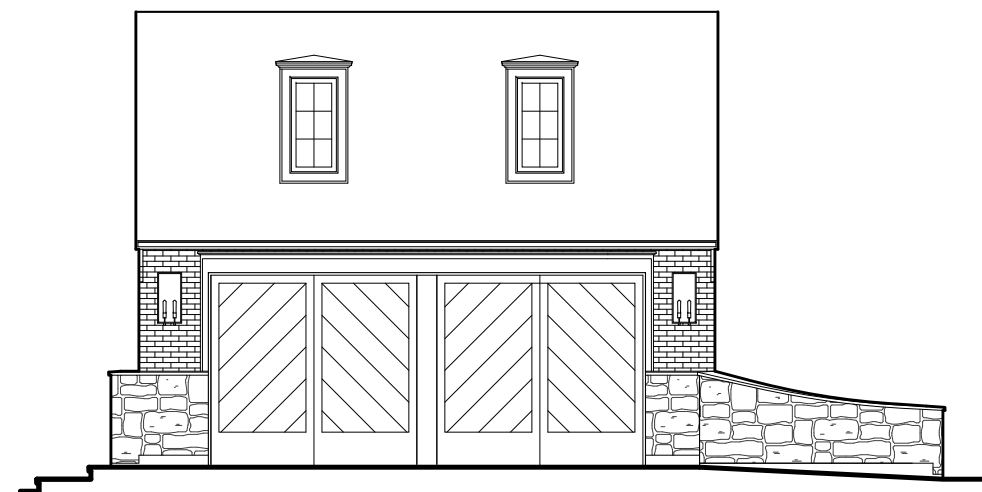
NORTH ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"

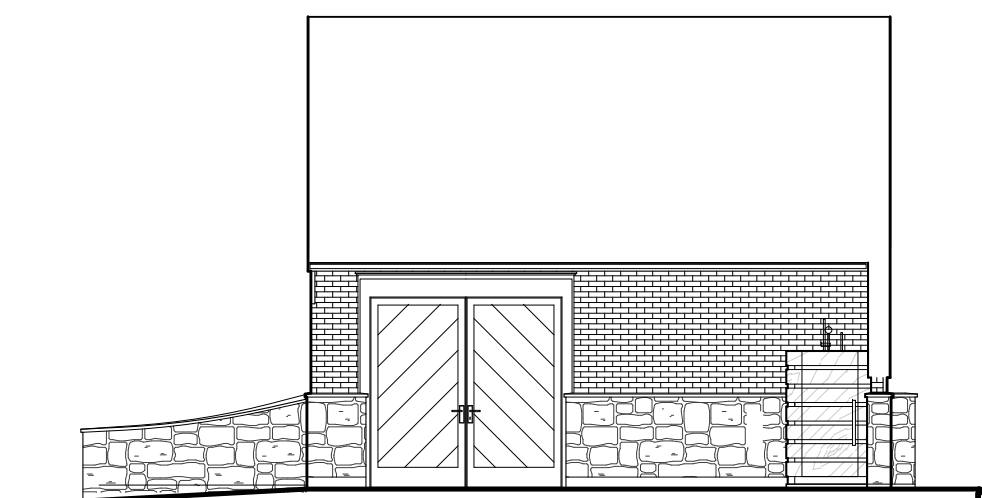


NORTH ELEVATION - PROPOSED

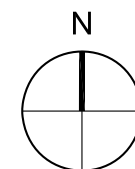
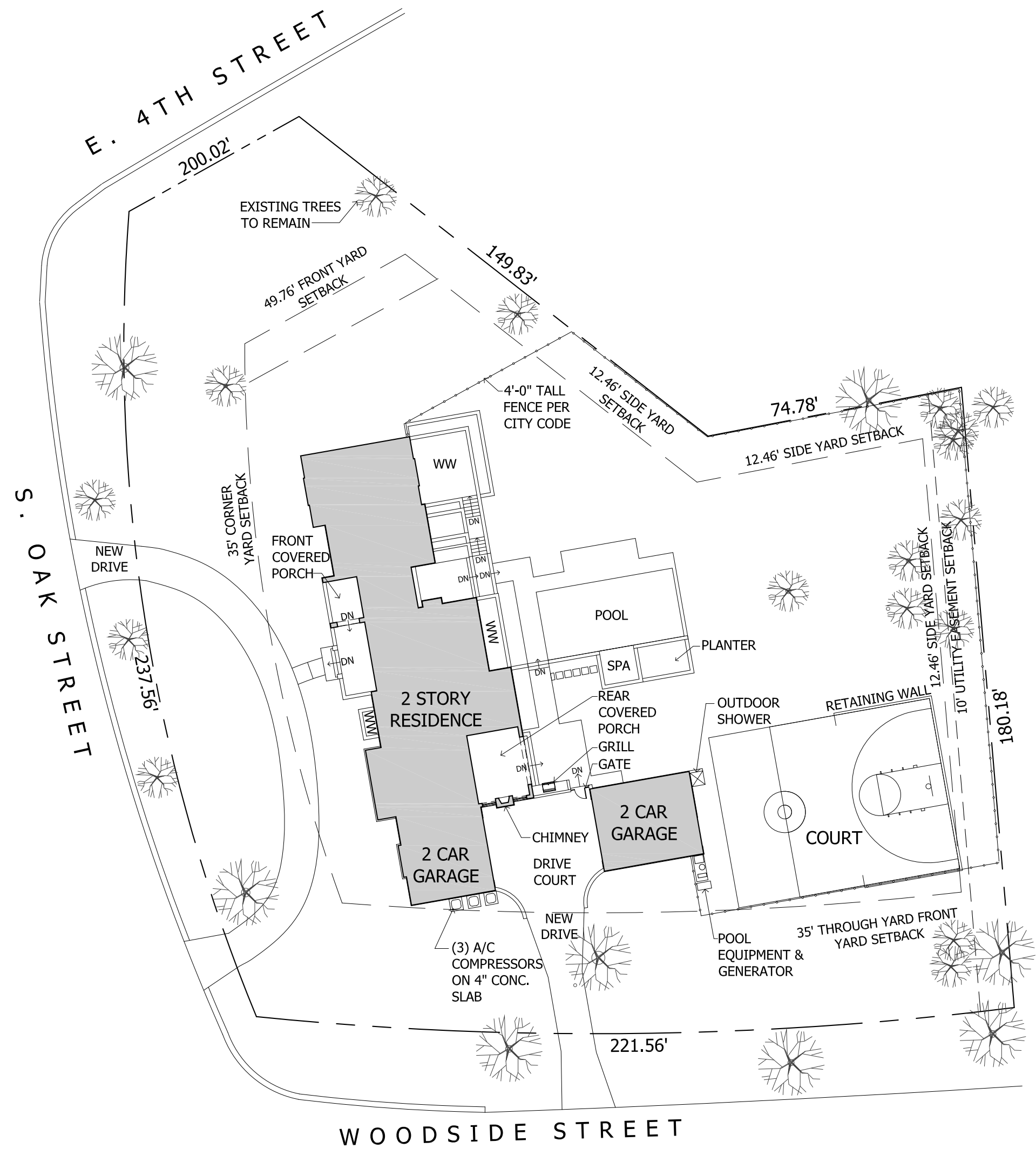
SCALE: 1/8" = 1'-0"



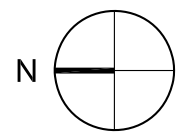
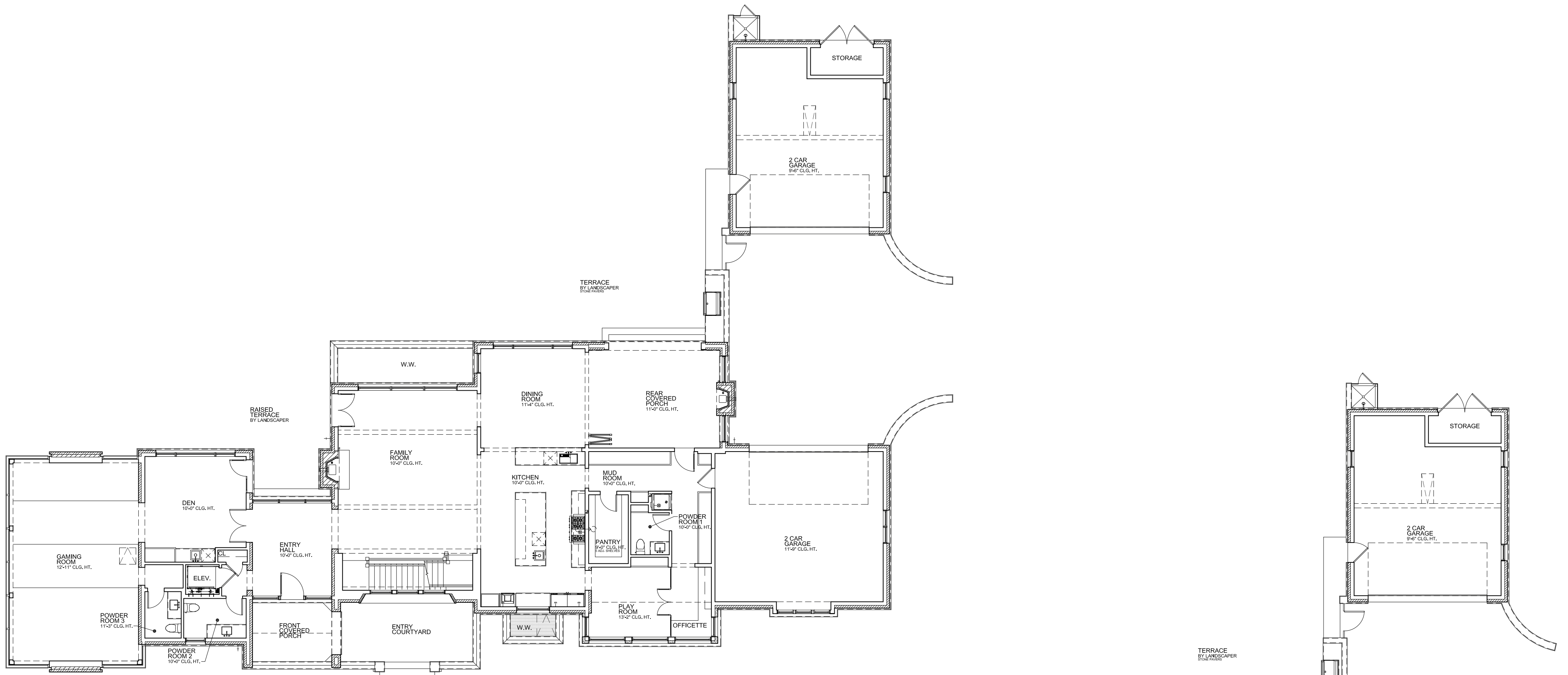
GARAGE WEST ELEVATION - APPROVED
 SCALE: 1/8" = 1'-0" NO CHANGE



GARAGE EAST ELEVATION - APPROVED
 SCALE: 1/8" = 1'-0" NO CHANGE

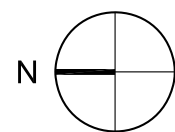
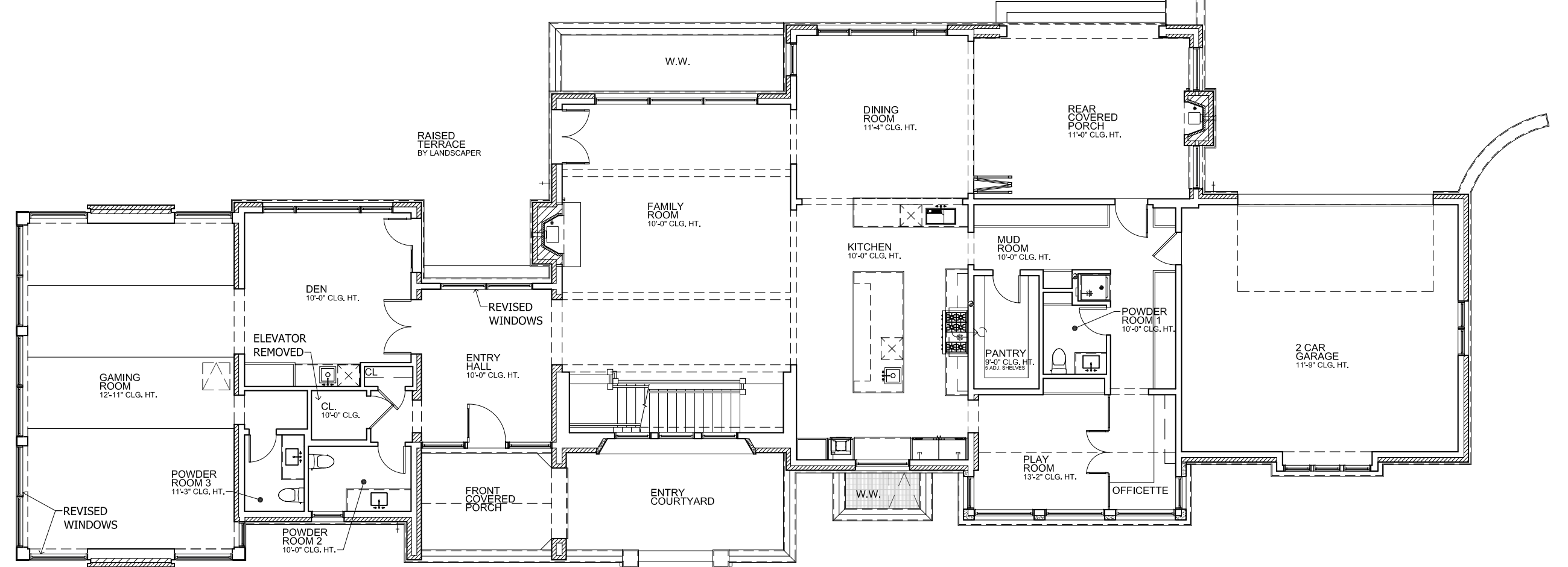


SITE PLAN - APPROVED
 SCALE: 1" = 30'-0" NO CHANGE



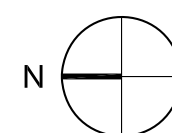
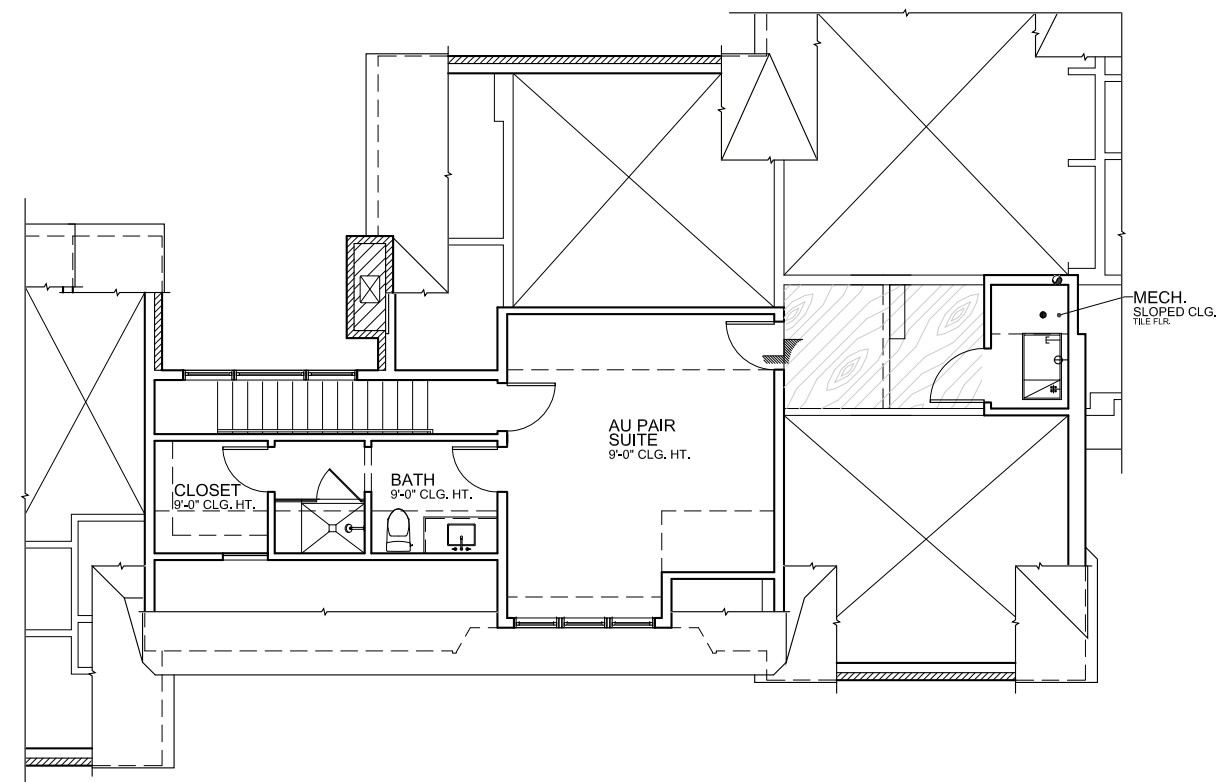
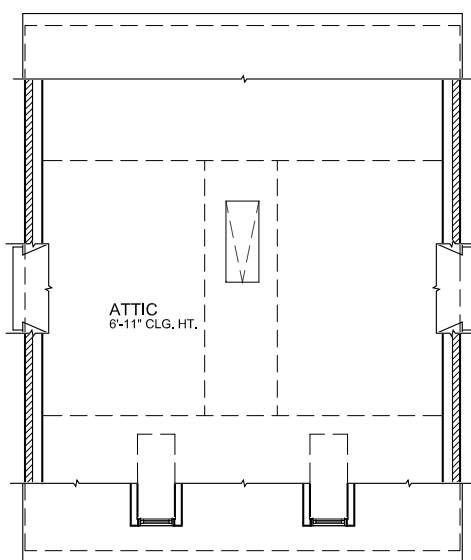
FIRST FLOOR PLAN - APPROVED

SCALE: 3/32" = 1'-0"



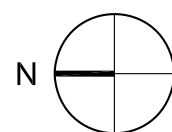
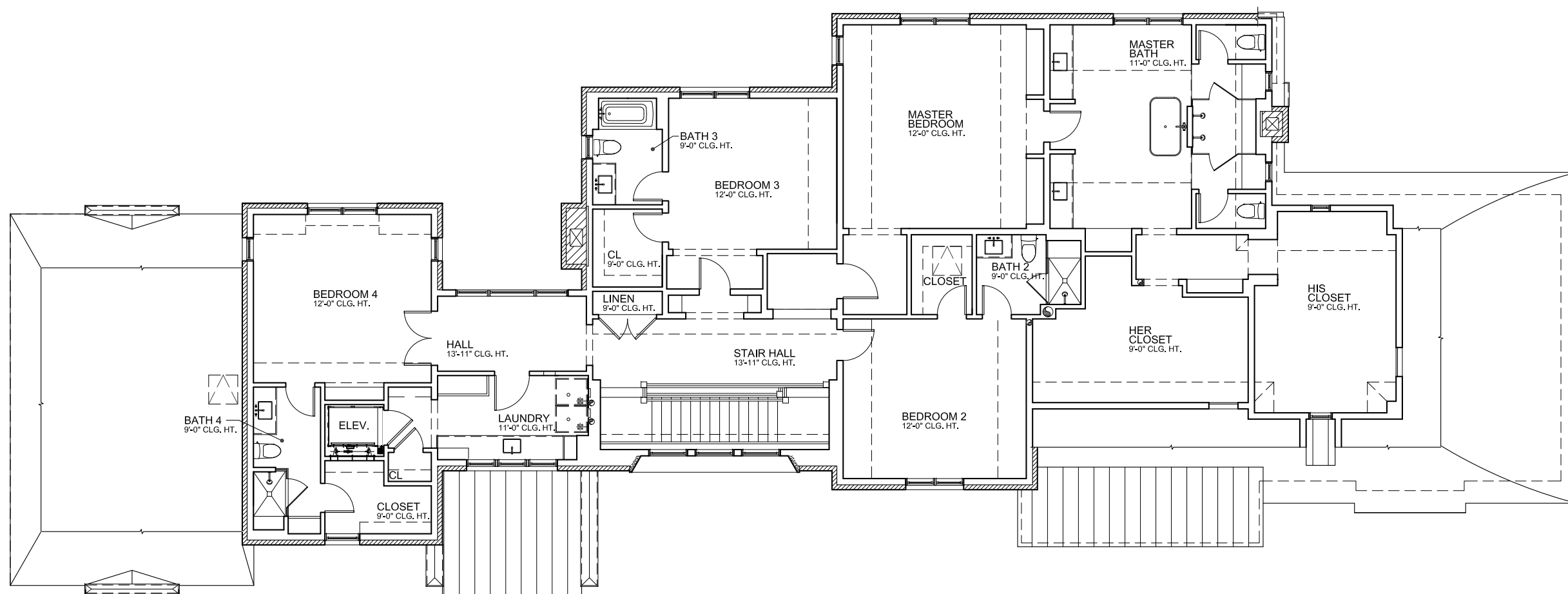
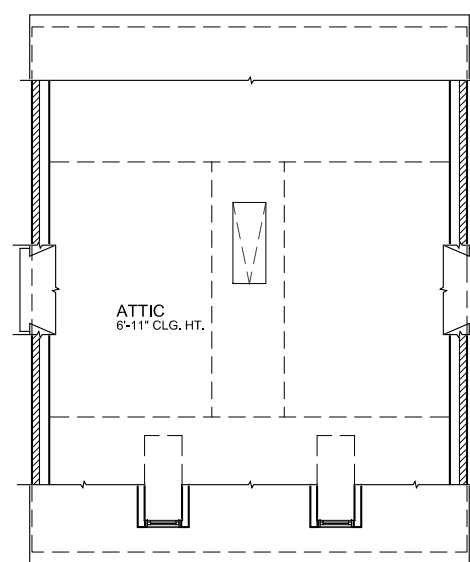
FIRST FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



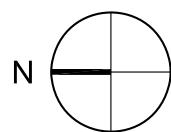
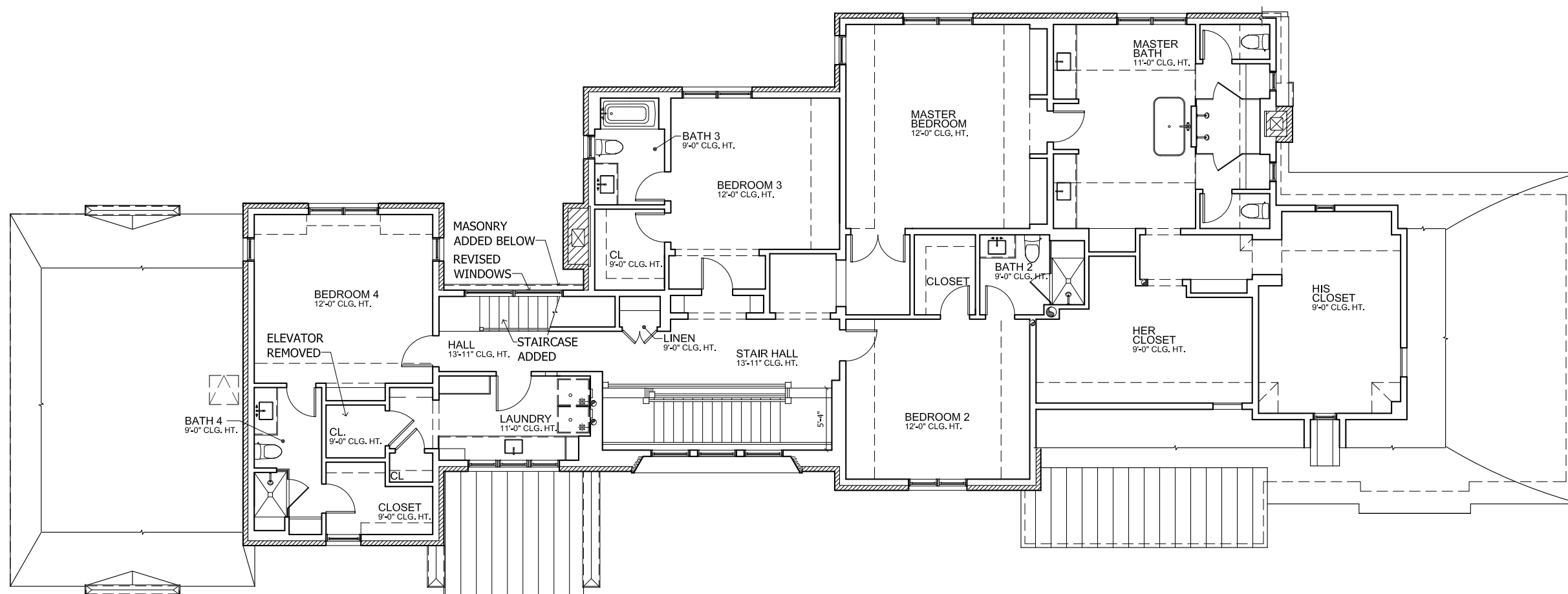
THIRD FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN - APPROVED

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 4 IN SAILOR'S RESUBDIVISION OF LOTS 5 THROUGH 17 IN THE RESUBDIVISION OF BLOCK 8 IN WILLIAM ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION OF THE SOUTH HAL OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAILOR'S RESUBDIVISION RECORDED JANUARY 10, 1969 AS DOCUMENT R60-1231, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 419 S. OAK STREET, HINSDALE, ILLINOIS
PIN NO. 09-12-221-004

EXISTING GRADE	+ XXX.XX
EXISTING CONTOUR	---XXX---
PROPOSED GRADE	+ [XXX.XX]
PROPOSED CONTOUR	---XXX---
PROPOSED FLOW	==XX==
SILT FENCE	-XX-XX-
CONSTRUCTION SAFETY FENCE	-X-X-

KEY:
T/F = TOP OF FOUNDATION
P.T.F. = PROPOSED TOP OF FOUNDATION

SETBACK DATA TABLE	
4TH STREET ADDRESS:	
412 4TH STREET	39.43'
420 4TH STREET	39.77'
444 4TH STREET	39.96'
448 4TH STREET	46.45'
410 4TH STREET	63.06'
419 OAK STREET	166.69'
Average:	60.06'

AVG. GRADE DATA (HOUSE)	
POINT:	HOUSE:
(A)	692.80
(B)	692.10
(C)	699.80
(D)	699.70
AVG.:	696.10

AVG. GRADE DATA (GARAGE)	
POINT:	GARAGE:
(E)	700.30
(F)	699.60
(G)	699.40
(H)	699.80
AVG.:	699.78

PROPOSED IMPERVIOUS COVERAGE DATA	
LOT AREA:	50,276 S.F.
COVERAGE:	10,216 S.F.(20.31%)

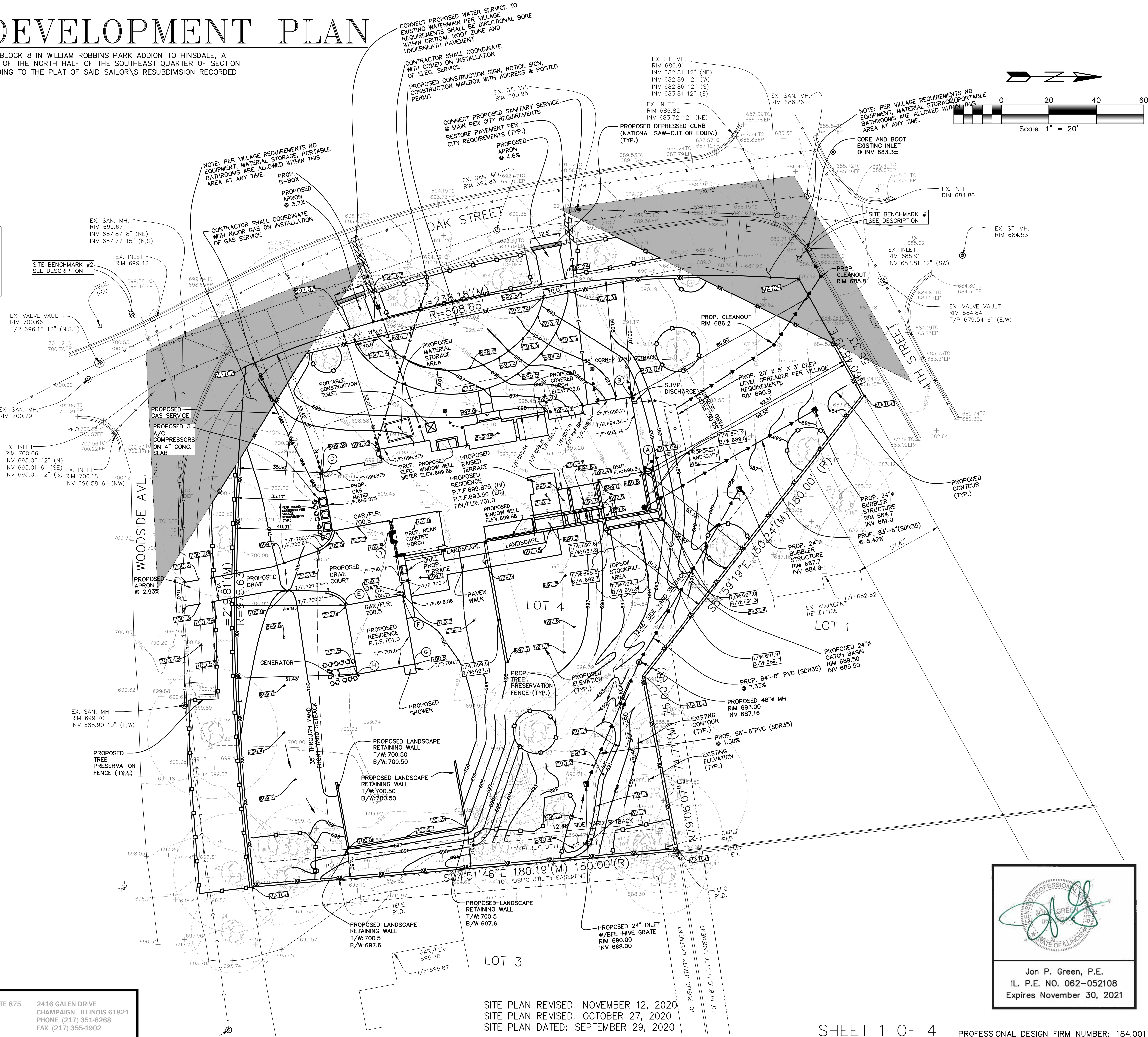
SITE BENCHMARK #1:
NORTHWEST BOLT ON HYDRANT ALONG THE SOUTH SIDE OF OAK STREET AT THE NORTHWEST CORNER OF THE PROJECT SITE.
ELEV: 689.189 (NAVD 88)

SITE BENCHMARK #2:
NORTHWEST BOLT ON HYDRANT ALONG THE NORTH SIDE OF OAK STREET NEAR THE SOUTHWEST CORNER OF THE PROJECT.
ELEV: 702.413 (NAVD 88)

IMPERVIOUS DATA TABLE

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	
HOUSE & WINDOW WELLS:	4,774 S.F.	2,403 S.F.
DRIVEWAYS:	3,815 S.F.	4,252 S.F.
PORCHES, STOOPS & STAIRS:	682 S.F.	44 S.F.
POOL, PATIOS & WALKWAYS:	3,208 S.F.	380 S.F.
RETAINING WALL:	139 S.F.	741 S.F.
FOUNDATION & EQUIPMENT PAD:	68 S.F.	72 S.F.
TOTAL:	12,686 S.F.	
	COVERED PORCH, PATIO & WALKWAY:	1,353 S.F.
	TERRACE & STEPS, LOWER LEVEL:	814 S.F.
	WALLS:	85 S.F.
	GENERATOR:	72 S.F.
	TOTAL:	10,216 S.F.

NET NEW IMPERVIOUS AREA= 10,216 S.F. - 12,686 S.F.= -2,470 S.F.
SINCE -2,470 S.F. < 2,500 S.F. NO BMP IS REQUIRED FOR THE PROJECT.



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800.892.0123

PREPARED FOR: JORDAN HOMES, INC.

ENGINEERING
RESOURCE ASSOCIATES

DRAWN BY: B.L.
CHECKED BY: J.G.
APPROVED BY: J.G.

