



## MEETING AGENDA

### MEETING AGENDA HISTORIC PRESERVATION COMMISSION

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES** – November 3, 2021 Historic Preservation Meeting Minutes
4. **PUBLIC MEETINGS**
  - a) Case HPC-7-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic 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](http://www.villageofhinsdale.org)

Approved

**MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
Memorial Hall  
19 E. Chicago Avenue, Hinsdale, IL  
Wednesday, November 3, 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, November 3, 2021 at 6:38 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 Jim Prisby, Commissioner Alexis Braden, and Chairman John Bohnen

**Absent:** Commissioner Shannon Weinberger, Commissioner Bill Haarlow, Commissioner Frank Gonzalez

**Also Present:** Bethany Salmon, Village Planner

**Approval of the Minutes – October 6, 2021**

Chairman Bohnen introduced the minutes from the October 6, 2021 meeting and asked for comments. No comments were made.

A motion was made by Commissioner Prisby, seconded by Commissioner Barclay, to approve the October 6, 2021 minutes, as submitted. The motion carried by a roll call vote of 4-0 as follows:

**Ayes:** Commissioner Barclay, Commissioner Braden, Commissioner Prisby, Chairman Bohnen

**Nays:** None

**Abstain:** None

**Absent:** Commissioner Weinberger, Commissioner Haarlow, Commissioner Gonzalez

**Signage**

**a) Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign**

The representative from the sign company, Independent, Ltd., was present at the meeting to provide an overview of the sign, material, and design. The sign representative stated the first proposed sign would be a non-illuminated wall sign located above the window, which would be composed of an aluminum composite material and have a flat black background with white graphics.

The representative stated the second sign proposed would be a window graphic measuring nine (9) inches by sixty-five (65) inches at the bottom of the window. The sign is a vinyl band with an etched glass appearance to give the window a frosted look.

Commissioner Prisby asked for clarification on the background color of the aluminum wall sign. It was confirmed a black vinyl would be installed over the white aluminum and the only white lettering would be visible.

Commissioner Prisby asked if the window sash would remain white. The sign representative confirmed the window sash would remain white in color. Commissioner Prisby stated he did not have a problem with the sign itself as long as the window sash remains white to be consistent with every other window on the building and the architectural style of it. The sign representative stated the proposed sign is consistent with the design of another sign on the building.

It was confirmed the simulated etched glass design of the sign and the measurement proposed was allowable within the sign regulations. Ms. Salmon clarified the interpretation of code allows for two (2) signs per user for certain types of signs, in this case the permanent window sign plus the wall sign, as long as it falls under the maximum twenty-five (25) square feet allowed.

A motion was made by Commissioner Barclay, seconded by Commissioner Braden, to approve Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign as proposed. The motion carried forward by a vote of 4-0 as follows:

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

### **Public Meeting**

**a) Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District**

Mike Zalud, representing Courtland, LLC, the general contractor, was present at the meeting to address the Commission. Mr. Zalud stated the proposal included a sign to be added above the door for the second-floor tenant, Performance Wealth Management. Mr. Zalud stated the design style was based on the neighboring building (Corner Bakery). The proposed changes on the front of the building include the installation of white trim around the door, navy and gold colors on the wall sign, and three (3) pairs of shutters. On the back of the building, the current black awning above the rear door would be changed to a navy blue awning.

Commissioner Prisby stated he did not have an issue with changing the color of the rear awning or the proposed lighting. Commissioner Prisby stated that the shutters are not needed to enhance the architecture of the building, but if installed, should be half of the window width to be in line with good architectural practices. Commissioner Prisby went on to provide other potential methods that can be considered to dress up the second-floor windows if the shutters spacing cannot be worked out.

Ms. Salmon confirmed the entry was added in 2018. Commissioner Prisby stated that if the proposed entry was constructed, it would be taller than the main entrance to the building, which would be problematic from architectural design perspective. Commissioner Prisby stated a shorter, dropped pediment with pilasters closer to the entrance would be a more proportionate design and bring signage closer to the street level.

A motion was made by Commissioner Prisby, seconded by Commissioner Braden, to approve Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District as submitted with elimination of the second floor shutters, reduction of height of the pediment to the point of lowering the top of cap to be in alignment of with the bottom limestone in the east or the top of the window to the west, with narrowing of the pilasters to reflect the new height to allow for the pediment to clear the window, and lowering the gooseneck lighting, and signage to remain the same size but be lowered. The motion carried forward by a vote of 4-0 as follows:

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

### **Public Comment**

Chairman Bohnen asked for any public comment. No public comments were shared.

### **New Business**

Chairman Bohnen asked for any items of new business. Ms. Salmon stated the public open house for The Bagley House, located at 121 South County Line Road, was scheduled for Sunday from 12:00 PM to 4:00 PM and the public was invited to see the only Frank Lloyd Wright home in Hinsdale. Chairman Bohnen encouraged the public to attend and take the self-guided tour.

### **Old Business**

#### **a) Signage in Robbins Park Historic District**

Ms. Salmon provided an update on the revised sign toppers with the amended text. The overall width and height is to remain the same as the previous proposal.

Commissioner Barclay asked about the Church signs being added to the street signs. Ms. Salmon stated that those signs would not be attached to the new street sign poles and the possibility of re-locating those Church signs to existing street sign poles across the street could be looked at.

Commissioner Prisby stated it would be desirable to wait until next month's meeting to vote on ordering the signs to ensure feedback is available from all Commissioners. Ms. Salmon suggested the vote take place at the next meeting to ensure this year's budget amount remains available.

#### **b) Amendments to Title 14 – Status Update**

Chairman Bohnen asked for an update. Ms. Salmon reported that staff continues to work with the Village attorney to cross check details within the code. Ms. Salmon stated that she is hoping to bring this to a Committee of the Whole meeting in the next month or so. Ms. Salmon will provide the next draft to the group when available.

Commissioner Prisby asked Chairman Bohnen about sharing his ideas about the map at tonight's meeting. Chairman Bohnen stated he wanted to wait until next month's meeting to discuss this item.



**Adjournment**

With no other new business items to discuss, a motion was made by Commissioner Prisby, seconded by Commissioner Barclay, to adjourn the meeting. The meeting was adjourned at 7:17 p.m. after a unanimous vote.

Respectfully Submitted,  
Jennifer Spires, Community Development Department



## MEMORANDUM

**DATE:** November 24, 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-7-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

**FOR:** December 1, 2021 Historic Preservation Commission Meeting

---

### Summary

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

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

### Background

On March 8, 2017, the HPC unanimously voted to deny the COA request to demolish the house located at 444 E. Fourth Street. The two-story single-family home was constructed in 1929 in the Tutor Revival style and was originally designed by R. Harold Zook. Because no demolition permit was applied for within a year of the decision, the applicant was required to go back through the process to receive a new approval for the request.

On July 1, 2020, the HPC unanimously denied a request to waive the COA application requirement to provide plans and specifications for new construction as part of the new request for demolition. The applicant appealed the denial to the Board of Trustees, as authorized by Section 14-5-3 of the Village Code. On August 11, 2020, the Village Board approved waiving the plan requirement for the COA and, given the unusual circumstances present in this particular case, waived the requirement that the applicant return to the HPC to apply for a new COA. Since that time, the house has been demolished, the property was subdivided allowing the relocation of the eastern lot line to expand the adjacent lot at 448 E. Fourth Street, and the property was sold to a new owner.

On September 1, 2021, the HPC reviewed a Preliminary COA application (Case HPC-05-2021) to allow for the construction of a new single-family home. At the meeting, the Commission expressed support for the project and noted that the house would be complimentary to the Robbins Park Historic District. The HPC voted to approve the Preliminary Application for a Certificate of Appropriateness to allow for the construction of a new single-family home located at 444 E. Fourth Street in the Robbins Park Historic District by a vote of 5-0 (2 absent).



## MEMORANDUM

### **Request and Analysis**

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

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

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

### **Process**

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

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

### **Attachments**

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



[illegible]



## Aerial View – 444 E. Fourth Street

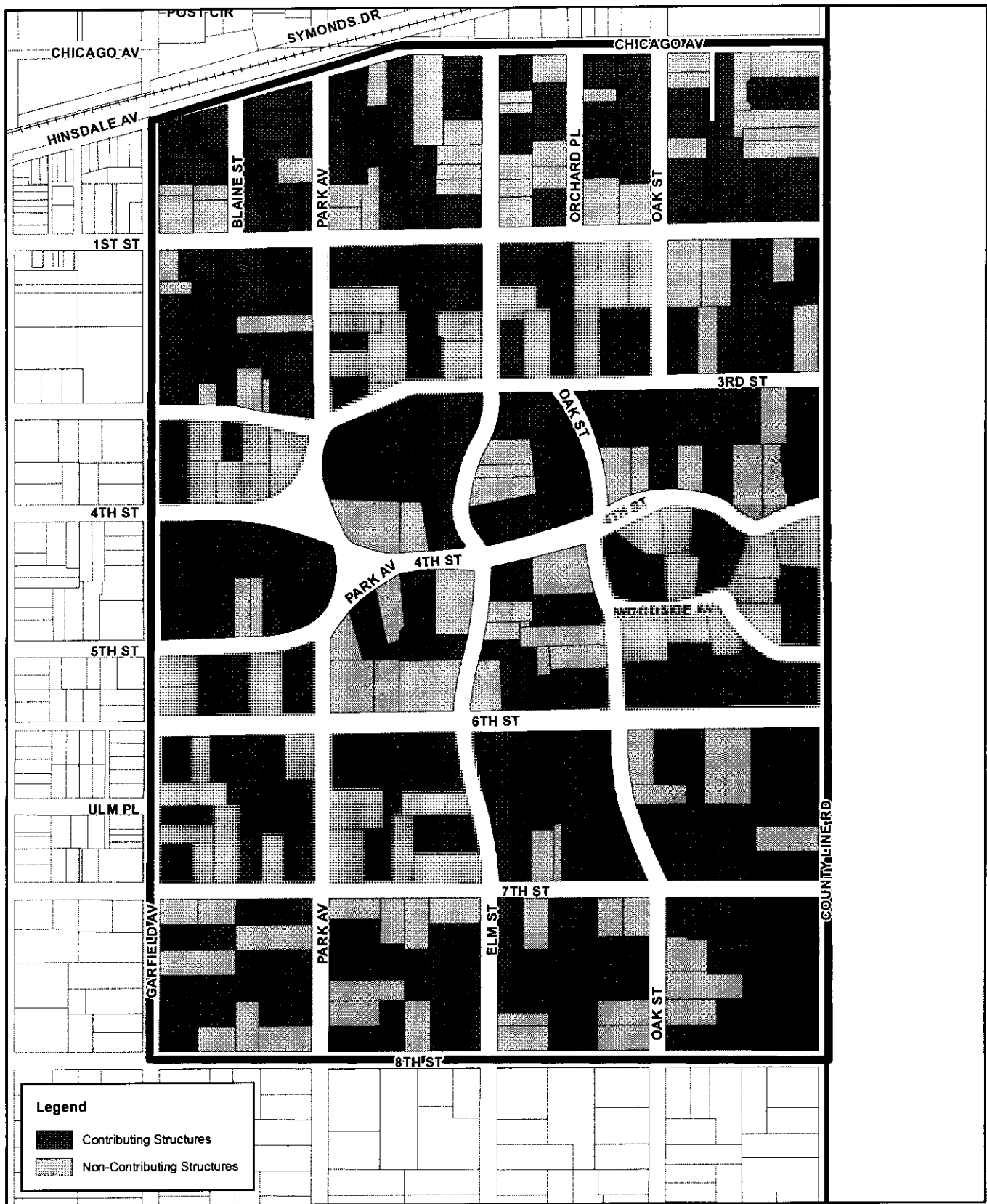




This aerial map displays a residential neighborhood with property boundaries and street names. The map includes a north arrow in the bottom left corner. The streets shown are:

- East 4th Street
- East 6th Street
- South County Line Road
- 327 S OAK ST
- 411 E 4TH ST
- 419 E 4TH ST
- 425 E 4TH ST
- 433 E 4TH ST
- 441 E 4TH ST
- 445 E 4TH ST
- 330 S COUNTY LINE RD
- 329 S COUNTY LINE RD
- 403 S COUNTY LINE RD
- 411 S COUNTY LINE RD
- 421 S COUNTY LINE RD
- 429 S COUNTY LINE RD
- 412 E 4TH ST
- 420 E 4TH ST
- 444 E 4TH ST
- 448 E 4TH ST
- 452 E 4TH ST
- 419 S OAK ST
- 425 WOODSIDE AVE
- 444 E 4TH ST
- 444 E 4TH ST
- 420 S COUNTY LINE RD
- 455 WOODSIDE AVE
- 436 S COUNTY LINE RD
- 424 WOODSIDE AVE
- 440 WOODSIDE AVE
- 511 S OAK ST
- 407 E 6TH ST
- 425 E 6TH ST
- 433 E 6TH ST
- 439 E 6TH ST
- 439 E 6TH ST
- 453 E 6TH ST

# ROBBINS PARK HISTORIC DISTRICT



**GRANACKI**  
HISTORIC CONSULTANTS

0 250 500 1,000 Feet





United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13

Robbins Park Historic District  
Hinsdale, DuPage County, IL

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

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

**14-5-2: CRITERIA:**

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

**A. General Standards:**

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

B. Design Standards:

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

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



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

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

Address of Property under review:  
Property Identification Number: 444 E. 4<sup>th</sup> Street / 09-12-221-010

**I. GENERAL INFORMATION**

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

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: The lot is vacant with street frontage on E. 4<sup>th</sup> Street and Woodside Avenue (through-lot).
2. Property Designation:  
Listed on the National Register of Historic Places? YES ☒ NO  
Listed as a Local Designated Landmark? YES ☒ NO  
Located in a Designated Historic District? ☒ YES NO

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

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



## 5. TABLE OF COMPLIANCE

Address of subject property: 444 E. 4th Street

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 SF	47,960 SF	47,960 SF
Lot Depth	125'	405' average	405' average
Lot Width	125'	210'-7"	210'-7"
Building Height	n/a	n/a	32'
Number of Stories	3	n/a	2
Front Yard Setback	60.52' (block avg.)	n/a	70' per deed restriction
Corner Side Yard Setback	35'	n/a	n/a
Interior Side Yard Setback	22'-0 3/4" / 67'-5 1/2" total	n/a	22'-0 3/4" / 67'-9 1/2" total
Rear Yard Setback	35' secondary frontage	n/a	40'-5"
Maximum Floor Area Ratio (F.A.R.)*	n/a	n/a	17% (7,914 SF)
Maximum Total Building Coverage*	25% (11,990 SF)	n/a	13% (6,572 SF)
Maximum Total Lot Coverage*	50% (23,980 SF)	n/a	33% (15,602 SF)
Parking Requirements	3 per dwelling unit Woodside Ave driveway access required	n/a	garage parking for 4 cars Woodside access
Parking front yard setback	n/a	n/a	n/a
Parking corner side yard setback	n/a	n/a	n/a
Parking interior side yard setback	n/a	n/a	n/a
Parking rear yard setback	n/a	n/a	n/a
Loading Requirements	n/a	n/a	n/a
Accessory Structure Information	10' min. spacing 10% bldg. coverage	n/a	28'-11" distance 855 SF = 1.7%

\* Must provide actual square footage number and percentage.

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

## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

☐ **CORPORATION**

\_\_\_\_\_  
Signature of Applicant's President

\_\_\_\_\_  
Signature of Applicant's Secretary

☐ **PARTNERSHIP**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

**LAND TRUST**

\_\_\_\_\_  
Signature

**OTHER**

\_\_\_\_\_  
Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 29 day of

July, 2021.

Jill Kellam  
Notary Public

April 2020



Page 5 of 5



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

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** McAlpine Tankersley Architecture (Attn: Allison Ford)

**Owner's name (if different):** Chicago Title & Trust #8002384842

**Property address:** 444 E Fourth Street, Hinsdale, IL 60521

**Property legal description:** [attach to this form]

**Present zoning classification:** R-1, Single Family Residential

**Square footage of property:** 47,960 SQ FT

**Lot area per dwelling:** 47,960 SQ FT

**Lot dimensions:** 210' x 405'

**Current use of property:** vacant lot

**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:**

Proposed new single family detached home to be built on vacant lot

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>70.0'</u>	<u>60.52'</u>
<b>interior side(s)</b>	<u>22' / 45.5'</u>	<u>22' / 45.5'</u>



**Provided:****Required by Code:**

corner side	<u>n/a</u>	<u>n/a</u>
rear	<u>40.5'</u>	<u>35'</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>n/a</u>	<u>n/a</u>
accessory building(s):	<u>n/a</u>	<u>15'</u>

**Maximum Elevations:**

principal building(s):	<u>32.0'</u>	<u>41.61'</u>
accessory building(s):	<u>n/a</u>	<u>n/a</u>

**Dwelling unit size(s):**

Total building coverage:	<u>6,572 SF</u>	<u>11,990 SF</u>
Total lot coverage:	<u>15,602 SF</u>	<u>23,980 SF</u>
Floor area ratio:	<u>7,914 SF</u>	<u>n/a</u>

Accessory building(s): detached garage

**Spacing between buildings:** [depict on attached plans]

principal building(s):	<u>29'</u>	<u>--</u>	<u>--</u>
accessory building(s):	<u>29'</u>	<u>--</u>	<u>--</u>

Number of off-street parking spaces required: 3

Number of loading spaces required: n/a

**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

Allison Ford, AIA  
Applicant's printed name

Dated: 7/28, 2021

Photo #1 – 4<sup>th</sup> Street view of 444 E. 4<sup>th</sup> Street



Photo #2 – Woodside Ave. view of 444 E. 4<sup>th</sup> Street





Photo #3 – Woodside Ave. view of 444 E. 4<sup>th</sup> Street



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



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



Photo #6 – 441 E. 4<sup>th</sup> Street | 4<sup>th</sup> Street view | Across the street





Photo 7 – 435 E. 4<sup>th</sup> Street | 4<sup>th</sup> Street view | Across the street



Photo 8 - 425 E. 4<sup>th</sup> Street | 4<sup>th</sup> Street view | Across the street



