



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, March 2, 2022

6:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – November 3, 2021

4. PUBLIC HEARINGS

- a) Case HPC-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

5. PUBLIC MEETINGS

- a) Case HPC-07-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

6. SIGN PERMIT REVIEW

- a) Case A-38-2021 – 114 S. Washington Street – Sauced Pizzeria & Bar – Installation of One (1) Wall Sign
- b) Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of One (1) Wall Sign and Permanent Window Signage

7. PUBLIC COMMENT

8. NEW BUSINESS

9. OLD BUSINESS

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

10. ADJOURNMENT

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

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

Approved

**MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
Memorial Hall
19 E. Chicago Avenue, Hinsdale, IL
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: February 25, 2022

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-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: March 2, 2022 Historic Preservation Commission Meeting

SUMMARY

The Village of Hinsdale has received an application from Michael Abraham Architecture, the project architect, requesting approval of a Certificate of Appropriateness to demolish an existing single-family home in the Robbins Park Historic District and to construct a new single-family home.

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

REQUEST AND ANALYSIS

The existing single-family home located at 720 S. Elm Street is a two-story brick building constructed in 1927 and designed by White & Weber. The building features Italian Renaissance Revival architecture and includes a hipped ceramic roof with a modillion cornice, rounded arches above the first floor windows and entrance, and center keystones in the window lintels.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination and Significant according to the 2007 Architectural Resources in the Robbins II Survey Area.

The 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 applicant requests approval to demolish the existing single-family home and construct a new code-compliant single family house on a 29,600 square foot lot. A site plan, interior floor plans, building elevations, a colored rendering of the front elevation, and photos of the neighboring properties have been submitted for review.



MEMORANDUM

The proposed two and a half story single-family house will primarily be constructed of stone veneer and features black slate pitched roofs with flared eaves, horizontal and vertical siding, herringbone accent areas, shed dormers, and two separate attached garages. A pool house with a one-car garage will be attached to the rear of the house via a large covered breezeway that includes a gray standing seam metal roof and a decorative cupola.

REVIEW PROCESS

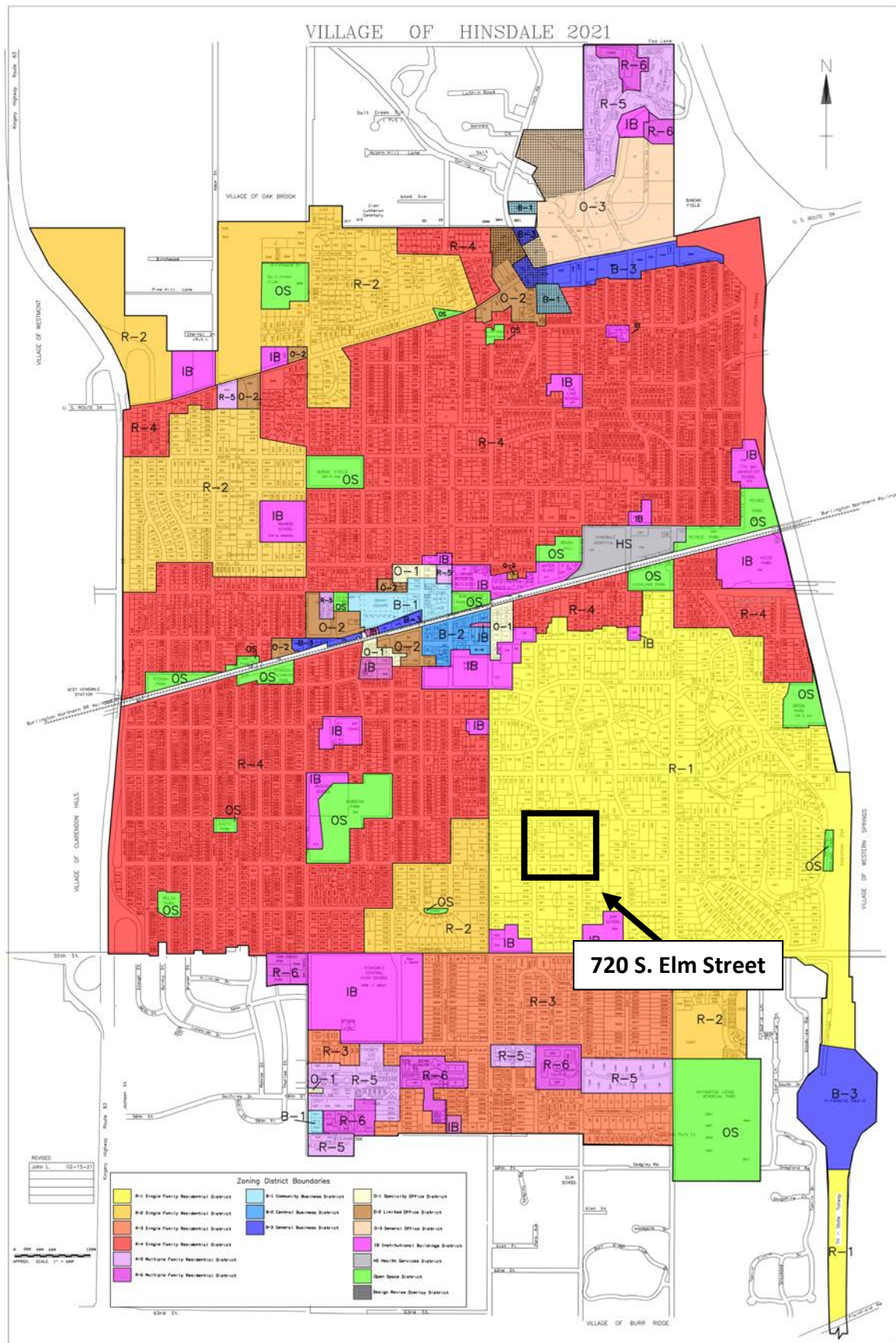
Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a 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

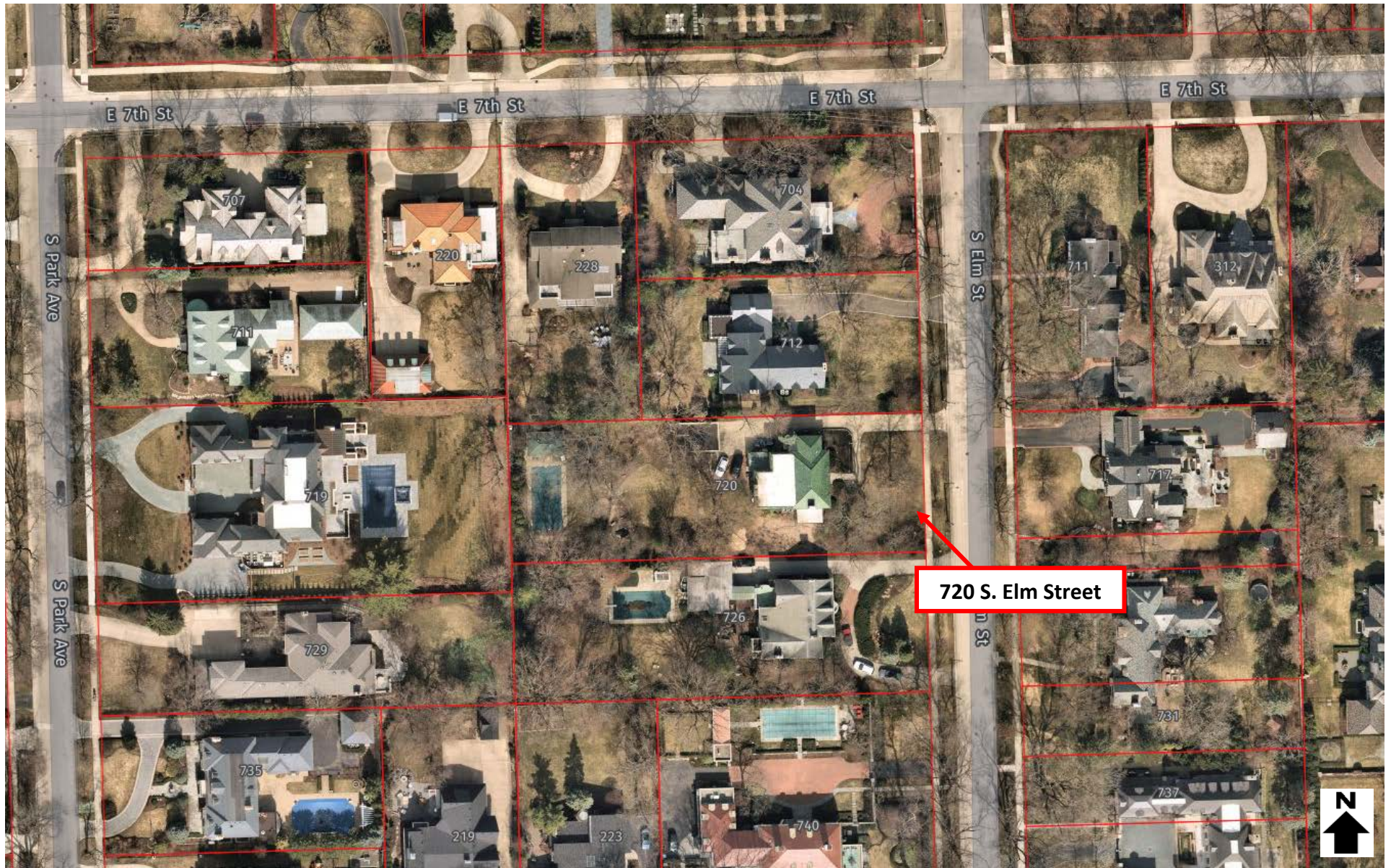
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet
6. Robbins Park II Architectural Resources Survey Sheet (2006)
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Certificate of Appropriateness Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