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

SITE PLAN REVISED: NOVEMBER 12, 2020
SITE PLAN REVISED: OCTOBER 27, 2020
SITE PLAN DATED: SEPTEMBER 29, 2020

SHEET 1 OF 4

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2021

EXISTING CONDITIONS & DEMOLITION PLAN

LOT 4 IN SAILOR'S RESUBDIVISION OF LOTS 5 THROUGH 17 IN THE RESUBDIVISION OF BLOCK 8 IN WILLIAM ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION OF THE SOUTH HAL OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAILOR'S RESUBDIVISION RECORDED JANUARY 10, 1969 AS DOCUMENT R60-1231, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 419 S. OAK STREET, HINSDALE, ILLINOIS
PIN NO. 09-12-221-004

EXISTING GRADE + XXX.XX
EXISTING CONTOUR -XXX-
PROPOSED GRADE +|XXX.XX|
PROPOSED CONTOUR -XXX-
PROPOSED FLOW -XX-
SILT FENCE -XX-
CONSTRUCTION SAFETY FENCE -X-

KEY:
T/F = TOP OF FOUNDATION
P.T.F. = PROPOSED TOP OF FOUNDATION

SITE BENCHMARK #1:
NORTHWEST BOLT ON HYDRANT ALONG THE SOUTH SIDE OF OAK STREET AT THE NORTHWEST CORNER OF THE PROJECT SITE.
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NORTHWEST BOLT ON HYDRANT ALONG THE NORTH SIDE OF OAK STREET NEAR THE SOUTHWEST CORNER OF THE PROJECT.
ELEV: 702.413 (NAVD 88)

CONTRACTOR SHALL COORDINATE WITH NICOR GAS AND COMED ON THE DISCONNECTING OF THE GAS AND ELECTRIC SERVICE.

EXISTING WATER SERVICE SHALL BE DISCONNECT FROM WATER MAIN PER VILLAGE REQUIREMENTS
EXISTING SANITARY SERVICE SHALL BE DISCONNECT FROM WATER MAIN PER VILLAGE REQUIREMENTS

EXISTING DEPRESSED CURB TO BE REMOVED AND CONSTRUCTED BARRIER CURB & GUTTER TO MATCH EXISTING ADJACENT BARRIER CURB & GUTTER.
EXISTING BRICK DRIVE TO BE REMOVED WITHIN APRON AND REPLACED WITH 6" TOPSOIL AND SOD.

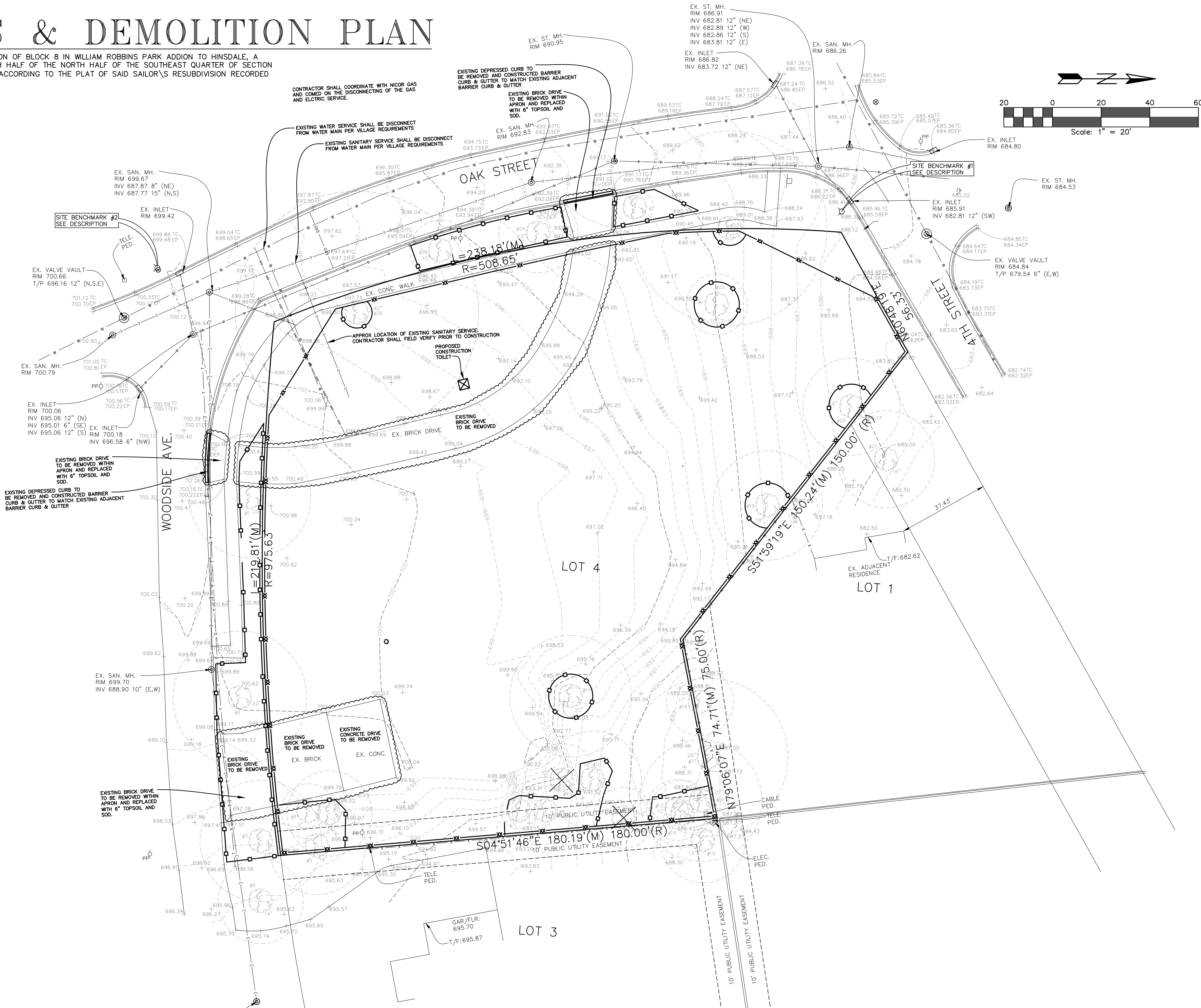
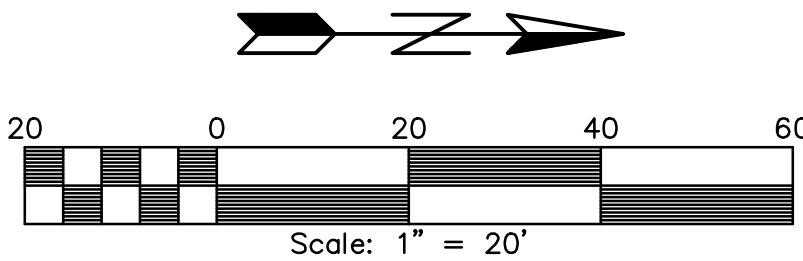
APPROX LOCATION OF EXISTING SANITARY SERVICE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION
PROPOSED CONSTRUCTION TOILET

EXISTING BRICK DRIVE TO BE REMOVED

EXISTING CONCRETE DRIVE TO BE REMOVED

EXISTING BRICK DRIVE TO BE REMOVED

EXISTING BRICK DRIVE TO BE REMOVED WITHIN APRON AND REPLACED WITH 6" TOPSOIL AND SOD.



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PREPARED FOR: JORDAN HOMES, INC.

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SITE PLAN REVISED: OCTOBER 27, 2020
SITE PLAN DATED: SEPTEMBER 29, 2020

SHEET 2 OF 4

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

\\projects\JordanHomes\2020\800 419 S Oak St Hinsdale\CAD\2020\800 419 S Oak St Revised.dwg Updated by: blprich 11/13/2020

**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:

419 S Oak - Hinsdale, IL

Address _____ of _____ Property _____ under _____ review: _____
Property Identification Number: 09-12-221-004

I. GENERAL INFORMATION

1. Applicants Name: J Jordan Homes LLC
Address: 112 S Grant St
Hinsdale IL 60521
Telephone Number: 312-320-9990
2. Owner of Record (if different from applicant): Alexa Piemonte
Address: 446 S Cottage Hill, Elmhurst 60126
Telephone Number: 630-835-7544
3. Others involved in project (include, name, address and telephone number):
Architect: Morrent Design - 201 E Ogden #20
Hinsdale, IL 60521 630-828-8161
Attorney: _____
Builder: J Jordan Homes - 112 S Grant
Hinsdale, IL 60521 312-320-9990
Engineer: _____

II. SITE INFORMATION

- ① Describe the existing conditions of the property: Under Construction

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? X 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).

Added a 2nd Story onto the detached garage. Connected the garage so it is code compliant.

5. TABLE OF COMPLIANCE

Address of subject property: 419 S OAK ST.

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 S.F.	51,030 SQ.FT.	51,030 SQ.FT.
Lot Depth	125 FT	237FT	237 FT
Lot Width	125 FT	221 FT	221 FT
Building Height	30.0 FT	UNKNOWN	28'-0 1/2"
Number of Stories	2 1/2	2	2 1/2
Front Yard Setback	49.76 FT	151.79 FT	86.0 FT
Corner Side Yard Setback	35 FT	23 FT	35.58 FT
Interior Side Yard Setback	12.46 FT	24.48 FT	53.33 FT
Rear Yard Setback	N/A	N/A	N/A
Maximum Floor Area Ratio (F.A.R.)*	12,206.0 SF	7,065 SF	10,520.6 SF (20.6%)
Maximum Total Building Coverage*	12,757.5 SF	4,629 SF	5,286 SF (10.4%)
Maximum Total Lot Coverage*	25,515.0 SF	12,686 SF	14,899 SF (29%)
Parking Requirements	N/A	N/A	N/A
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	5,103 SF	N/A	3,250 SF SPORT COURT

* 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

Julie Lamy G. Jordan

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 31st day of

August, 2021.

Marjorie E. Cantrell

Notary Public



5. TABLE OF COMPLIANCE

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Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	5,103 SF	N/A	3,250 SF SPORT COURT

* 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: _____

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: TJ Jordan Homes LLC

Owner's name (if different): Marco and Allie Piemonte

Property address: 419 S. Oak St.

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential

Square footage of property: 51,030 SQ.FT.

Lot area per dwelling: 51,030 SQ.FT.

Lot dimensions: 237 x 221

Current use of property: Single Family Residential

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:

SINGLE FAMILY RESIDENCE

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>86.0'</u>	<u>60.51'</u>
interior side(s)	<u>N/A / 56.2'</u>	<u>N/A / 12.46'</u>

Provided:**Required by Code:**

corner side	<u>36.13'</u>	<u>35.0'</u>
rear	<u>N/A</u>	<u>N/A</u>
Setbacks (businesses and offices):		
front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A / N/A</u>	<u>N/A / N/A</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>28.04'</u>	<u>34.0'</u>
accessory building(s):	<u></u>	<u></u>

Maximum Elevations:

principal building(s):	<u>42.04'</u>	<u>44.0'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>10,520.6</u>	<u>12,206.0</u>
Total building coverage:	<u>5,286.0</u>	<u>12,757.5</u>
Total lot coverage:	<u>14,899.0</u>	<u>25,515.0</u>
Floor area ratio:	<u>10,520.6</u>	<u>12,206.0</u>

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>16'-5"</u>	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>	<u></u>

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

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

Julie Lamy
Applicant's printed name

Dated: Sept. 15, 2021.



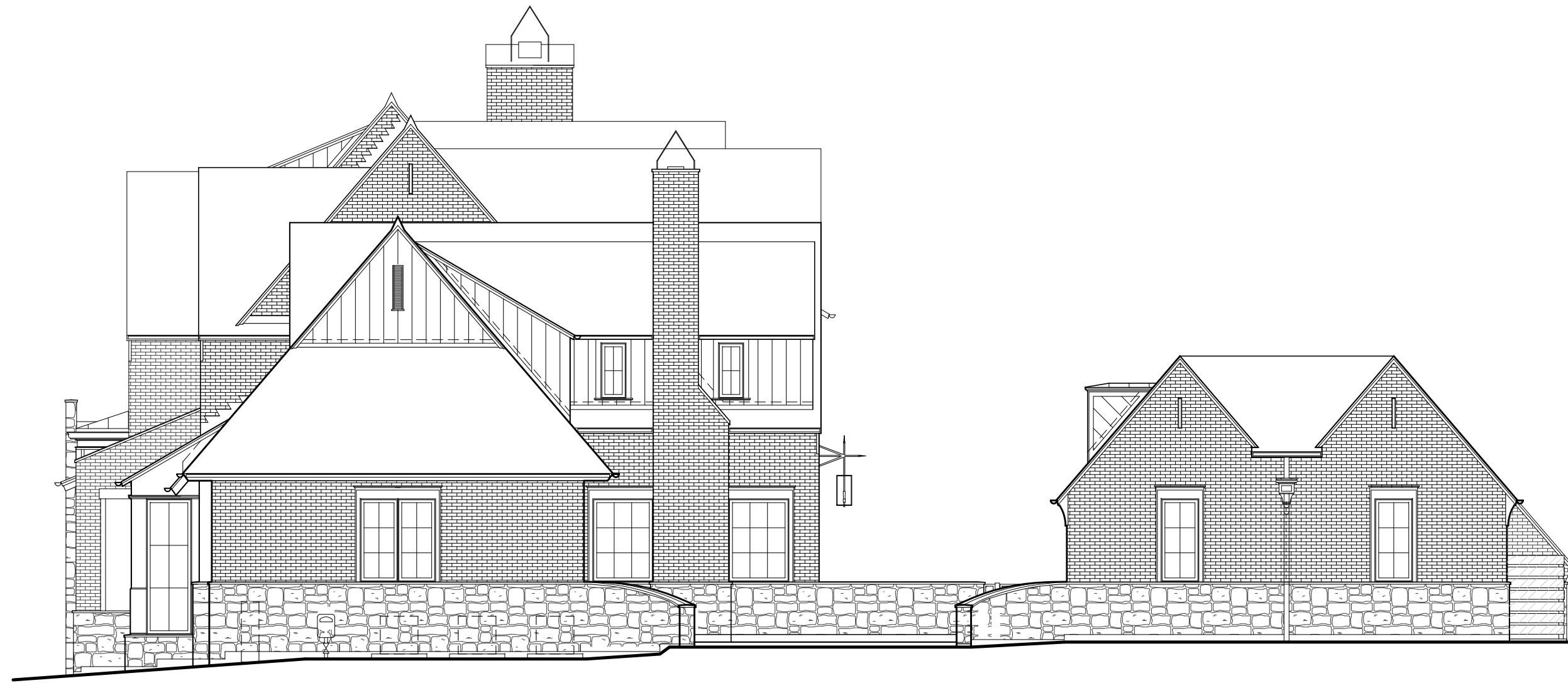
WEST ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - APPROVED
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



EAST ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



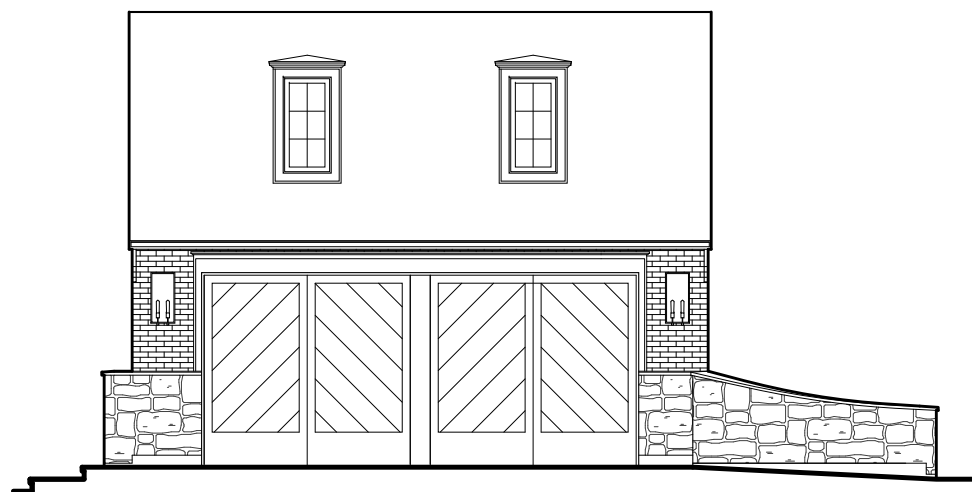
NORTH ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



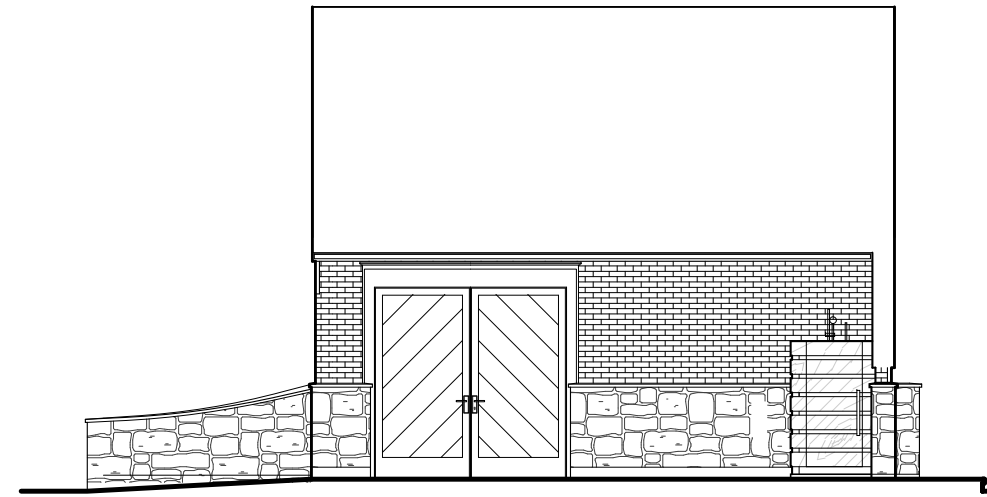
NORTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



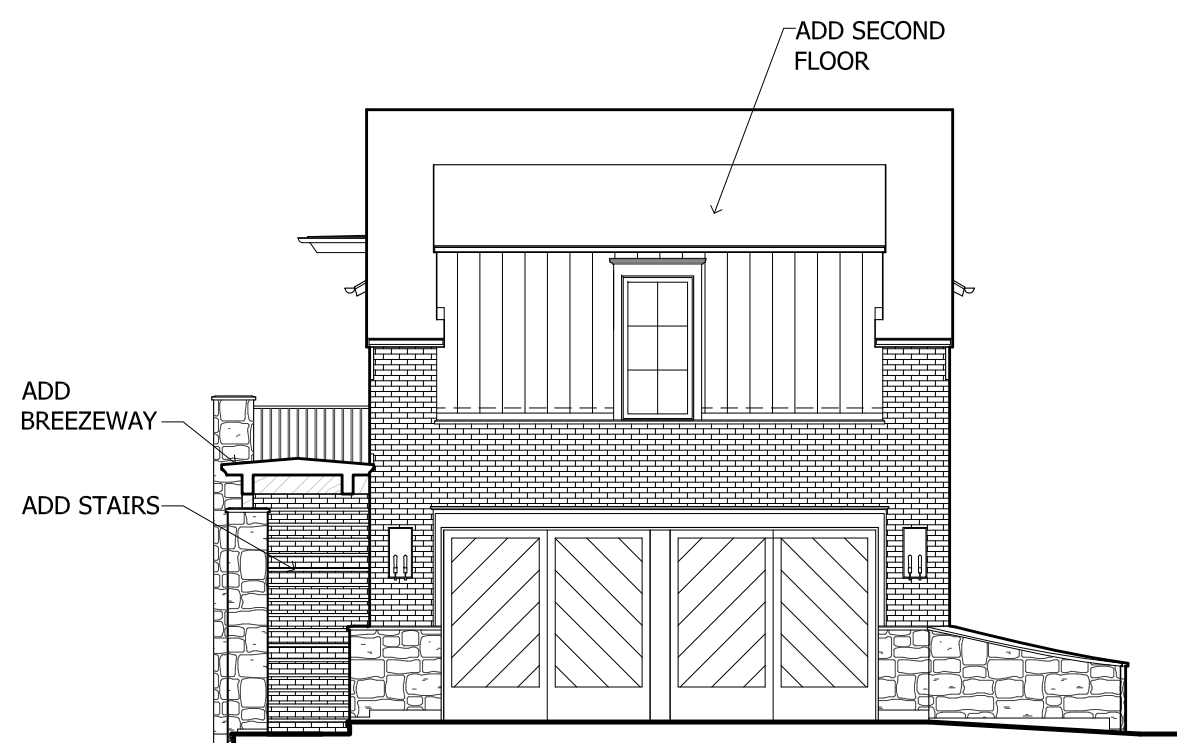
GARAGE WEST ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



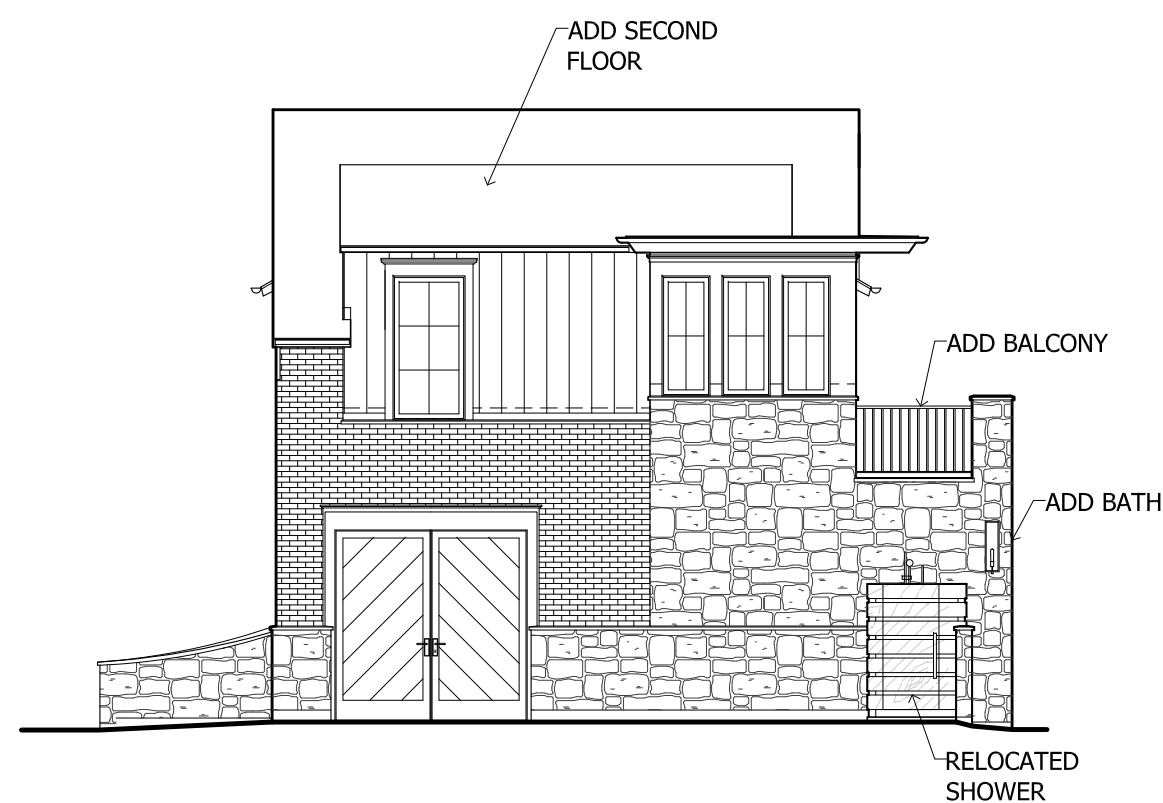
GARAGE EAST ELEVATION - APPROVED

SCALE: 1/8" = 1'-0"



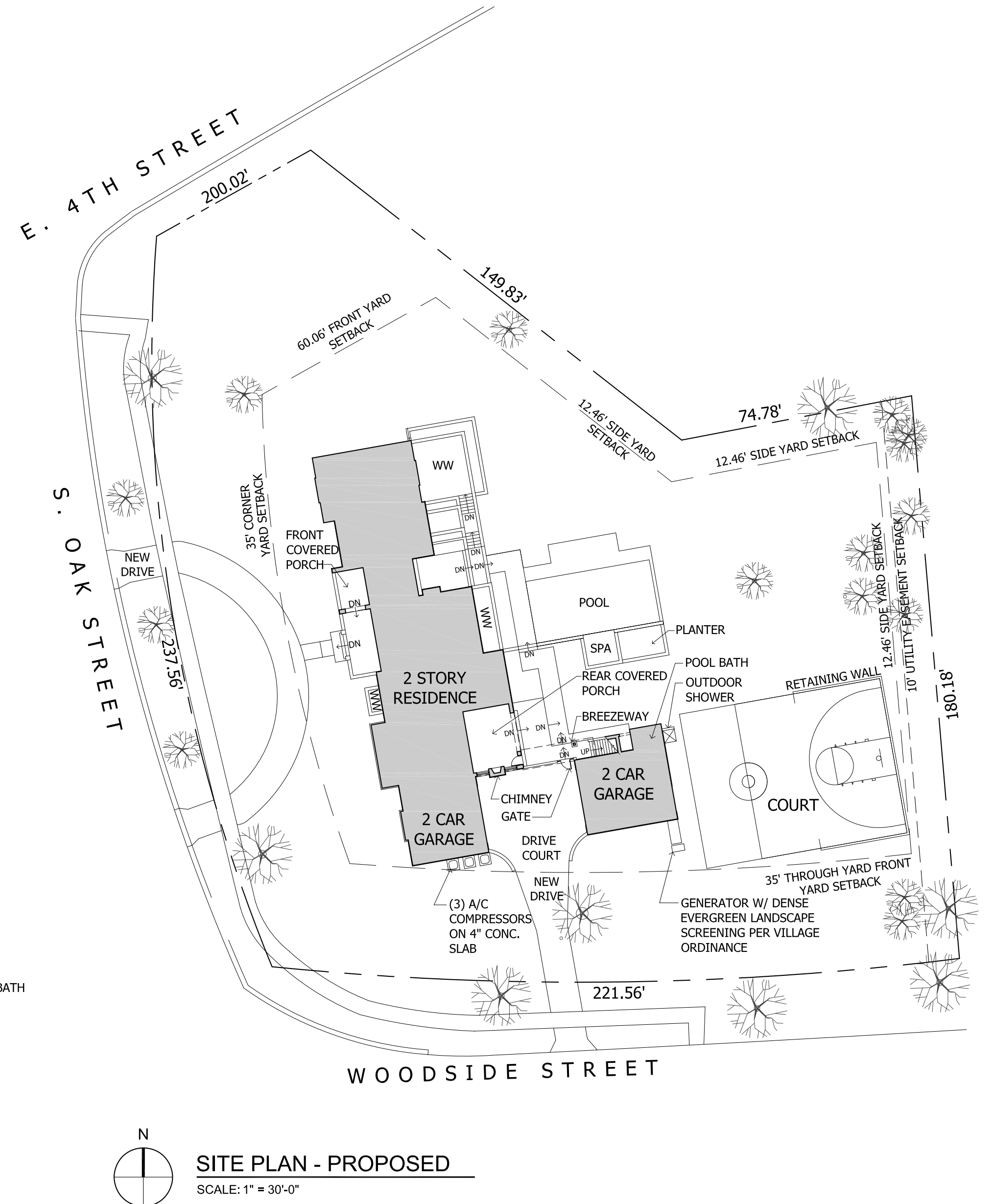
GARAGE WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



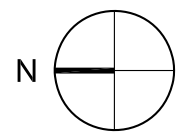
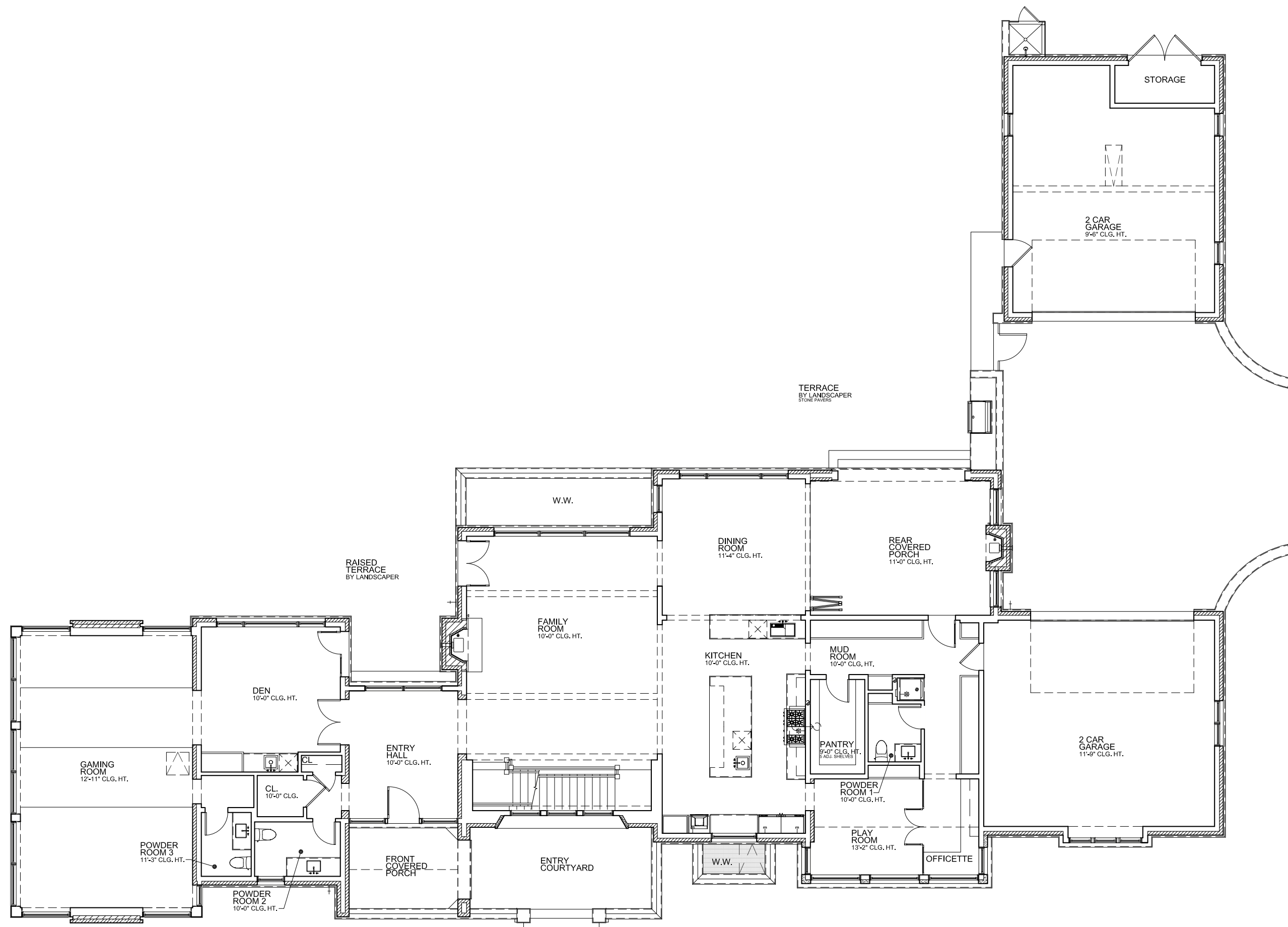
GARAGE EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



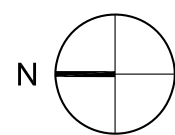
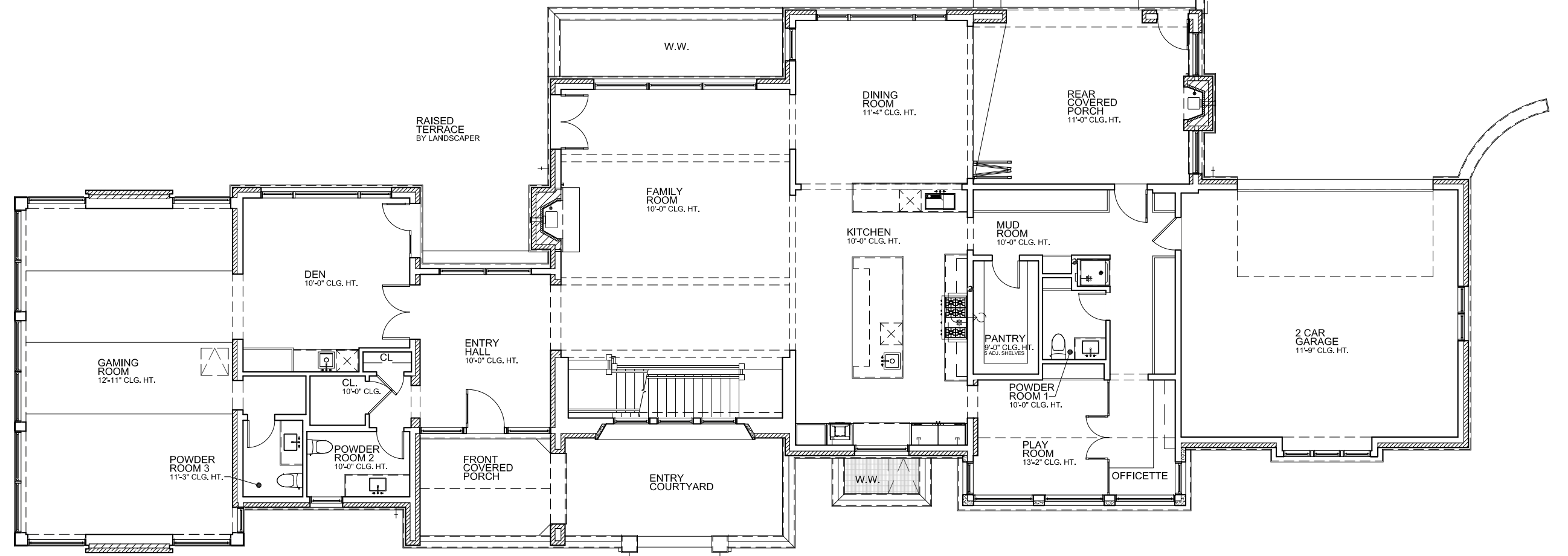
SITE PLAN - PROPOSED