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



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





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



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





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



Image #14 – Google Aerial View | 444 E. 4<sup>th</sup> Street

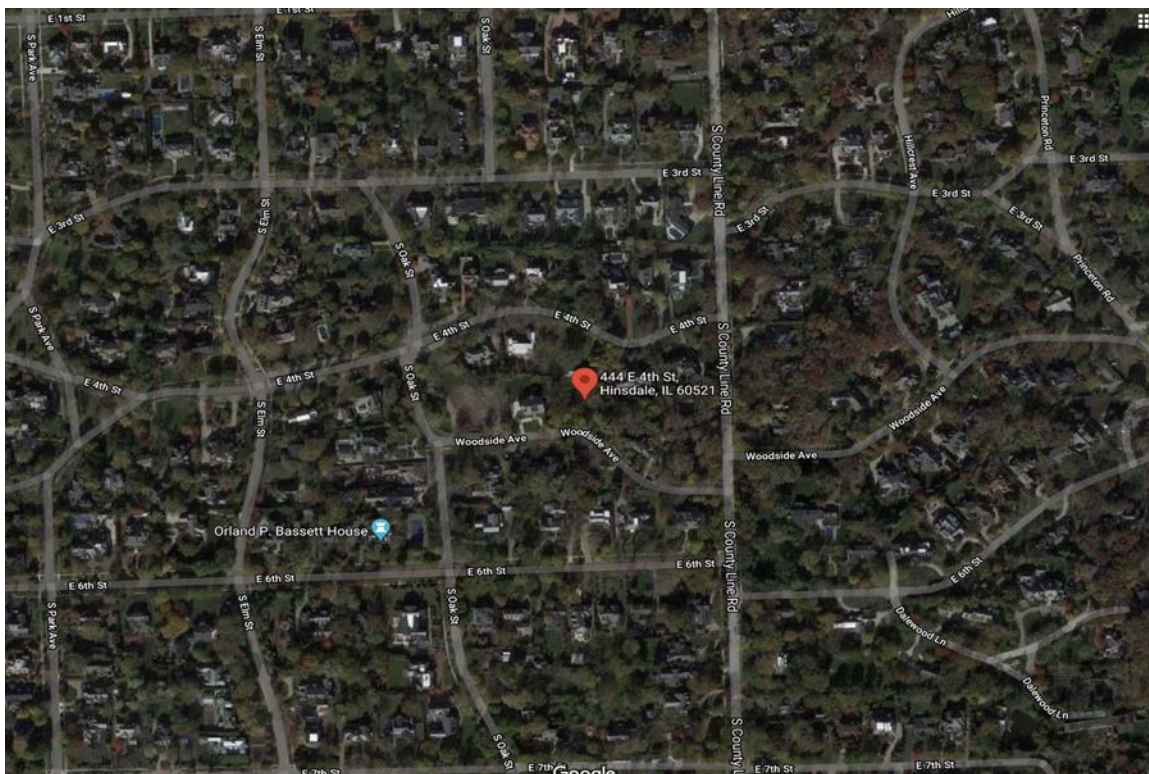
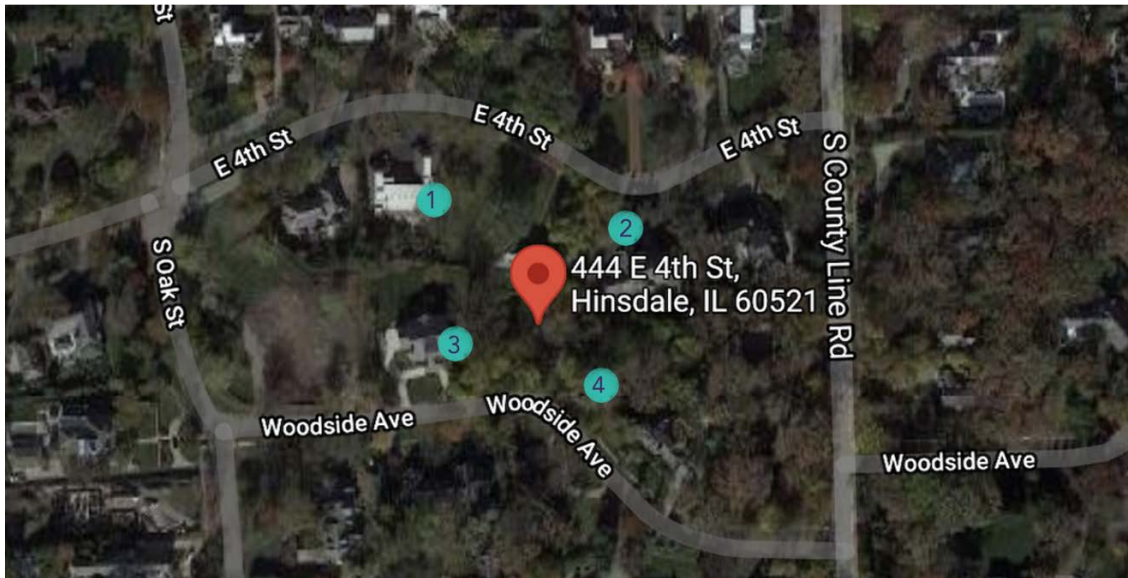


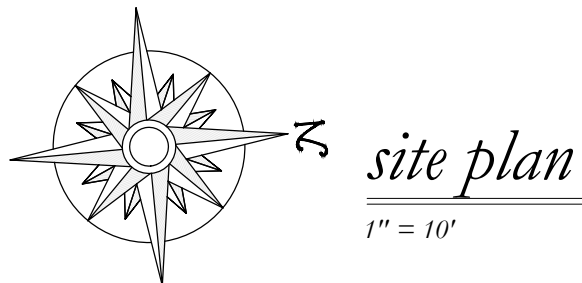


Image #15 – Google Aerial View | 444 E. 4<sup>th</sup> Street including adjacent properties



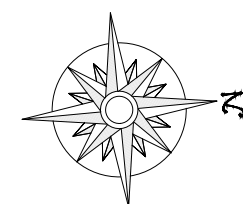
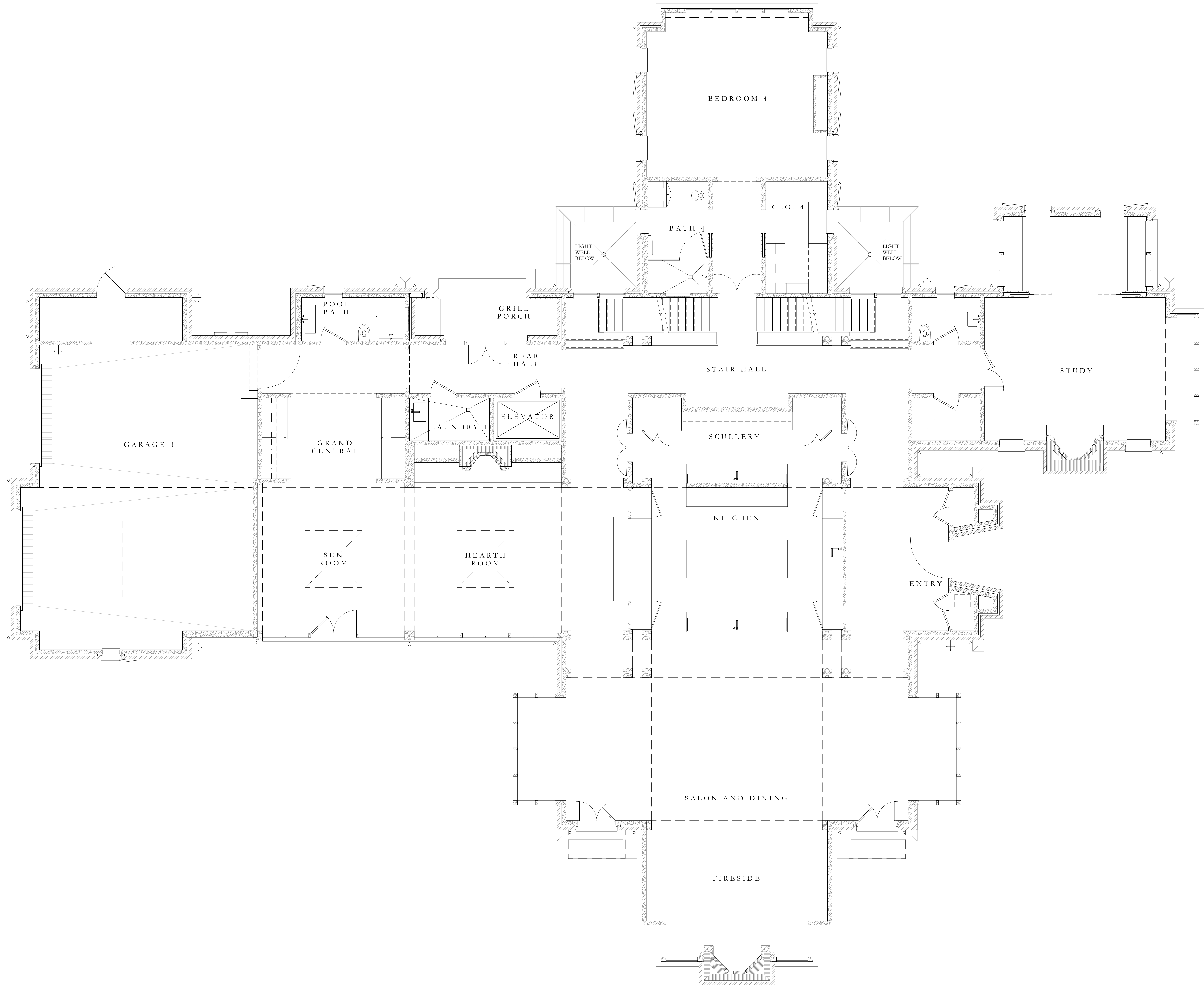
Key from top left to top right

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



# MCALPINE

SHEET No



*main level floor plan*

1/4" = 1'-0"

house main level	4,842 sq. ft.
garages	1,720 sq. ft.
total main level	6,562 sq. ft.

NOTE: SEE DETACHED GARAGE FLOOR PLAN ON A1.3

# MCALPINE

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

NEW YORK ATLANTA NASHVILLE MONTGOMERY

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

COPYRIGHT  
All Rights Reserved

*a new residence for*

444 E 4th Street  
Hinsdale, Illinois

PROJECT

ISSUE DATE OCTOBER 28, 2021

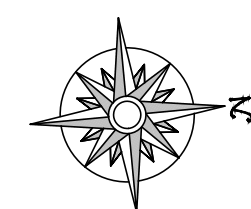
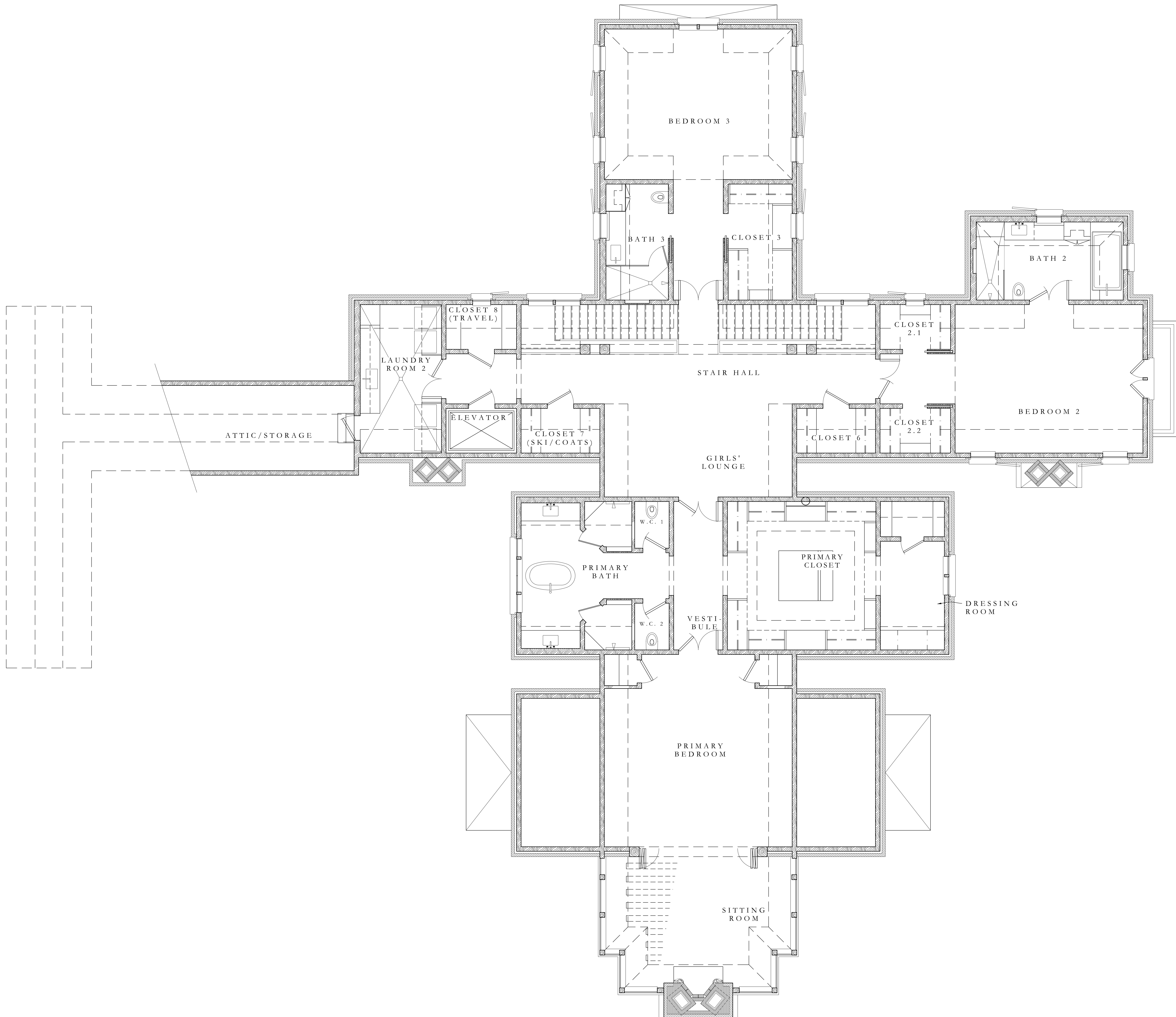
REV	DATE
REV	
REV	

MAIN LEVEL FLOOR PLAN	TITLE
-----------------------	-------

HPC REVIEW - C.O.A.