[illegible]

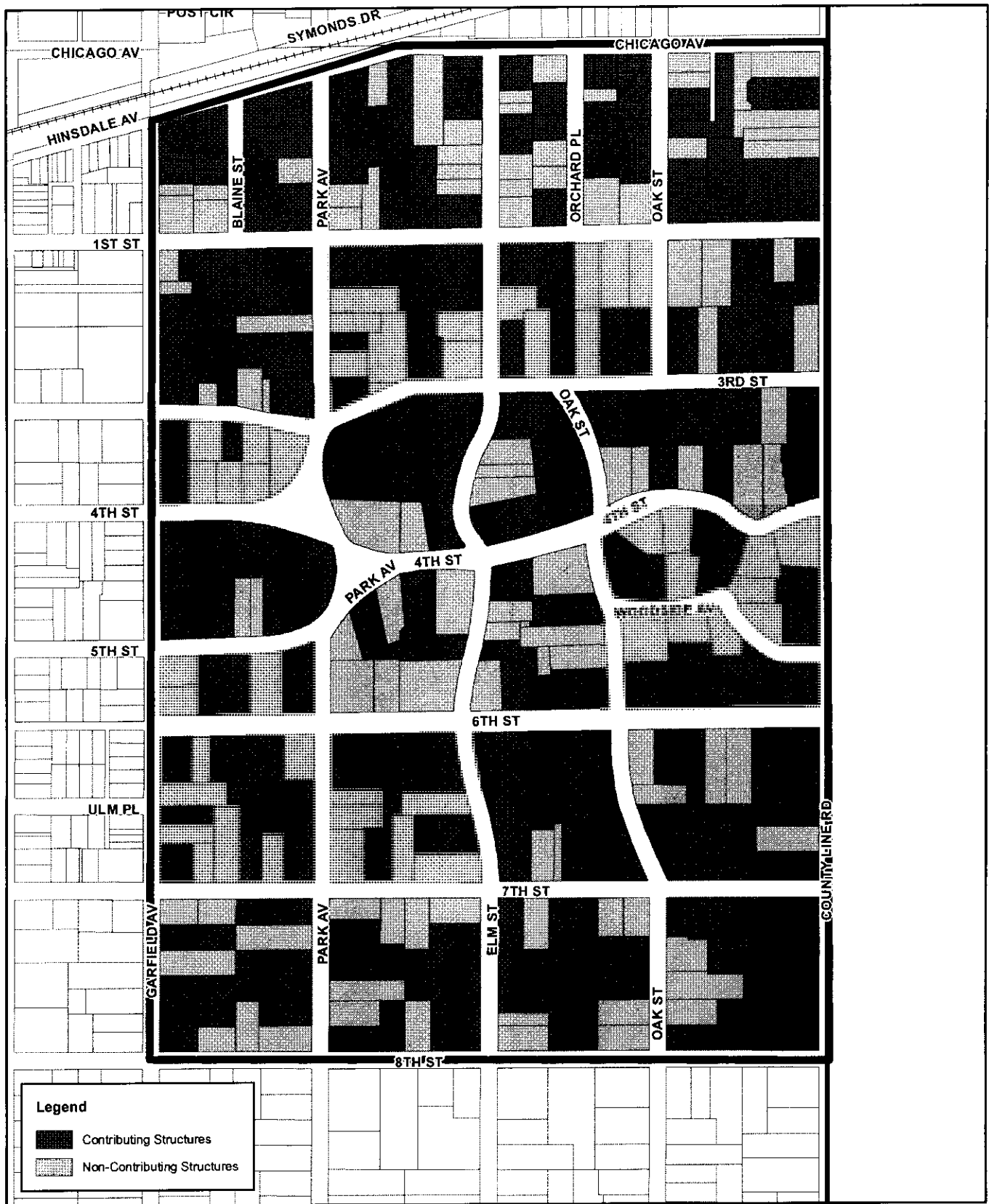
Aerial View – 720 S. Elm Street



Birds Eye View – 720 S. Elm Street



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO.	STREET	ARCH. CLASS.	DATE	HISTORIC NAME	P. OR NC.	SECONDARY STRUCTURES COR. NC.	ARCHITECT	BUILDER	SECONDARY STRUCTURE
632	S ELM	Colonial Revival	1934	Allbright, John House	C	-	Schmidt, Garden, & Erickson		
641	S ELM	French Eclectic	c. 1925	Braddock, Louis J. House	C	-			
642	S ELM	Neo-Traditional	2006		NC	-			
704	S ELM	Neo-Traditional	2005-06		NC	-			
711	S ELM	Colonial Revival	1937	Deng, R. House	C	NC	West, Philip Duke		Detached garage
712	S ELM	Colonial Revival	1951	Nissen, Mr. & Mrs. Robert House	C	-		Braun & Loehman	
717	S ELM	Tudor Revival	1930	Eustice, P. C. House	C	-	Marx, Elmer W.	Nelson, E. John	
720	S ELM	Renaissance Revival	1927	Ryan, Leo A. House	C	NC	White & Weber	Ryan Bros. & Sather	Detached garage
726	S ELM	Colonial Revival	1927		C	C		Ryan Bros. & Sather	Detached garage
731	S ELM	Tudor Revival	1940	Mayer, Frank House	C	-	West, Philip Duke	Braun & Loehman	
737	S ELM	Ranch (altered)	1949	Fatser, Wade House	NC	-	West, Philip Duke	Braun & Loehman	
740	S ELM	French Eclectic	1940	Bunker, George House	C	C	West, Philip Duke	Nelson, John	Pool house
108	E FIFTH	No style	1887		NC	NC			Detached garage
114	E FIFTH	Queen Anne	c. 1890		C	NC			Detached garage
115	E FIFTH	L-Form	c. 1880		C	NC			Detached garage
120	E FIFTH	Gothic Revival	1863	Robbins, William Speculative House	C	C			Detached garage
121	E FIFTH	Italianate	c. 1875	Haskell House	C	C			Detached garage
127	E FIFTH	Neo-Traditional	1994		NC	-	Tharp, James	Dressler, Phil & Assoc.	
132	E FIFTH	No Style (altered)	1881	Bushnell, John W. House	NC	NC; NC			Detached garage; Shed
135	E FIFTH	Gabled Ell	1889	Cushing House	C	NC			detached garage
145	E FIFTH	French Eclectic	1925	Besley, Mrs. K. House	C	NC	Pashley, Alfred F.		shed

reminiscent of Medieval English house styles.



706 S. Park Avenue

The variation of wall materials, the broad hipped roof and the decorative half timbering are all hallmarks of this subtype. The house is listed on the Illinois Historic Structures Survey and is potentially eligible for the National Register.

Beginning in the late 1920s and early 1930s, architects began to create designs that combined historic revival styles like the French Eclectic style with more modern styles like Art Deco, Art Moderne, and the International Style. Taking cues from the streamlined, minimalist approach of modern designers, architects developed simplified, modernized versions of revival styles. Decorative elements were downplayed or removed altogether, and more emphasis was placed on the massing of the house. This practice of modernizing historic revival styles continued to evolve into the 1940s.

An excellent illustration of this practice of modernizing can be seen in the George Bunker House at 740 S. Elm Street, which is a fusion of traditional French Eclectic style residential architecture with Art Deco and Art Moderne design. The general massing of the house, with its boxy main section and low

pitched hipped roof with segmental arch dormers is characteristically French Eclectic, as is the flared roof window bay on the north (front) and south elevations. However, the unusual raised parapet wall that makes the



740 S. Elm Street

roof appear sunken, the round, geometric dormer windows, the corner windows along the west end of the house, and the asymmetrical placement of the window bay on the front façade are all modern design elements.

ITALIAN RENAISSANCE

The Italian Renaissance style, like the Tudor Revival and French Eclectic styles, was based on an historic European architectural model. By the late 19th century, many American architects, as well as their clients, had visited Italy, and were inspired by the architecture. Initially, most examples of the style were architect designed and located in urban areas. After World War I, improved techniques in masonry veneering allowed vernacular versions of Italian Renaissance houses to spread throughout the country. The style reached its peak in the 1920s and declined through the 1930s.

Identifying features of the Italian Renaissance style include a low-pitched hipped roof



(usually covered with ceramic tiles), a symmetrical façade, rounded arch doorways and first story windows, and classical detailing around the entry. There are three Italian Renaissance houses in the survey area, two of which are rated significant. These are 720 S. Elm Street (1927), and the Leo W. Jackson House at 319 E. Sixth Street.

The Italian Renaissance residence at 720 S. Elm Street is an archetypal example of the



720 S. Elm Street

style. The low-pitched hipped roof is covered with ceramic tiles, and round arch windows and an arch above the center entry punctuate the symmetrical front façade. The two-story north wing and the southeast corner sun porch (an historic addition) add interest to the box-like massing.

PRAIRIE SCHOOL

The early 20th century introduced an indigenous style of architecture not based on any historical precedents. The Prairie School of architecture, practiced by Frank Lloyd Wright, takes inspiration not from historical precedents but from the Midwest's most characteristic natural feature, the prairie. Hence, the horizontality of the Midwest landscape is emphatically expressed in Prairie School houses. Identifying features of Prairie

School architecture include low-pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) lined up in horizontal bands, and brick detailing in geometric patterns. Prairie School buildings generally have a massive quality, as if rooted to the earth. The Prairie School style is represented in the survey area by only three examples, of which two—422 S. Oak Street (c. 1925) and 506 S. Park Street (1910)—are significant.