SCALE: 1" = 30'-0"



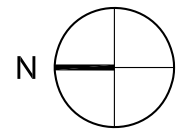
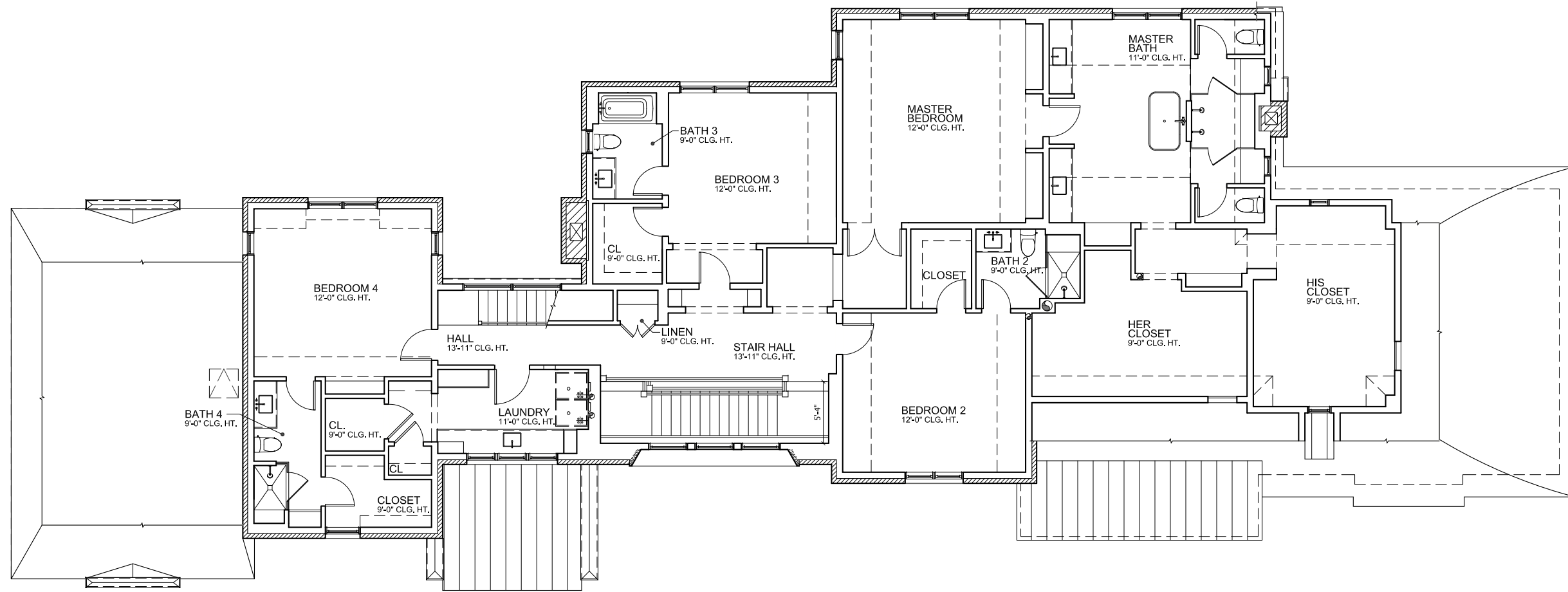
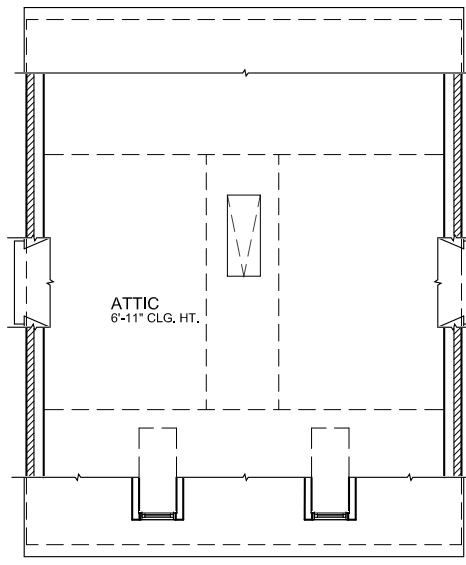
FIRST FLOOR PLAN - APPROVED

SCALE: 3/32" = 1'-0"



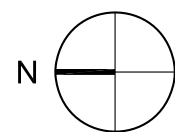
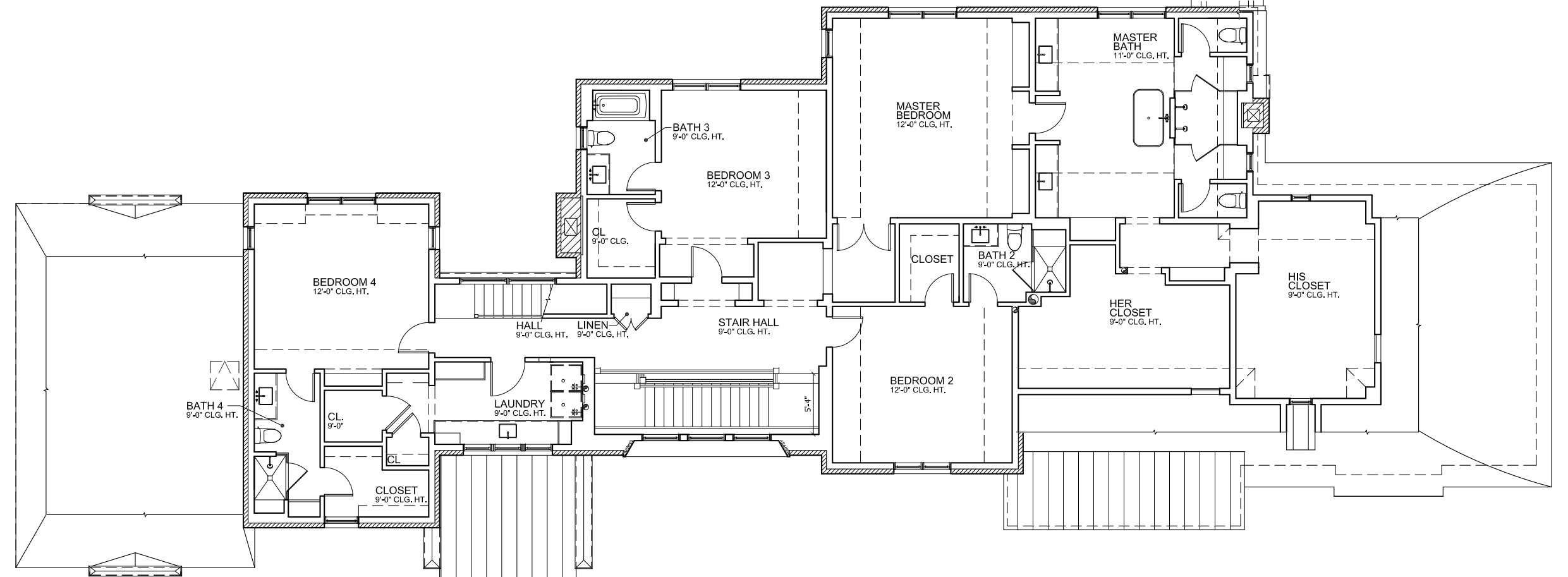
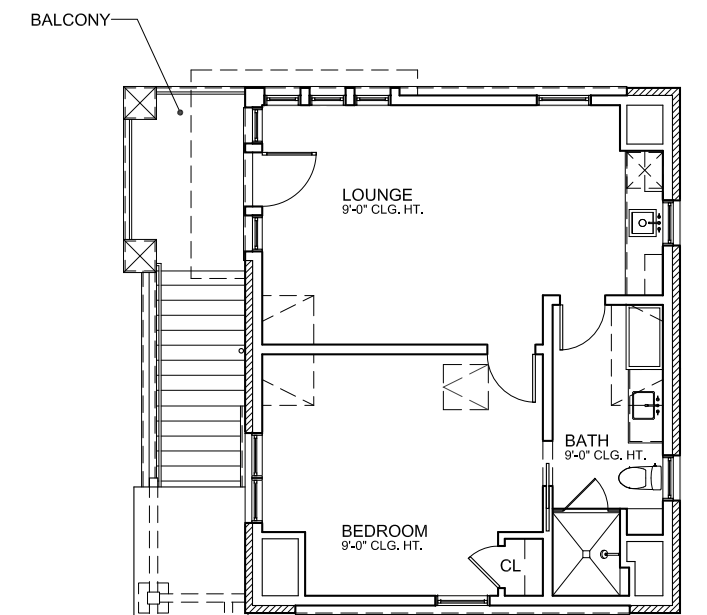
FIRST FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN - APPROVED

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



EXPIRES 11/30/2022
IL DESIGN FIRM NO.
1 8 4 . 0 0 7 4 9 7

ISSUE/REVISION:	
10 27 20	PERMIT REVISIONS
11 13 20	PERMIT REVISIONS
02 04 21	BULLETIN 1
06 13 21	BULLETIN 2

JOB NUMBER: 20 15
DATE: 09 21 20

EXTERIOR
ELEVATION,
SITE PLAN &
GENERAL
NOTES

A1.1

CODE INFORMATION

ALL CONSTRUCTION AND MATERIALS USED SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION AS NOTED OF THE FOLLOWING APPLICABLE CODES:

- | | |
|----|---|
| A. | 2006 INTERNATIONAL BUILDING CODE |
| B. | 2006 INTERNATIONAL RESIDENTIAL CODE |
| C. | 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE |
| D. | 2014 ILLINOIS PLUMBING CODE |
| E. | 2006 INTERNATIONAL PLUMBING CODE |
| F. | 2005 NFPA NATIONAL ELECTRICAL CODE |
| G. | 2003 NFPA 101 LIFE SAFETY CODE |
| H. | 2006 INTERNATIONAL FIRE CODE |
| I. | 2006 INTERNATIONAL MECHANICAL CODE |
| J. | 2006 INTERNATIONAL FUEL GAS CODE |
| K. | VILLAGE OF HINSDALE ORDINANCES |
| L. | 2018 INTERNATIONAL ENERGY CONSERVATION CODE & ILLINOIS AMENDMENTS |
| M. | ILLINOIS ACCESSIBILITY CODE - CURRENT EDITION |
| N. | ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS HAVING JURISDICTION. |

SHEET INDEX

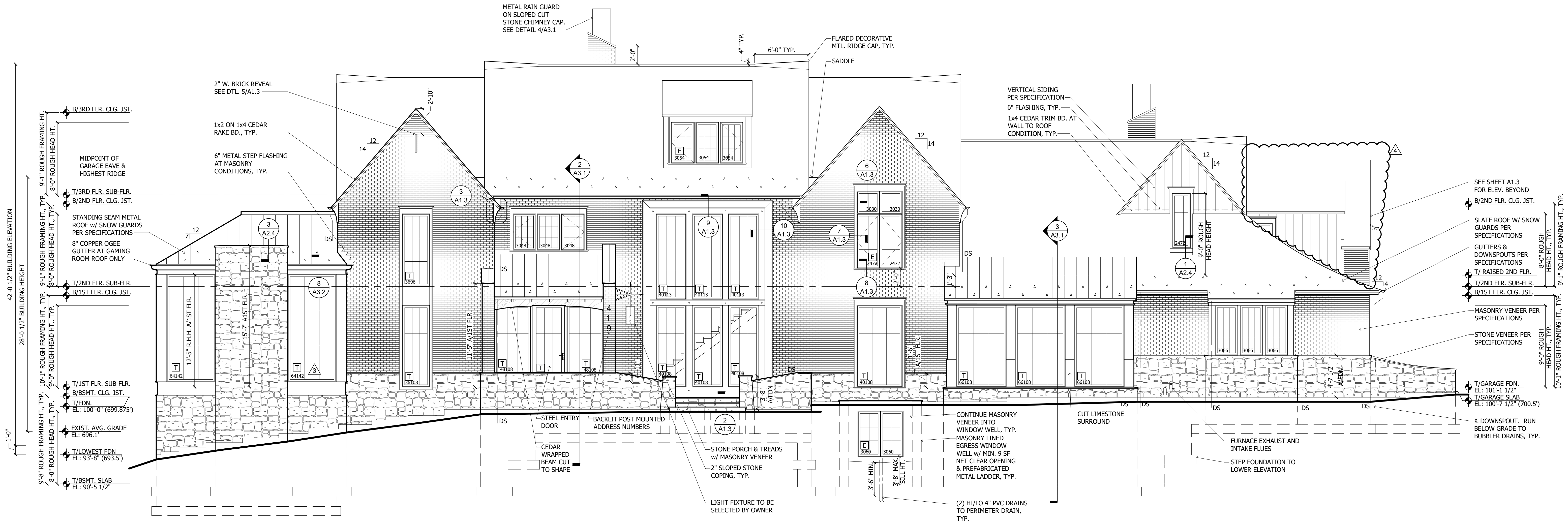
- | | |
|------|--|
| A1.1 | EXTERIOR ELEVATION, SITE PLAN & GENERAL NOTES |
| A1.2 | EXTERIOR ELEVATION |
| A1.3 | EXTERIOR ELEVATIONS & DETAILS |
| A1.4 | EXTERIOR ELEVATIONS, DETAILS, & PLUMBING RISER DIAGRAM |
| A2.1 | LOWER LEVEL FLOOR PLAN & LIGHT-VENT SCHEDULE |
| A2.2 | FIRST FLOOR PLAN |
| A2.3 | SECOND FLOOR PLAN |
| A2.4 | ROOF PLAN, PARTIAL THIRD FLOOR PLAN & DETAILS |
| A2.5 | TERRACE PLANS & SECTION |
| A3.1 | WALL SECTIONS |
| A3.2 | WALL SECTIONS & DETAILS |
| A5.1 | SPECIFICATION |
| S1.1 | FOUNDATION & FIRST FLOOR FRAMING PLAN |
| S1.2 | SECOND FLOOR FRAMING PLAN & DETAILS |
| S1.3 | SECOND & THIRD FLOOR CEILING FRAMING PLANS |
| S1.4 | ROOF FRAMING PLAN & DETAILS |
| E1.1 | LOWER LEVEL SCHEMATIC ELECTRICAL PLAN |
| E1.2 | FIRST FLOOR SCHEMATIC ELECTRICAL PLAN |
| E1.3 | SECOND & THIRD FLOOR SCHEMATIC ELECTRICAL PLANS |
| R1.1 | LOWER LEVEL OVERLAY PLAN |
| R1.2 | FIRST FLOOR OVERLAY PLAN |
| R1.3 | SECOND FLOOR OVERLAY PLAN |
| R1.4 | THIRD FLOOR OVERLAY PLAN |

PROJECT DATA

JURISDICTION:	DUPAGE or COOK COUNTY, HINSDALE, ILLINOIS
ZONING:	R-1
SITE AREA:	51,030.0 SQ.FT.
ALLOWABLE BLDG. COVERAGE:	12,757.5 SQ.FT.
ACTUAL BLDG. COVERAGE:	FIRST FLOOR= 4,345.9 SQ.FT. PORCHES= 141.1 SQ.FT. GARAGE= 141.4 SQ.FT. BREEZEWAY= 792.7 SQ.FT. TOTAL= 5,280.6 SQ.FT.
ALLOWABLE ACCESSORY USE:	5,103.0 SQ.FT.
ACTUAL ACCESSORY USE:	SPORT COURT= 3,250 SQ.FT.
ALLOWABLE LOT COVERAGE:	25,515.0 SQ.FT.
ACTUAL LOT COVERAGE:	10,216 SQ.FT.
ALLOWABLE F.A.R.:	12,206.0 SQ.FT.
ACTUAL F.A.R.	BASEMENT= 1,695.5 SQ.FT. FIRST FLOOR= 4,345.9 SQ.FT. SECOND FLOOR= 2,997.1 SQ.FT. THIRD FLOOR= 0 SQ.FT. GARAGE= 1482.1 SQ.FT. TOTAL= 10,520.6 SQ.FT.
AVERAGE EXTG. GRADE:	HOUSE= 696.10'
BUILDING HEIGHT:	HOUSE= 28'-0 1/2"
BUILDING ELEVATION:	42'-0 1/2"
TYPE OF CONSTRUCTION:	MASONRY / WOOD FRAME

GENERAL NOTES

- A. GENERAL REQUIREMENTS
- NOTIFY ARCHITECT IMMEDIATELY WHERE CONFLICTS MAY ARISE BETWEEN ARCHITECTS DOCUMENTS AND OWNER'S CONSULTANTS DOCUMENTS.
 - ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ALL INTERIOR AND EXTERIOR FRAME WALLS TO BE 2 X 6 STUDS AT 16" O.C. WALLS DRAWN NOMINALLY AT 6 1/2" ASSUME 2 X 6 STUD WALL WITH G.W.B. OR SHEATHING BOTH SIDES PER SPECIFICATION.
 - ALL WINDOW/ FRENCH DOOR SIZE DESIGNATIONS SHOWN ARE TO BE FRAME SIZE IN INCHES. G.C. TO COORDINATE ACTUAL WINDOW UNITS AND OPENINGS WITH MANUFACTURER.
 - BLOWER DOOR TEST TO BE PERFORMED IN ACCORDANCE WITH IECC 2018 402.4.
 - NEW CONSTRUCTION TO COMPLY WITH IECC 2018 PRESCRIPTIVE METHOD.
 - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH 2018 IECC SECTIONS R402.4.1 THROUGH R402.4.4.
 - THE BUILDING THERMAL ENVELOPE AND DUCT SYSTEMS SHALL BE TESTED TO VERIFY AIR LEAKAGE IS IN COMPLIANCE WITH 2018 IECC. TESTS TO BE WITNESSED BY THE BUILDING INSPECTOR AND TEST REPORTS ARE TO BE SUPPLIED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. R402.3.1.2.
 - ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFIED.
- B. FIRE RATINGS
- SPACE BETWEEN FLOOR AND EXTERIOR WALL AND AT ALL OPENINGS IN THE FLOOR, INCLUDING SPACE BETWEEN DUCTS, CONDUIT, PIPING, ETC., EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION, SHALL BE SAFOED OFF (FILLED) WITH APPROVED SAFOED MATERIAL TO MAINTAIN THE CONTINUITY OF THE FLOOR FIRE RATING. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION SHALL BE TIGHT AND PREVENT THE PASSAGE OF SMOKE OR FLAME.
 - ALL PIPING, DUCTS, ETC., THAT PENETRATE FLOOR SLABS AND WALLS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
 - DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" MIN. G.W.B., 3/8" WOOD STRUCTURAL PANELS, OR 3/8" TYPE 2-M-W PARTICLEBOARD TO BE INSTALLED PARALLEL TO FLOOR FRAMING
- C. MUNICIPALITY NOTES
- WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
 - ABOVE GROUND WATER PIPING TO BE TYPE L, TYPE K COPPER OR GALVANIZED STEEL PER HINSDALE LOCAL ORDINANCE.
 - COPPER PIPING WILL NOT BE ACCEPTED FOR WASTE OR VENT PIPING PER HINSDALE LOCAL ORDINANCE.
 - DUCT SYSTEMS SHALL BE SUPPORTED AT A MAXIMUM OF 10' INTERVALS. DUCT SYSTEM JOINTS AND SEAMS SHALL BE MADE AIR TIGHT BY MEANS OF TAPE AND SHALL BE MECHANICALLY FASTENED BY THREE (3) SCREWS EVENLY SPACED PER THE IRC M1601.3.
 - ELECTRIC SERVICE SHALL COMPLY WITH SECTION 9-6-3: SERVICE ENTRANCE CAPACITY AND EQUIPMENT REQUIRED, OF VILLAGE OF HINSDALE, TITLE 9 BUILDING REGULATIONS, CHAPTER 6, ELECTRIC CODE AMENDMENTS.
 - PROVIDE PERMANENTLY AFFIXED CERTIFICATE AT ELECTRICAL PANEL COMPLIANT W/ IECC 2018 SECTION R401.3.

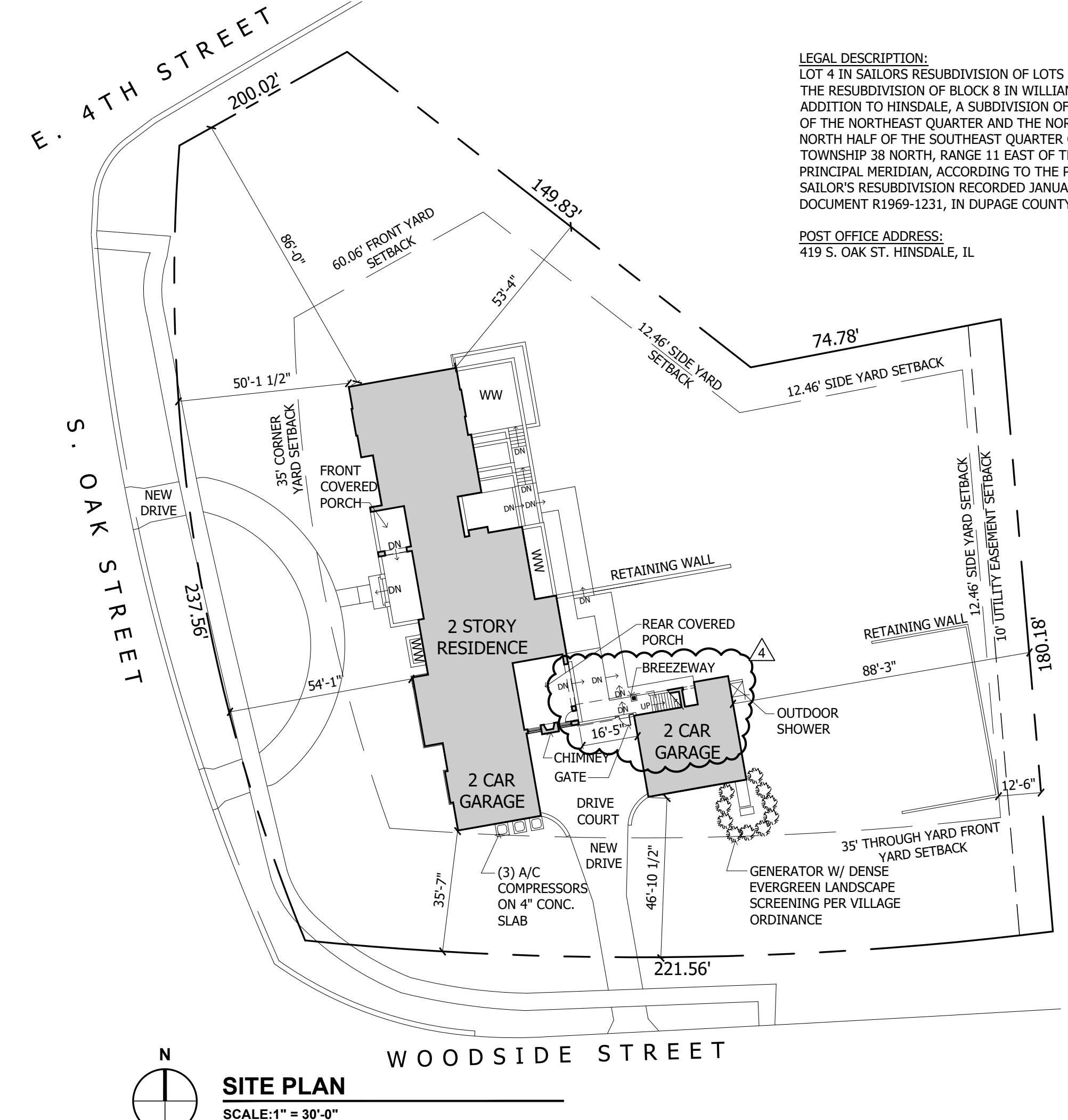


WEST ELEVATION
SCALE: 3/16" = 1'-0"

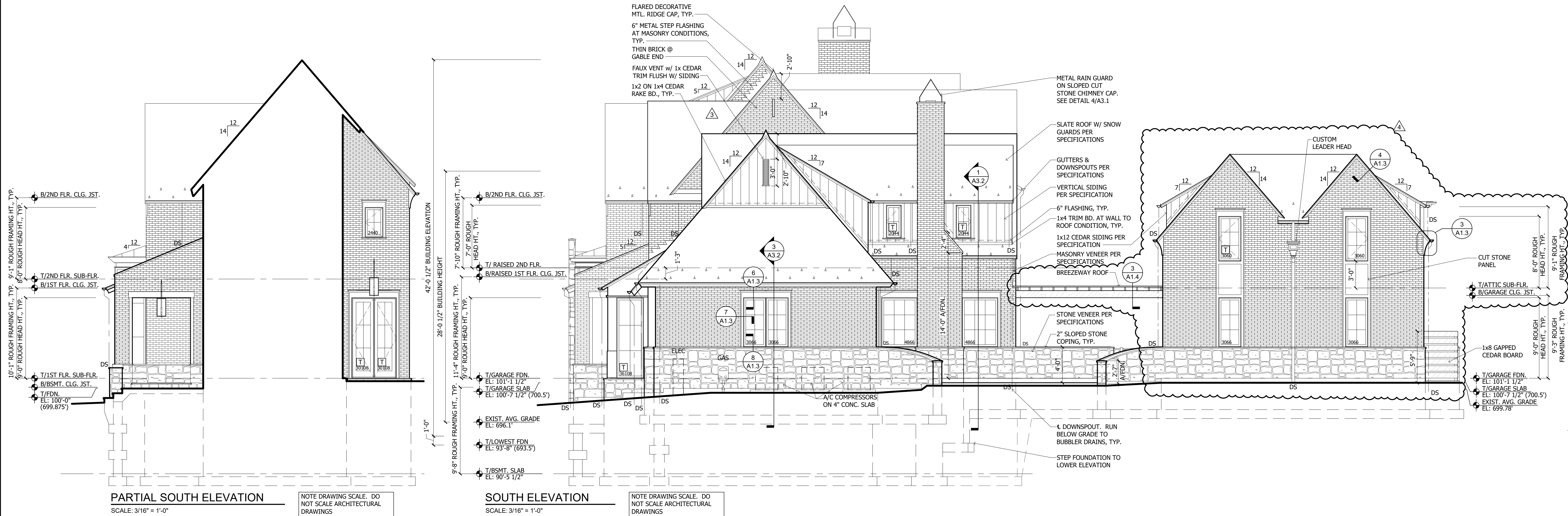
NOTE DRAWING SCALE. DO NOT SCALE ARCHITECTURAL DRAWINGS

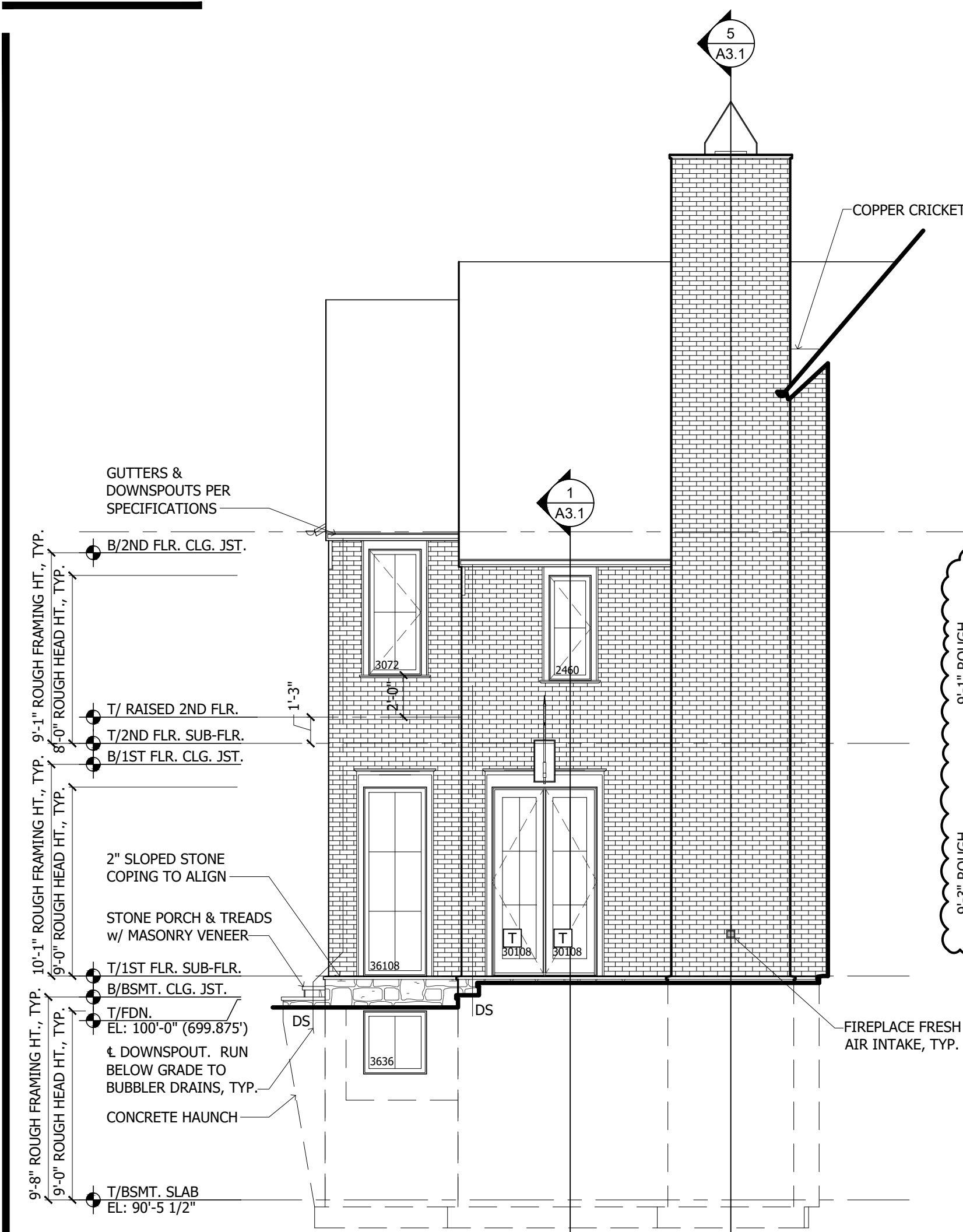
LEGAL DESCRIPTION:
LOT 4 IN SAILORS RESUBDIVISION OF LOTS 5 THROUGH 17 IN THE RESUBDIVISION OF BLOCK 8 IN WILLIAMS ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAILOR'S RESUBDIVISION RECORDED JANUARY 10, 1969 AS DOCUMENT R1969-1231, IN DUPAGE COUNTY, ILLINOIS.