A1.1

SHEET NO



upper level floor plan

1/4" = 1'-0"

house upper level 3,440 sq. ft.

McALPINE

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

COPYRIGHT  
All Rights Reserved

a new residence for

444 E 4th Street  
Hinsdale, Illinois

PROJECT

ISSUE  
DATE OCTOBER 28, 2021

REV  
REV  
REV

DATE

UPPER LEVEL  
FLOOR PLAN

TITLE

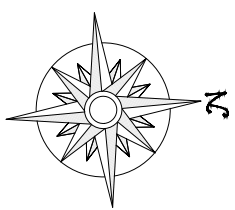
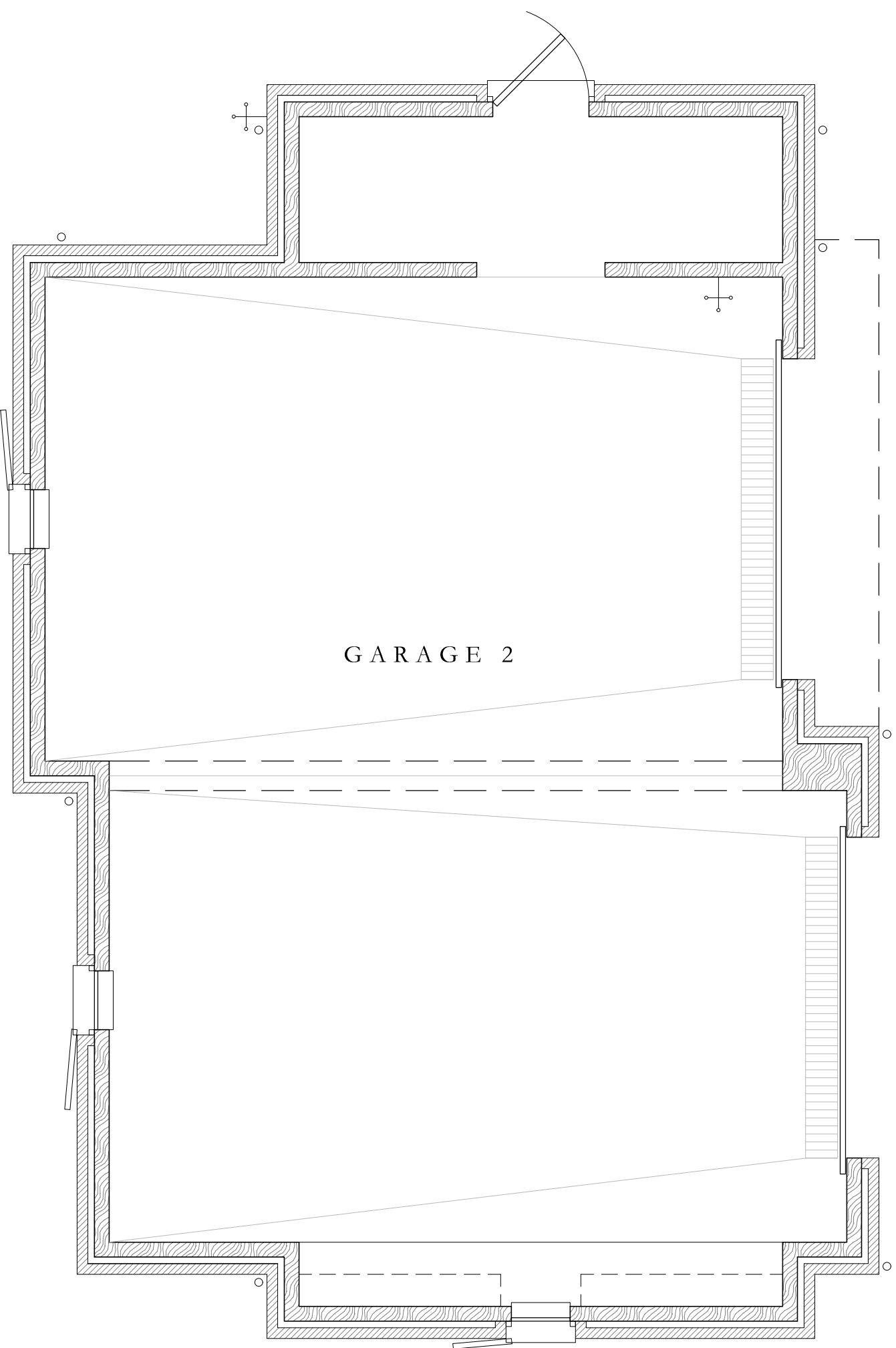
HPC REVIEW - C.O.A.

A1.2

SHEET NO

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





*detached garage floor plan*

1/4" = 1'-0"

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

COPYRIGHT  
All Rights Reserved

*a new residence for*

444 E 4th Street  
Hinsdale, Illinois

PROJECT

ISSUE DATE OCTOBER 28, 2021

REV	DATE

DETACHED GARAGE FLOOR PLAN	TITLE
----------------------------	-------

HPC REVIEW - C.O.A.

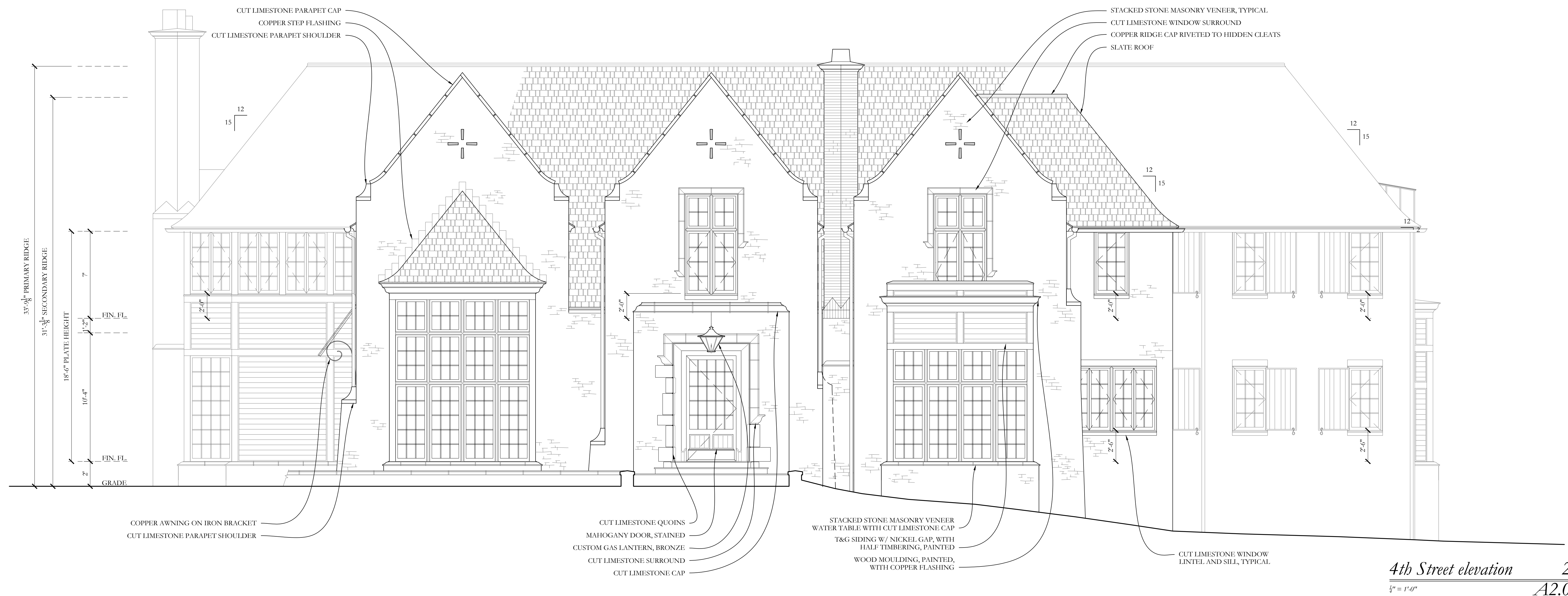
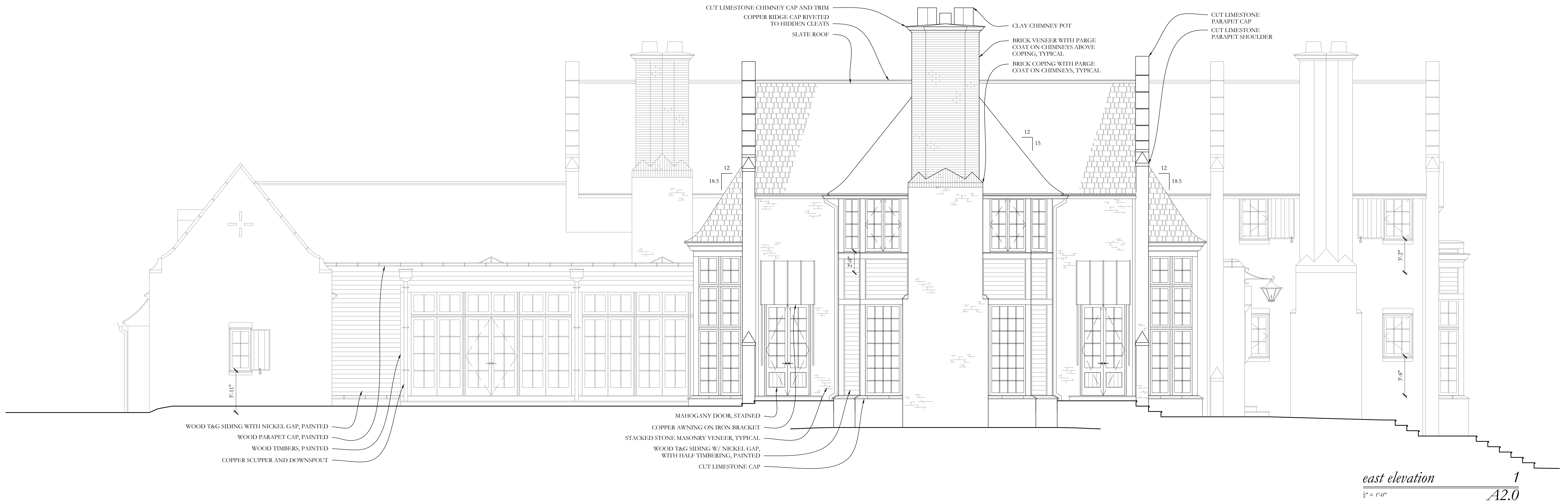
A1.3