The 1920s house at 422 S. Oak Street is a hipped roof, symmetrical example of the Prairie style. The two hipped bays flanking the recessed center entry create a balanced façade, and the wood cladding on the upper part of the second story helps to de-emphasize



422 S. Oak Street

the height of the house and gives a more horizontal quality to the massing. The house listed on the Illinois Historic Structures Survey.

CRAFTSMAN

The Craftsman style is generally characterized by low-pitched, shallow gable roofs with deep overhanging eaves, and exposed rafter ends and decorative brackets or knee braces. Deep, sometimes recessed, front porches are also common. Windows are frequently double-

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	720
DIRECTION	S
STREET:	Elm
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Fine example of Renaissance Revival architecture, with clay tile roof and round arches above first floor windows and entry.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Italian Renaissance	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1927	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Ceramic Tile
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	-
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	Aluminum
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	6/6; multi-light
SIGNIFICANT FEATURES	Hipped ceramic tile roof w/ modillion cornice; round arch 1st story windows on front façade w/ paired casement windows, 4-light transoms, and center keystones in lintels; 1 story south sun porch; 2 story N. wing; some historic 6/6 wood windows		
ALTERATIONS	2 story rear addition (1971); 1 story rear sun porch (1990); 2 replacement windows on 2nd story of façade; replacement front door		

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	1130
COST	14000
ARCHITECT	White & Weber
ARCHITECT2	
BUILDER	Ryan Bros. & Sather
ARCHITECT SOURCE	Permit



HISTORIC INFO

--

LANDSCAPE

Midblock on west side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	10
FRAMES1	23,22
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Elmsout h720.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/31/2006
SURVEYAREA	ROBBINS II

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

14-5-2: CRITERIA:

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

A. General Standards:

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

B. Design Standards:

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

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

VILLAGE OF HINSDALE

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property Identification Number: 720 S. ELM under 09-12-405-012 review:

I. GENERAL INFORMATION

1. Applicants Name: MICHAEL ABRAHAM ARCHITECTURE
Address: 148 BURLINGTON AVE
CLARENDON HILLS IL 60514
Telephone Number: 630 655-9417
2. Owner of Record (if different from applicant): PEGGY R. CALLAHAN
Address: 636 S. COUNTY LINE
HINSDALE IL
Telephone Number: 630-240-2966
3. Others involved in project (include, name, address and telephone number):
Architect: MICHAEL ABRAHAM ARCHITECTURE
148 BURLINGTON AVE CLARENDON HILLS, IL
Attorney: _____
Builder: J. JORDAN HOMES
112 S. GRANT HINSDALE, IL
Engineer: EPA
35701 WEST AVE WARRENVILLE IL

II. SITE INFORMATION

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

2. Property Designation:

Listed on the National Register of Historic Places? YES 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).

PROPOSED DEMO OF EXISTING STRUCTURES AND
CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE

5. TABLE OF COMPLIANCE

Address of subject property: 720 S. ELM

* The following table is based on the R1-NC 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.	29,600 S.F.	29,600 S.F.
Lot Depth	125'	296'	296'
Lot Width	125'	100'	100'
Building Height	30'	± 27'	28'-1"
Number of Stories	3	2	2.5
Front Yard Setback	69.79(AVE)	69.8'	70.78'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	11' MIN, 30' TOTAL	± 15', ± 25'	19.47', 11-73'
Rear Yard Setback	50'	± 172.97	65-13'
Maximum Floor Area Ratio (F.A.R.)*	7920 S.F.	± 5426 S.F.	7866.3 S.F. (26.5%)
Maximum Total Building Coverage*	7400 S.F.	± 3193 S.F.	6037 S.F.
Maximum Total Lot Coverage*	14800 S.F.	± 8717 S.F.	11098 S.F.
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			N/A

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ INDIVIDUAL OWNERS

Signature of Applicant

☒ CORPORATION

Signature of Applicant's President

☐ PARTNERSHIP

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN
to before me this 19 day of

October, 2021.

Signature of Applicant

Signature of Applicant's Secretary
"OFFICIAL SEAL"
MARY KUREJA
Notary Public, State Of Illinois
My Commission Expires 05/10/2025
Commission No. 513756

Signature of Applicant

Signature of Applicant

OTHER

Signature of Authorized Officer

Mary Kureja
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: MICHAEL ABRAHAM ARCHITECTURE, PC

Owner's name (if different): PEGGY R. CALLAHAN

Property address: 720 S. ELM

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings R1-2C

Square footage of property: 29600 S.F.

Lot area per dwelling: 1

Lot dimensions: 100' x 296'

Current use of property: SINGLE FAMILY

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:

DEMO OF EXISTING AND CONSTRUCTION OF NEW S.F.H

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:

interior side(s)

70.78'
19.47' 11.73'

69.79'
11' 11.19'

Provided:

Required by Code:

corner side
rear

N/A
65.13

50'
50'

Setbacks (businesses and offices):

front:
interior side(s)
corner side
rear

1
N/A

1

others:
Ogden Ave. Center:
York Rd. Center:
Forest Preserve:

Building heights:

principal building(s):
accessory building(s):

28'-1"
N/A

30'

Maximum Elevations:

principal building(s):
accessory building(s):

35'-3"
N/A

37'-9"

Dwelling unit size(s):

1

Total building coverage:

6037 S.F.

7400 S.F.

Total lot coverage:

11098 S.F.

14800 S.F.

Floor area ratio:

7866 S.F.

7920 S.F.

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):
accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

Statement of applicant:

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

By:

[Signature]
Applicant's signature

JOEL RAFFERY
Applicant's printed name

Dated: 01.03., 2022.

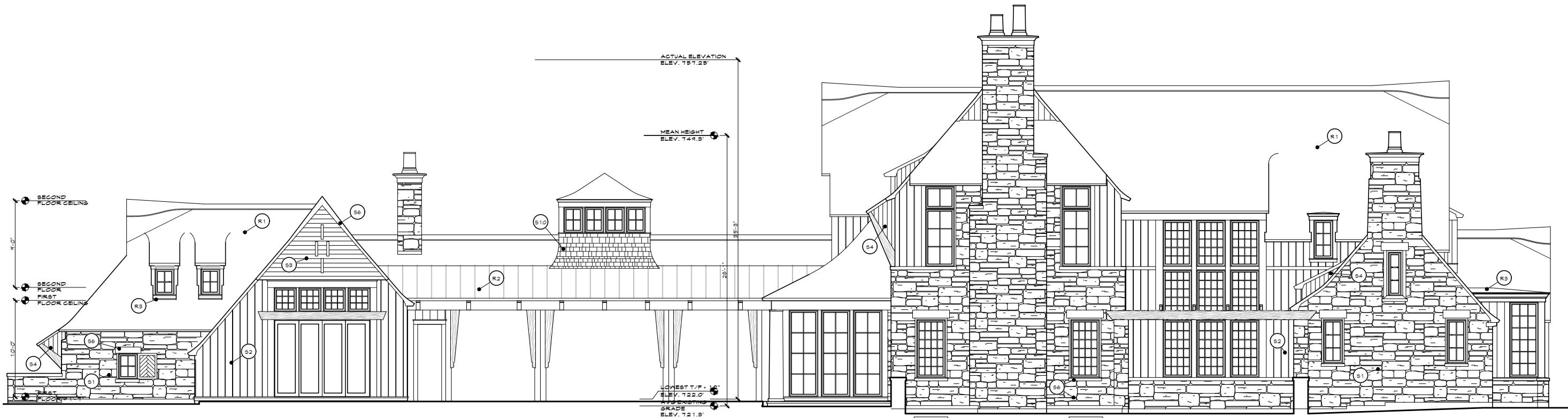


EAST ELEVATION



EAST ELEVATION

EXTERIOR MATERIALS SCHEDULE			
TAG	BASE BID	MATERIAL FINISH/COLOR	
ROOFING			
R1	SLATE	VERMONT SPANISH BLACK SLATE - 8" x 8" THICKNESS	
R2	16" STANDING SEAM METAL	REVERE FREEDOM GRAY	
R3	18" SOLDER SEAM	REVERE FREEDOM GRAY	
GUTTERS, DOWNSPOUTS, COPINGS & FLASHING (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)			
G1	FLASHING, COPINGS, ECT.	REVERE FREEDOM GRAY	
G2	6" HALF ROUND GUTTERS & 6" DOWNSPOUTS	REVERE FREEDOM GRAY	
SIDING AND VENEERS			
S1	STONE VENEER	HALQUIST BASSWOOD MIX	
S2	VERTICAL 1X10 T&G WITH 1/2" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S3	HORIZONTAL 1X6 T&G WITH 1/2" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S4	VERTICAL 1X6 T&G WITH 1/2" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S5	HORIZONTAL 1X10 T&G WITH 1" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S6	GUT STONE	SMOOTH FINISHED INDIANA LIMESTONE	BUFF
S7	1X RAKES	SMOOTH FACE CLEAR	BM REVERE PEWTER
S8	1X TRIM	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S9	1X4 T&G WITH 1/2" REVEAL HERRINGBONE PATTERN	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S10	SHINGLE SIDING	CEDAR	BM KENDALL CHARCOAL
WINDOWS AND DOORS (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)			
W1	ULTIMATE GLAD MARVIN	BRONZE	
MISCELLANEOUS			
M1			
REFER TO GENERAL PERFORMANCE SPECIFICATIONS FOR PRODUCT AND ASSEMBLY REQUIREMENTS. ANY SUBSTITUTIONS TO BE BROUGHT TO ATTENTION OF ARCHITECT			