POST OFFICE ADDRESS:
419 S. OAK ST. HINSDALE, IL



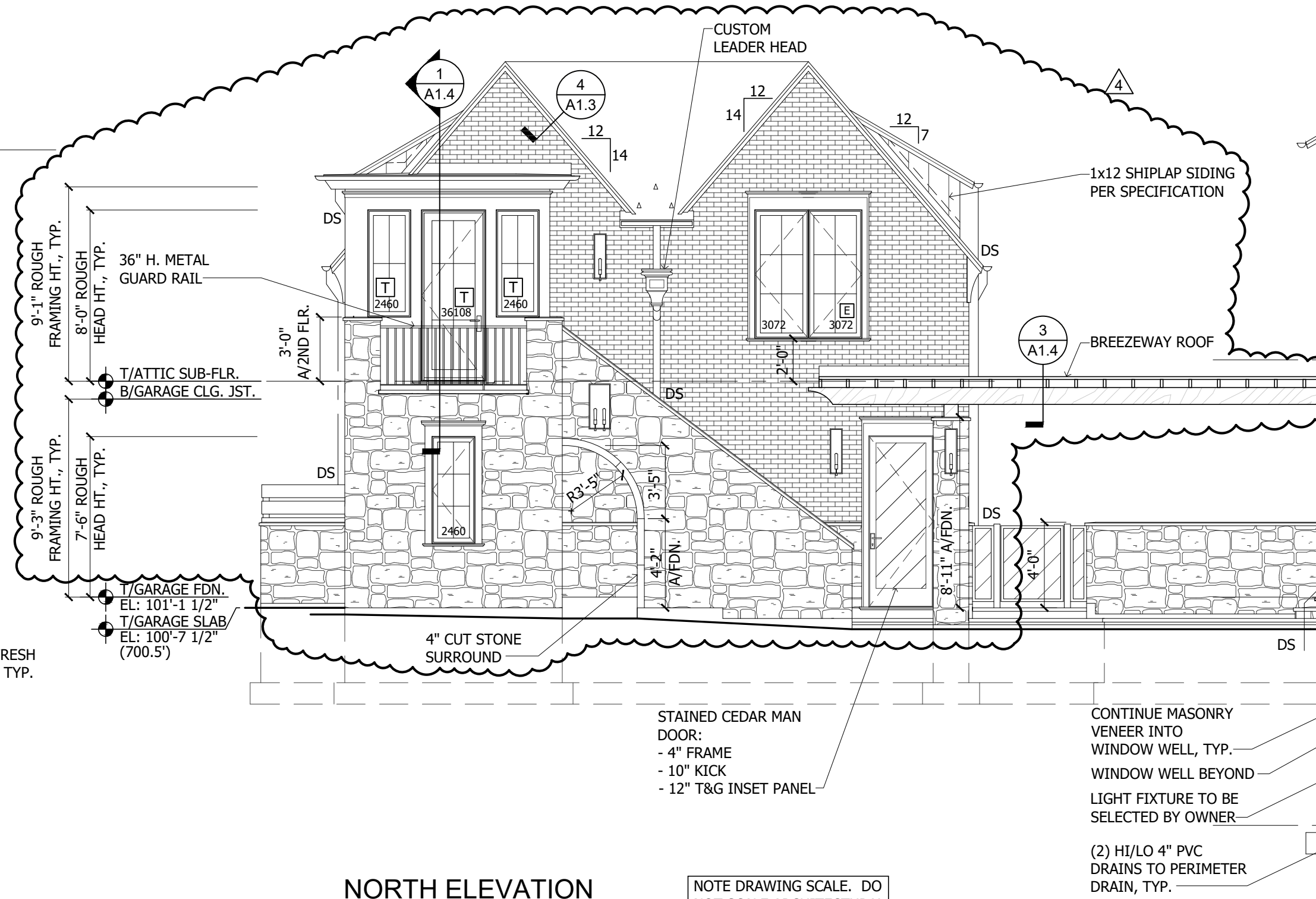
SITE PLAN
SCALE: 1" = 30'-0"





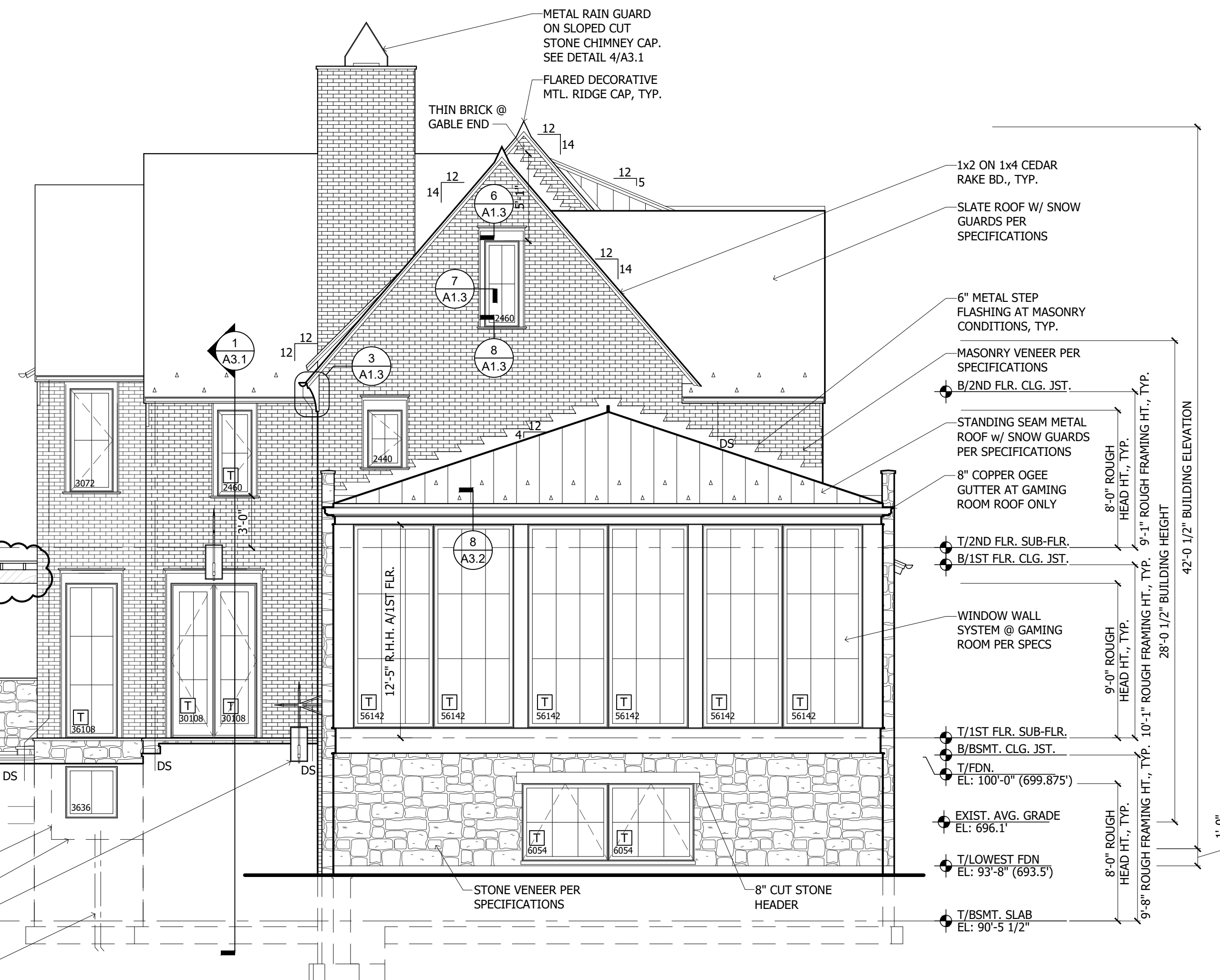
PARTIAL NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTE DRAWING SCALE. DO NOT SCALE ARCHITECTURAL DRAWINGS

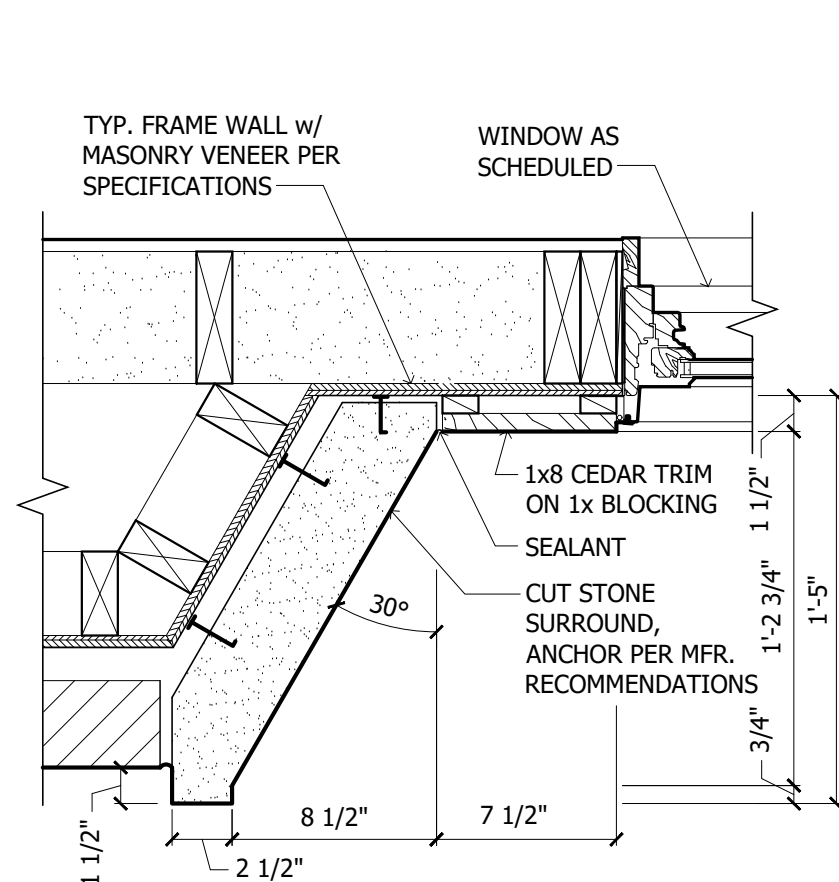


NORTH ELEVATION
SCALE: 3/16" = 1'-0"

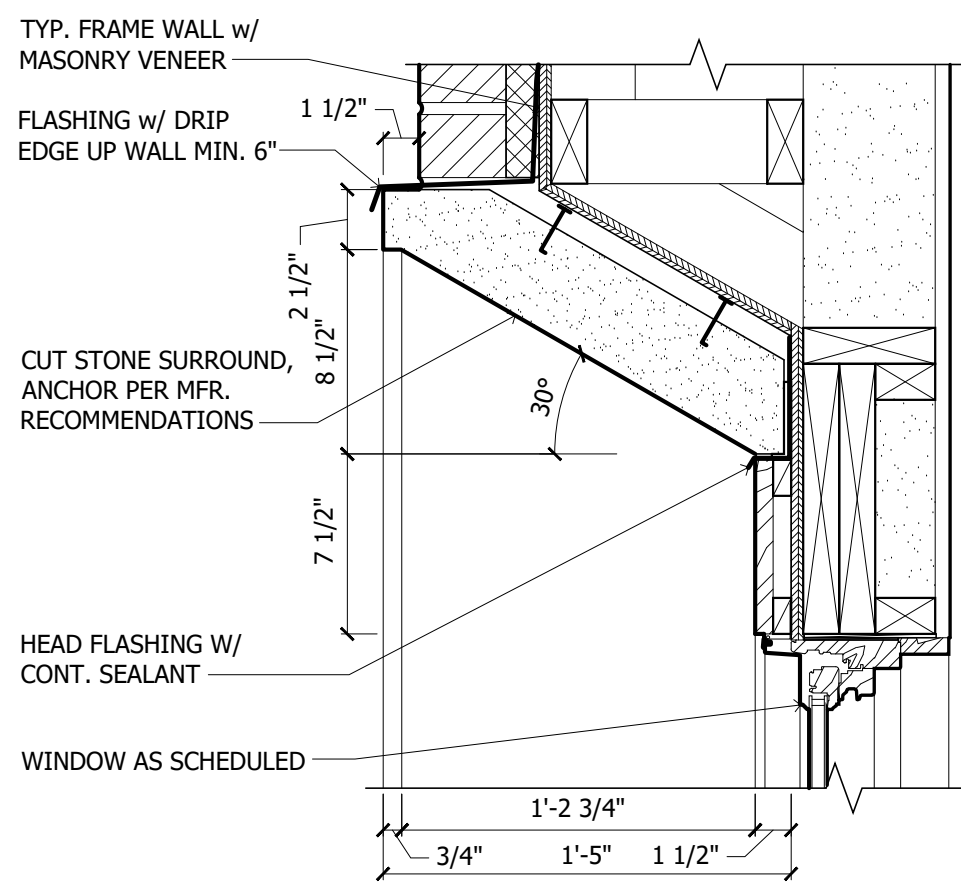
NOTE DRAWING SCALE. DO NOT SCALE ARCHITECTURAL DRAWINGS



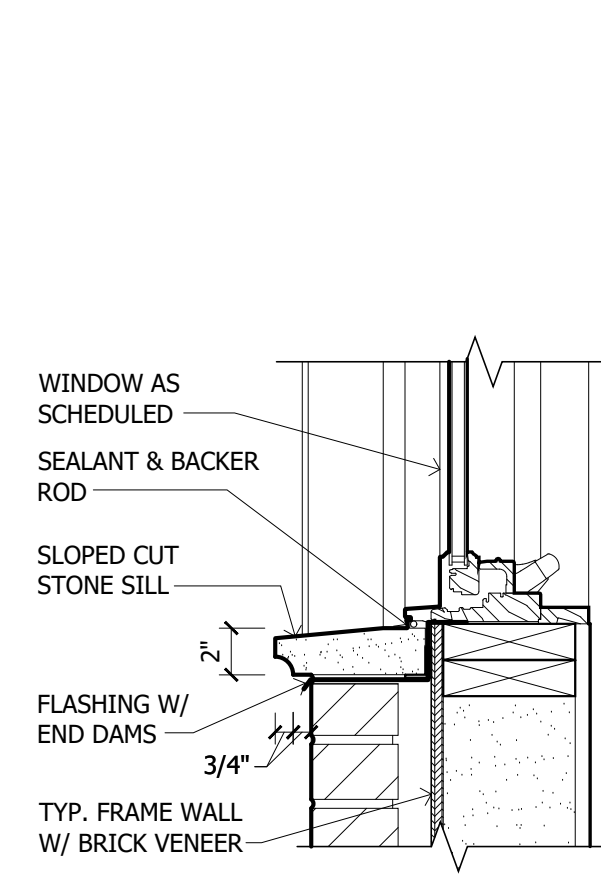
PARTIAL SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



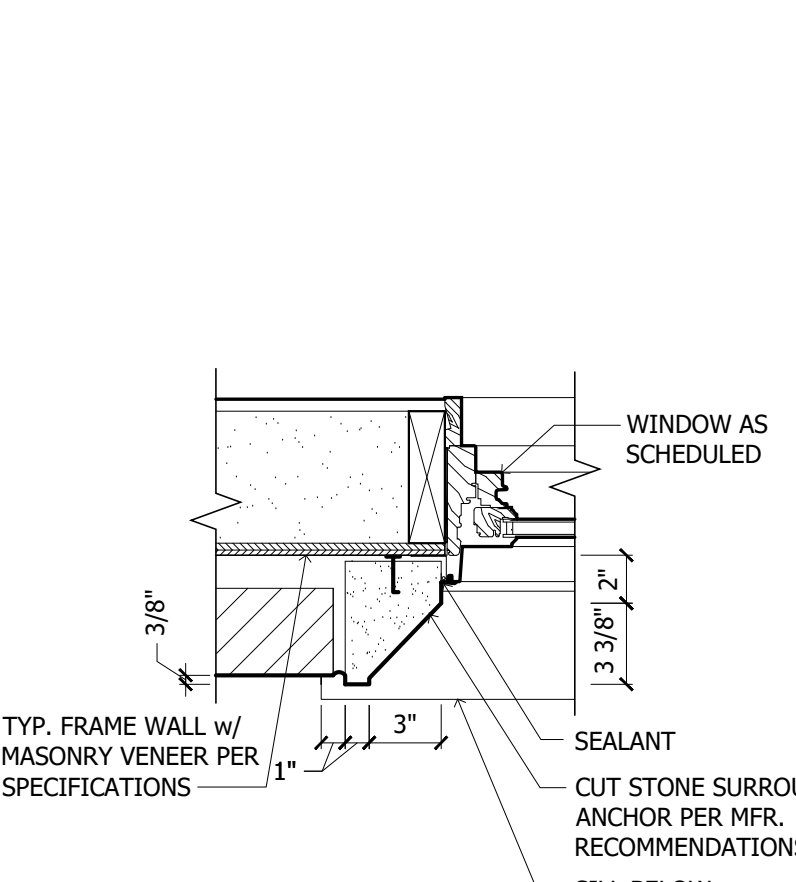
10 CUT STONE WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



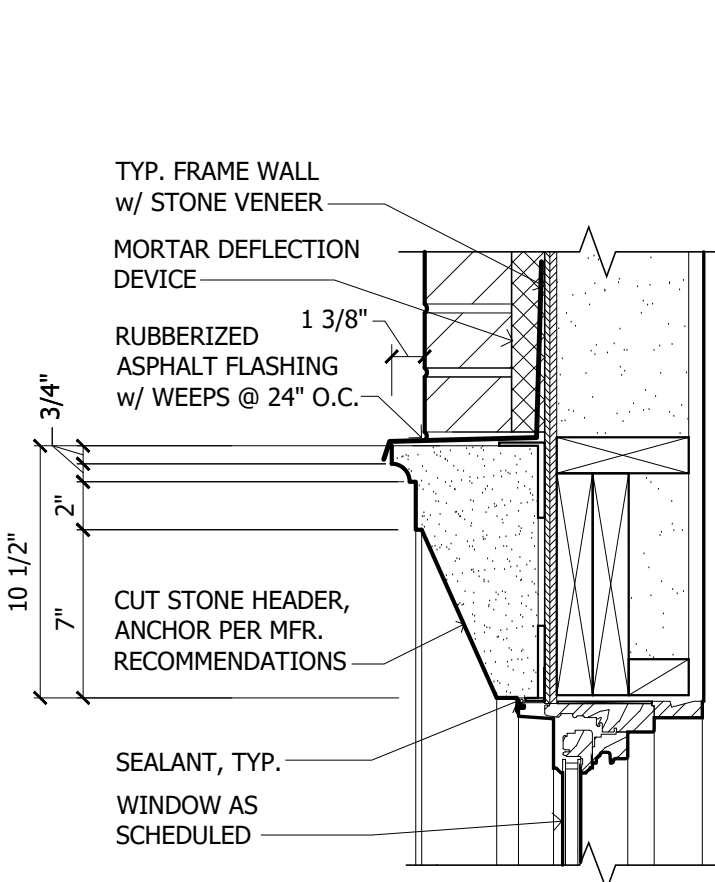
9 CUT STONE WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



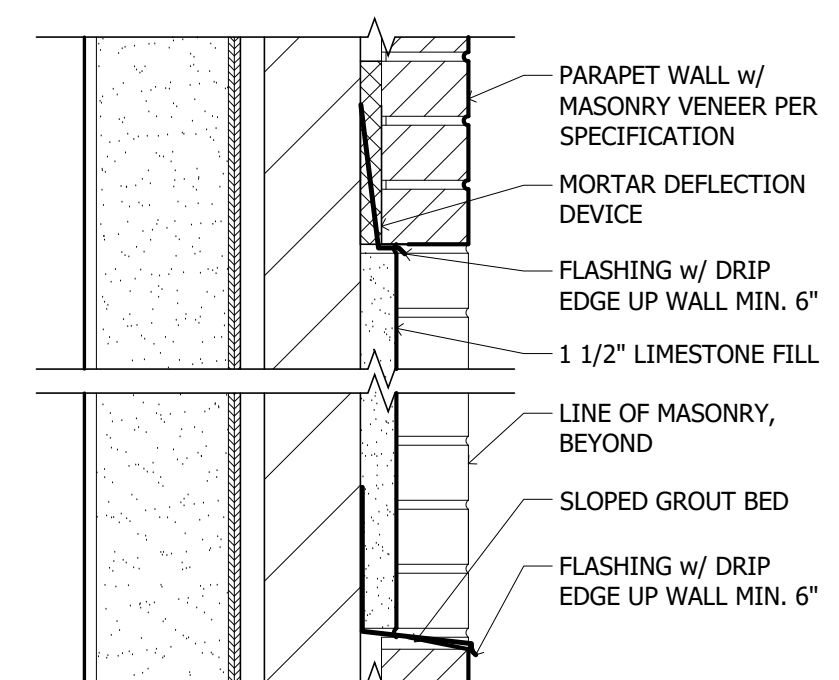
8 TYP. MASONRY SILL DETAIL
SCALE: 1 1/2" = 1'-0"



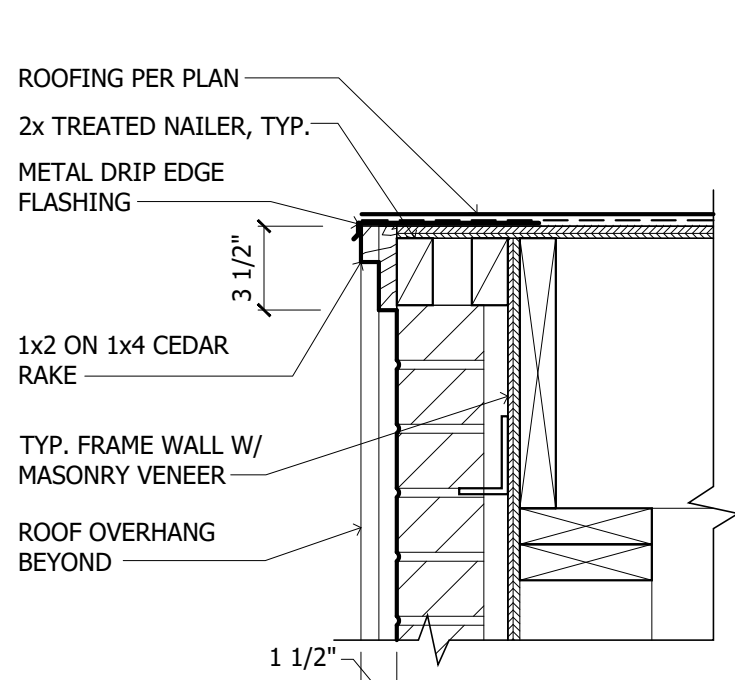
7 TYP. MASONRY WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



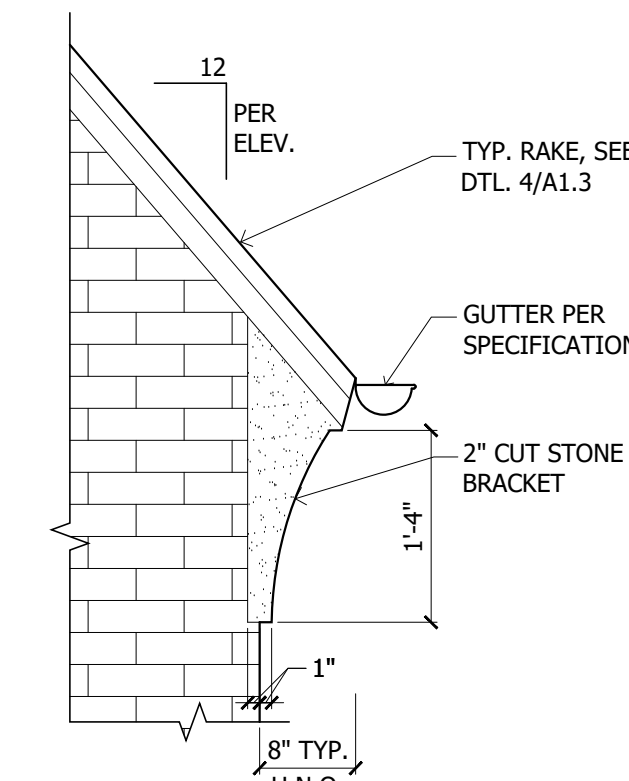
6 TYP. MASONRY HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



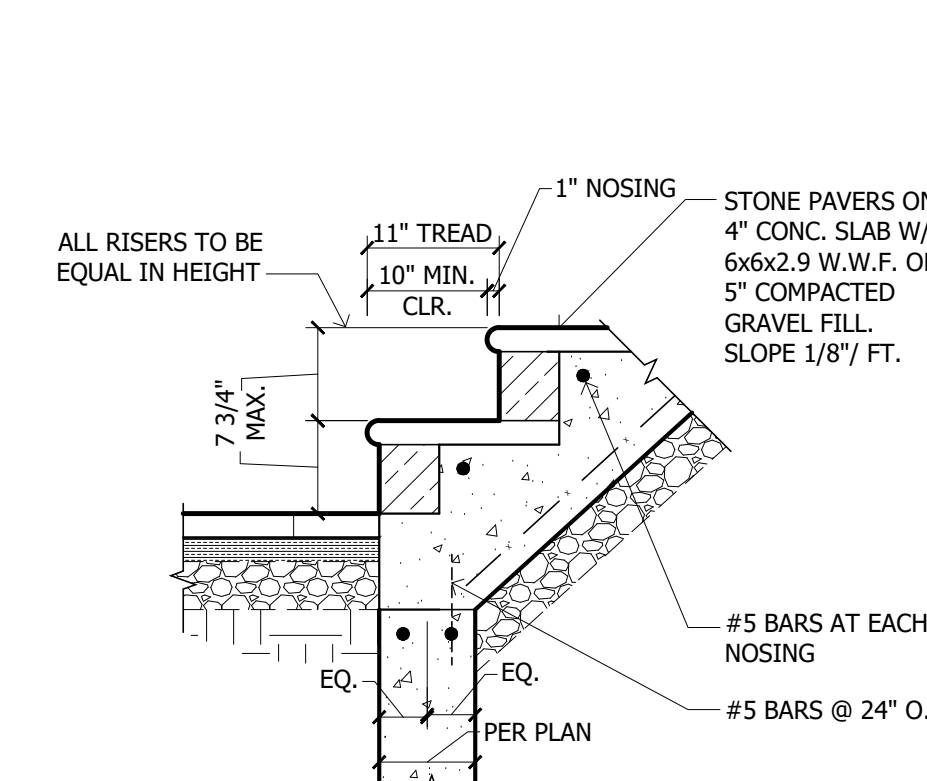
5 MASONRY REVEAL DTL.
SCALE: 1 1/2" = 1'-0"



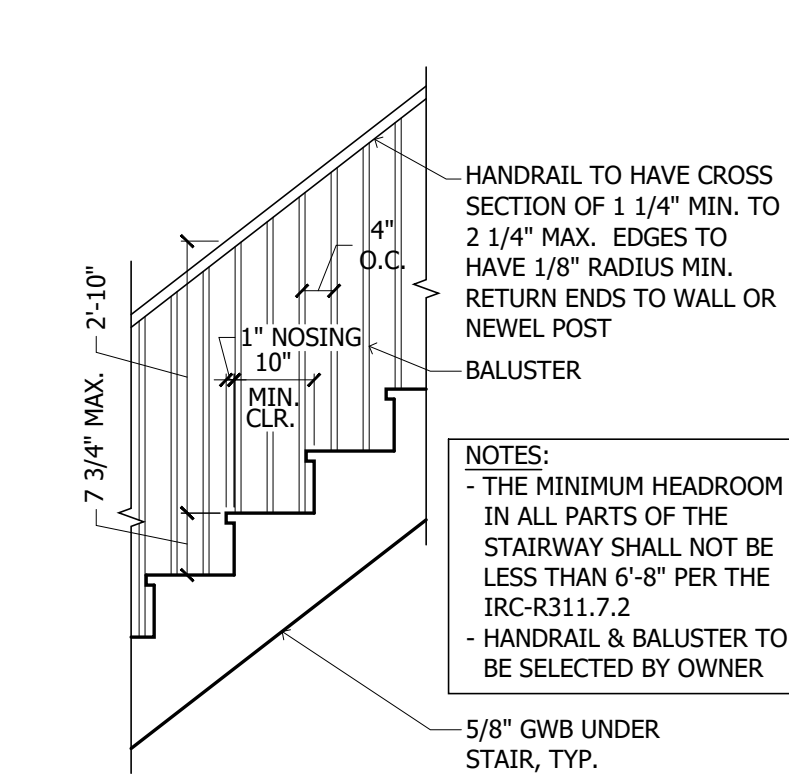
4 MASONRY RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYP. EAVE DETAIL
SCALE: 3/4" = 1'-0"



2 MASONRY STEP DETAIL
SCALE: 3/4" = 1'-0"

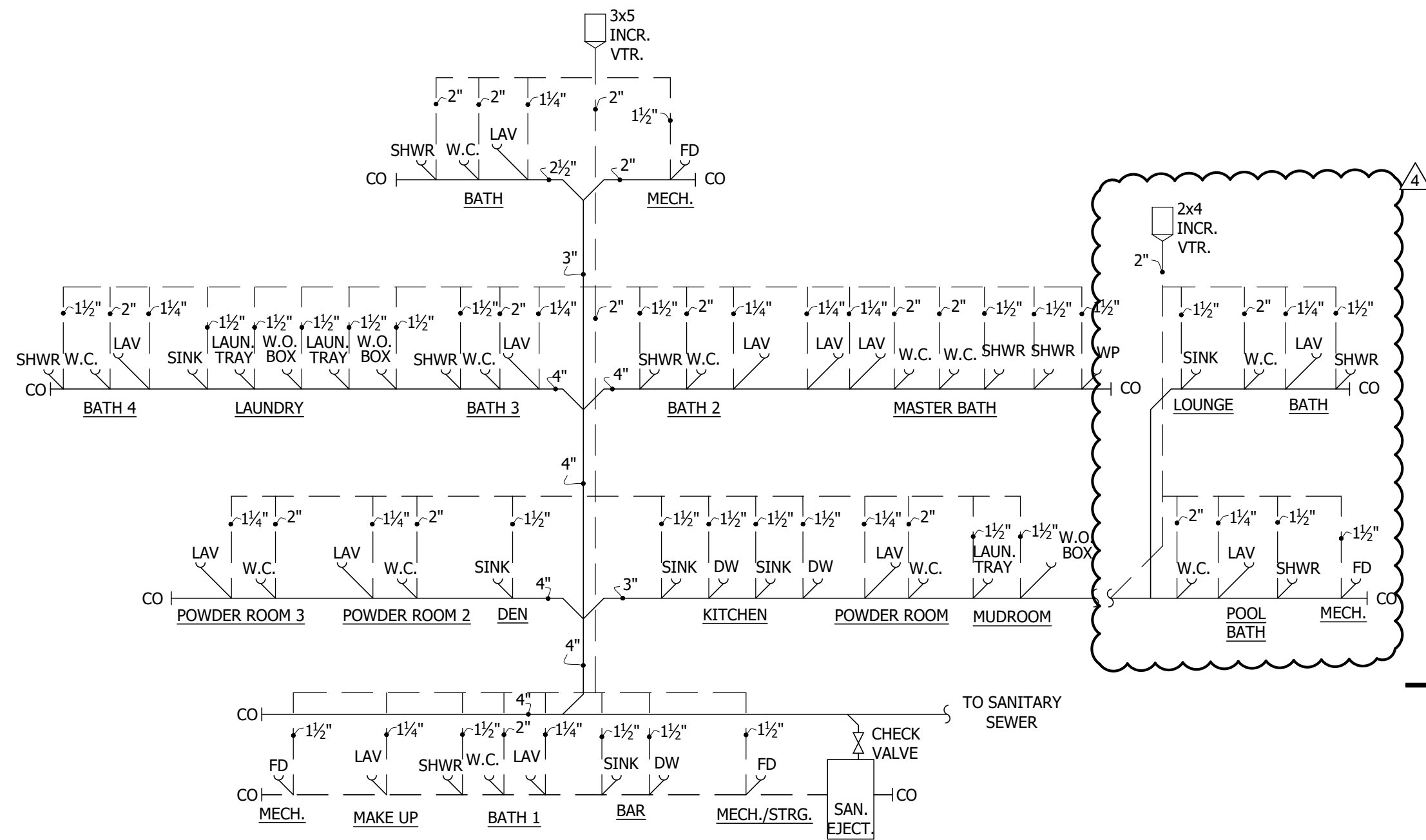


1 TYP. STAIR DETAIL
SCALE: 1/2" = 1'-0"

ISSUE/REVISION:	
10 27 20 PERMIT REVISIONS	
11 13 20 PERMIT REVISIONS	
02 04 21 BULLETIN 1	
06 13 21 BULLETIN 2	
JOB NUMBER: 20 15	
DATE: 09 21 20	