SHEET NO

McALPINE

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

NEW YORK ATLANTA NASHVILLE MONTGOMERY



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

NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCALPINE

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

COPYRIGHT  
All Rights Reserved

a new residence for

444 E 4th Street  
Hinsdale, Illinois

PROJECT

ISSUE DATE OCTOBER 28, 2021

REV DATE

REV DATE

REV DATE

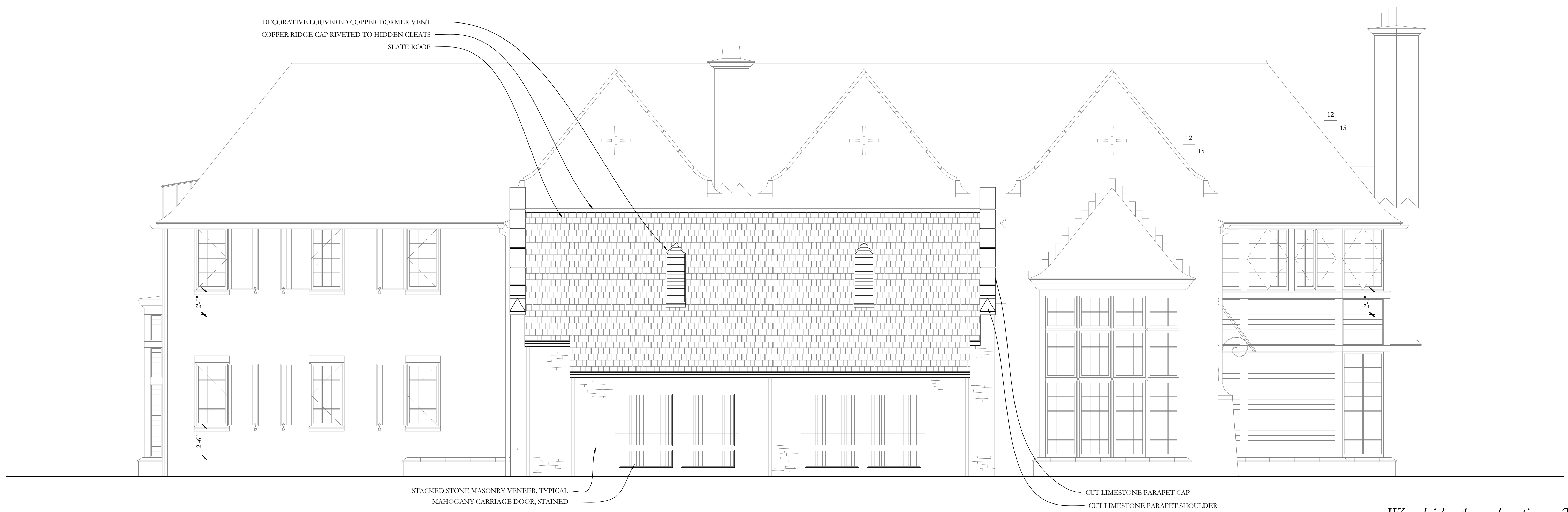
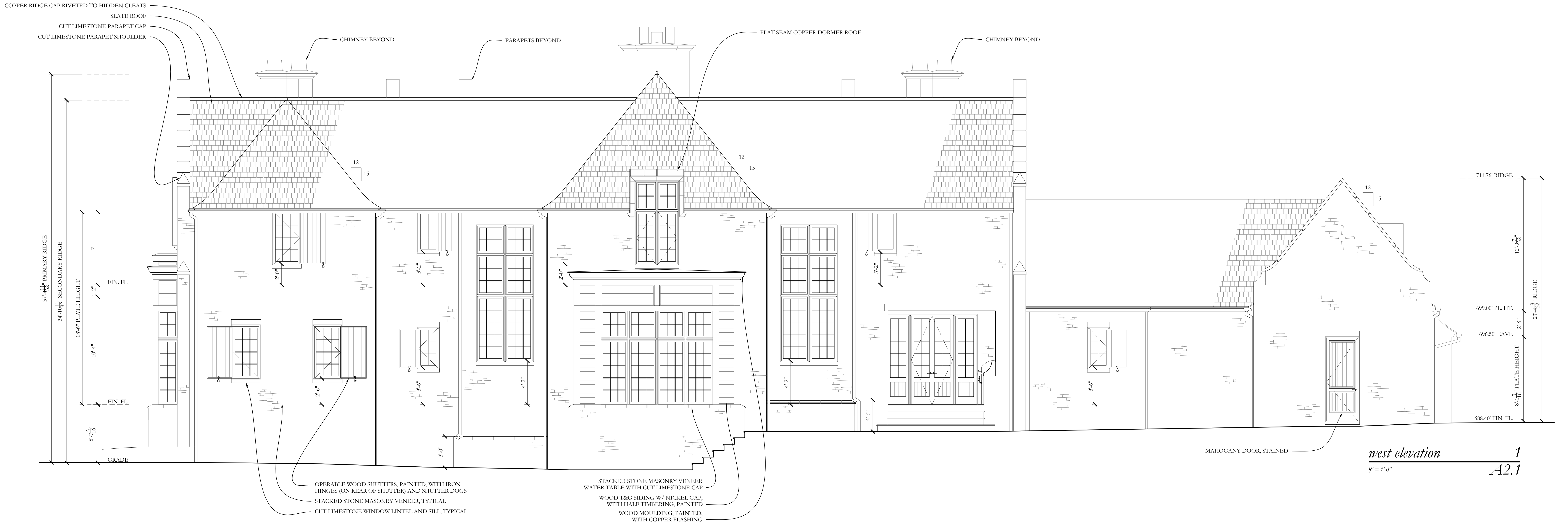
ELEVATIONS

TITLE

HPC REVIEW - C.O.A.