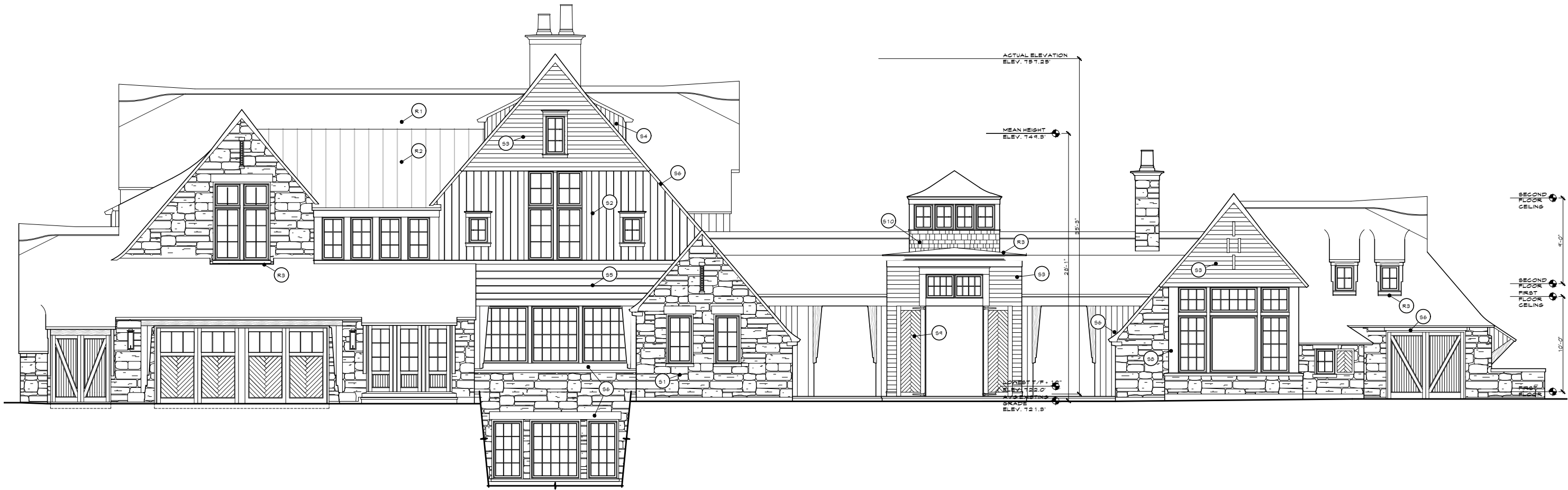


SOUTH ELEVATION

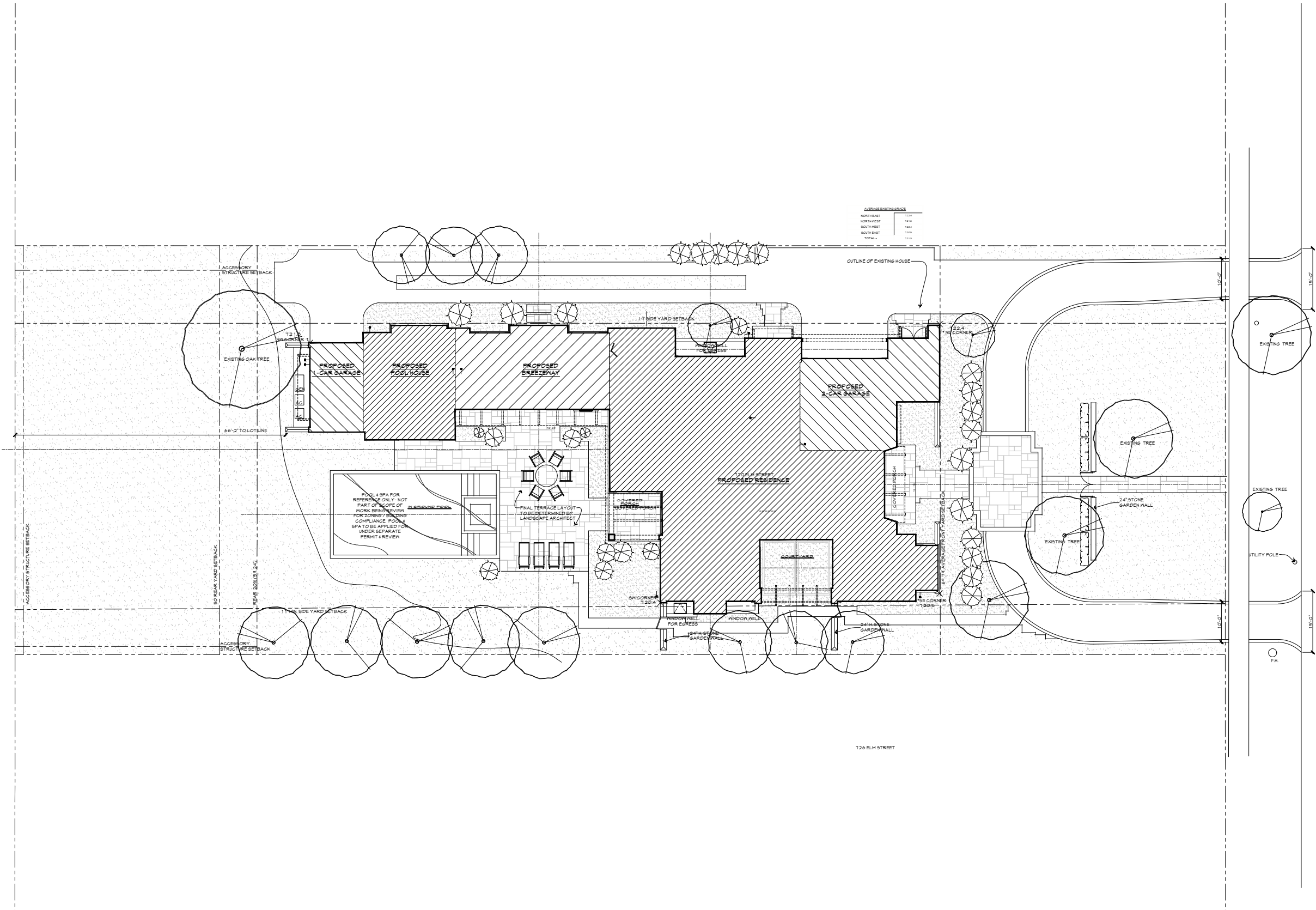


WEST ELEVATION

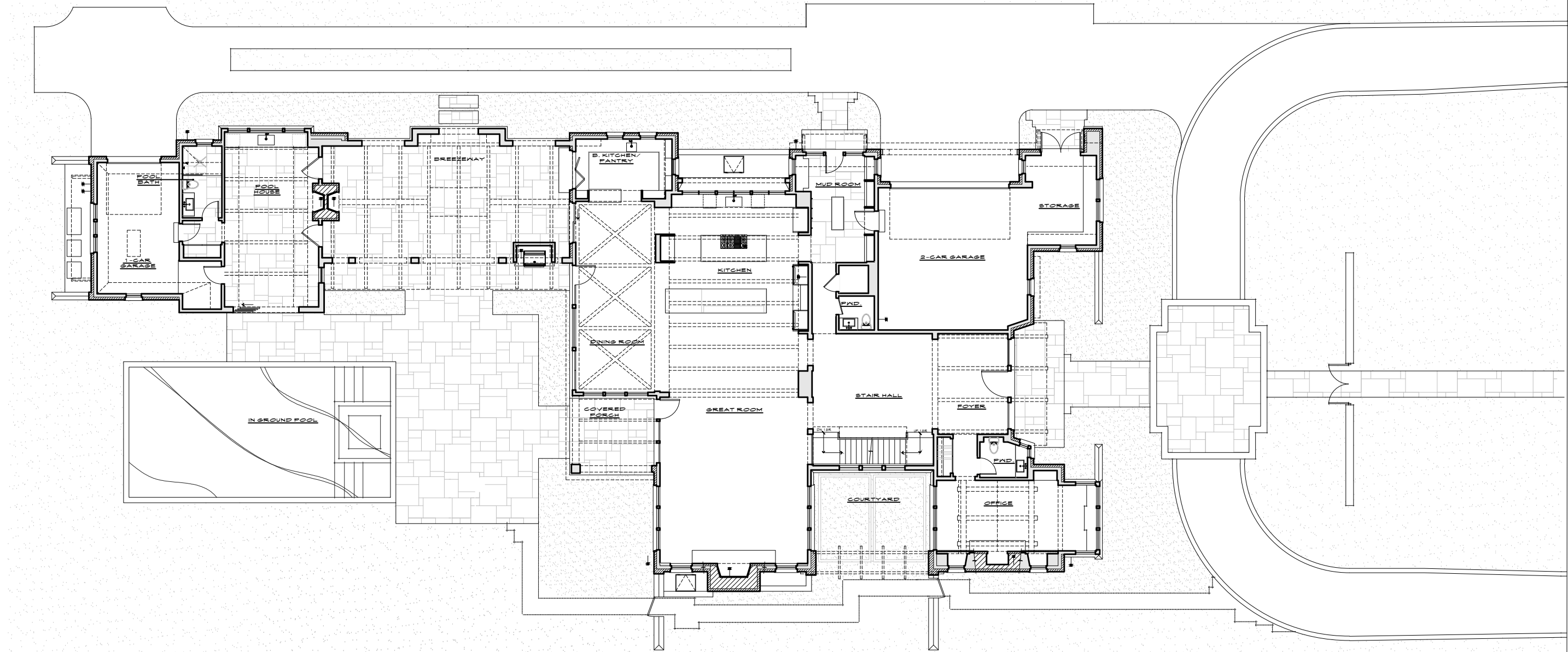
EXTERIOR MATERIALS SCHEDULE			
TAG	BASE BID	MATERIAL FINISH/COLOR	
ROOFING			
R1	SLATE	VERMONT SPANISH BLACK SLATE 3/4" THICKNESS	
R2	16" STANDING SEAM METAL	REVERE FREEDOM GRAY	
R3	16" SOLDER SEAM	REVERE FREEDOM GRAY	
GUTTERS, DOWNSPOUTS, COPINGS & FLASHING (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)			
G1	FLASHING, COPINGS, ECT.	REVERE FREEDOM GRAY	
G2	6" HALF ROUND GUTTERS & 6" DOWNSPOUTS	REVERE FREEDOM GRAY	
SIDING AND VENEERS			
S1	STONE VENEER	HALQUIST BASSWOOD MIX	
S2	VERTICAL 1X6 T&G WITH 1/2" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S3	HORIZONTAL 1X6 T&G WITH 1/2" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S4	VERTICAL 1X6 T&G WITH 1/2" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S5	HORIZONTAL 1X10 T&G WITH 1" REVEAL	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S6	GUT STONE	SMOOTH FINISHED INDIANA LIMESTONE	BUFF
S7	1X4 RAKES	SMOOTH FACE CLEAR	BM REVER FENTER
S8	1X4 TRIM	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S9	1X4 T&G WITH 1/2" REVEAL HERRINGBONE PATTERN	SMOOTH FACE CLEAR	BM KENDALL CHARCOAL
S10	SHINGLE SIDING	CEDAR	BM KENDALL CHARCOAL
WINDOWS AND DOORS (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)			
M1	ULTIMATE GLAD MARVIN	BRONZE	
MISCELLANEOUS			
M1	-	-	-
REFER TO GENERAL PERFORMANCE SPECIFICATIONS FOR PRODUCT AND ASSEMBLY REQUIREMENTS. ANY SUBSTITUTIONS TO BE BROUGHT TO ATTENTION OF ARCHITECT			