EXTERIOR ELEVATIONS & DETAILS

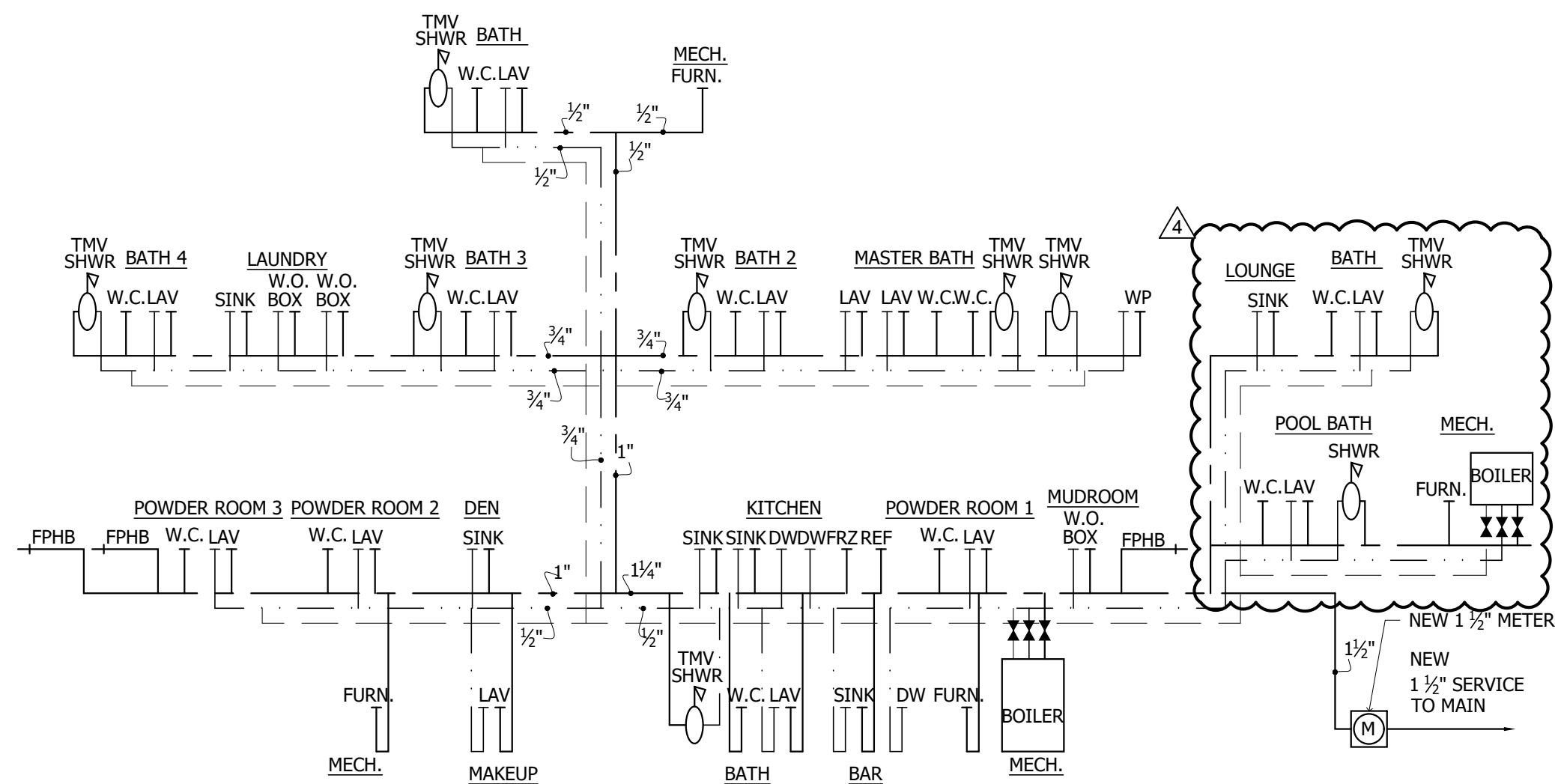
A1.3



WASTE AND VENT DIAGRAM

NOT TO SCALE

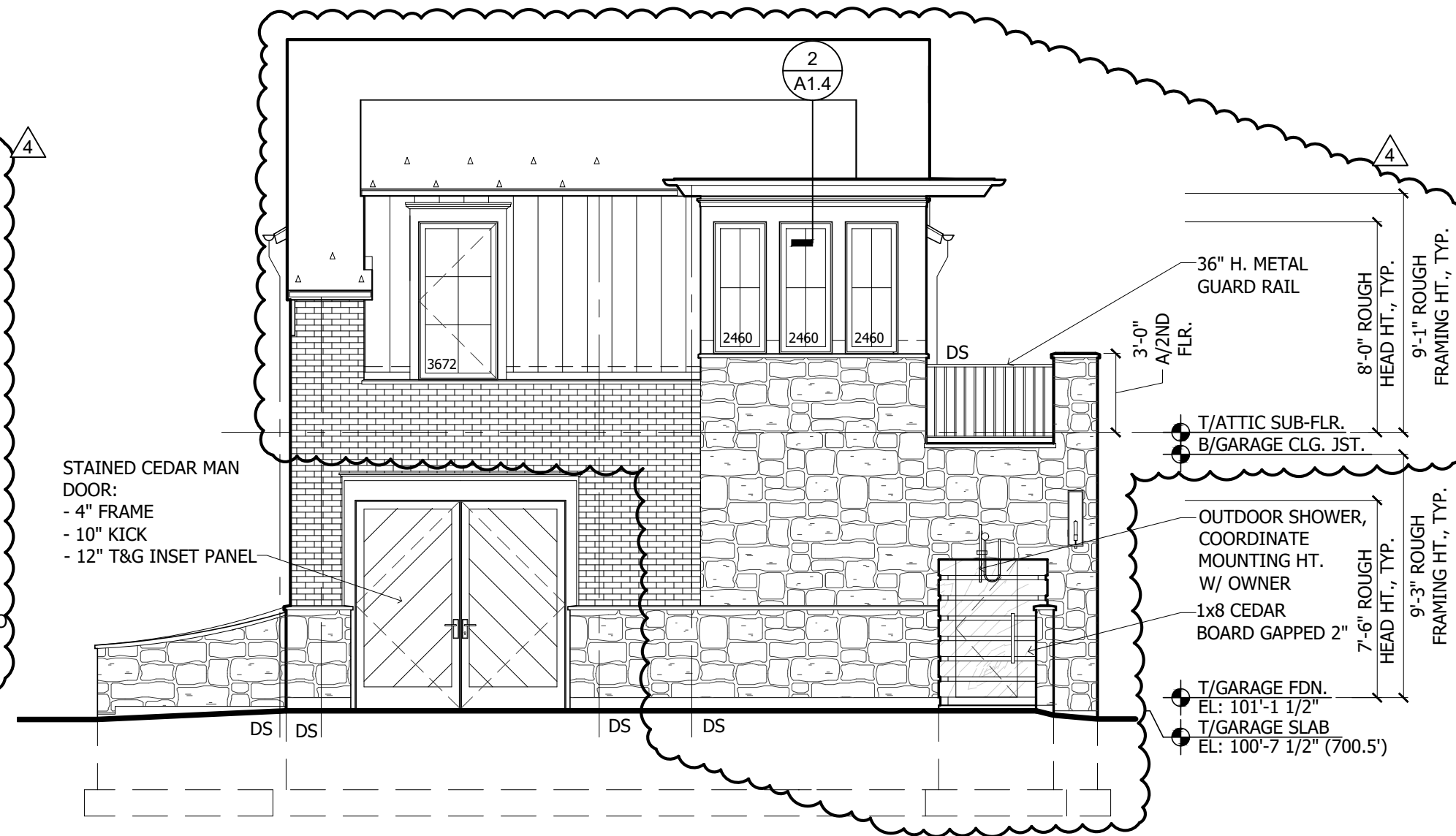
WASTE
UNDER SLAB WASTE
VENT



DOMESTIC WATER RISER DIAGRAM

NOT TO SCALE

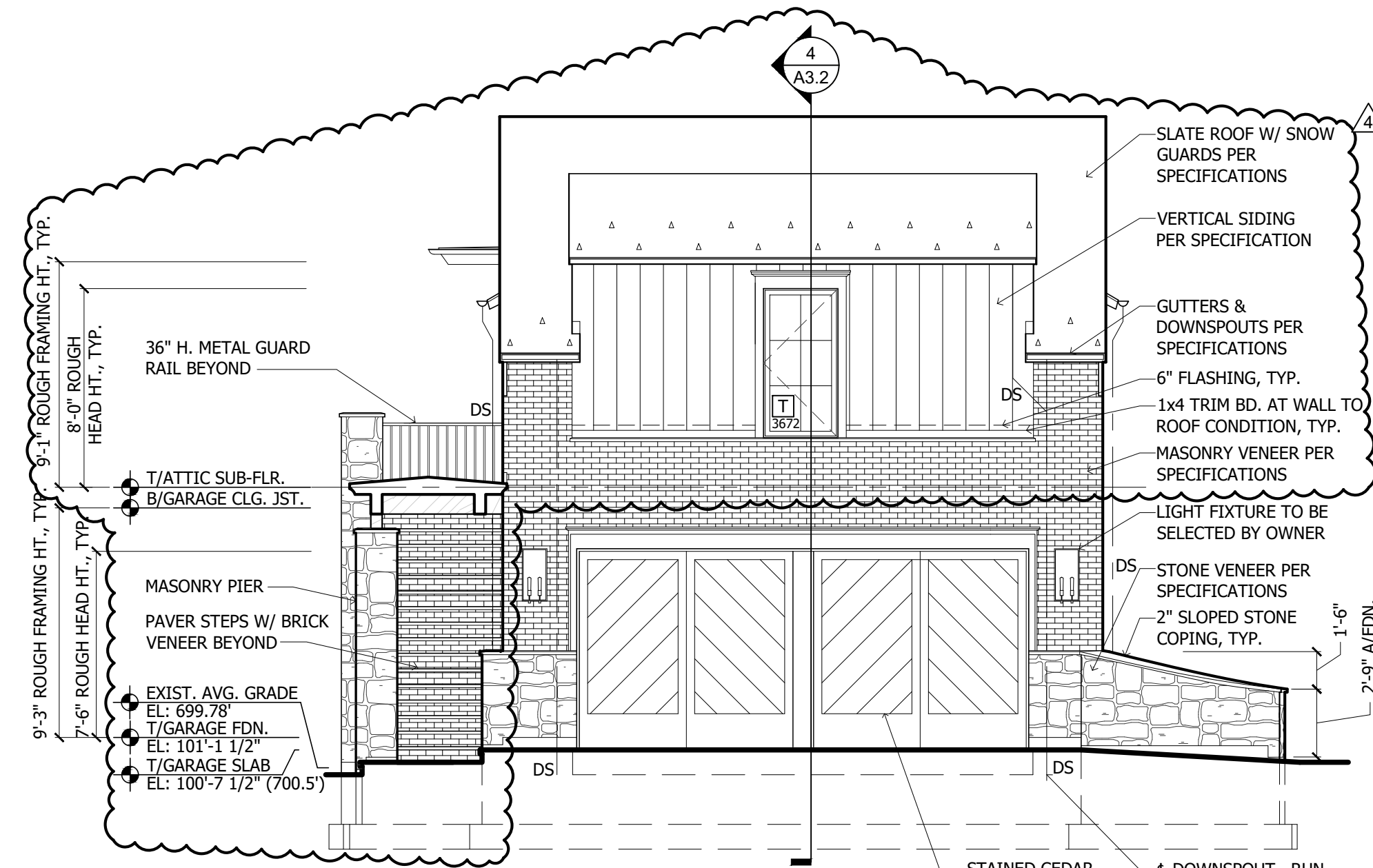
COLD WATER
HOT WATER
HOT WATER RETURN



GARAGE EAST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE DRAWING SCALE. DO NOT SCALE ARCHITECTURAL DRAWINGS



GARAGE WEST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE DRAWING SCALE. DO NOT SCALE ARCHITECTURAL DRAWINGS

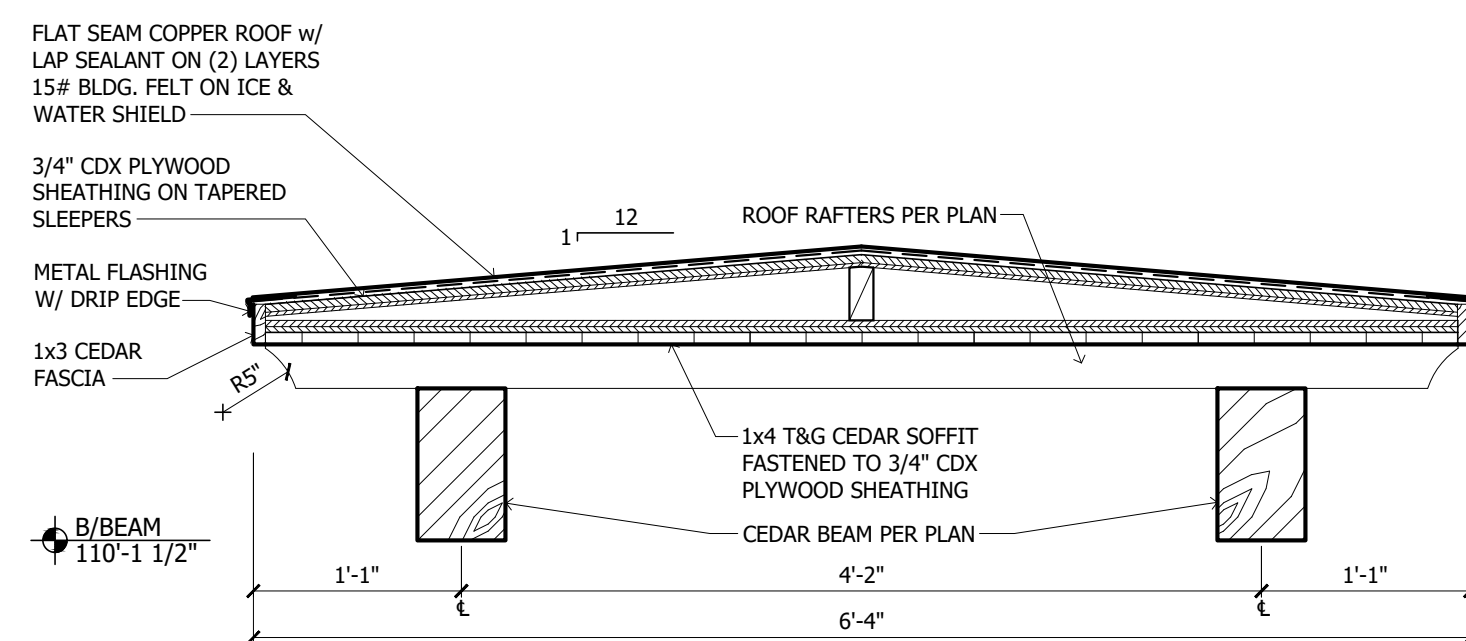
PLUMBING RISER GENERAL NOTES

- 1 ALL SUPPLY PIPING TO BE TYPE "K" COPPER U.N.O..
- 2 PROVIDE 12" AIR HAMMER AT ALL FIXTURES & AT TOPS OF ALL RISERS-TYPICAL.
- 3 VERIFY ALL FIXTURE & EQUIPMENT CONNECTION SIZES WITH MANUFACTURER SPECIFICATIONS.
- 4 ALL WATER CLOSET VENTS SHALL BE 2" MINIMUM.
- 5 THE DIAMETER OF AN INDIVIDUAL FIXTURE VENT SHALL BE 1 1/4" MINIMUM OR AT LEAST 1/2 THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED, WHICHEVER IS GREATER.
- 6 ALL UNDERGROUND WASTE PIPING TO BE CAST IRON.
- 7 ALL GAS POWERED WATER HEATERS, BOILERS, ETC. TO BE VENTED PER CODE.
- 8 TIE NEW LINES TO EXISTING AS REQUIRED. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.
- 9 GC TO COORDINATE REQUIREMENTS / ANY REQUIRED INCREASE IN WATER SERVICE FOR OWNER'S LANDSCAPE SPRINKLER SYSTEM.
- 10 COPPER LINES SHALL NOT HAVE DIRECT CONTACT W/ SLAB OR CONCRETE WORK.

FIXTURE CONNECTION SIZES & QUANTITIES

FIXTURE TYPE	FIXTURE COUNT	SUPPLY			DRAINAGE		
		COLD	HOT	TOTAL	FIXTURE SUPPLY PIPE SIZE	DRAINAGE FIXTURES PER UNIT	FIXTURE DRAIN TRAP SIZE
WATER CLOSET	12	3	0	3	3/8"	4	3"
LAVATORY	13	0.75	0.75	1	3/8"	1	1 1/4"
SHOWER STALL / TUB	8	1.5	1.5	2	1/2"	3	2"
WHIRLPOOL	1	1.5	1.5	2	1/2"	3	2"
STEAM UNIT	0	1	0	1	3/8"	0	-
KITCHEN SINK	4	1.5	1.5	2	1/2"	2	1 1/2"
DISHWASHER	1	0	1	1	1/2"	2	1 1/2"
LAUNDRY SINK	1	1.5	1.5	3	1/2"	2	1 1/2"
LAUNDRY DRAIN PAN	3	0	0	0	-	3	1 1/2"
WASHER OUTLET BOX	3	2.25	2.25	2	1/2"	3	1 1/2"
FLOOR DRAIN	4	0	0	0	-	3	2"
HOSE BIBB	3	2.5	0	2.5	1/2"	0	-
RAINHEAD SHOWER	0	0.5	0.5	1	1/2"	3	0
POT FILLER	0	1.5	1.5	3	1/2"	-	-
TOTAL FIXTURE UNITS:				85		130	

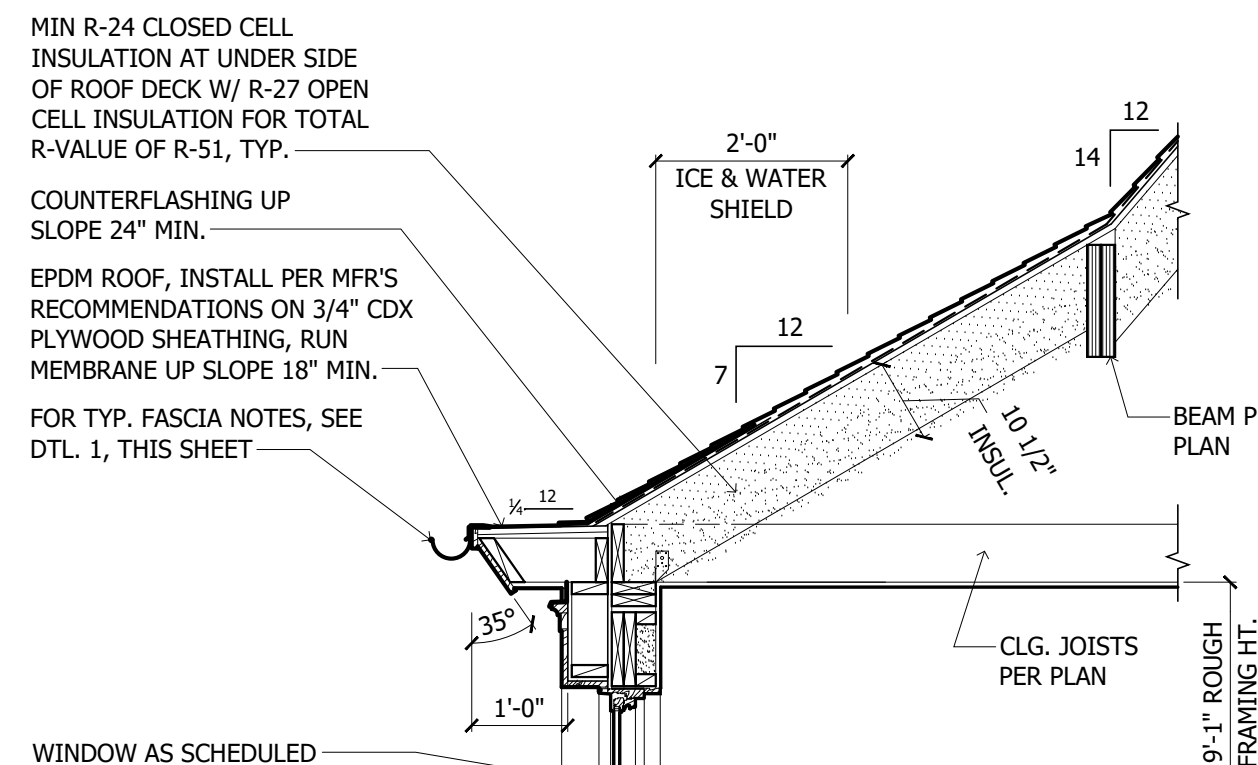
NOTE:
ALL SUPPLY & DRAINAGE FIXTURE UNITS, SUPPLY PIPE SIZES, DRAIN TRAP SIZES & VENT SIZES ARE PER ILLINOIS PLUMBING CODE, 2014 EDITION.



3

BREEZEWAY ROOF DETAIL

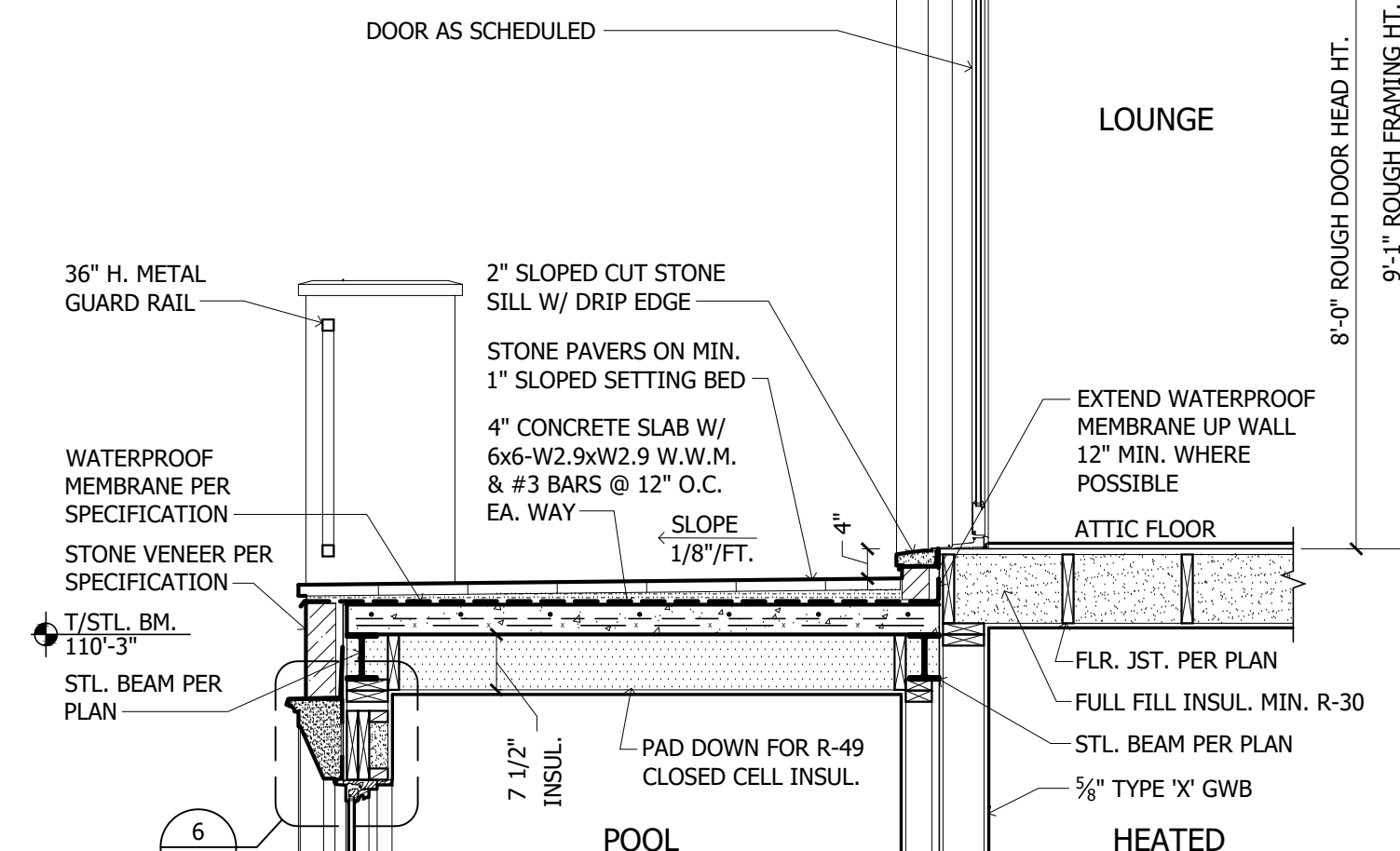
SCALE: 1" = 1'-0"



2

GARAGE ATTIC DETAIL

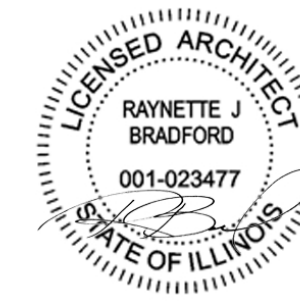
SCALE: 1/2" = 1'-0"



1

GARAGE ATTIC ENTRY SECTION

SCALE: 1/2" = 1'-0"



EXPIRES 11/30/2022
IL DESIGN FIRM NO.
1 8 4 . 0 0 7 4 9 7

PIEMONTE HOUSE
419 S OAK ST. HINSDALE, IL

ISSUE/REVISION:	
1	10 27 20 PERMIT REVISIONS
2	11 13 20 PERMIT REVISIONS
3	02 04 21 BULLETIN 1
4	06 13 21 BULLETIN 2

JOB NUMBER: 20 15
DATE: 09 21 20
EXTERIOR ELEVATIONS, DETAILS, & PLUMBING RISER DIAGRAM

A1.4



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

SUBJECT: Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

FOR: October 6, 2021 Historic Preservation Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: TTS Granite, Inc. on behalf of Aaron Comes, owner of Frederick Lynn Haberdasshere

Subject Property: 33 E. First Street (PIN: 09-12-129-011)

Site Area: 0.08 acres (3,768.9 square feet)

Existing Zoning & Land Use: B-2 Central Business District – Vacant / Commercial Retail (Hinsdale Furriers)

Surrounding Zoning & Land Use:

North: IB Institutional Buildings District – Village-Owned Parking Lot

South: B-2 Central Business District – (across First Street) Commercial Retail / Office

East: B-2 Central Business District – Restaurant

West: B-2 Central Business District – Restaurant / Salon

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing two-story building located at 33 E. First Street in the B-2 Central Business District. Frederick Lynn Haberdasshere will offer custom apparel, accessories, home décor and lifestyle merchandise to customers and intends to occupy the entire second floor and a small portion of the first floor (approximately 3,500 square feet of the building). The remainder of the first floor will be occupied by a separate tenant, which has not been determined yet.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and Potentially Significant according to the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in the International style and was designed by architect Philip Duke West in 1950 for use as his office.

According to the 2003 Downtown Survey, alterations to the building including “the aluminum soffits and new face brick, lower this structure’s ranking to potentially significant.” In 2004, the Village Board approved a Site Plan and Exterior Appearance Plan to allow for exterior changes to the building, which



MEMORANDUM

included the replacement of the ground-floor storefront window and door, the replacement of the second-floor windows, removal of the cedar shake shingles in the sign band area, and installation of an aluminum sign panel, and aluminum cladding over the front column (Ordinance No. O2004-54). Based on review of the available past application and building permits, it appears these changes were intended to bring the building closer to its 1950s appearance. However, staff was unable to find a photograph of the building at or near the time of construction. The Hinsdale Historical Society was also unable to find an older photograph of the building. Therefore, the full scope of changes over time remain unclear.

REQUEST AND ANALYSIS

The applicant has presented two different options for review by the Village, each of which includes several changes to exterior elevations of the building. The primary difference between the two options is the removal and replacement of the face brick on the front façade as well as the painting of existing masonry. The proposed changes are summarized below based on the two different options and the associated elevation where work is proposed.

- **Option A** – Under this option, the applicant proposes to replace the existing brick on the front façade, paint the existing brick and the side and rear elevations, and complete other minor improvements.
 - **Front (South) Elevation** – The existing red brick on the front façade will be replaced with new gray brick, Rock Ridge Cressida Gray Reclaimed Brick, and an 8" tall smooth faced Indiana Limestone band will be installed at the base of the wall. A specification sheet showing the appearance of the proposed brick and general information on the Indiana Limestone band been included in the application packet for review.

The existing support column, aluminum trim on the windows and doors, three (3) existing gooseneck lights, aluminum sign band between the first and second floors, and the aluminum paneling surrounding the second floor windows will all be painted black (Pantone Pirate Black). There are no proposed changes to the existing windows and doors on the front façade, with the exception of painting the existing aluminum trim. Additionally, new treated wood soffit paneling will be installed on the underside of the overhanging roof eave and three (3) new recessed lights will be installed underneath the storefront overhang.

- **Side (West) Elevation** – To match the changes on the front elevation, the existing red brick that continues around the corner of the building from the front elevation will be replaced with the new Rock Ridge Cressida Gray Reclaimed Brick and a band of Indiana Limestone will be installed at the base of the wall.

The applicant also proposes to paint all of the existing masonry block and brick on the side elevation in a dark gray color (Pantone Charcoal Gray). An existing side entrance door will be removed and new infill brick will be installed. Other doors will be painted Pantone Pirate Black. A total of six (6) new windows will be installed, with three (3) on the first floor and three (3) on the second floor. All of the existing and proposed window trim will be painted Pantone Pirate Black.

- **Rear (North) Elevation** – The existing brick will be painted Pantone Charcoal Gray and a new rear entrance door with a concrete landing pad will be installed on the north elevation facing the Village-owned parking lot. A black dome fabric awning with a valance and two (2) new gooseneck lights painted black will be installed above the new door. Three windows will be installed on the second floor. The abandoned wood utility pole at the rear of the property will also be removed.

MEMORANDUM

- Option B – Under this option, the applicant would not remove or replace the existing brick on the front façade, but would utilize the existing brick. Only the existing masonry block located in the central portion of the side elevation would be painted and other minor improvements would be completed.
 - Front (South) Elevation – As shown on the proposed elevations, the existing support column, aluminum trim on the windows and doors, three (3) existing gooseneck lights, aluminum sign band between the first and second floors, and the aluminum paneling surrounding the second floor windows will all be painted Pantone Pirate Black. New treated wood soffit paneling will also be installed on the underside of the overhang. No changes are proposed to the existing masonry. Three (3) new recessed lights will be installed underneath the storefront overhang.
 - Side (West) Elevation – All existing window trim, door trim, and aluminum panel areas will be painted Pantone Pirate Black. Similar to Option A, a total of six (6) new windows with black trim will be installed, with three (3) on the first floor and three (3) on the second floor.

The applicant proposes to paint only the existing masonry block on the central portion of the side elevation, which was previously painted, in a white color. An existing side entrance door will be removed and filled with infill brick. The other doors will be painted Pantone Pirate Black.
 - Rear (North) Elevation – Under this option, the existing red brick will not be painted. Similar to Option A, a new rear entrance door with a concrete landing pad, second-floor windows, a black dome fabric awning with a valance, and two (2) new gooseneck lights painted black are proposed. The abandoned wood utility pole at the rear of the property will also be removed.

At this time, the applicant has not submitted plans for signage. The applicant will be required to submit a separate sign permit application for review by the Historic Preservation Commission and Plan Commission at a later date.