SHEET NO

A2.0



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

NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCALPINE

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

COPYRIGHT  
All Rights Reserved

a new residence for

444 E 4th Street  
Hinsdale, Illinois

PROJECT

ISSUE DATE OCTOBER 28, 2021

REV  
REV  
REV

DATE

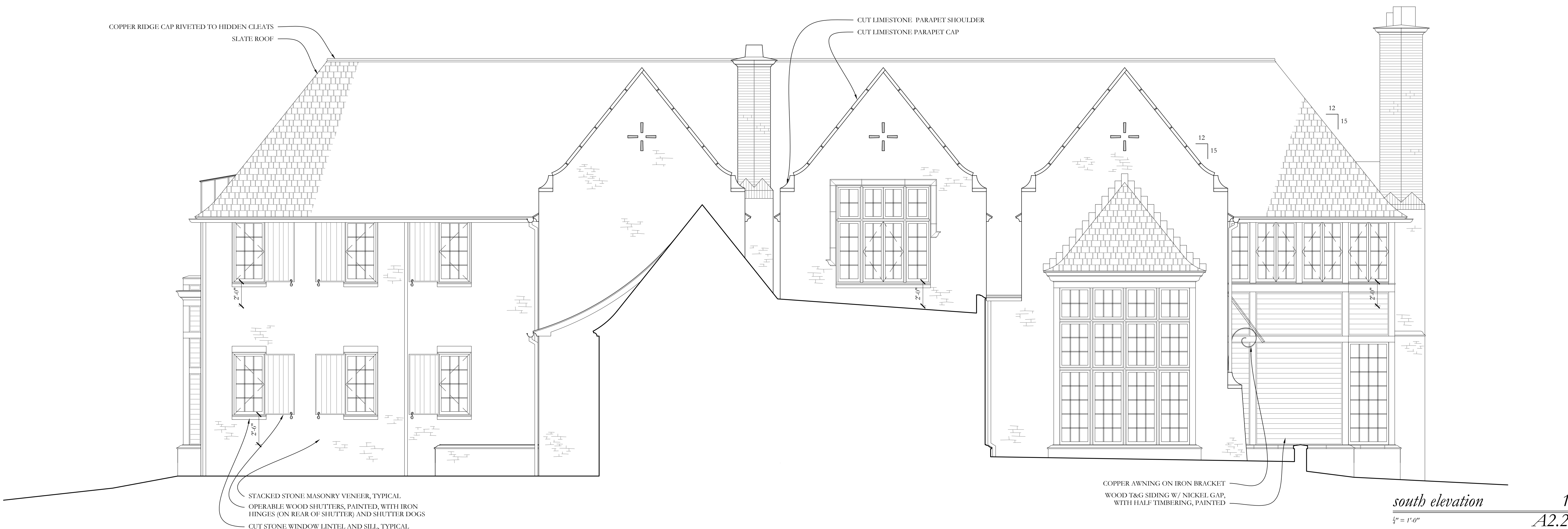
ELEVATIONS

TITLE

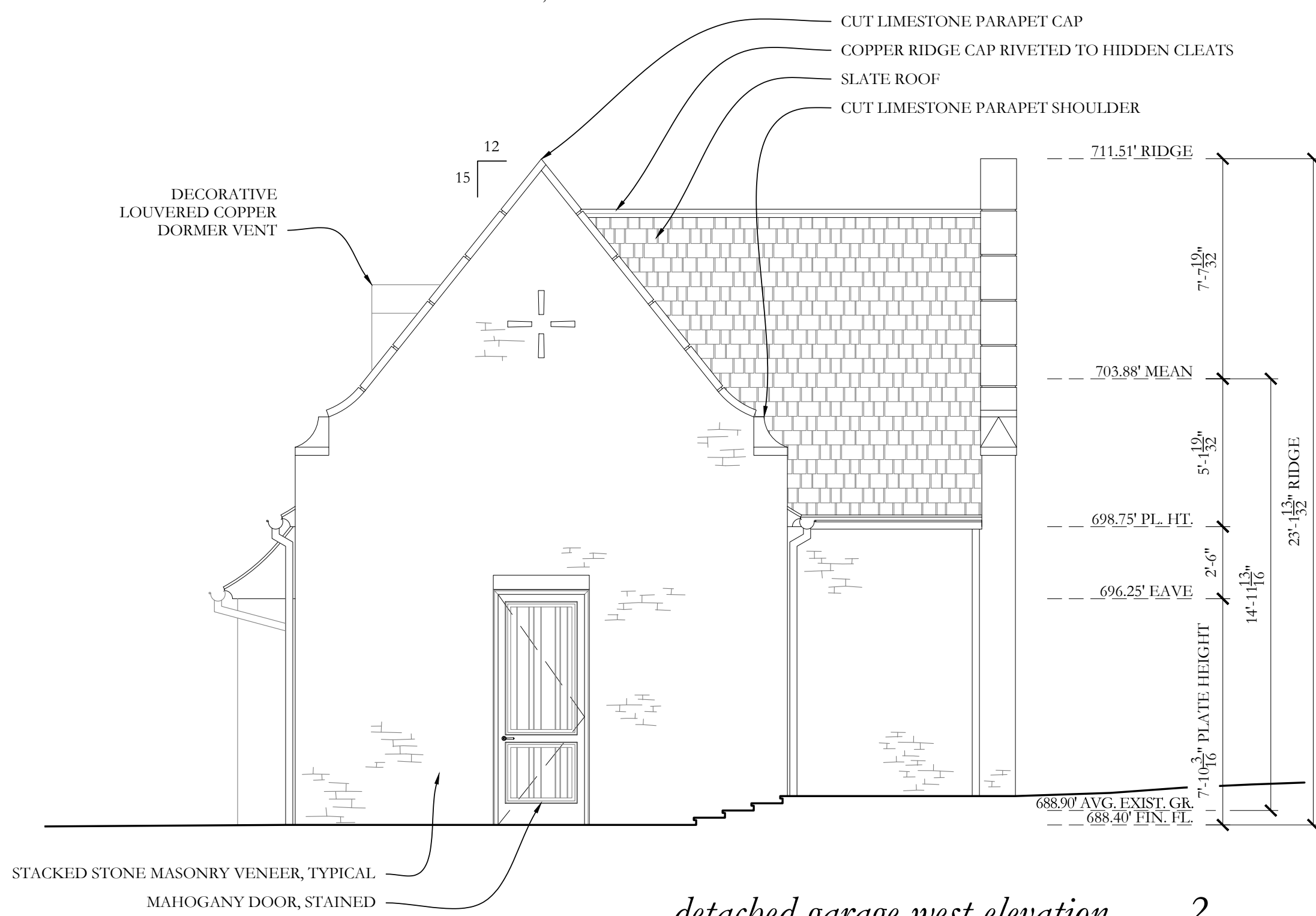
HPC REVIEW - C.O.A.