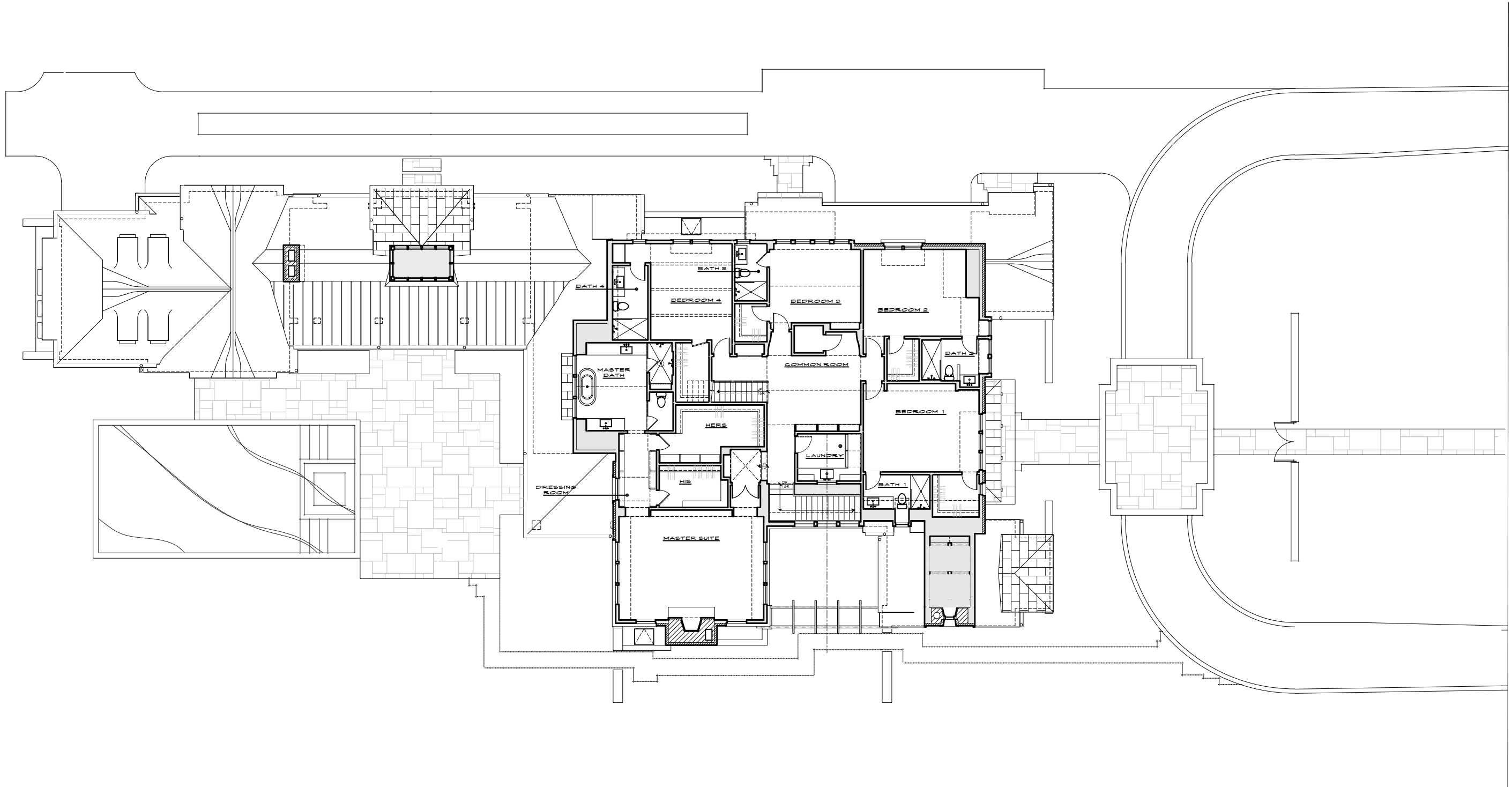
NORTH ELEVATION



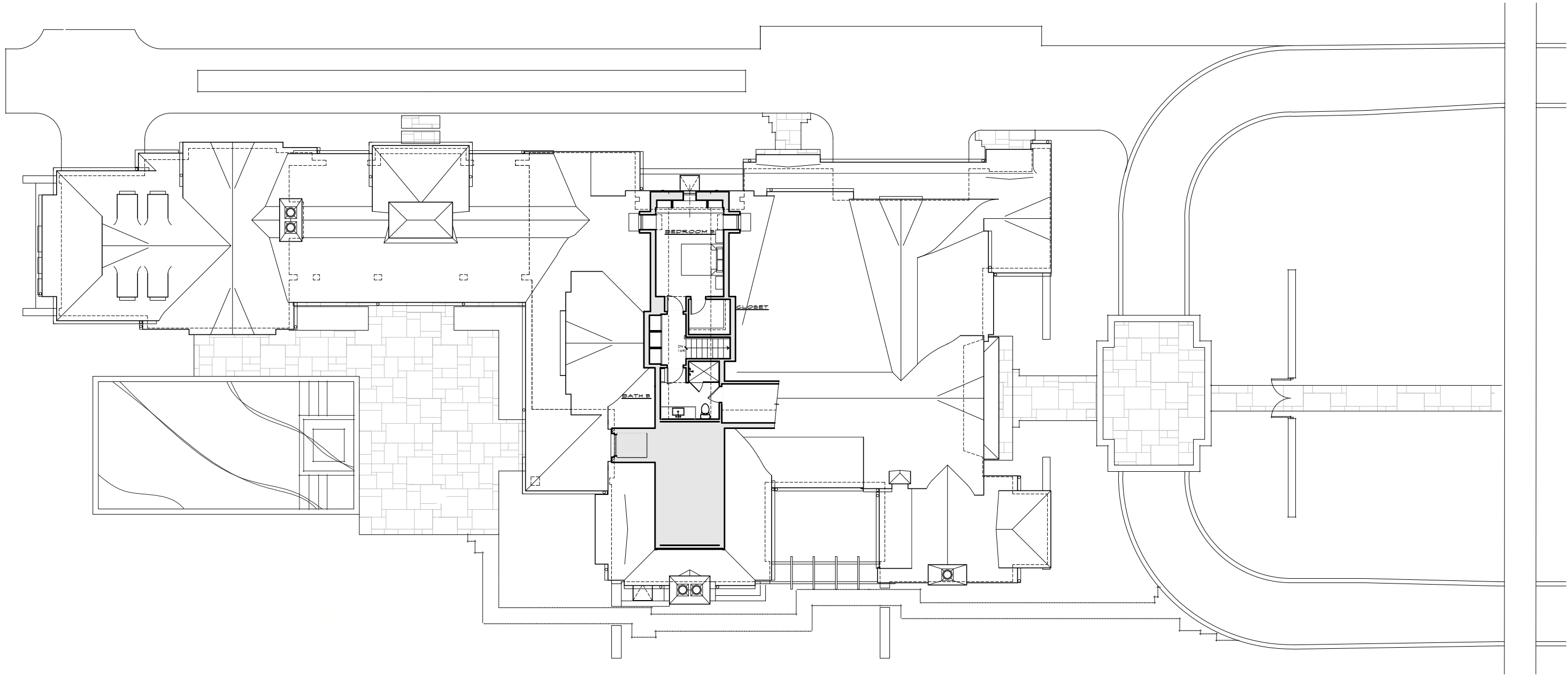
ARCHITECTURAL SITE PLAN



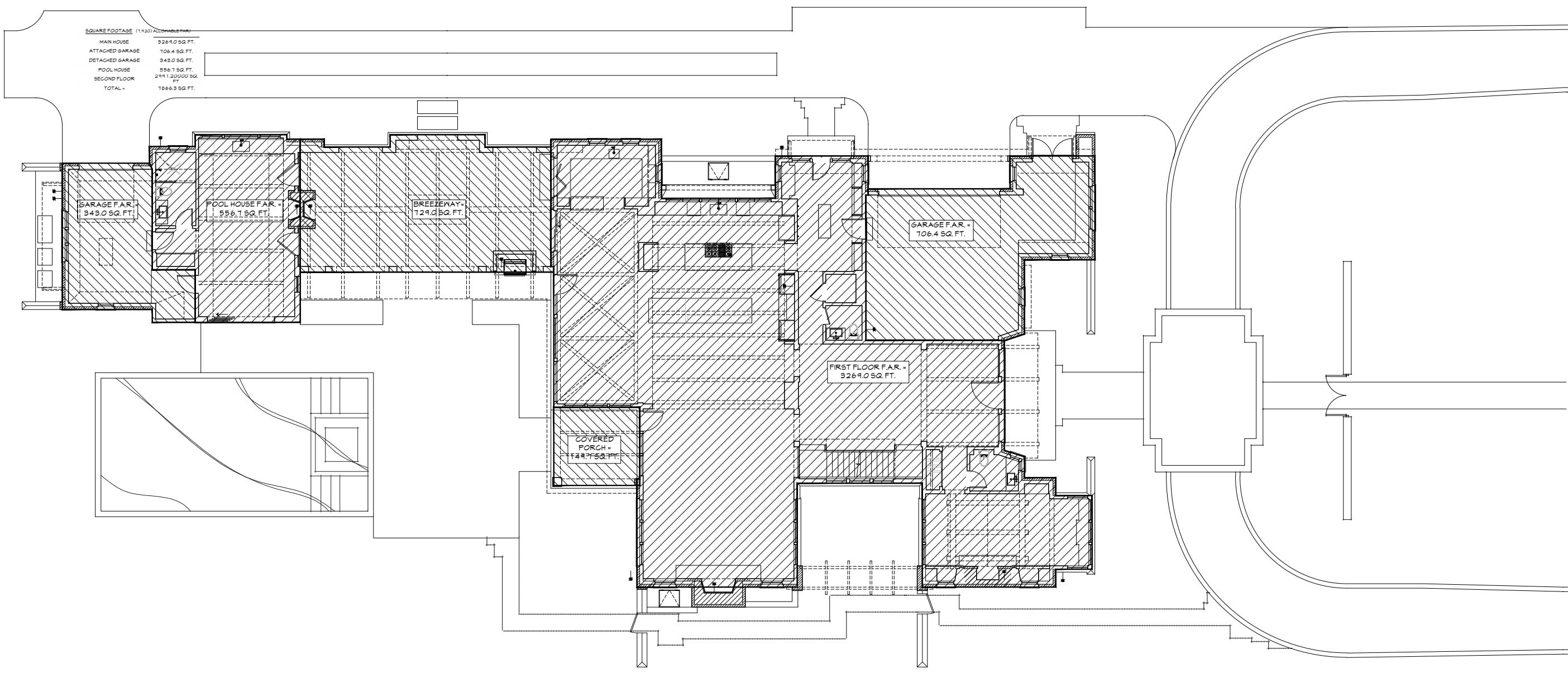
FIRST FLOOR PLAN



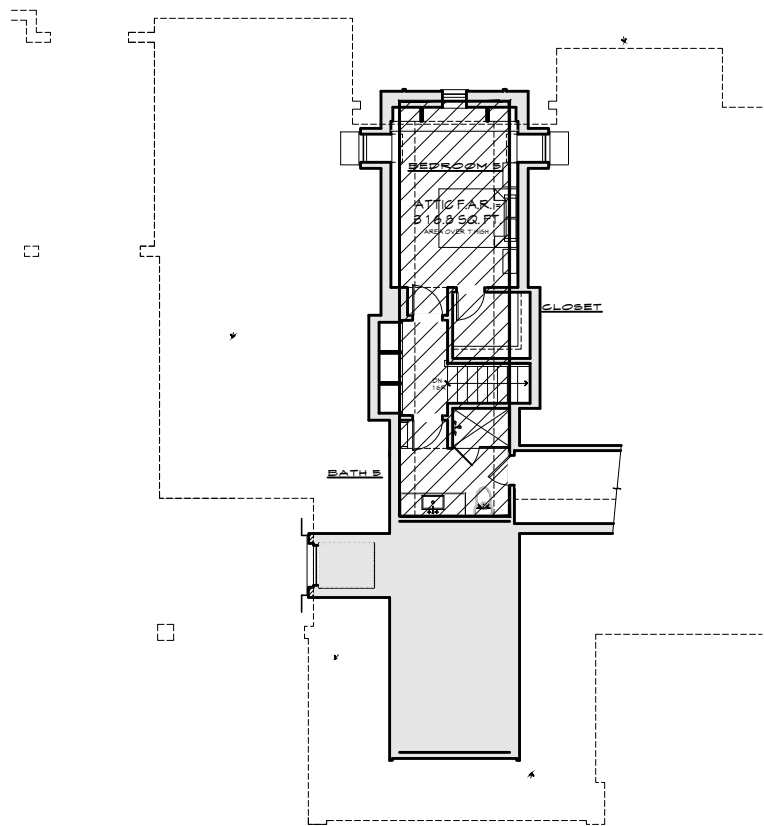
SECOND FLOOR PLAN



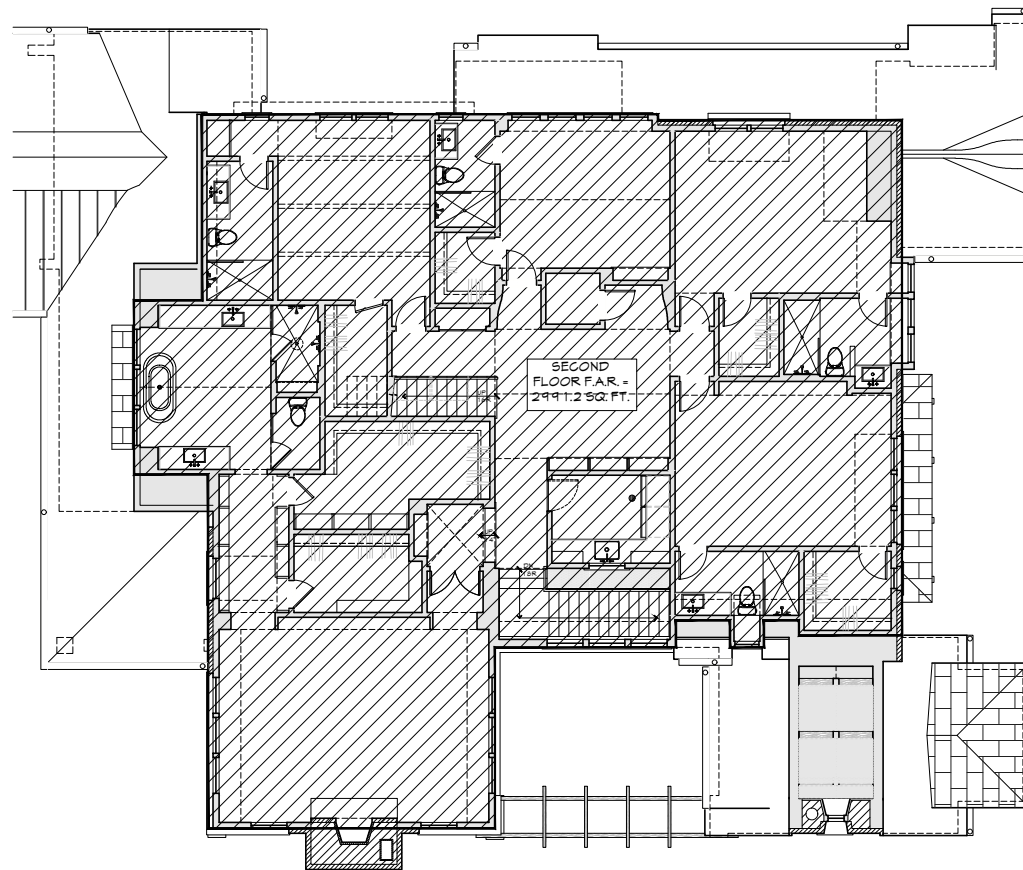
THIRD FLOOR PLAN



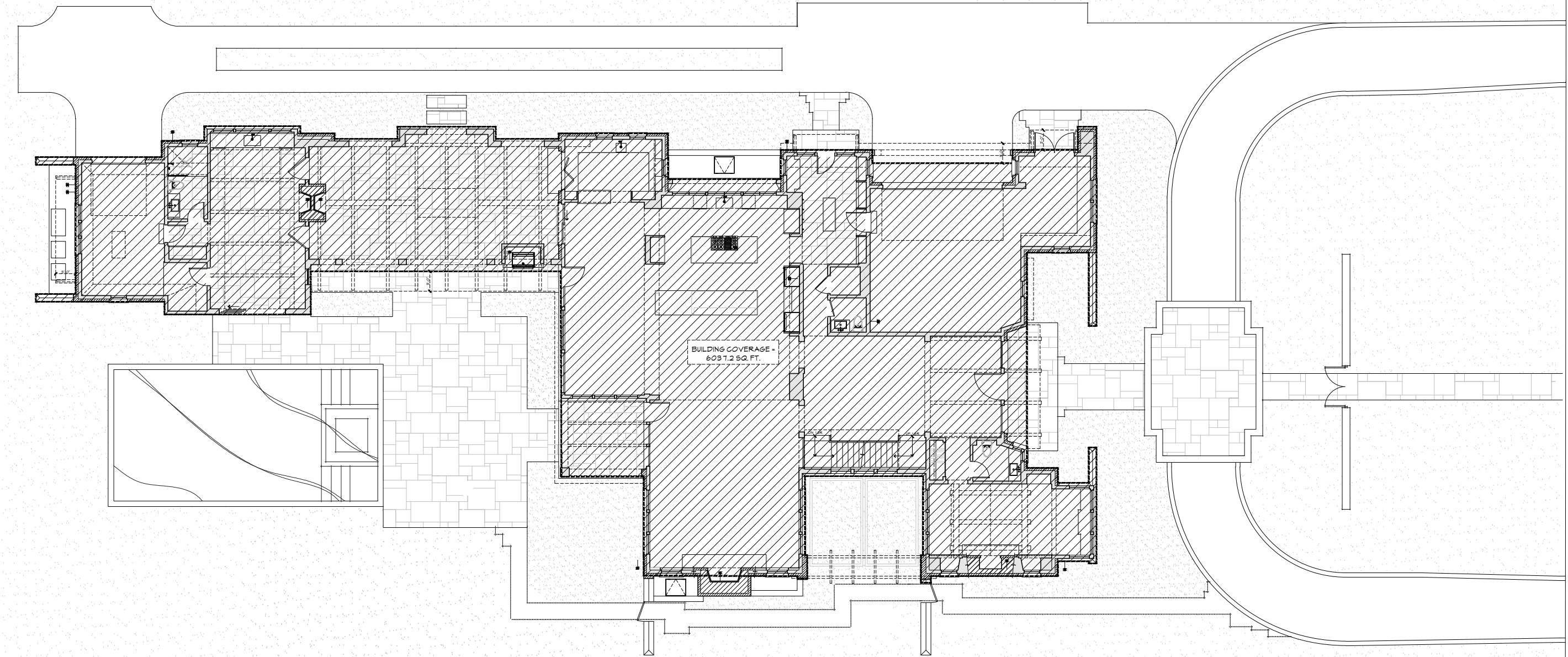
FIRST FLOOR FLOOR AREA OVERLAY



THIRD FLOOR AREA OVERLAY



SECOND FLOOR AREA OVERLAY



FIRST FLOOR BUILDING COVERAGE