REVIEW PROCESS

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

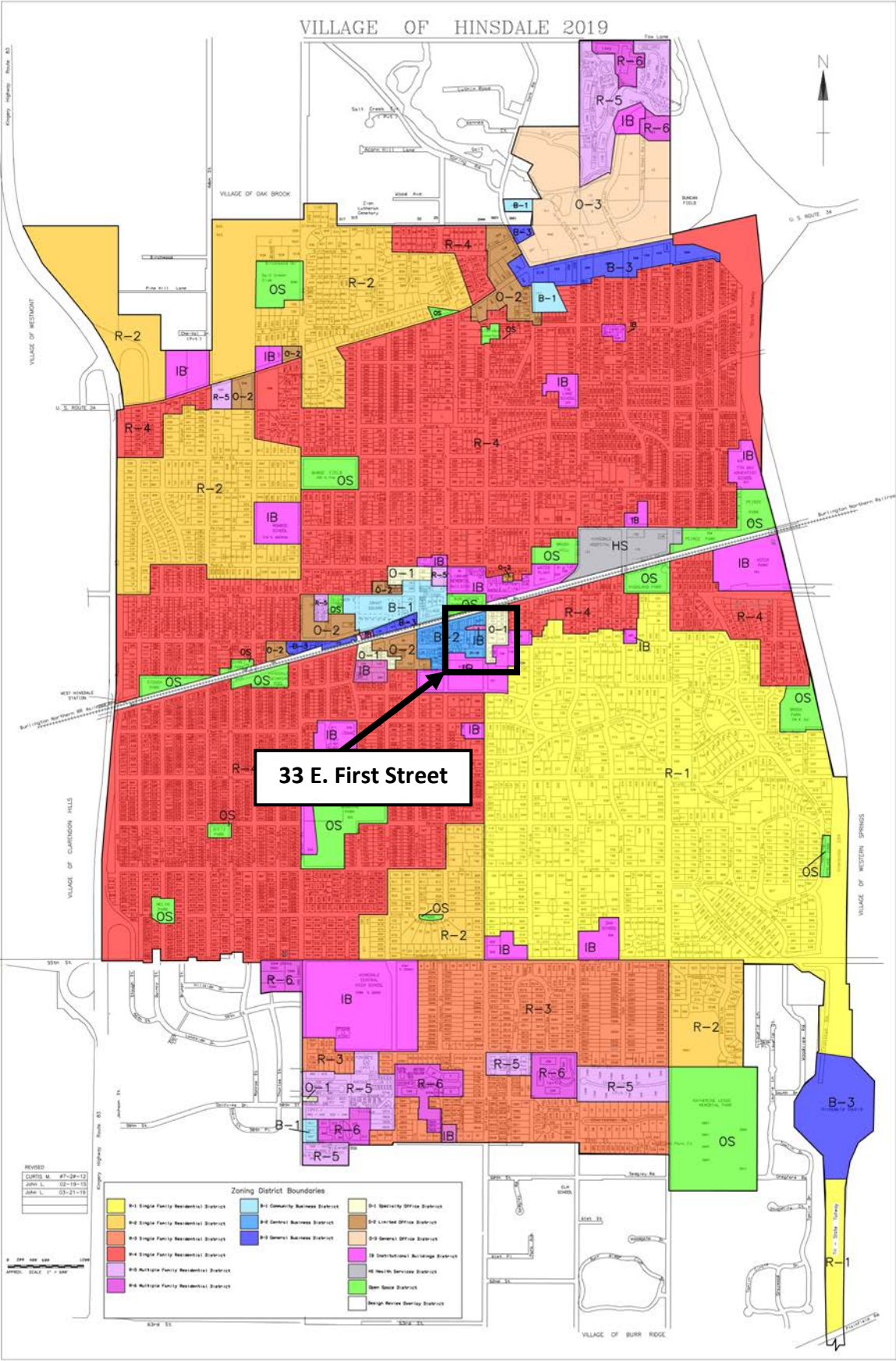


MEMORANDUM

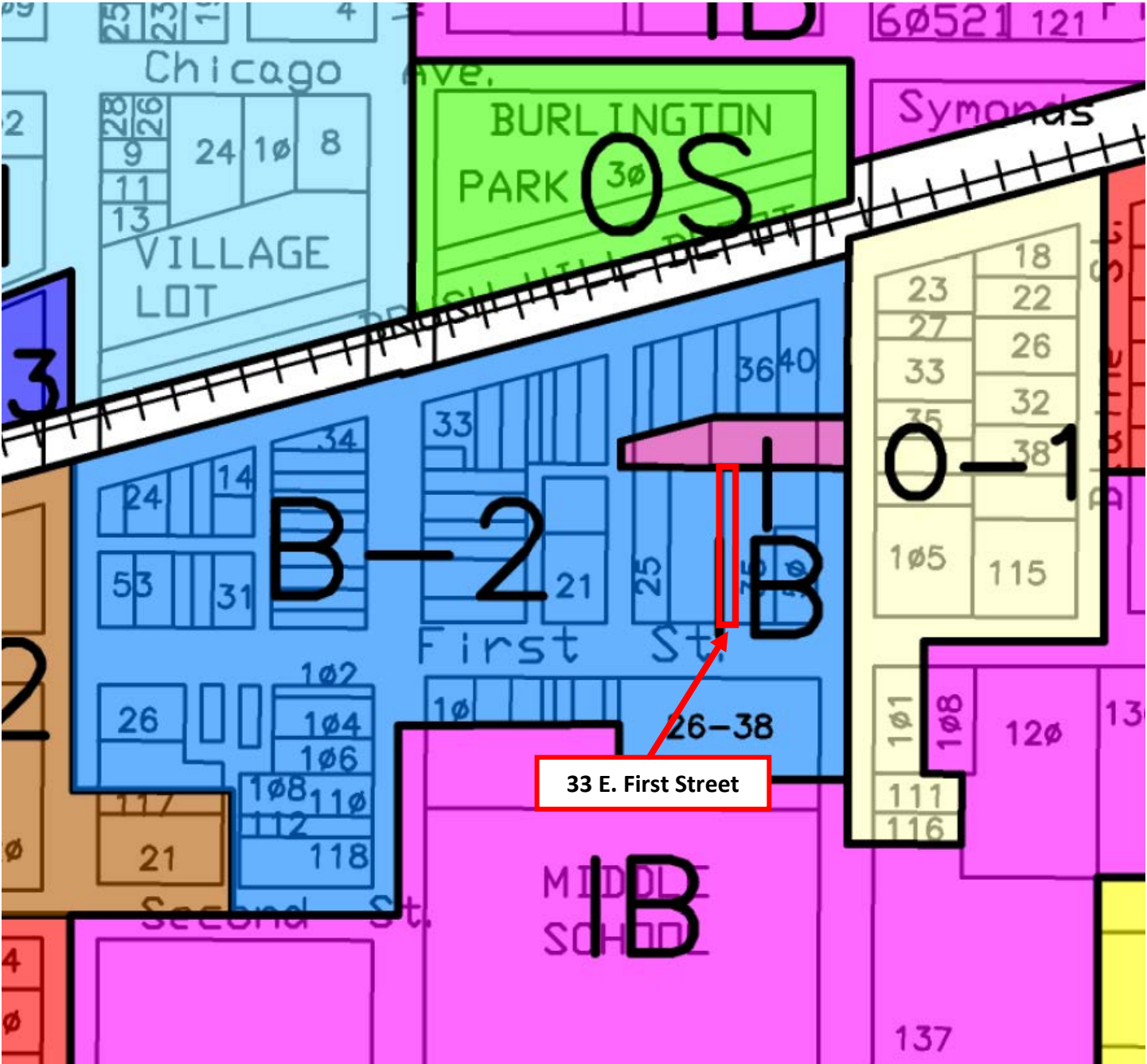
ATTACHMENTS

1. Zoning Map and Project Location
2. Birdseye View
3. Street View
4. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Exterior Appearance & Site Plan Review Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 33 E. First Street



Birds Eye View – 33 E. First Street



Street View – 33 E. First Street



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:

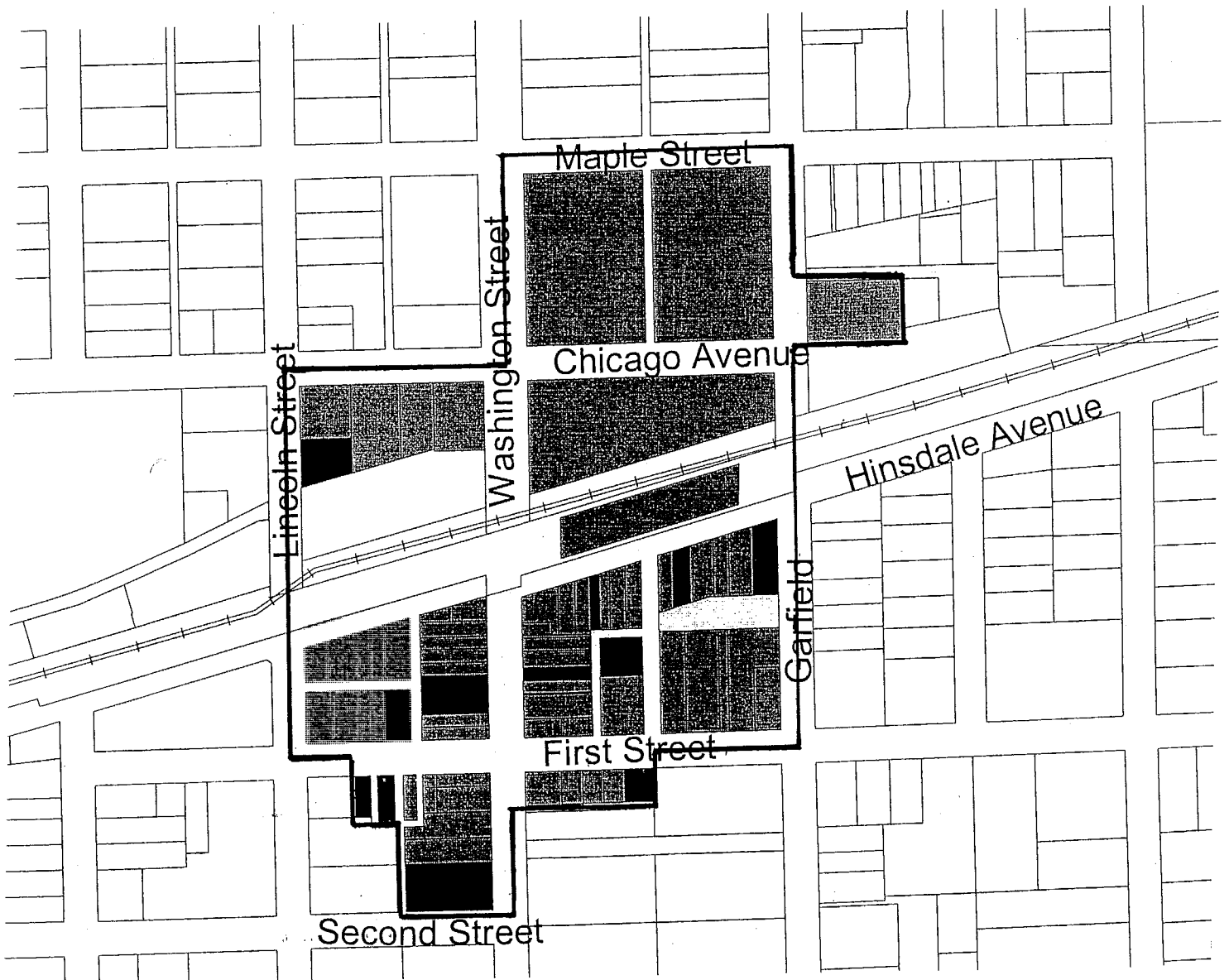
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not 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:

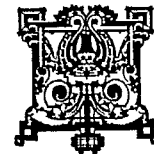
1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character 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.

MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

INVENTORY OF BUILDINGS

NO		STREET		STYLE/TYPE	DETAILS	DATE	RATING	HIST. NAME	ARCHITECT	BUILDER
19	E	CHICAGO	AV	City Hall/Library	Georgian Revival	1927	C	Hinsdale Memorial Building	Clark, Edwin H.	
20	E	CHICAGO	AV	Park		1877	C	Railroad Park		
8	W	CHICAGO	AV	Gas Station	Colonial Revival	c. 1950	C			
10	W	CHICAGO	AV	One Part Commercial Block	Classical Revival	1926	C			
24	W	CHICAGO	AV	Garage		1915	C			
26-28	W	CHICAGO	AV	Two Part Commercial Block	Art Moderne	c. 1940	C			
8	E	FIRST	ST	One Part Commercial Block	Classical Revival	1944	C	Schweidler & Mewherter Building	Zook, R. Harold	Brainer & Loehman
9	E	FIRST	ST	Two Part Commercial Block	Colonial Revival	1904	C			
10-12	E	FIRST	ST	One Part Commercial Block	Commercial style	c. 1912	C			
11-21	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1925	C	Ostrum Building		
14-16	E	FIRST	ST	One Part Commercial Block		c. 1912	C	212-214 First Street Building		
18-20	E	FIRST	ST	One Part Commercial Block		1910	NC	Merrill, John C. F. Building		
22	E	FIRST	ST	Two Part Commercial Block		1978	NC	Hinsdale Chamber of Commerce	West, Phillip Duke	Pierson, Dave
25	E	FIRST	ST	Police Station/Fire Station	Georgian Revival	1935	C	Police and Fire Station	West, Philip Duke	
29	E	FIRST	ST	Theater	Renaissance Revival	1925	C	Hinsdale Theater	Barfield, William Gibson	
33	E	FIRST	ST	Two Part Commercial Block	International Style	1950	C	Philip D. West Office	West, Philip Duke	West, Philip D.
35	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1929	C	Ray J. Soukup Building		Ewert, Walter

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	33
DIRECTION	E
STREET	FIRST
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	PS
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	Notable International style/50s modern commercial building in Hinsdale
STOREFRONT INTEGRITY	not altered		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	International Style	NO OF STORIES	2
BEGINYEAR	1950	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	building plans, permit #3302	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)	Concrete - block	WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	plate glass
WALL MATERIAL 2 (original)	Concrete - block	WINDOW TYPE	double hung; display
		WINDOW CONFIG	

SIGNIFICANT FEATURES Asymmetrical fenestration; ribbon windows that wrap the corner on 2nd floor; broad overhang; stacked brickwork

ALTERATIONS Aluminum soffits; 1953 addition permit (\$2000); 1956 addition permit (\$10,000); 1957 alteration permit (\$10,000); 1986 permit for addition (\$20,000) to include new face brick on second story, relocated west door, built up roof, gutters and downspout.

**STOREFRONT
FEATURES**

Entire storefront is recessed with corner support; historic storefront materials including display and transoms; entry to 2nd floor in corner; signage

**STOREFRONT
ALTERATIONS****HISTORIC INFORMATION**

HISTORIC NAME	Philip D. West Office
COMMON NAME	Hinsdale Furriers
COST	\$18,000
ARCHITECT	West, Philip Duke
ARCHITECT2	
BUILDER	West, Philip D.
ARCHITECT SOURCE	building permit



HISTORIC INFO In 1950, Philip Duke West designed and built this building for his own architectural office. Tenants through the years have included the Hinsdale Shoe Tree and the Hinsdale Furriers.

LANDSCAPE Midblock on commercial street; building faces south; no setback; sidewalks and diagonal parking at front

PHOTO INFORMATION

ROLL1	8
FRAMES1	1
ROLL2	6
FRAMES2	25
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\first033e.jpg

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	6/25/03
SURVEYAREA	DOWNTOWN



33 EAST FIRST STREET Hinsdale Furriers

This building was erected in 1949 for architect Philip Duke West and continues to house, on the second floor, the offices of the architectural firm founded by him and now carried on by his partner, Don Bergstrom, who owns the building.

Over the years the building has housed, among other tenants, the Hinsdale Shoe Tree and the Hinsdale Furriers.

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**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: TTS GRANITE, INC
Address: 3225 LOUIS SHERMAN DR
City/Zip: STEGER, IL 60475
Phone/Fax: (708) 755 / 5200
E-Mail: JNICOLAZZI@TTSGRANITE.COM

Owner

Name: GREEN CANDLE,LLC(AARON COMES
Address: 33 E 1ST ST
City/Zip: HINSDALE, IL 60521
Phone/Fax: (312) 399 / 1379
E-Mail: AARON@FREDRICKLYNN.COM

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: IAN MCDONNELL
Title: IJM GROUP ARCHITECTS
Address: 608 HILLGROVE AVE
City/Zip: WESTERN SPRINGS,IL,60558
Phone/Fax: (708) 469 / 7674
E-Mail: IAN.IJMGROUP@GMAIL.COM

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 33 E 1ST ST

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 011

Brief description of proposed project: REFACING OF EXTERIOR MASONRY WITH GREY-TONE FACE BRICK.
EXISTING FACADE TRIM TO BE PAINTED BLACK AND NEW LIMESTONE BAND AT WALL BASE. NEW REAR ACCESS WITH
LANDING. ADDITIONAL TRANSOM WINDOWS ON SIDE AND REAR.

General description or characteristics of the site: TWO-STORY BRICK BUILDING WITH STREET ACCESS AND
SIDEWALK TO THE SOUTH. PARKING LOT WITH NEW REAR ACCESS TO THE NORTH. EASTERN PARTY WALL WITH FULLER
HOUSE. A WESTERN ALLEYWAY SEPARATES THE ADJACENT STRUCTURE.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: IB DISTRICT

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: B-2

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 33 e First Street Hinsdale il 60521

The following table is based on the B-2 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2,500sf	3768.70sf
Minimum Lot Depth	125'-0"	198.00'
Minimum Lot Width	20'-0"	18.91'
Building Height	30'-0"	20'-7.5"-NO CHANGE
Number of Stories	2	2- NO CHANGE
Front Yard Setback	0'-0"	0'-0"-NO CHANGE
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	0'-0"/0'-0"	0'-7.5"/0'-0"-NO CHANGE
Rear Yard Setback	20'-0"	8'-7"-NO CHANGE
Maximum Floor Area Ratio (F.A.R.)*	2.5	1.76-NO CHANGE <small>*6561sf</small>
Maximum Total Building Coverage*	80%	87.6%- NO CHANGE <small>*3357.6sf</small>
Maximum Total Lot Coverage*	100%	100%- NO CHANGE <small>*3768.7sf</small>
Parking Requirements		EXISTING STRUCTURE IS SERVED BY A PUBLIC PARKING LOT. NO ADDITIONAL PARKING IS REQUIRED
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
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 certifies and 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. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles, sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants 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 Applicants 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. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 14 day of July, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Laurie M Nicolazzi

Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 14 day of July, 2021.

Laurie M Nicolazzi
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: TTS Granite, Inc

Owner's name (if different): Green Candle, LLC (Aaron Comes)

Property address: 33 East First Street, Hinsdale

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 3767.6sf

Lot area per dwelling: n/a

Lot dimensions: 18.91'x 198'

Current use of property: Vacant

Proposed use: ☐ Single-family detached dwelling
☒ Other: Commercial Retail

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:	0'	0'
interior side(s)	0'-7.5" / 0'	0' / 0'
corner side	n/a	n/a
rear	8'-7"	20'
others:	n/a	0'
Ogden Ave. Center:	n/a	n/a
York Rd. Center:	n/a	n/a
Forest Preserve:	n/a	n/a

Building heights:

principal building(s):	20'-7.5"	30'
accessory building(s):	n/a	n/a

Maximum Elevations:

principal building(s):	n/a	n/a
accessory building(s):	n/a	n/a

Dwelling unit size(s):	n/a	n/a
------------------------	-----	-----

Total building coverage:	87.6%	80%
--------------------------	-------	-----

Total lot coverage:	100%	100%
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Floor area ratio:	1.76	2.5
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Accessory building(s):	n/a
------------------------	-----

Spacing between buildings: [depict on attached plans]

principal building(s):	n/a		
accessory building(s):	n/a		

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

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

Joe NicolAZZI

Applicant's printed name

Dated: 7-22 2021

Aaron Comes
524 S Spring Ave
LaGrange, IL 60525
312-399-1379

7/20/2021

To Whom it May Concern:

I Aaron Comes, owner of the building located at 33 E 1st Street, Hinsdale, IL, hereby authorize Joe Nicolazzi of TTS Granite, Inc. to complete and sign any necessary applications and forms regarding the development of the aforementioned property on my behalf. Please the attached deed as Proof of Ownership.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Aaron Comes', written over a horizontal line.

Aaron Comes



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 33 E 1ST STREET

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

*****PLEASE NOTE*** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

SEE ATTACHED RESPONSES FOR ALL CRITERIA

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

COMMUNITY DEVELOPMENT DEPARTMENT

REVIEW CRITERIA:

August 26, 2021

Re: Commercial Renovation
33 East 1st Street
Hinsdale IL 60521

1. **Open Spaces.** The quality of the open space between buildings and in setback spaces between street and facades

The changes proposed for 33 East 1st street will minimally impact the existing spacial conditions of the building. The existing recessed entrance will remain, the existing passage between it and its neighboring structure will remain as is. The only alteration is to create a rear entrance and landing to the public parking behind the structure to create a safer passage for the building's clients. The area in the rear is currently under-utilized and the proposed changes will direct clients away from traversing the utility and delivery area for the adjacent structure

2. **Materials.** The quality of materials and their relationship to those in existing adjacent structures
The overall material character of 33 East 1st Street will not be changed from the context it shares with its neighboring buildings.

In option A: The existing masonry on the sides and the rear will remain and be refinished with a coating of Pantone Charcoal Gray colored paint. Along the streetface the existing brick will be removed and be replaced by a smooth faced Indiana Limestone border along the base, and a 2x9 profile reclaimed gray tone brick. The material scale will remain consistent with the existing condition

In Option B: The existing materiality will remain as is. The existing paint coat on the side masonry will be refreshed, and the existing window and door trim shall be repainted Pantone Pirate Black

3. **General Design.** The quality of the design in general and its relationship to the overall character of the neighborhood

The aim of the proposed changes is to breathe new life into the small and recessed building by redesigning it in the fashion of an old English Haberdashery. Both the dark colored masonry along the sides and the more monolithic limestone are a historically well established aesthetic for such businesses, and it will not detract from the overall design of the neighborhood. Several storefronts along the same street utilize high-contrasting shades in their streetface, and the dark storefront facade of Fuller House will blend well with our proposals. Due to the scale and proportion of the existing conditions, it will not provide a visual blight on the existing streetscape, and the new rear access will be an improvement over the alleyway entry condition..

If Option B is pursued, the general design will remain as is, with minor refinishing of window and door trim, and the addition of the rear entry.

4. **General site development.** The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible
In the proposed design changes, the general site qualities shall not be altered from the existing condition. No landscaping, recreation, auto access, parking, property service, or vehicular traffic patterns will be affected by the proposed changes.
5. **Height.** The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
The existing height relationship between this structure and its neighbors will not be affected by any of the proposed changes.
6. **Proportion of the front facade.** The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
The proportions of the front facade of 33 East 1st Street will not be impacted by our proposed changes. The overall structural massing will not be changed, just refinished. Pedestrian views of the building will largely remain the same.
7. **Proportion of Openings.** The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
The proportions of the openings along the front facade of the structure will not be altered by our designs. At the rear, the addition of a rear access with covered awning and the windows above will not greatly impact the visual to the public parking lot as there is a large variety of glazing amounts represented on the adjacent building faces. Along the side alley, the inclusion of new windows will match the existing proportions of openings on the structure, including the uncovered windows entombed in the existing structure.
8. **Rhythm of solids to voids in the front facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
The predominant massing of solids and voids shall not be affected by our revisions. At the structure's rear, the addition of the new access point and windows will provide a small void in what is currently a massive masonry face, but there is currently little prevailing rhythm to the facades that share the public parking lot.
9. **Rhythm of spacing and buildings on streets.** The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with buildings, public ways, and places to which it is visually related.
The Rhythm and Spacing of 33 East 1st Street will not be impacted by our proposals. The existing adjacencies will remain.
10. **Rhythm of entrance porch and other projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with buildings, public ways, and places to which it is visually related.

The rhythm of the entry condition and the overhead projections shall not be altered in the course of our design along the street face.

11. **Relationship of materials and texture.** The relationship of the materials and texture of the facade shall be visually compatible the predominant materials to be used in the buildings and structures to which it is visually related

The textural relationship and the proportion of the property shall not be changed by the proposed work. Care will be taken to match all infill brick to the scale and texture of the existing masonry of the neighborhood context

12. **Roof Shapes.** The roof shape of a building shall be visually compatible with the buildings to which it is visually related

The flat roof condition of 33 East 1st Street shall remain as is.

13. **Walls of Continuity.** Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristics of the areas, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related

The continuity of wall conditions along East 1st Street will not be affected by our proposed designs. The existing public way will not experience changes to the existing enclosure of wall massing

14. **Scale of building.** The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related

The scale, size, and mass of the building shall not be changed with respect to the public ways in which they are visually related.

15. **Directional expression of front elevation.** The building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character

The directional expression of 33 East 1st Street will not be changed in a way meaningful to the existing street face. The overall massing of the structure will remain the same in all circumstances.

16. **Special Consideration for existing buildings.** For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing

No special considerations are anticipated in the pursuit of our design. Any masonry infill shall match the texture and proportion of the existing masonry and be painted uniformly.

Site Plan Review

1. **The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable**

The proposed use of 33 East 1st Street is in line with the specified standards and uses of the B-2 district. Clothing retail and tailoring is allowed within the use

district. All ancillary uses proposed for clientele usage shall compose less than 10% of the structures usage

2. The proposed site plan interferes with easements and rights-of-way

No easements and rights-of-way will be adversely impacted by the proposed building changes

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site

No proposed changes will destroy, damage, interfere with, or detrimentally modify physical features of the site

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property

The proposed revision to the Site Plan will have no impact on the relationship of the existing building to the surrounding properties

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

The proposed addition of a rear entry to 33 East 1st Street will divert customers from the use of the passage between the structure and its Western neighbor. All proposed changes will improve the condition of foot traffic and have no impact on vehicular circulation

6. The screening of the site does not provide adequate shielding from or for nearby uses

No screening of the site will be altered in the proposed plans.

7. The proposed structure or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

The amenities provided by the existing structure and landscaping will not be affected by the suggested building renovation

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance

The amount of open space and its maintenance will not be affected by the proposed revisions to 33 East 1st Street

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community

No on-site drainage will be affected by the proposed changes to the site

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing planned utility system serving the village.

No proposed changes will affect the function of utilities serving the area

11. The proposed site plan does not provide for required public uses designated on the official map

No designated public uses will be adversely affected by the changes to 33 East 1st Street

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare

The minor changes proposed to the Site Plan will, in fact ,improve the public safety by directing clients for 33 East 1st Street to a rear entrance from the public parking lot as opposed to directing them up a dark, narrow, and steeply graded passage.

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIVING TRUST

FIRST AMERICAN TITLE
FILE # AF 1002717

Preparer File: AF1002717
FATIC No.: AF1002717

THE GRANTOR, Susie Duboe-Bryant, Trustee of the Susie Duboe-Bryant Trust, dated January 29, 2004, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Green Candle, LLC, an Illinois Limited Liability Company, of the Village of Hinsdale, of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general real estate taxes not yet due or payable

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-12-129-011

Address(es) of Real Estate: 33 E 1st St
Hinsdale, Illinois 60521

Dated this 8th day of April, 2021

Susie Duboe-Bryant, Trustee
SUSIE DUBOE-BRYANT, AS TRUSTEE OF THE SUSIE DUBOE-
BRYANT TRUST DATED JANUARY 29, 2004



First American
Title Insurance Company

Special Warranty Deed - Individual

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susie Duboe-Bryant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 2th day of April, 20 21.



Jonathan E Shimberg
Notary Public

Prepared by:
Shimberg & Crohn, P.C.
9003 Lincolnwood Dr.
Evanston, IL 60203

Mail to:

Jodi Pacer, Esq
824 S. Scoville
Oak Park IL 60304

Name and Address of Taxpayer:

GREEN CANDLE, LLC
524 S. Spring Ave.
La Grange IL 60525-2749



First American
Title Insurance Company

Special Warranty Deed - Individual

Frederick Lynn Haberdasshere was established in 2010 as a home based custom apparel company. As business grew, I leased and redesigned a showroom in Chicago where I met with clients on a by-appointment basis, specializing in custom apparel, accessories, and lifestyle merchandise. The events of 2020 led me to the decision to relocate my business to the suburbs with the intent of owning the building from which Frederick Lynn is run.

The overall business model of Frederick Lynn Haberdasshere will remain the same as it was when located in Chicago. I have a private clientele that I meet with on a one-on-one basis, consulting on their wardrobe needs. In addition to custom apparel, Frederick Lynn offers accessories such as belts, socks, jewelry, leather goods, etc. Lifestyle merchandise, including coffee makers, collectibles, lighting, barware, and home decor are also available.

Frederick Lynn's existing clientele is 90% male/10% female. The largest percentile of those customers currently live in Hinsdale. Historically, only 35% of my sales have been in-store, due to the fact that the Chicago location was open by appointment only. In Hinsdale, I plan to have regular business hours Tuesday-Friday, 10am-6pm and Saturday 10am-4pm. I will continue to have custom appointments Monday-Sunday.

Part of my business model is to provide a one-of-a-kind experience for customers while shopping. This is a main focus when designing the flow of the interior of the store. The design of the buildout will be similar to that of a Gold Coast Home. The front 1st floor will be the main sales showroom to showcase the merchandise to any walk-in business. It will contain storage areas for merchandise and sales related equipment. The back ½ of the first floor will be a private area where custom appointments will be held. It will also house the higher end merchandise that won't be available to the general public. This area will also be used to host small networking groups (2-15 people) consisting of clients and prospective clients in a relaxed and comfortable setting.

The front ½ of the second floor will be an additional office area with the tailor shop. The back half of the second floor is for additional storage and auxiliary work space. The second floor is not available to the general public.

When considering the exterior ambiance of the building, it is important to preserve the historic aesthetic that is valuable to downtown Hinsdale. This will be achieved by heaping the overall profile of the building the same, and keeping the overall materiality of the structure. To create the look of an "old-world" haberdashery(much like Saville Row in London) my goal is to reface the existing face brick with grey-tone brick, to paint the exterior masonry on the sides and the rear a charcoal gray, and to paint the existing window trim and sign board in black. Additional banks of windows will be added on the second floor on the alley face and the rear, to make the interior more habitable, and a rear entrance is being added for safer egress. Existing entombed transom windows along the alleyway will be reopened as well to add to the natural lighting of the space.

Any masonry infill will contain the same texture and profile as the existing brick, and the existing damaged brick along the base of the storefront will be replaced by an Indiana Limestone band. At the rear entrance, 2 goose-neck sconce lights and a half dome, black fabric, awning will be added at the doorway. The reasoning behind these design choices is to maintain the integrity of the Frederick Lynn Haberdasshere branding. In addition, the abandoned light/utility pole will be removed from the rear of the building adjacent to the parking.

In the eventuality that we cannot pursue our desired aesthetic, Option B is presented to maintain all the existing red brick work, to repaint the existing white-washed concrete block in the alley, repaint the existing trimwork, and to provide for the new proposed window openings. In situation

Once the building renovations are complete, this will be a one-of-a-kind experience for anyone who walks in. It will become a destination place to which people will travel. It is important that the building represents the branding of the business, while still keeping the desired aesthetic within Hinsdale.

Respectfully,

Aaton Comes

ALTA/NSPS Land Title Survey

CDK & PRIMARY SURVEY LTD.
4313 N. NEW ENGLAND HARWOOD HTS. ILLINOIS 60706
Creating ALTA, As-Built, Boundary, Condominium & Topographic Surveys
[708] 867-1770 [FAX] 867-1770



THE WEST 18.31 FEET OF THE EAST 118.31 FEET OF LOTS 7, 8 AND 11 [EXCEPT ANY PART THEREOF THAT MAY FALL WITHIN THE WEST 115 FEET OF SAID LOTS] IN BLOCK 2 IN THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 [EXCEPT RAILROAD LANDS] OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, AS DOCUMENT 7738 IN DUPAGE COUNTY ILLINOIS.

COMMONLY KNOWN AS
E. 33¹ St.