A2.1

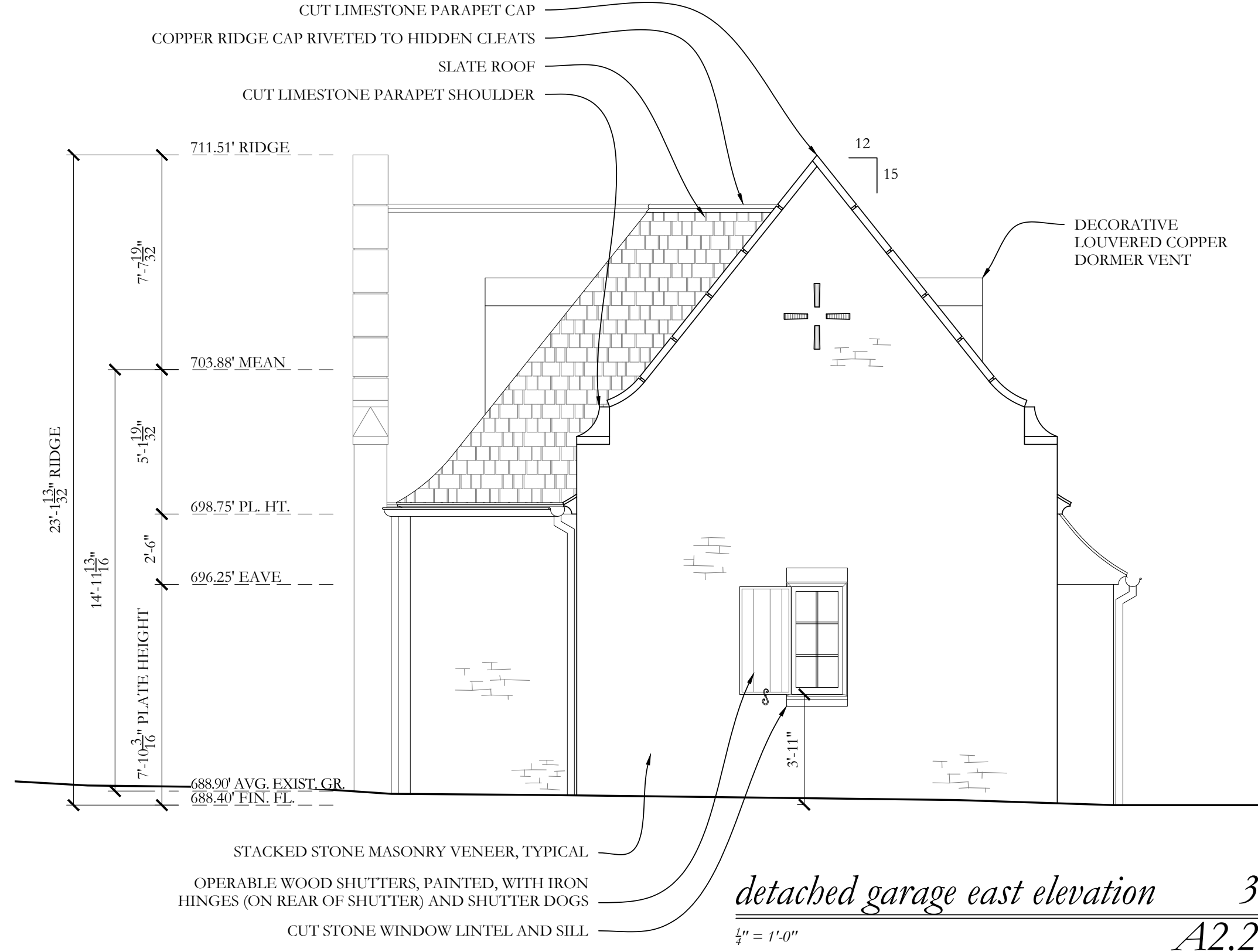
SHEET NO



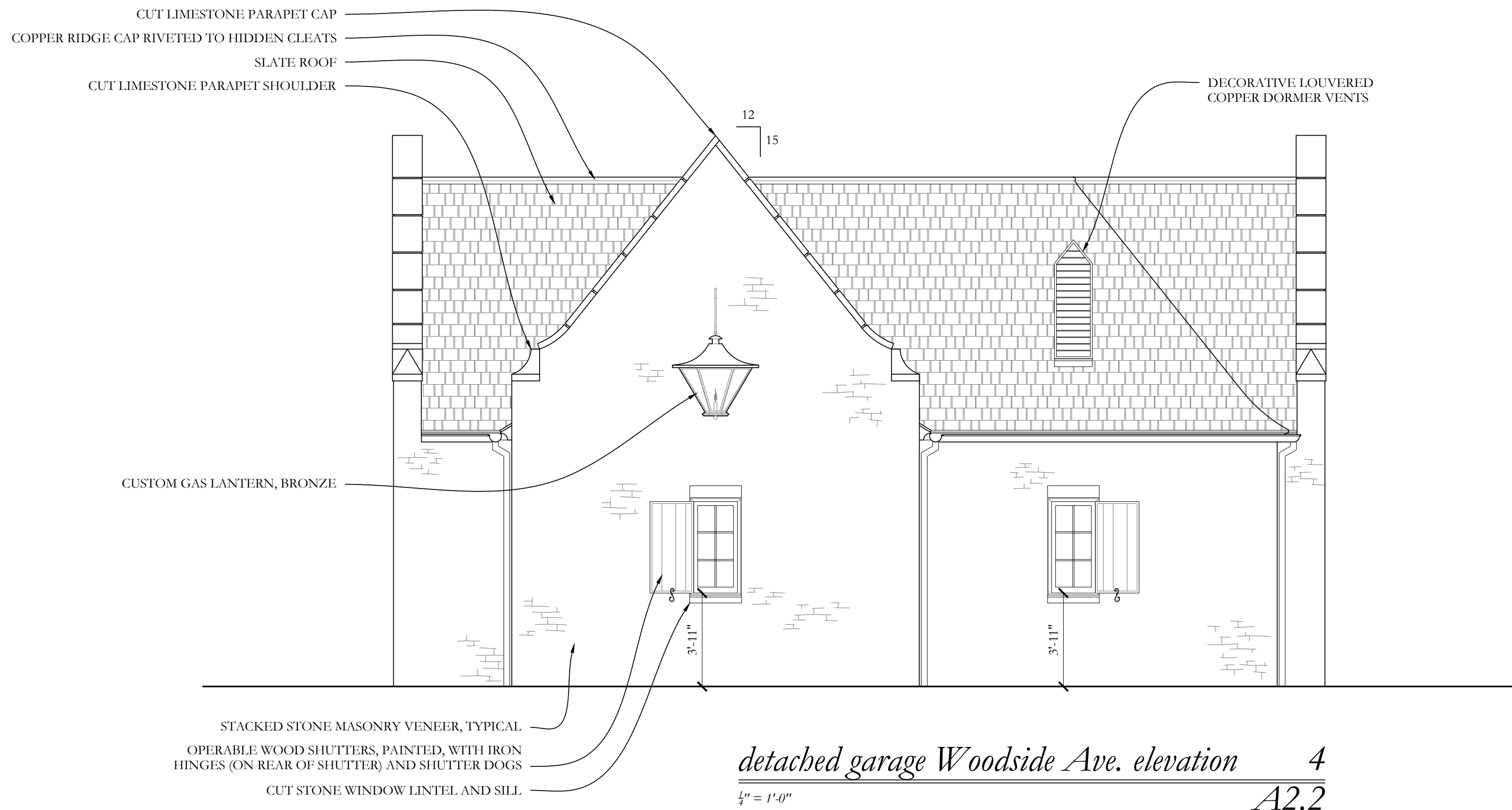
*south elevation* 1  
*A2.2*



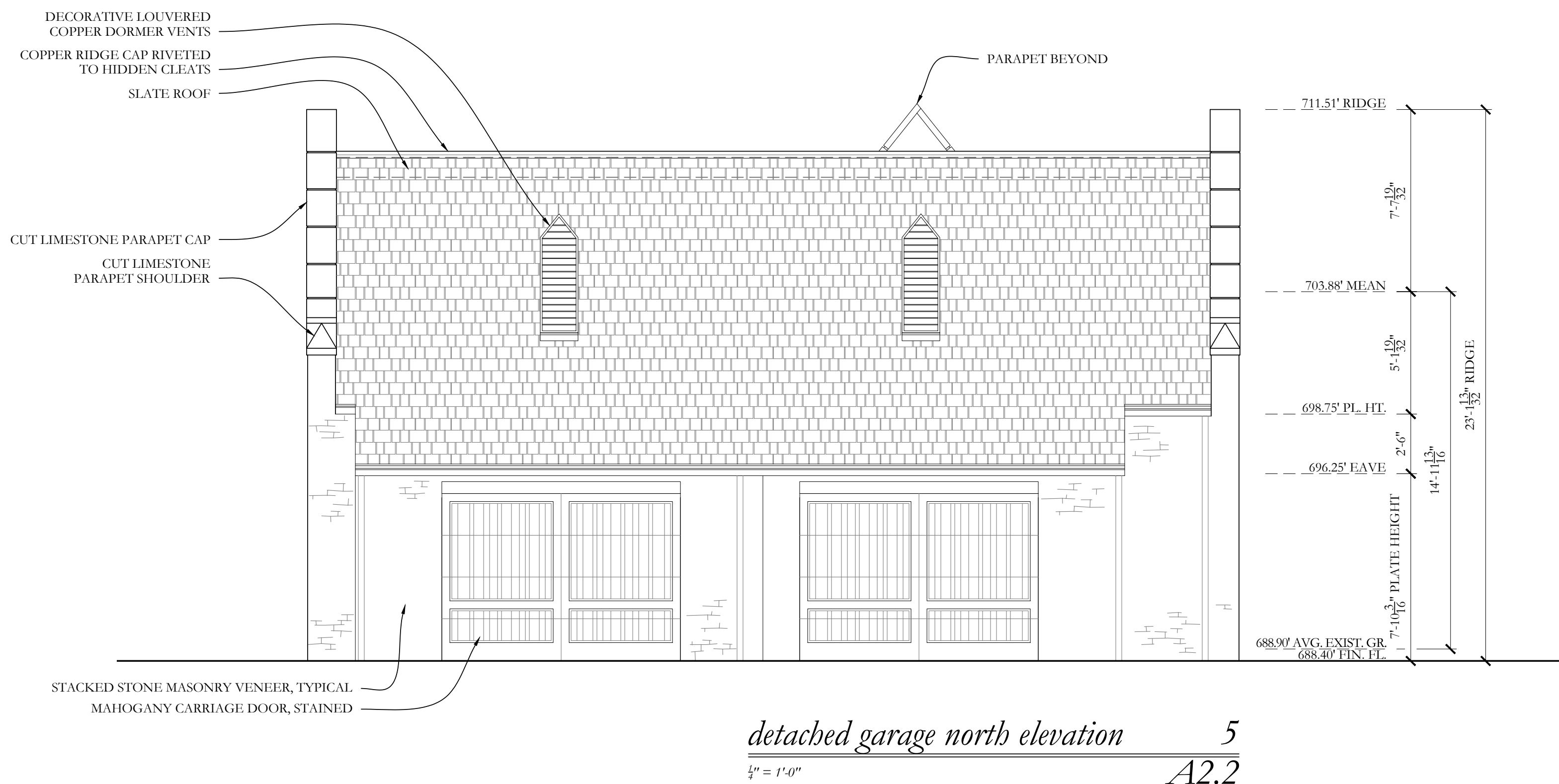
*detached garage west elevation* 2  
*A2.2*



*detached garage east elevation* 3  
*A2.2*



*detached garage Woodside Ave. elevation* 4  
*A2.2*



*detached garage north elevation* 5  
*A2.2*



TOPOGRAPHIC PLAT OF SURVEY

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

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

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

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

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT. RECORDED BEARINGS FOR BOUSQUETTE'S RESUBDIVISION NEED TO BE ROTATED CLOCKWISE 0°05'04" TO MATCH MEASURED.
- ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS DETERMINED BY LOCAL C.O.R.S. OBSERVATIONS.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM DOC R2020-156356 AND THE RECORDED PLAT OF RESUBDIVISION. FOR BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JUNE 22, 2021. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



MARK H. LANDSTROM  
I.P.L.S. No. 2625  
LICENSE RENEWAL DATE: NOVEMBER 30, 2022

ADDRESS

SETBACK

412 E. 4TH STREET	(38.6')
420 E. 4TH STREET	40.6'
444 E. 4TH STREET*	(100.1')
448 E. 4TH STREET	46.6'
452 E. 4TH STREET	64.0'

AVERAGE SETBACK ON  
E. 4TH STREET = 50.4'

(EXISTING AVERAGE ON E. 4TH STREET EXCLUDES  
412 E. 4TH STREET & 444 E. 4TH STREET)  
\*PREVIOUS RESIDENCE DEMOLISHED WITHIN LAST 5 YEARS

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

FIELD WORK COMPLETED: 6/22/2021

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

DATED: 7/1/2021



MARK H. LANDSTROM  
I.P.L.S. No. 2625  
LICENSE RENEWAL DATE: NOVEMBER 30, 2022

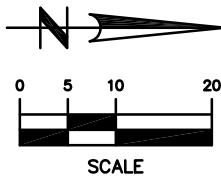
PREPARED FOR:  
TIBURON HOMES LLC

PREPARED BY:

**LANDMARK**  
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 154-005577-0010  
7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737

Survey No. 21-06-049-TOPOS-R















452 E 4th Street



448 E 4th Street



444 E 4th Street EXISTING



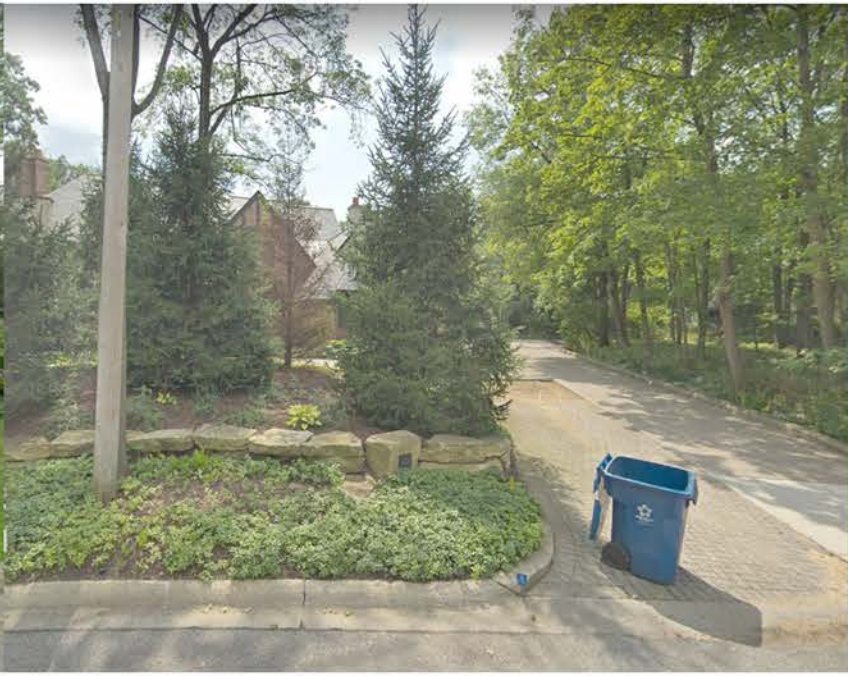
420 E 4th Street



412 E 4th Street



452 E 4th Street



448 E 4th Street



444 E 4th Street PROPOSED



420 E 4th Street



412 E 4th Street



425 Woodside Avenue



444 E 4th Street EXISTING



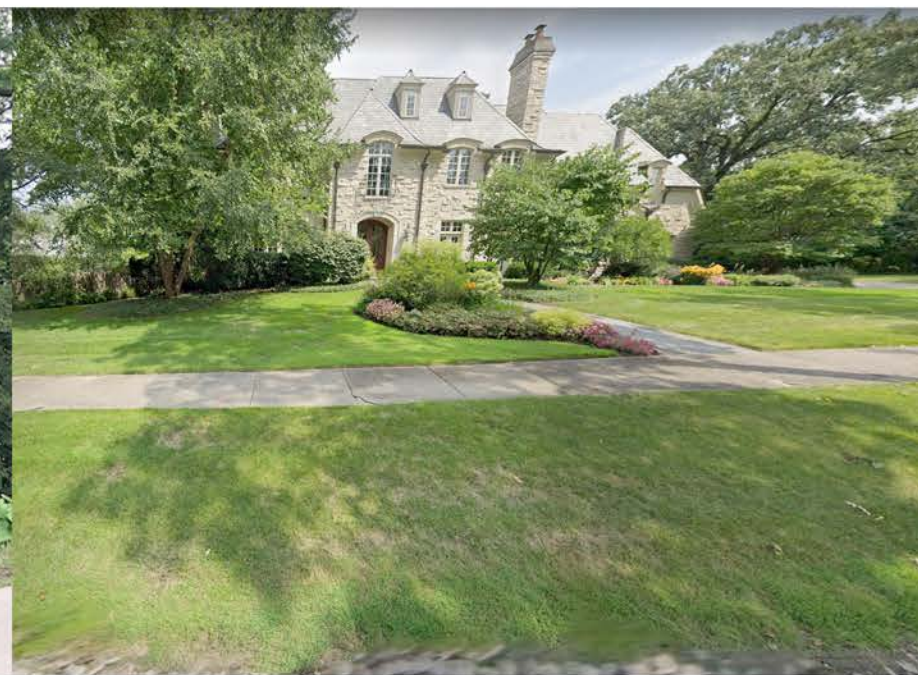
455 Woodside Avenue



425 Woodside Avenue



444 E 4th Street PROPOSED



455 Woodside Avenue





## MEMORANDUM

**DATE:** November 24, 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:** December 1, 2021 Historic Preservation Commission Meeting

---

### Summary

On October 6, 2021, the Historic Preservation Commission reviewed the different design options for the street sign toppers in the Robbins Park Historic District created by Western Remac, Inc. A model of a sample street sign topper, the previously chosen Village-wide street name sign design with a white background and black letters, brackets, and pole were shared at the meeting.