720 SOUTH ELM STREET - EXISTING ELEVATION
EAST ELEVATION



720 SOUTH ELM STREET - EXISTING ELEVATION
EAST ELEVATION



720 SOUTH ELM STREET - EXISTING ELEVATION
SOUTH ELEVATION



720 SOUTH ELM - EXISTING ELEVATION
SOUTH ELEVATION



720 SOUTH ELM - EXISTING ELEVATION
WEST ELEVATION



720 SOUTH ELM - EXISTING ELEVATION
EXISTING DETACHED GARAGE



720 SOUTH ELM - EXISTING ELEVATION
NORTH ELEVATION



720 SOUTH ELM - EXISTING ELEVATION
NORTH ELEVATION



726 SOUTH ELM
SOUTH ADJACENT NEIGHBOR



712 SOUTH ELM
NORTH ADJACENT NEIGHBOR

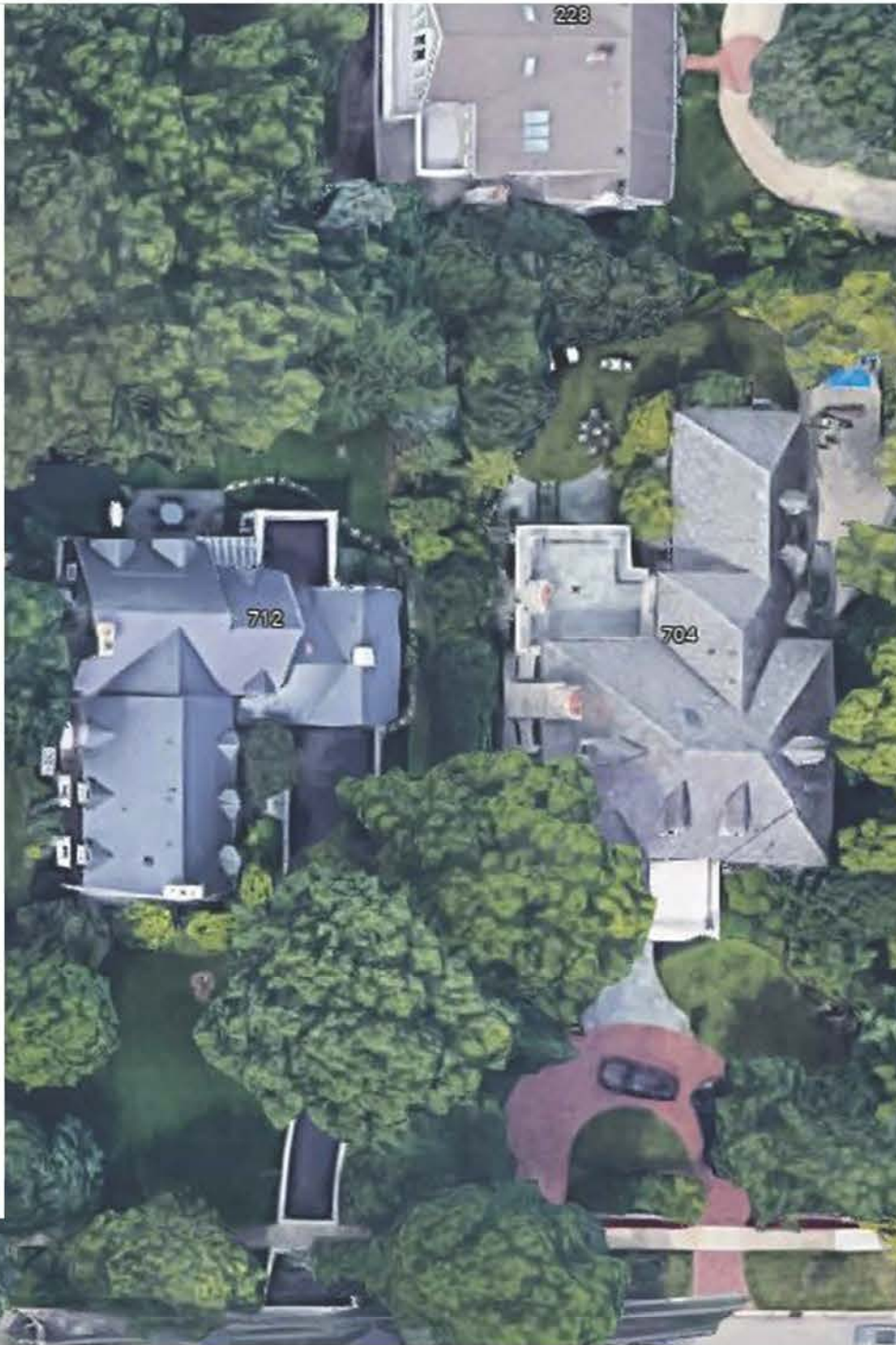
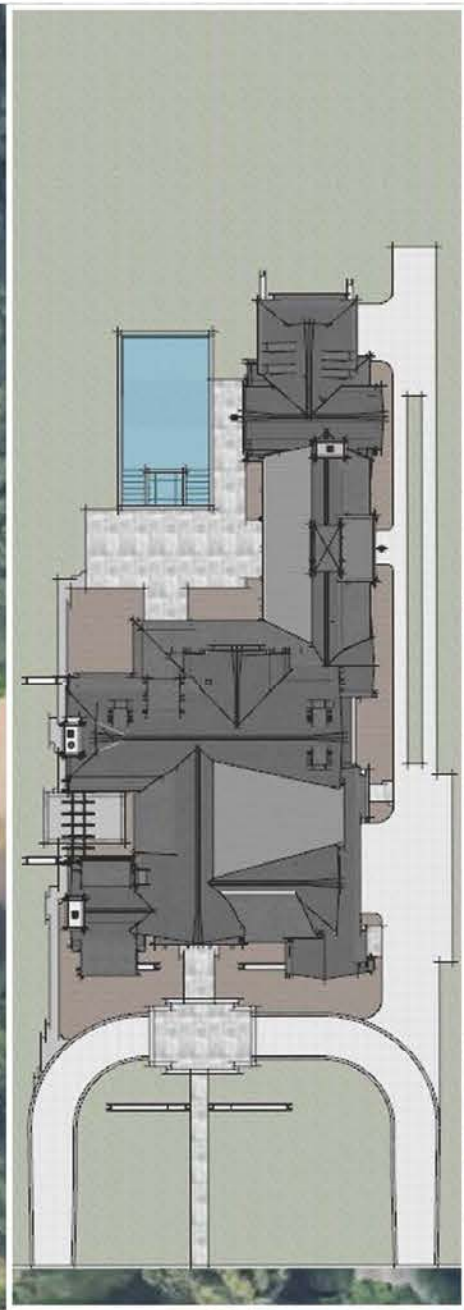


717 SOUTH ELM
NEIGHBOR ACROSS THE STREET



EXISTING SOUTH ELM STREET STREETScape





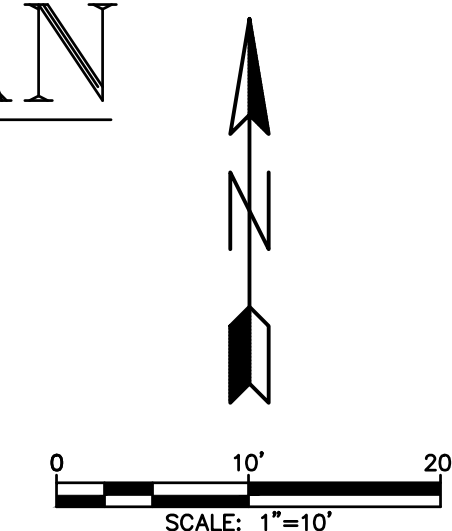
PROPOSED SOUTH ELM STREET STREETSCAPE

EXISTING CONDITIONS & DEMOLITION PLAN

LOT 6 IN WALTER K. LINCOLN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1916 AS DOCUMENT 125622, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-405-012