LOT 7 LOT 8
[IN LAKE'S SUBDIVISION OF LOTS 1, 3 & 4 IN BLOCK 2 RECORDED 11/4/1871]

INGRESS EGRESS & PUBLIC PARKING ON & OVER LOTS 7 AND 8 IN LAKE'S SUBDIVISION
SHOWN HEREON PER VILLAGE OF HINSDALE & JUNE 21 1960 TRUST NO. 24522 RECORDED
MAY 18, 2004 AS DOCUMENT 132581

SURVEYOR'S NOTE:

W. ROBBINS GRANTS WARRANTY DEED TO VILLAGE OF HINSDALE APRIL 9, 1887
DOC. NO. 37312 [W. 50' OF LOTS 7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN OF
HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

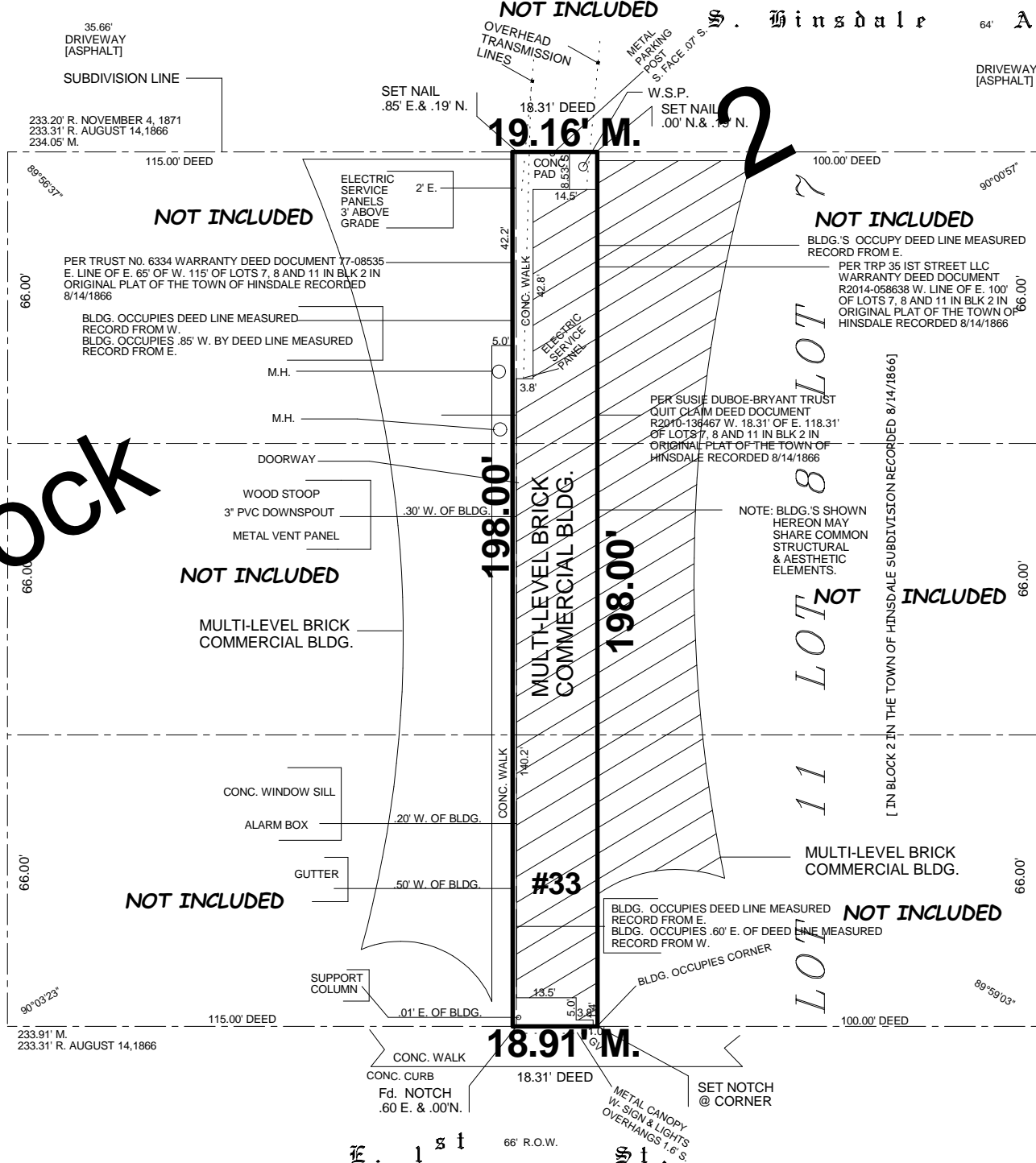
J. ROBBINS GRANTS WARRANTY DEED TO G. ROBBINS JULY 27, 1892
DOC. NO. 49288 [LOTS 7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN OF
HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

G. ROBBINS GRANTS WARRANTY DEED TO J. WOODS DECEMBER 24, 1920
DOC. NO. 143805 [LOTS 7, 8 AND 11 [EXCEPT THE W. 50' THEREOF] IN BLK 2
IN THE PLAT OF TOWN OF HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

J. WOODS GRANTS WARRANTY DEED TO HINSDALE THEATER BUILDING
CORPORATION JANUARY 22, 1925 DOC. NO. 187507 [E. 65' OF W. 115' LOTS
7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN OF HINSDALE, AUGUST 14, 1866
DOC. NO. 7738]

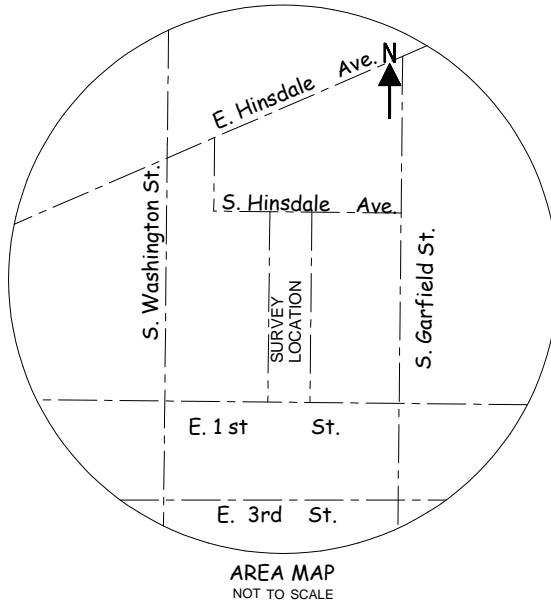
J. WOODS GRANTS WARRANTY DEED TO R. SOUKUP SEPTEMBER 28, 1929
DOC. NO. 287028 [E. 100' OF LOTS 7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN
OF HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

J. WOODS GRANTS EXECUTOR'S DEED TO P. WEST MARCH 10, 1950
DOC. NO. 588008 [W. 18.31' OF E. 118.31' OF LOTS 7, 8 AND 11 [EXCEPT
ANY IN W. 115' OF SAID LOTS] IN BLK 2 IN THE PLAT OF TOWN OF
HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]



LEGEND:

AC= AIR CONDITIONER
CB= CATCH BASIN
CONC.= CONCRETE
EB= ELECTIC BOX
FHY= FIRE HYDRANT
GV= GAS VALVE
LP= LIGHT POLE
MH= MANHOLE
PIN= PROPERTY INDEX NUMBER
TBM= TEMPORARY BENCHMARK
WB= WATER BOX
WV= WATER VALVE



Graphic Scale ; 1" = 35'

Scaling From Reproduction Not Recommended
Distances are marked in feet and decimal parts thereof

To: GREEN CANDLE LLC, Wintrust Commercial Banking
6262 S. Route 83 Suite 100 Willowbrook, IL 60527, First
American Title file: AF1002717, AARON COMES, CHICAGO
TITLE & TRUST CO. & BUSEY BANK 100 W. University Ave.
Champaign, IL 61824-4028

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
"2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS
LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND NSPS, AND INCLUDES ITEMS [] OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 23, 2020.

Order No. 991-6905A

Ordered by: LTD

Surveyed by: Kevin P. Duffy

IL P.L.S. #3228
EXPIRES 11/30/2022

NOTE: CORNERS, OFFSETS, IF SHOWN HEREON
MAY HAVE BEEN REQUESTED ARE IN WGS84,
ELEVATIONS ARE NAVD88 GEOID 12A OR
MONUMENTED. FENCES SHOWN HEREON
MEANDER ALONG & ACROSS LOT LINES.
ALL GRADE LEVEL MATERIAL
[i.e. CONC. ASPHALT etc.] SHOWN
HEREON AS AMALGAMATED.

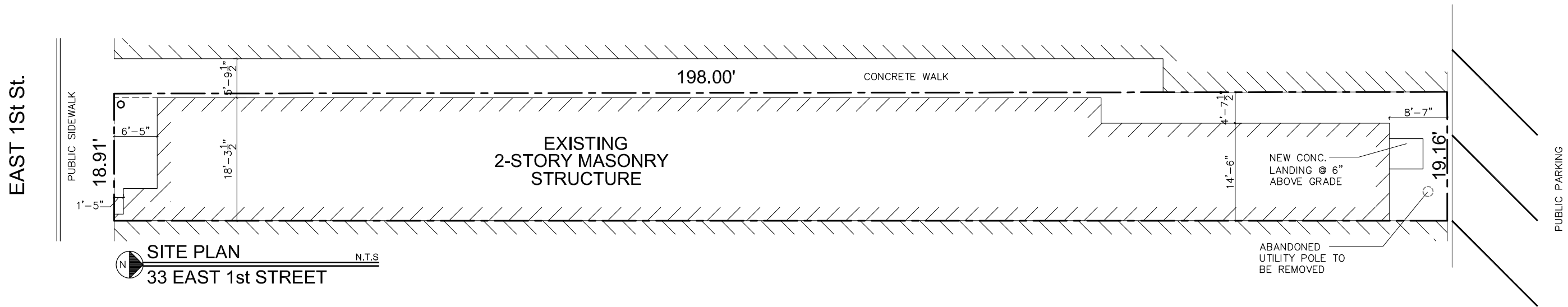
State of Illinois }
County of Cook }

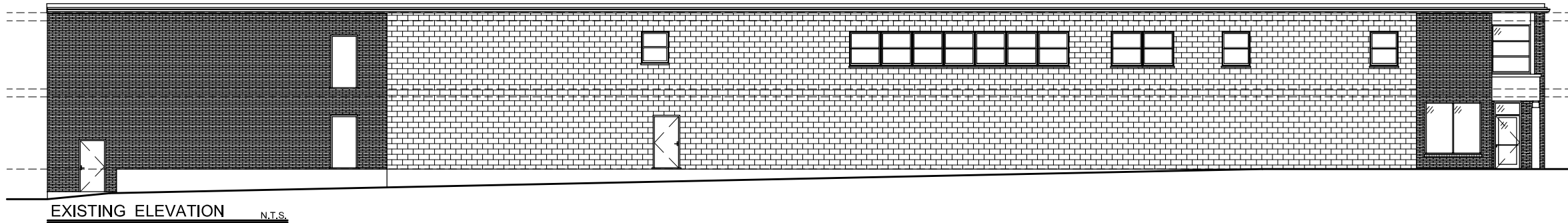
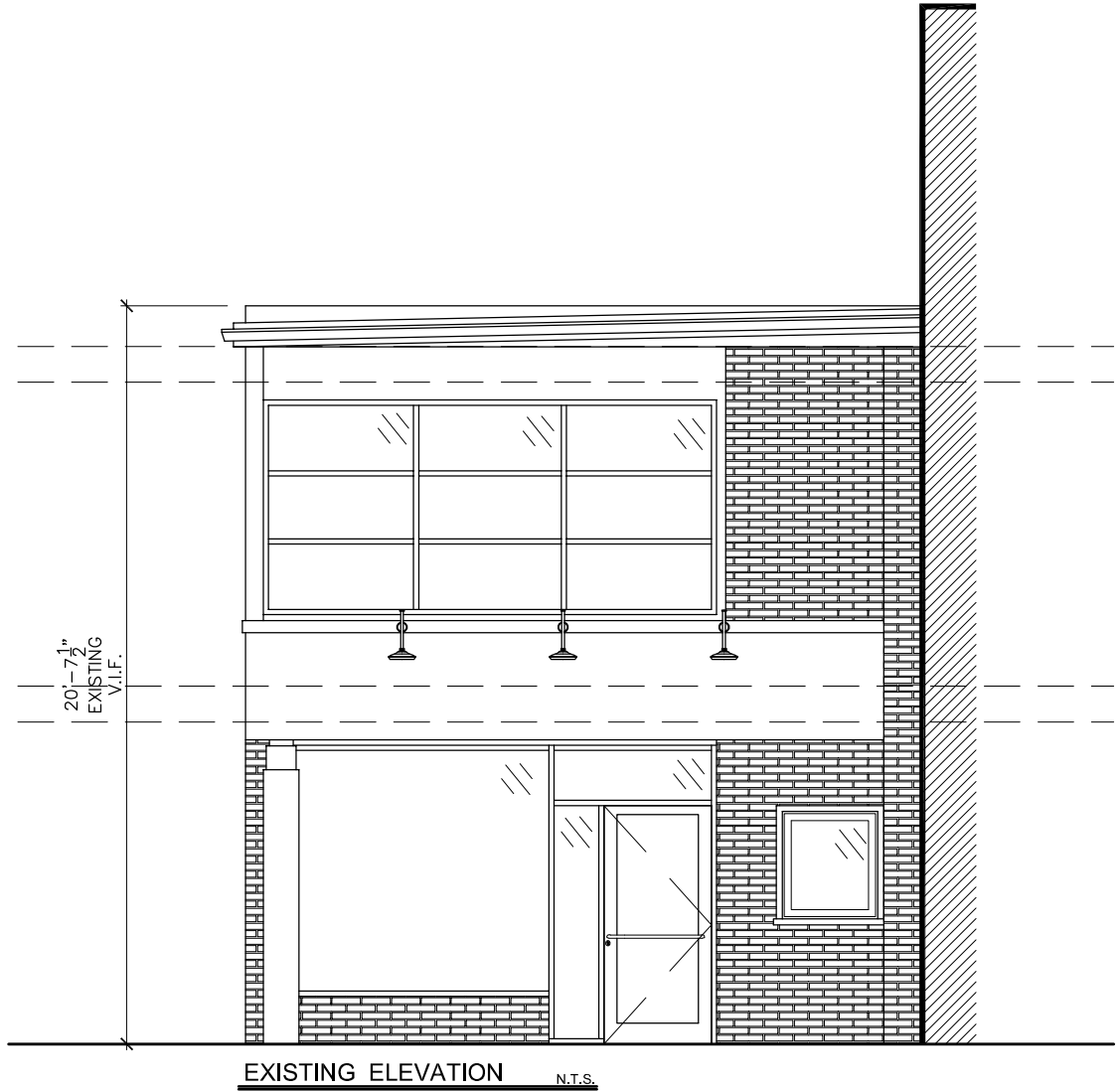
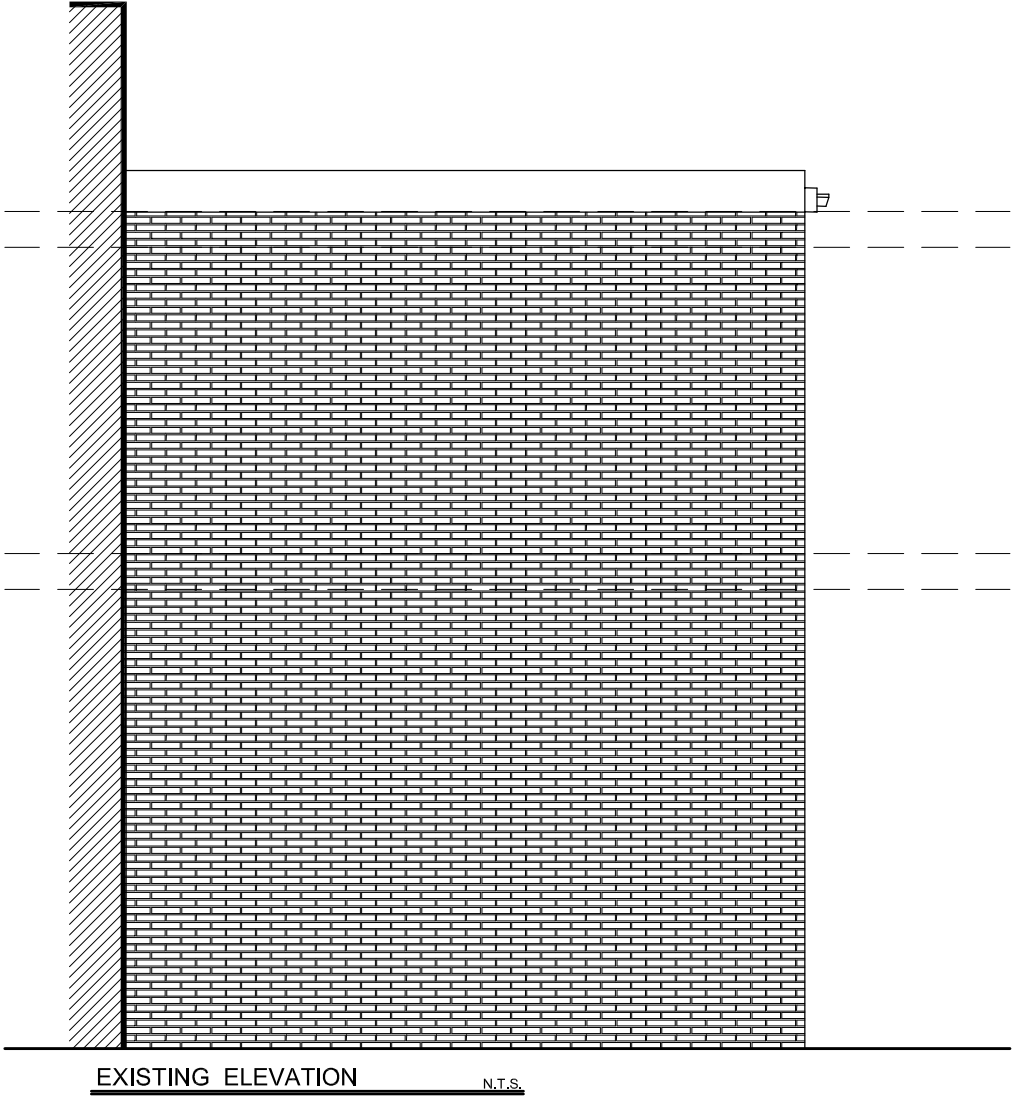
CDK & PRIMARY SURVEY LTD. hereby
certifies that a survey has been made
at and under our direction of the
property described above, and that the
plat hereon shown is a correct representation
of said survey. L.P.D.F. #2812
CHICAGO, ILL. DECEMBER 23, 2020

by: Kevin P. Duffy
IL PROFESSIONAL LAND SURVEYOR #3228

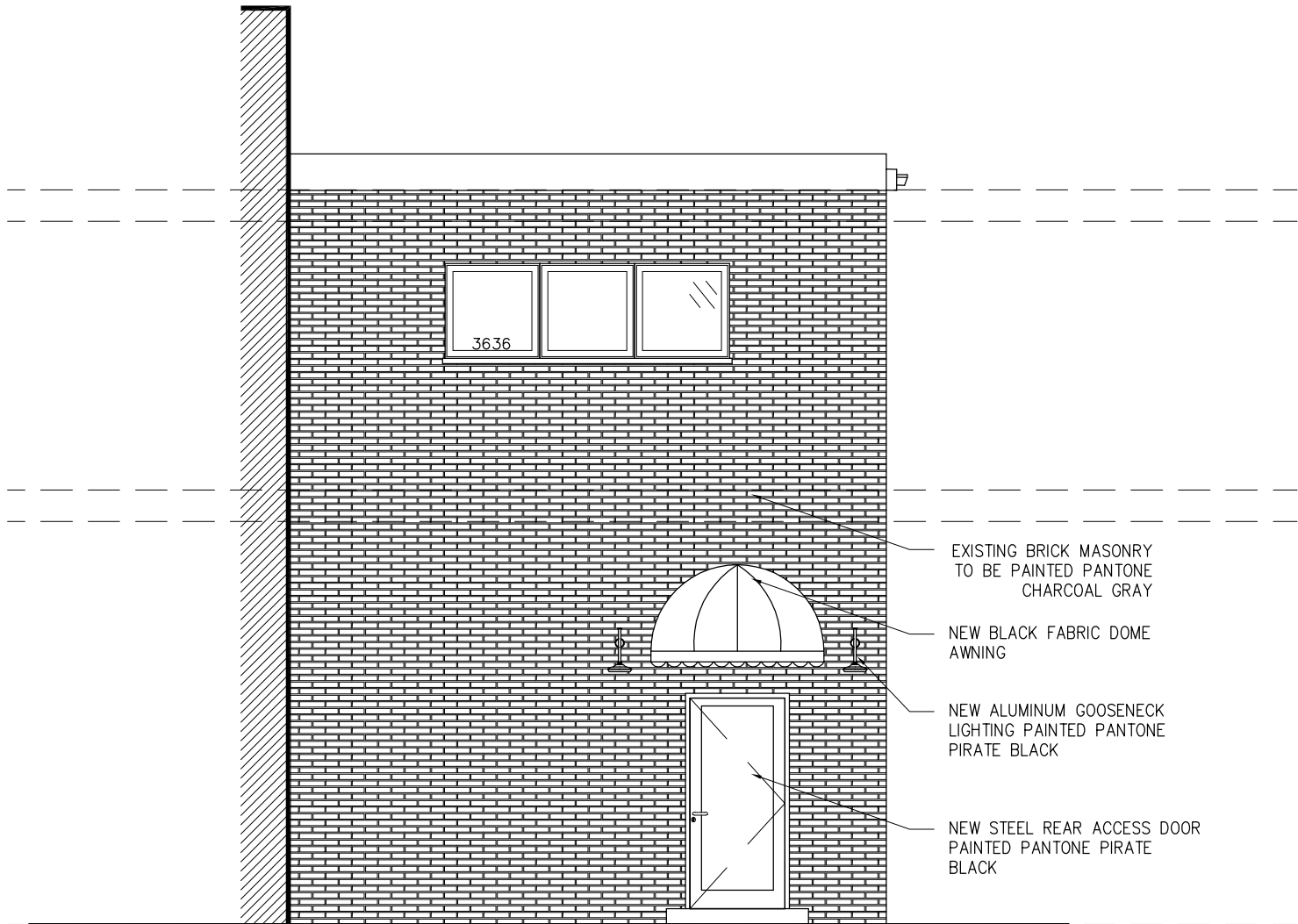
Building Design Elements

Design Use Group Classification (B 302.1):	GROUP B 908 SQ. FT. GROUP M 393 SQ. FT. GROUP S1 2175 SQ. FT.
Construction Type (B 602):	BUILDING: IIIB
Building/Horizontal Projection Area (B 503.1):	BUILDING: 6561 Sq.Ft.
Building Height in Feet (B 503.1):	EXISTING TO REMAIN
Number of Stories (B 503.1):	EXISTING TO REMAIN
Required Number of Exits for Unit, (B 1003):	2 Exits Required
Number of Exits for Unit.	3 (TOTAL IN BUILDING)
Fire Protection Per NFPA 13, 72 (B 903):	Existing to Remain
OCCUPANCY LOAD:	36 OCCUPANTS
BUILDING SPRINKLERED:	NO

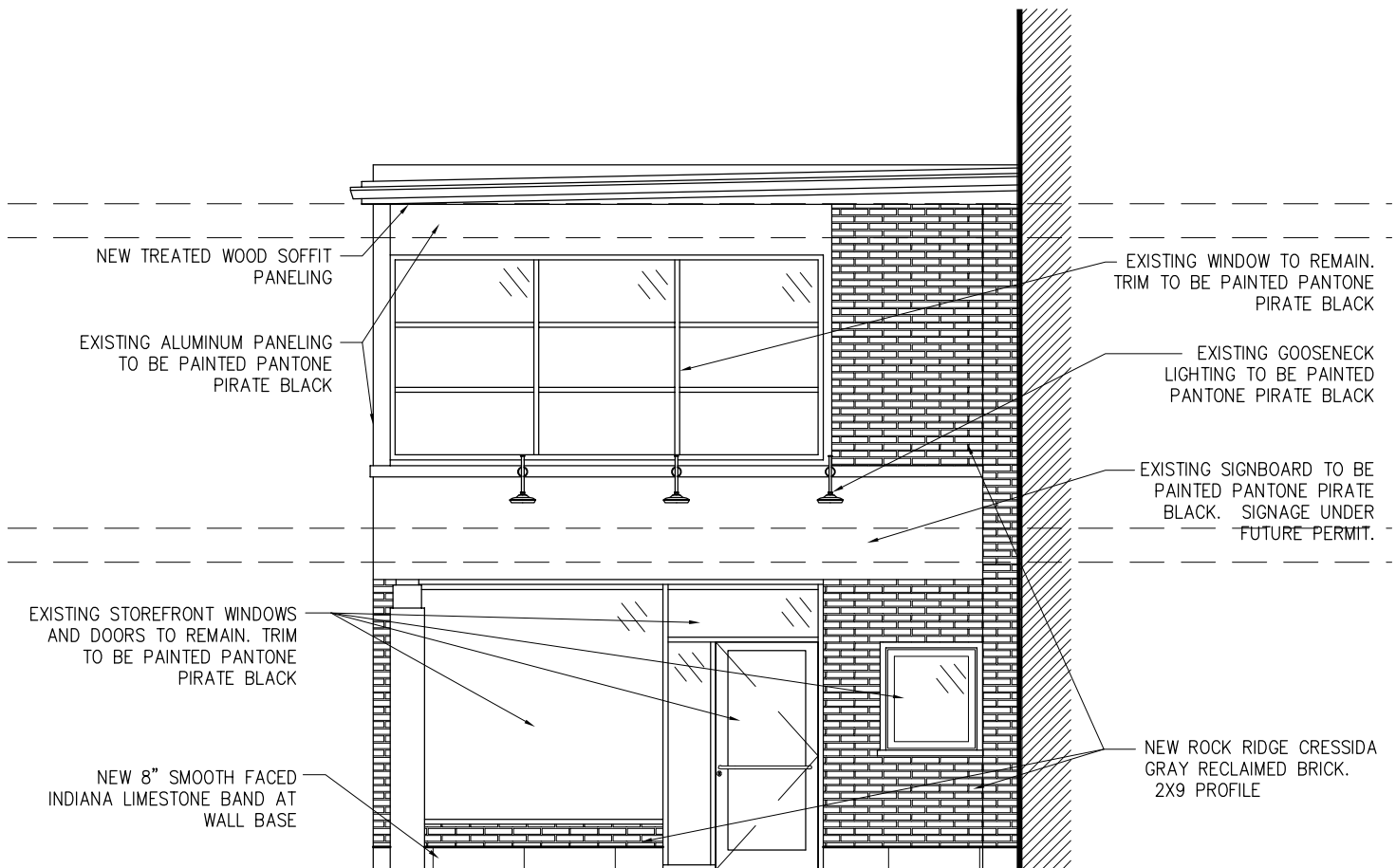




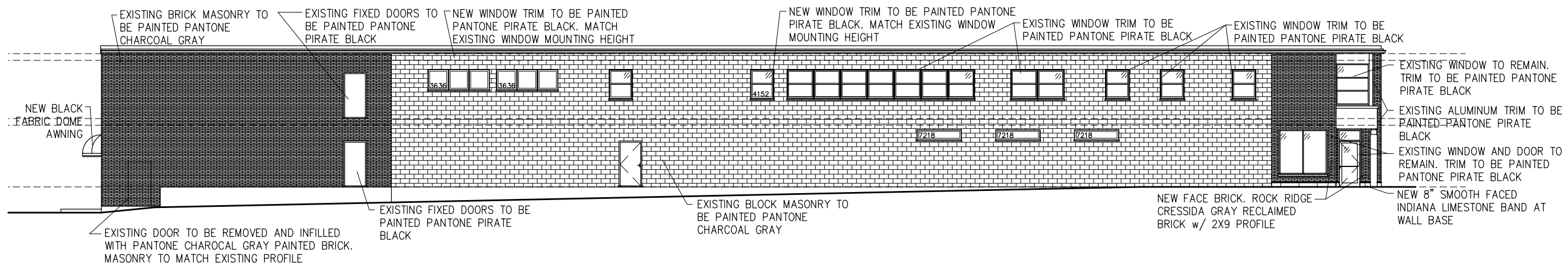
EXISTING ELEVATIONS



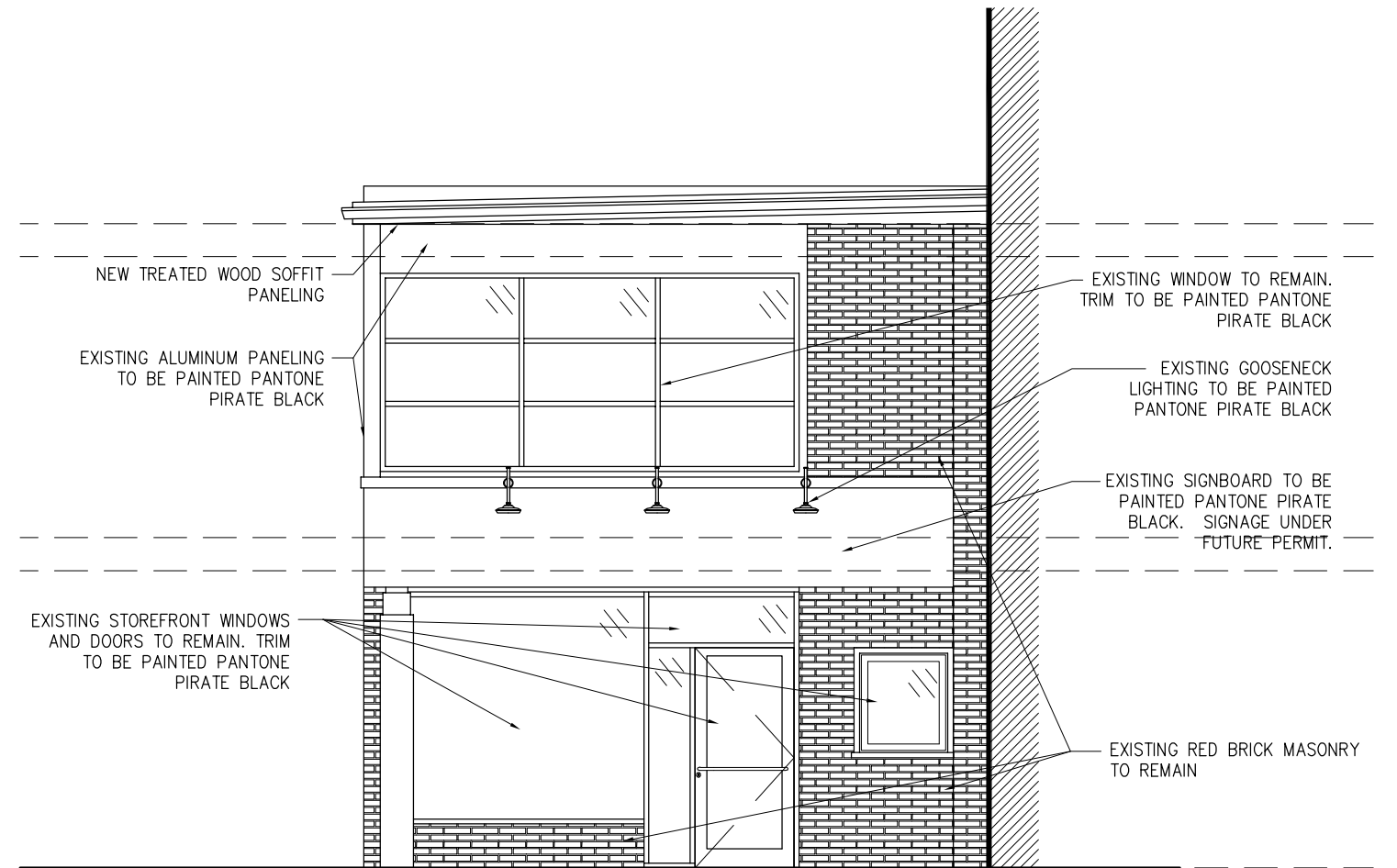
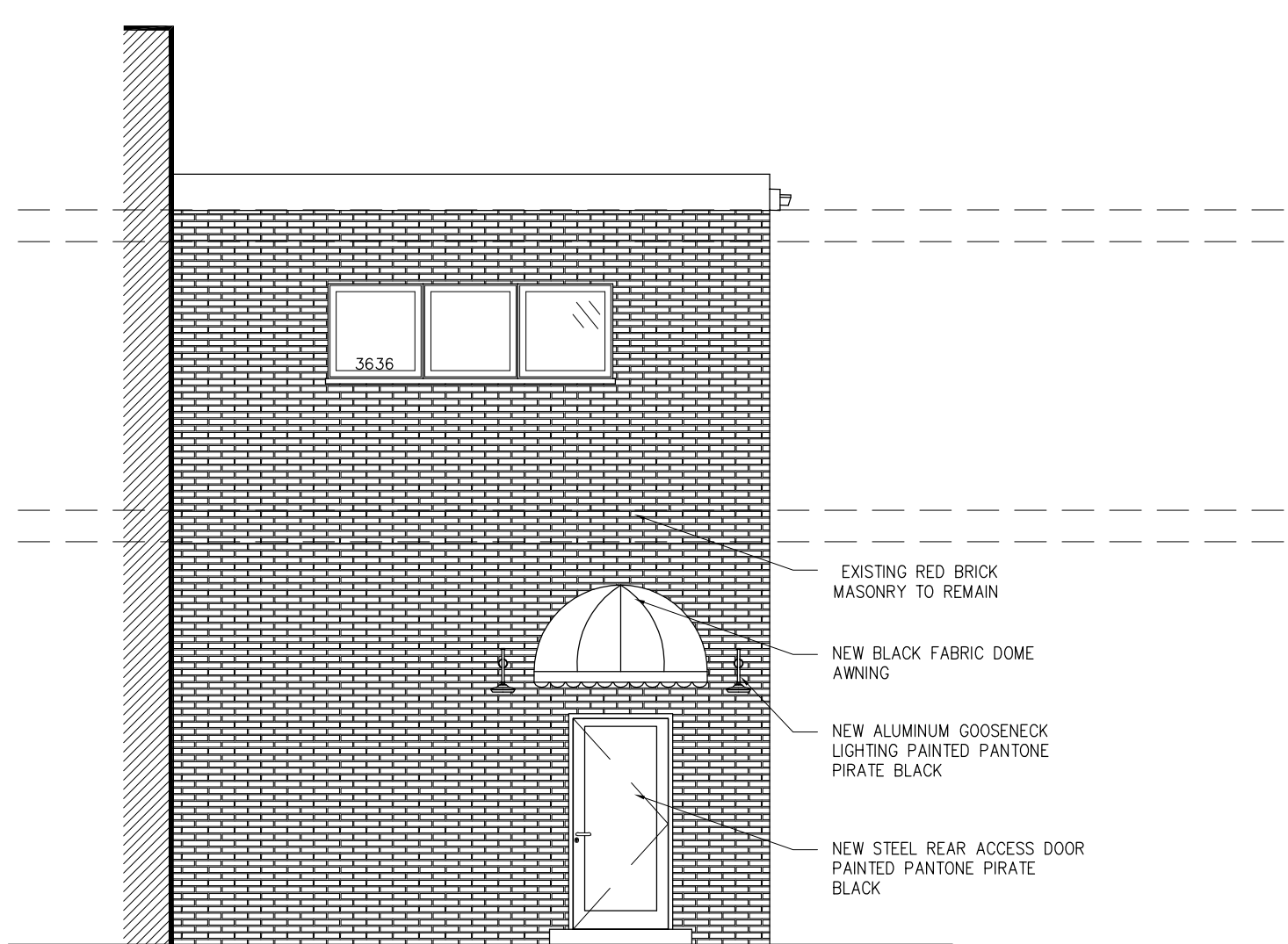
PROPOSED ELEVATION N.T.S.



PROPOSED ELEVATION N.T.S.