Overall, the Commission recommended the following changes:

- For the street toppers, the shape with the cut-out top corners used in the model was preferred. The majority of Commissioners preferred a black background and white text, although several Commissioners favored using a brown background. The Commission requested that the text be revised to read "Robbins Park Historic District."
- The Commission recommended that all of the street name signs in the Robbins Park Historic District use the original color scheme with a black background and white text rather than the new standard color scheme used throughout the Village with the white background and black text.
- There was a discussion on relocating or removing any existing street signs such as the one located on County Line Road and First Street that currently contain multiple church names and other signage to eliminate sign clutter.

Gateway signs at the four corners of the Historic District will be reviewed and approved separately, subject to approval in the 2022 budget.

Since the October 6 meeting, the sign company has provided revised sign topper plans that utilizes the "Robbins Park Historic District" text. The top line was widened to accommodate the additional text, however, the shape, size and style are the same as the favored option presented at the previous meeting. The street sign topper will have a height of 6 inches and a width of 18 inches.

It has also been determined that the street name signs cannot be fabricated with a black background and white text as this does not meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD), which are the national standards that regulate traffic signs, road markings, and signals.



## MEMORANDUM

At the meeting on November 3, 2021, the Historic Preservation Commission tabled a vote to the December meeting to ensure that feedback is available from all Commissioners prior to moving forward with the order.

Staff requests feedback from the Historic Preservation Commission on the revised design option. 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 – Original Plans and Revised Plans

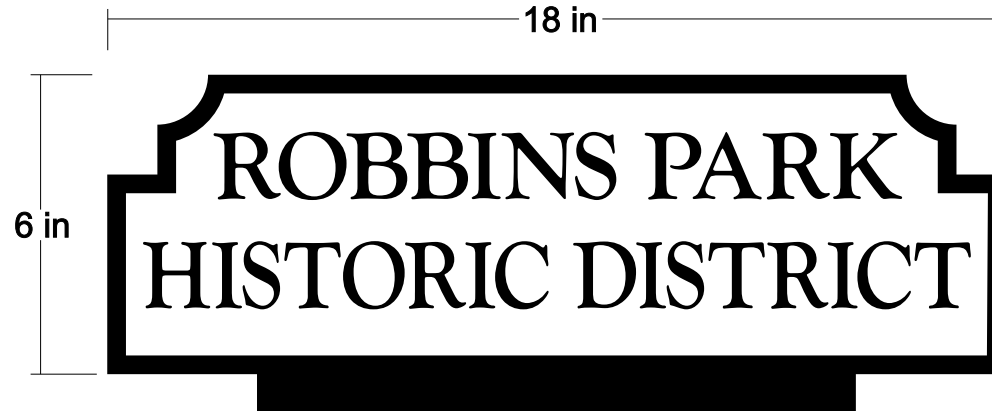
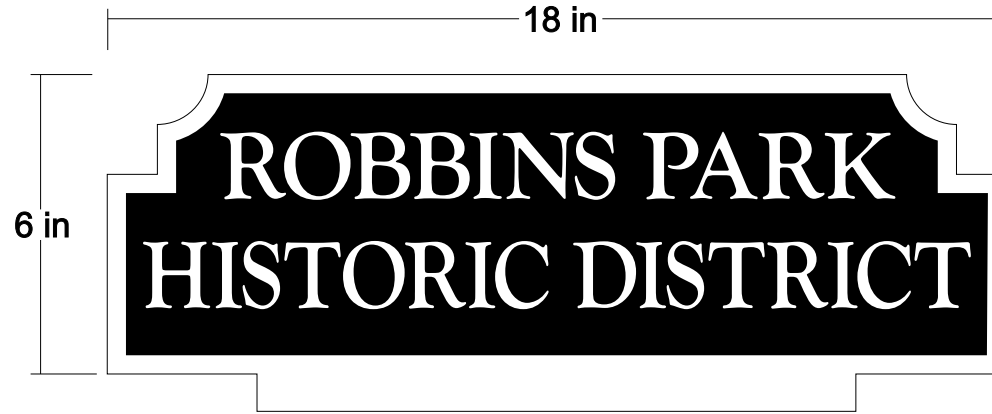




1740 Internationale Pkwy. (630) 972-7770  
Woodridge, IL 60517 fax(630) 972 9680

PROJECT:			DATE: 10/7/2021
CUSTOMER: Village of Hinsdale	CONTACT: Bethany Salmon		
SALESPERSON: Serge Ruffolo	DESIGNER: Sassano	PHONE: 630-789-7035	FAX:
PROD. FILE NAME: Hinsdale Robbins hystoric sign toppers rev1 2021.fs	PRODUCTION USE ONLY:		
CUSTOMER APPROVAL SIGNATURE:			SCALE: 0.088

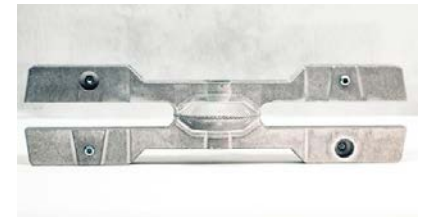
## EXTRUDED SIGN "TOPPER"



Revised Design Options

## SIGN "TOPPER"

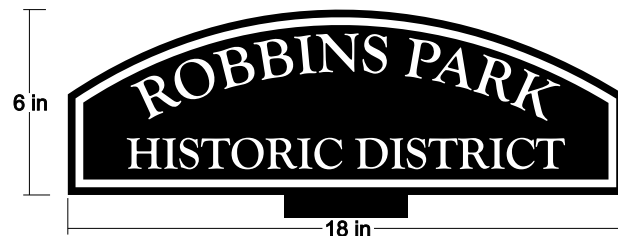
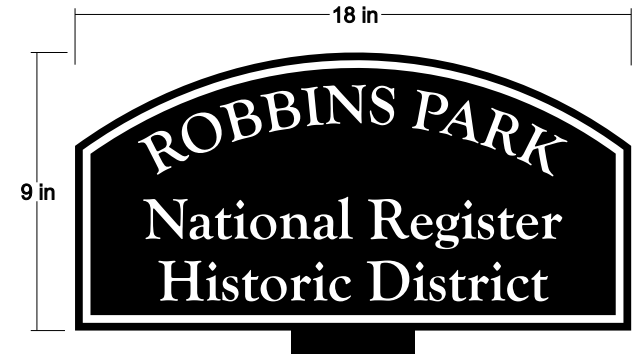
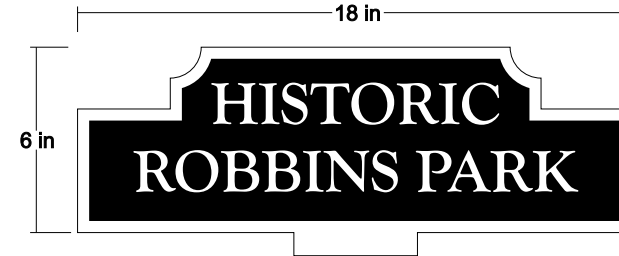
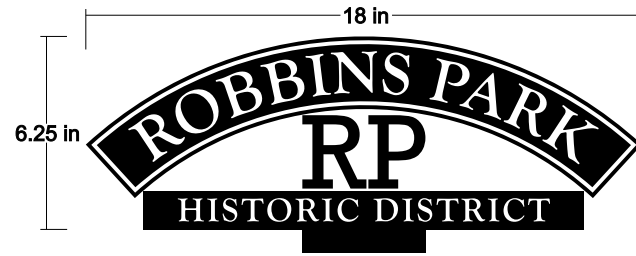
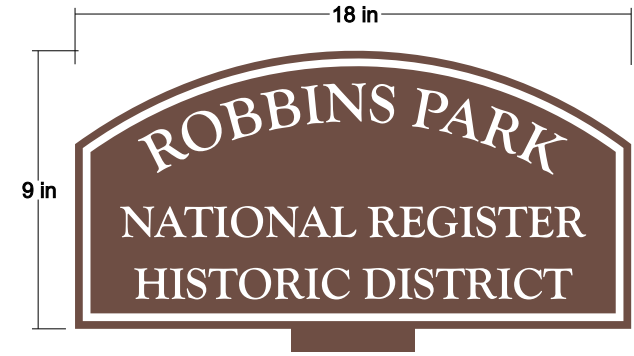
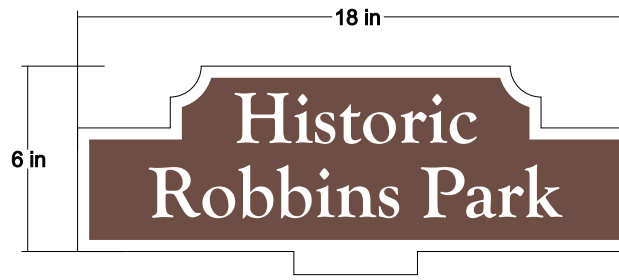
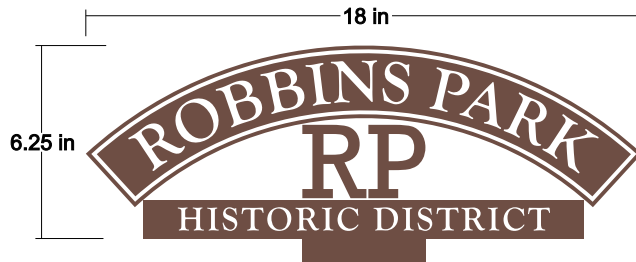
.080 aluminum  
N/R Black  
HIP 3930 White  
Goudy Old Style Bd





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



Original Design Options