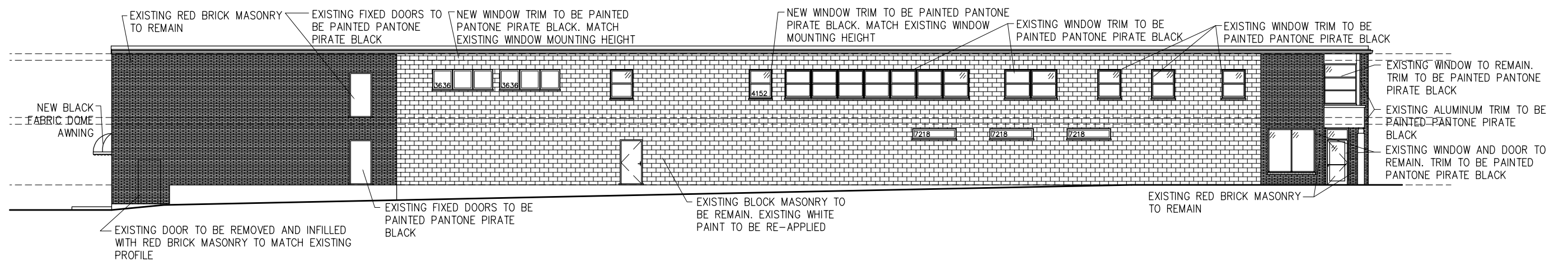


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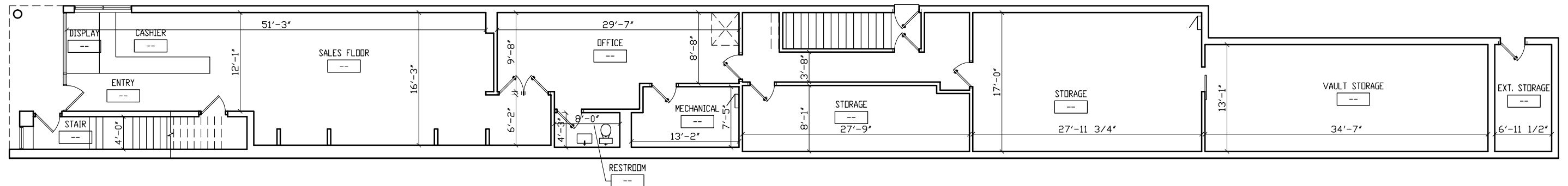
PROPOSED ELEVATION N.T.S.

PROPOSED ELEVATION N.T.S.

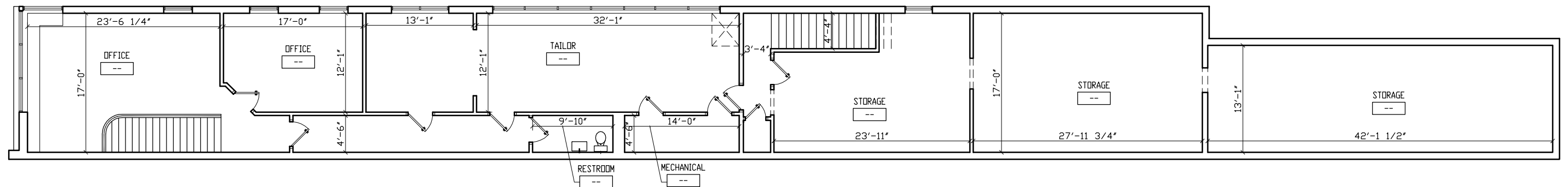


PROPOSED ELEVATION N.T.S.

OPTION B

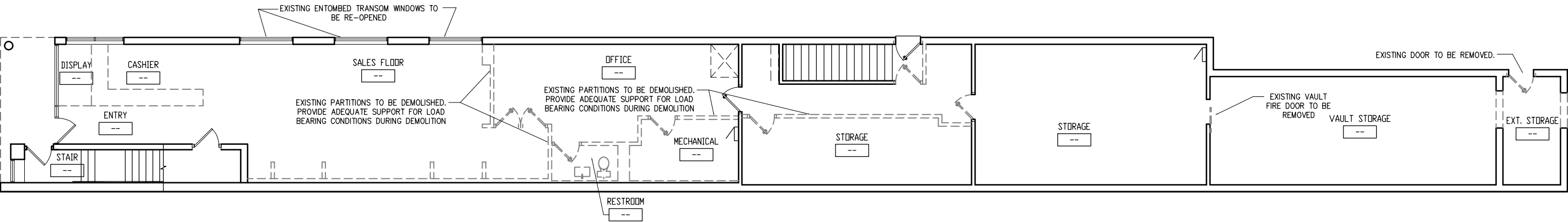



EXISTING FIRST FLOOR PLAN N.T.S.

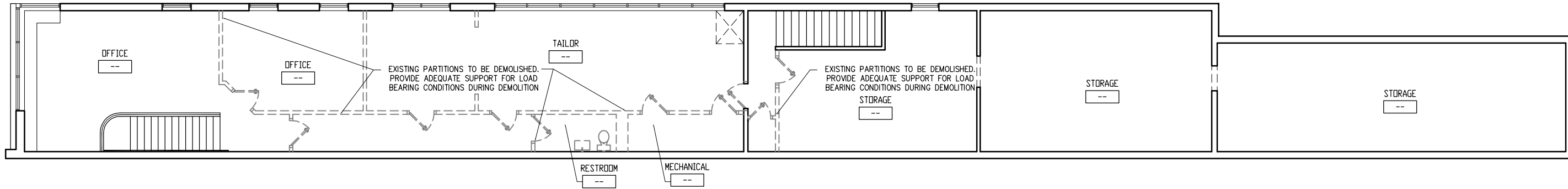


EXISTING SECOND FLOOR PLAN N.T.S.

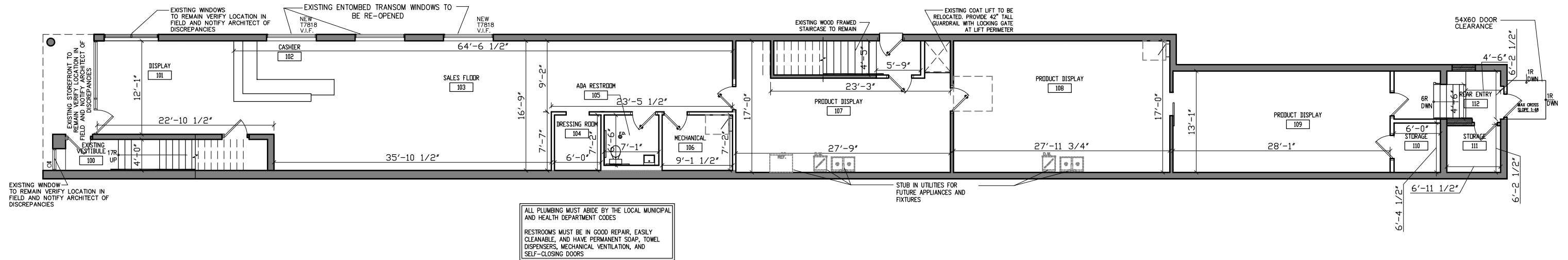
NOTE:
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES



 FIRST DEMO PLAN N.T.S

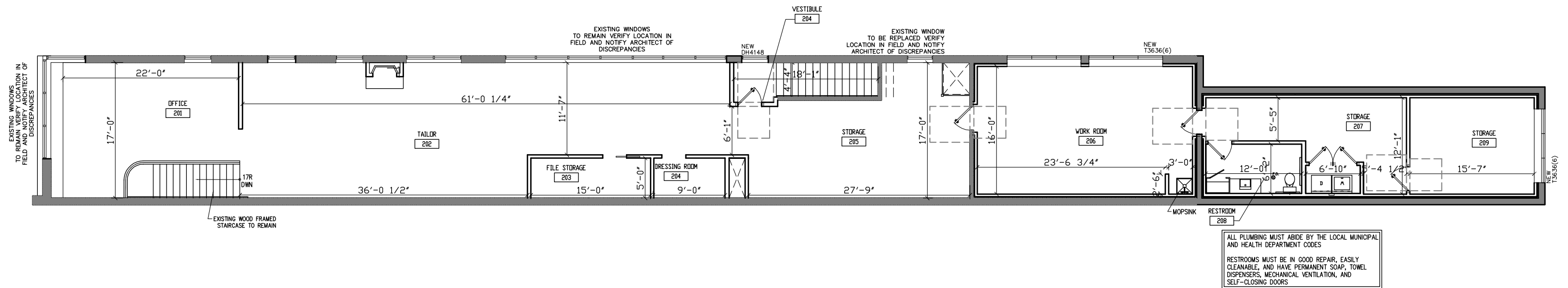


 SECOND DEMO PLAN 1/8" = 1'-0"



FIRST RENOVATION PLAN N.T.S.

—EXISTING TO REMAIN



SECOND RENOVATION PLAN N.T.S.

—EXISTING TO REMAIN

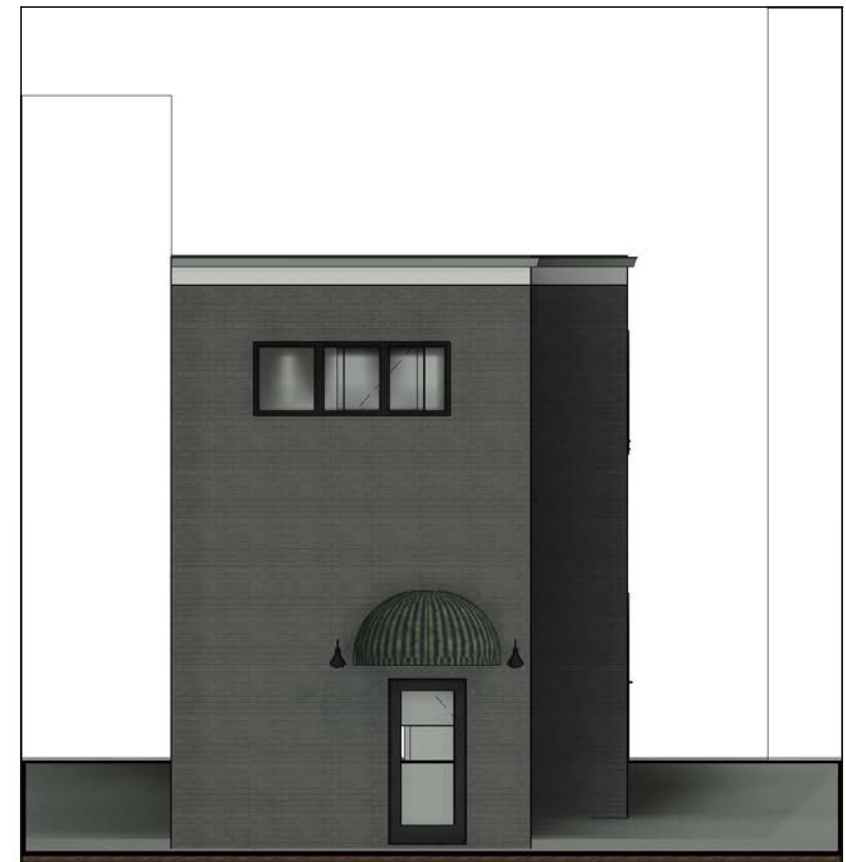
PROPOSED FLOOR PLANS



FRONT ELEVATION RENDERED



FRONT



REAR



LEFT

ELEVATIONS



OPTION B

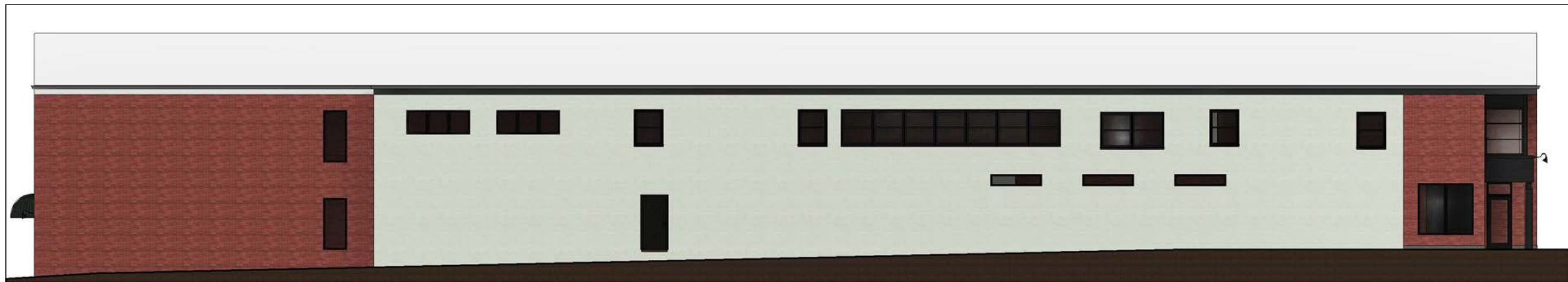
FRONT ELEVATION RENDERED



FRONT



REAR



LEFT

OPTION B
ELEVATIONS



[Home](#) / [Residential Lighting](#) / [Decorative Lighting](#) / [LED Gooseneck Light | E-WDG Series | 10-inch Angled Shroud | 3000K | Black](#)

LED Gooseneck Light | E-WDG Series | 10-inch Angled Shroud | 3000K | Black

★★★★★ 4.0 (2)

\$167.99

Knock this price down to \$151.19. Join e-cono+ for free today [SIGN UP](#)



<
[LED Gooseneck Light | E-WDG Series | 10-inch Straight Shroud | 3000K | Black](#)

\$167.99



[LED Gooseneck Light | E-WDG Series | 14-inch Angled Shroud | 3000K | Black](#)

\$167.99



[LED Gooseneck Light | E-WDG Series | 14-inch Straight Shroud | 3000K | Black](#)

\$167.99



[LED Gooseneck Light | E-WDG Series | 10-inch Angled Shroud | 3000K | White](#)

\$99.99 WAS \$114.99

CLEARANCE



>
[LED Gooseneck Light | E-WDG Series | 10-inch Straight Shroud | 3000K | White](#)

\$99.99

Product Overview

Replaces 100-watt Incandescent. 20-watt LED Gooseneck Light with 10-inch angled shroud delivering 1300 lumens. 3000K, black, cULus Listed, 5-year limited warranty.

FEATURES

RECOMMENDED USE

CART

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Lotus 7.5 Watt 3" Square Regressed LED Gimbal - 15° Beam Angle - 3000K - 600 Lumens - Black



★★★★★ 1 review

View Q&A

SKU: LSG3-30K-BK-15D

Lead Time: Normally Ships in 3-5 Business Days

Need it Sooner? [Contact Us](#)**\$58.80**/ea

1




ADD TO CART

ADD TO PROJECT

ADD TO QUOTE

Recommended Accessories

Select the accessories you would like to add **before** clicking "ADD TO CART" above.

<input type="checkbox"/>	Name	SKU	Price	QTY
<input type="checkbox"/>	 Lotus Flanged Rough-In Plate with Expandable Bars for LRG3/LSG3 Models	FRP312	\$11.04/ea	<input type="text" value="1"/>
<input type="checkbox"/>	 Lotus 6' Extension Cord	EXC6	\$8.32/ea	<input type="text" value="1"/>
<input type="checkbox"/>	 Lotus 20' Extension Cord	EXC20	\$12.45/ea	<input type="text" value="1"/>

Product Overview

Save on labor with the Lotus 3" square regressed LED gimbal downlight. Installation is simple, just cut a hole in the ceiling and the attached spring clips snap the fixture into place - no housing required! These slim recessed fixtures are air-tight, IC-rated for direct contact with insulation, and suitable for damp or wet locations. A high CRI provides true color rendering in area of illumination as well. Ideal applications include sloped ceilings and highlighting artwork or other features.

The LSG3-30K-BK-15D is a 3" square 7.5 watt regressed LED gimbal downlight in a black finish that provides 600 lumens of 3000K warm white light and the following features:

Downloads

Specification Sheet:

[DOWNLOAD PDF](#)

Brochure:

[DOWNLOAD PDF](#)

Dimmer Compatibility:

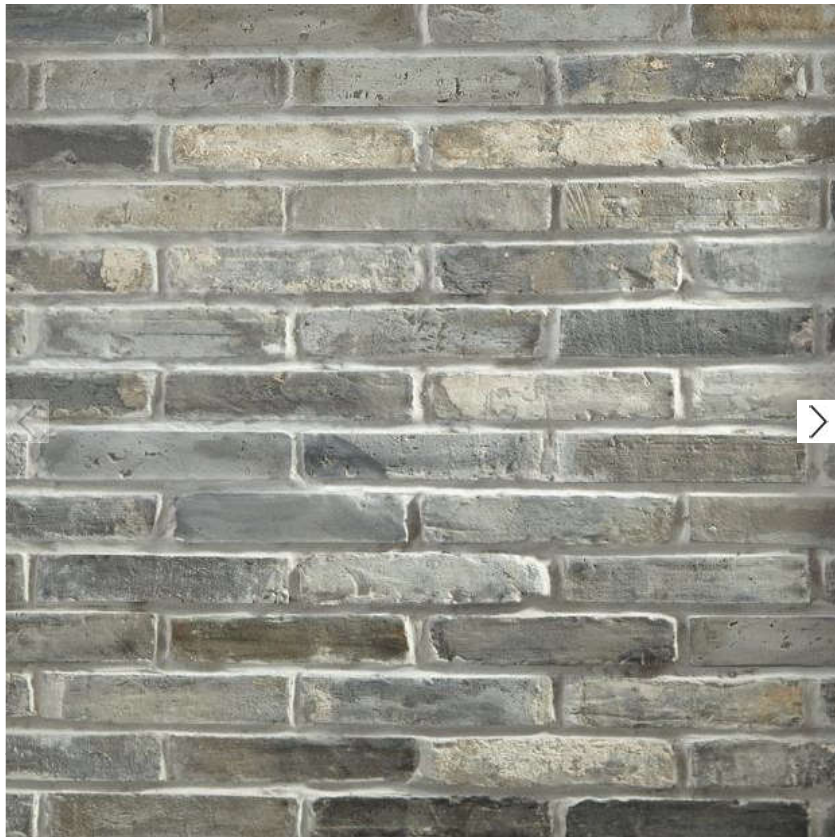
[DOWNLOAD PDF](#)

Photometrics:

[DOWNLOAD IES](#)

Color Temperature

Rock Ridge Cressida Gray Reclaimed Brick



Size	2 x 9	Product Length	9.0	Product Width	
Product Thickness	0.78	Box Length	12.800	Box Width	1
Box Weight (lbs)	22.00	Box Quantity	42	Coverage (sqft/pc)	
Color	Gray	Edge ⓘ	Chiseled or Tumbled	Suggested Grout Line Size ⓘ	1/
Texture/Surface ⓘ	Textured	Sealant ⓘ	Recommended	Installation Type	Grou
	Indoor/ Outdoor	Installation Options ⓘ	Floor/Wall		

PRODUCT DETAILS

Natural stone like this beautiful Cressida Gray Reclaimed Brick can create a high-value look in any living space. The 2 x 9 clay ledger features gray hues with a textured finish create a focal point, or use it to elevate the look of your design.

The Cressida Gray Reclaimed Brick is versatile for any space with its natural look, making it a stylish addition.



BLOCKS & SLABS

For over a century, Indiana Limestone Company has been a leading supplier of the world's finest limestone to fabricators of all sizes. For consistent high quality and immediate delivery, turn to Indiana Limestone Company for select blocks and slabs. Discover more about the benefits at IndianaLimestoneCompany.com.



To order or for Dealer information, call **800.457.4026** or visit IndianaLimestoneCompany.com



SPECIFICATION & TECHNICAL INFORMATION

Indiana Limestone is a desirable choice for masons, installers, and contractors for residential, commercial, and institutional projects. If you need an installation detail, please contact your Regional Sales Manager IndianaLimestoneCompany.com.

Indiana Limestone Blocks and Slabs

Indiana Limestone Company provides you with the most consistent, high quality, select Indiana Limestone blocks in the widest range of sizes, colors, and grades for immediate delivery.

Benefits

As a customer, you can count on these outstanding benefits when ordering your raw material from Indiana Limestone Company:

- Immediate availability of inventory on Indiana Limestone block orders.
- Huge inventory of Indiana Limestone available in all grades and colors. A reliable supply of over 10,000 blocks on 90 acres.
- Consistent quality of our Indiana Limestone from 4,500 acres of reserves.
- Marketing materials that support the quality of Indiana Limestone to your end customer.
- New Microsoft Dynamix ERP with computerized block and slab inventory database

Color

Buff: Traditional buff color ranging from cream to light brown with some veining and grain movement visible in the face and fine to medium grained stone.

Silver Buff: Clean buff color with subtle silver colored veining in the foreground and fine to medium grained stone.

Rustic Buff: Traditional buff color ranging from cream to light brown with visible veining in the face and medium to coarse grained stone.

Full Color Blend: A natural compilation of the full range of buff to medium gray shades with the same great subtle veining. All of our full color blend is standard grade.

Gray: Light to medium shades of gray with some veining and grain movement visible in the face and fine to medium grained stone.

Old Gothic: Wide variation of grain density and movement from piece to piece. Within the piece, visible shells, frequent voids and pits (pea to penny size, sometimes larger), some rust, pronounced calcium beds and veining.

Mavise Stone: Contains the characteristics and structural integrity of a high-density material with a unique colorization.

Grade

Select: Fine grained stone having a controlled minimum of inclusions and veining.

Standard: Average to large grained stone permitting an average amount of inclusions and veining.

Rustic: Large to coarse grained stone permitting an above average amount of inclusions and veining.

Please Note:

- Full color blend material is always standard grade unless otherwise noted.
- Mavise is not a graded material.
- Slabs come with a belt sawn finish only.



Indiana Limestone

Specification and Technical Information

Properties of Indiana Limestone

Most building designs that incorporate Indiana Limestone consider these properties:

Ultimate compressive strength of dry specimens

Value: 4,000 psi min.* Test STD: ASTM C170

Modulus of rupture of dry specimens

Value: 700 psi min.** Test STD: ASTM C99

Absorption

Value: 7.5 % max. Test STD: ASTM C97

**Most Indiana Limestone products indicate min. values in excess of 4,000 psi, but this value is listed as an engineering reference.*

***Wind load and other bending forces are typically calculated at 1,000 psi for modulus of rupture.*

NOTE: All Indiana Limestone meets or exceeds the strength requirements set forth in ASTM C568 for Type II Dimension Limestone.

Abrasion Resistance

When used in flooring, paving, or steps, the abrasion resistance should be specified.

Value Range: (Abrasive Hardness)

6 min. to 17 max.† Test STD: ASTM C241

†Stone preparation and installation details are important in assuring hardness of 8 for heavy traffic areas. Specify abrasive hardness of 6 for light traffic areas such as patios, plazas, and wide sidewalks.

Dampproofing

- Where limestone is to be used at or below grade, dampproofing must be applied.
- Dampproofing the face of backup or structural concrete is helpful, but is not a substitute for back painting the stone.
- In cases where limestone is to be covered by soil or paving at grade and where the stones will present an evaporation surface above grade, the dampproofing must be carried up the partially exposed face at least to grade level.
- Indiana Limestone Company recommends a cementitious based waterproof coating.

Delivery, Storage, and Handling

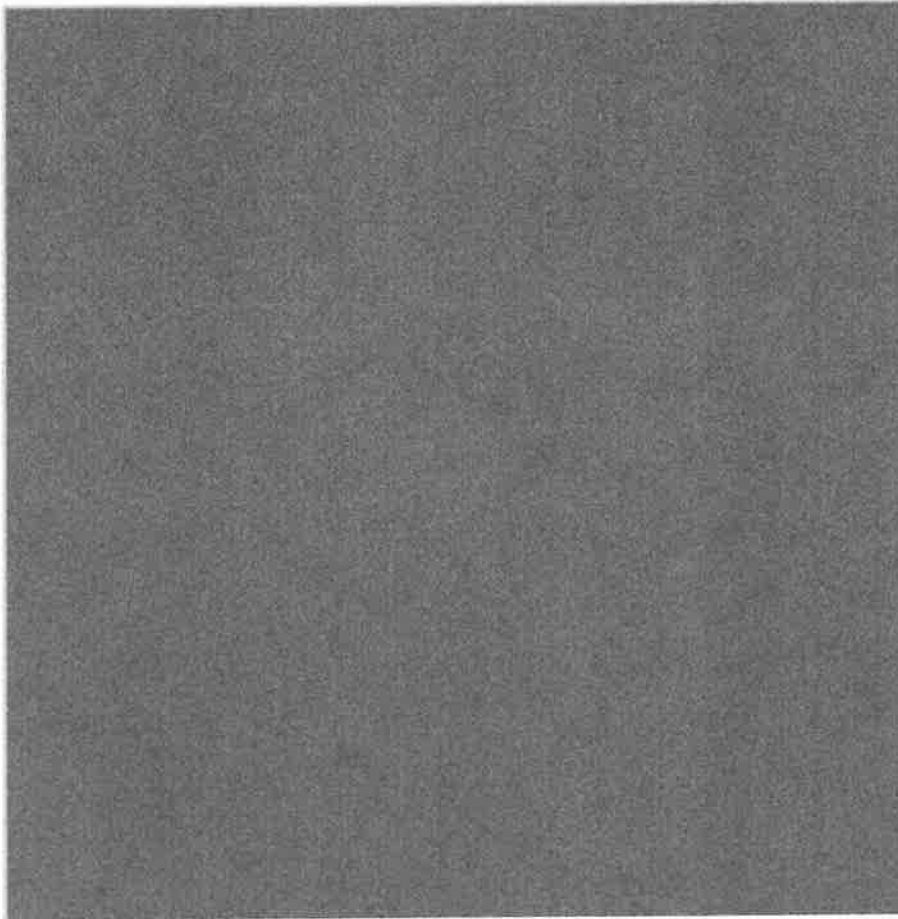
- Product will be supplied adequately packaged on pallets or timbers to keep finished stone clear of the ground.
- Storage area should be a well-drained space, graveled or chipped for protection against mud splatters.
- When using pry bars to move stone into place, use padding to protect the edges of the stone.
- Product should be unloaded and handled carefully to prevent breakage.
- Product should be handled carefully to avoid chips and scratches.

Protection of Unfinished Work

- To avoid possible unsightly stains caused from dirt or other construction materials residue, the limestone should be covered with protective material during construction. This material should be left intact until the finishing of any surrounding work.
- During construction, limestone should be carefully protected to prevent rain, snow, or seepage from entering space between keystones and backing.

Cleaning

- After mortar has set, the limestone should be brushed down with a stiff fiber brush, then carefully rinsed with clear water to remove any accumulation of stain or matter foreign to the limestone.



PANTONE®

18-0601 TPX

Charcoal Gray







MEMORANDUM

DATE: October 1, 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: Robbins Park Historic District Street Sign Toppers

FOR: October 6, 2021 Historic Preservation Commission Meeting

Summary

Western Remac, Inc. has provided several different design options that can be utilized for the street sign toppers in the Robbins Park Historic District for the Historic Preservation Commission to review and consider. The plans are preliminary and can be used to guide what design option the Commission would like to select.

The proposed plans include different options for the overall shape, text, and colors. The height varies from 6 inches to 9 inches tall depending on the text, but the width is consistently proposed at 18 inches. The width of the existing street signs varies as well depending on the length of the street name, but typically range from 18 inches to 30 inches.

Staff requests feedback from the Historic Preservation Commission on these design options at the meeting on October 6 to provide to the sign company. Should any revisions be needed, staff will have the company revise the signage plans prior to selecting the final design and fabricating the signs.

Process

Formal approval of the proposed signage and a sign permit is not required by the Historic Preservation Commission and Plan Commission. Per Section 9-106(E)(7) and 9-106(F)(3), governmental signs are permitted in the right-of-way in all zoning districts and are considered permit-exempt.

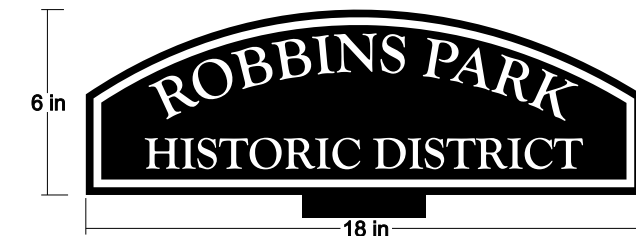
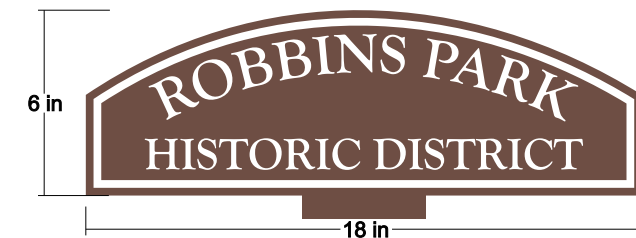
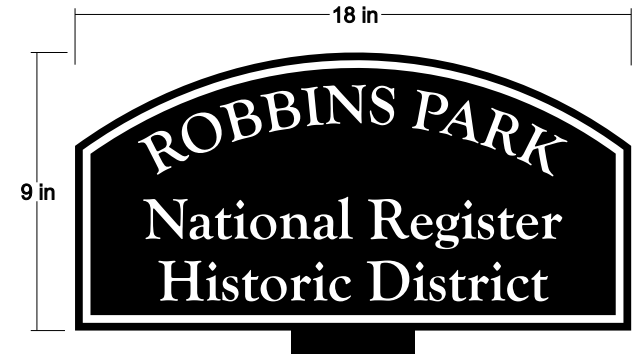
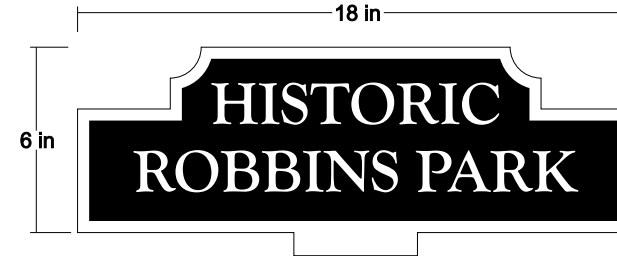
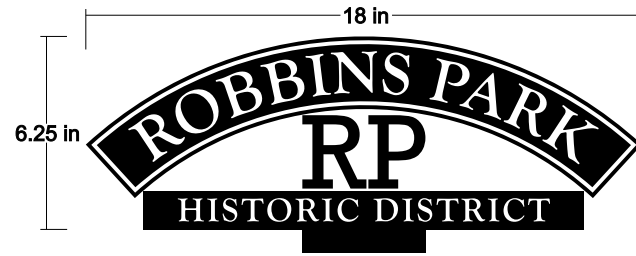
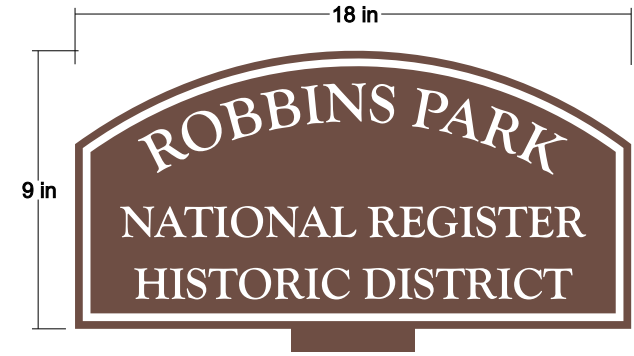
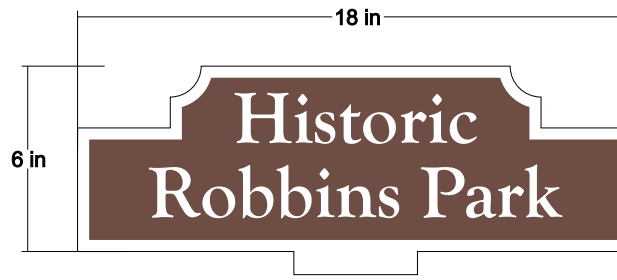
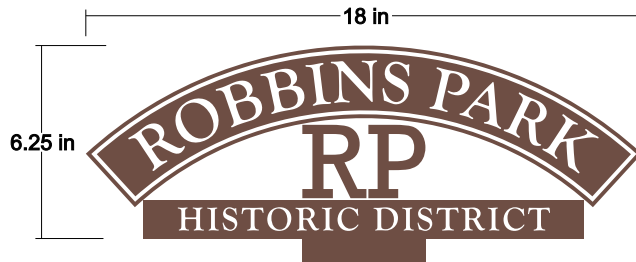
Attachments:

1. Robbins Park Historic District Street Sign Topper Design Options & Brackets



1740 Internationale Pkwy. (630) 972-7770
Woodridge, IL 60517 fax(630) 972 9680

PROJECT:	DATE: 7/27/2021	
CUSTOMER: Village of Hinsdale	CONTACT: Bethany Salmon	
SALESPERSON: Serge Ruffolo	DESIGNER: Sassano	PHONE: 630-789-7035 FAX:
PROD. FILE NAME: Hinsdale Robbins hystoric signs 2021.fs		
CUSTOMER APPROVAL SIGNATURE:		SCALE: 0.060



SIGN "TOPPER"

.080 aluminum
Traffic Brown
N/R Black
HIP 3930 White
Goudy Old Style Bd



Robbins Park Street Sign Toppers – Adjustable Brackets