COMMONLY KNOWN AS: 720 S. ELM STREET, HINSDALE, ILLINOIS

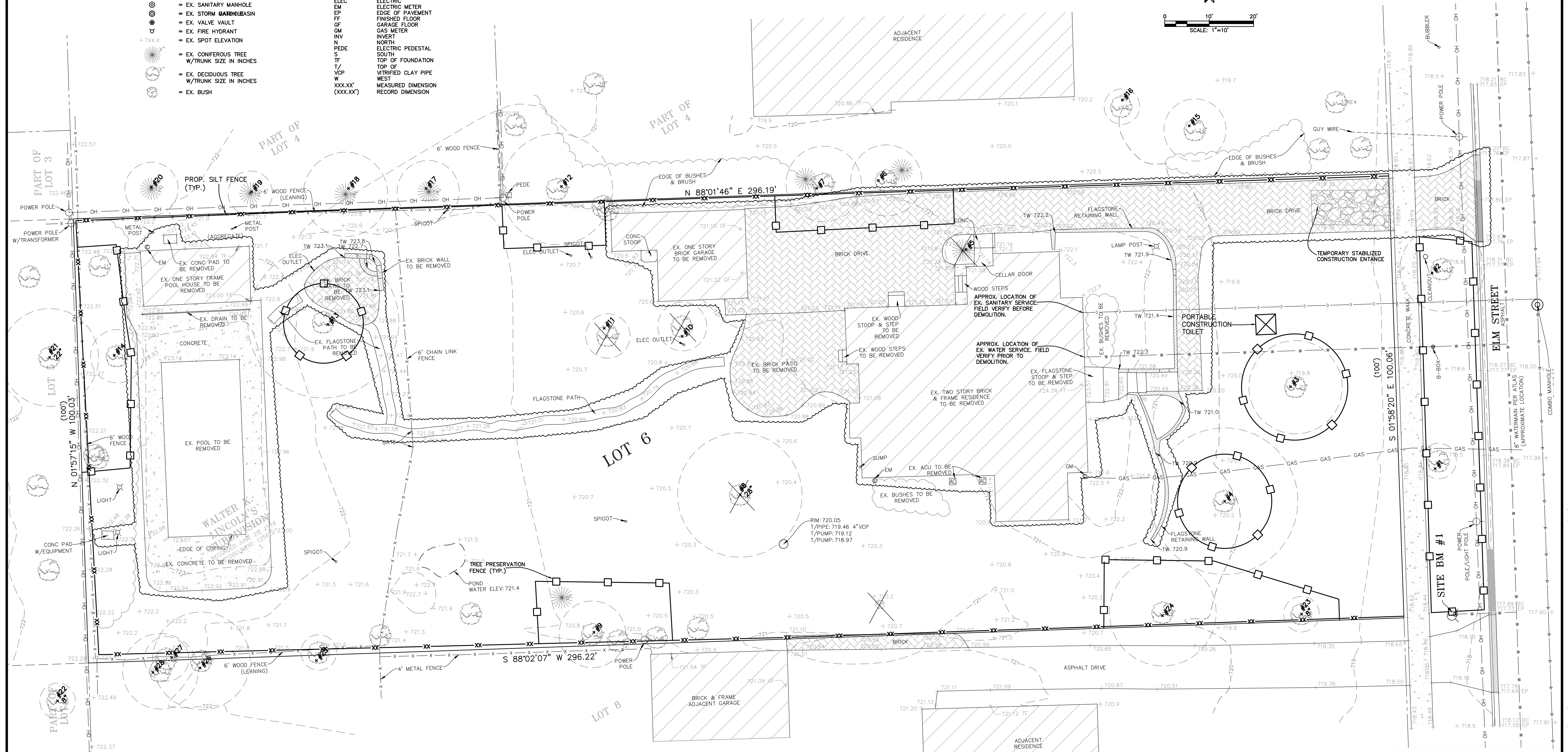


LEGEND

- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. WATER LINE
- = EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
- = EX. FENCE
- = EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CONTOURS
- ⊙ = EX. SANITARY MANHOLE
- ⊙ = EX. STORM MANHOLE
- ⊙ = EX. VALVE VAULT
- ⊙ = EX. FIRE HYDRANT
- ⊙ = EX. SPOT ELEVATION
- ⊙ = EX. CONIFEROUS TREE
W/TRUNK SIZE IN INCHES
- ⊙ = EX. DECIDUOUS TREE
W/TRUNK SIZE IN INCHES
- ⊙ = EX. BUSH

ABBREVIATIONS

- | | |
|-----------|----------------------|
| ACU | AIR CONDITIONER UNIT |
| BC | BACK OF CURB |
| BM | BENCHMARK |
| CONC | CONCRETE |
| E | EAST |
| ELEC | ELECTRIC |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| GF | GARAGE FLOOR |
| GM | GAS METER |
| INV | INVERT |
| N | NORTH |
| PEDE | ELECTRIC PEDESTAL |
| S | SOUTH |
| TF | TOP OF FOUNDATION |
| T | TOP OF |
| VCP | VITRIFIED CLAY PIPE |
| W | WEST |
| XXX.XX' | MEASURED DIMENSION |
| (XXX.XX') | RECORD DIMENSION |



ADDRESS	SETBACK
704 S. ELM ST.	71.04'
712 S. ELM ST.	69.90'
720 S. ELM ST.	69.80'
726 S. ELM ST.	69.66'
740 S. ELM ST.	54.22'
AVERAGE SETBACK: 69.79'	

PREPARED FOR: J. JORDAN HOMES, LLC

DRAWN BY: KK
CHECKED BY: JPG
APPROVED BY: JPG

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

20 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

It's smart
It's free
It's the law

Call before
you dig
800.892.0123

SITE BENCHMARK #1:
NORTH BOLT ON FIRE HYDRANT ON WEST SIDE OF
ELM STREET AT THE SOUTHEAST CORNER OF
SUBJECT SITE.
ELEV: 720.77 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST
CORNER OF 7TH STREET AND ELM STREET.
ELEV: 718.80 (NAVD 88)

SITE PLAN REVISED: NOVEMBER 24, 2021
SITE PLAN REVISED: NOVEMBER 11, 2021
SITE PLAN DATED: OCTOBER 22, 2021

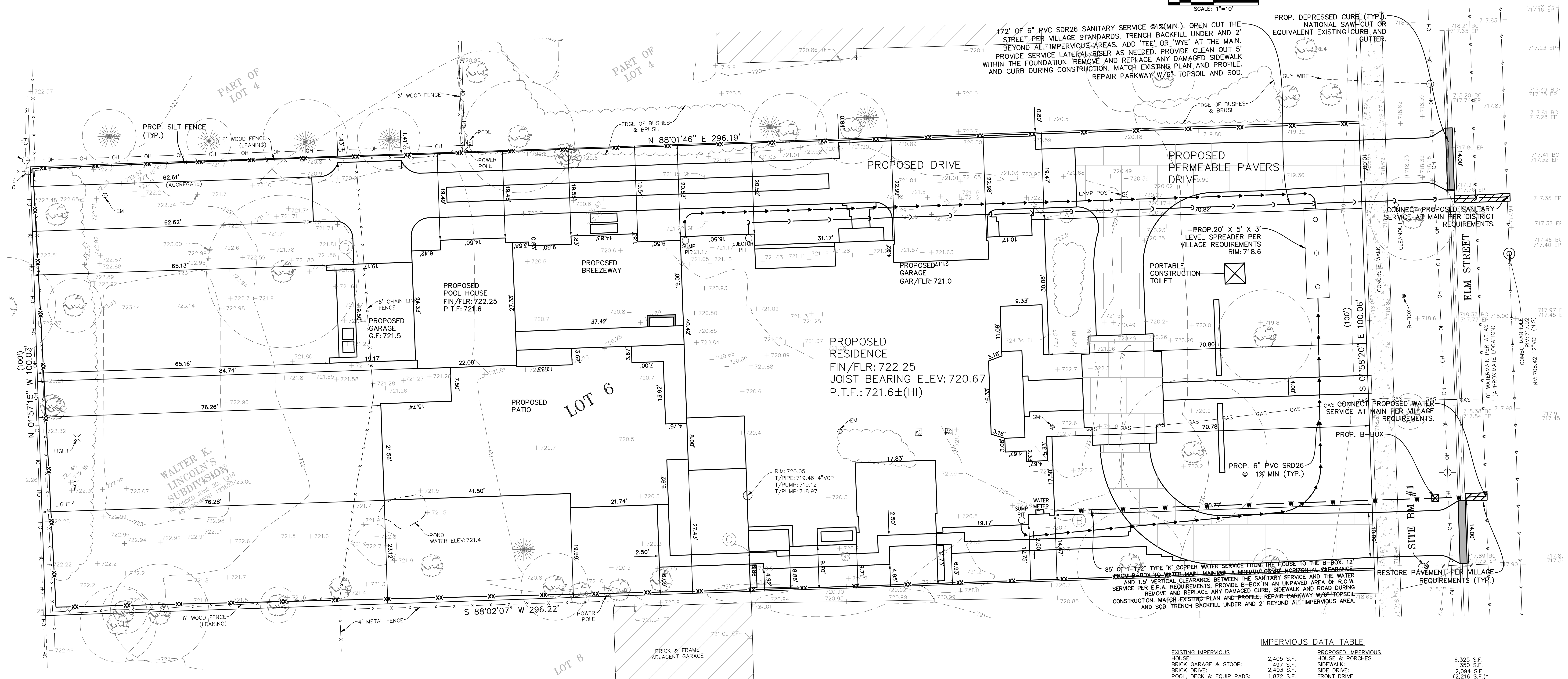
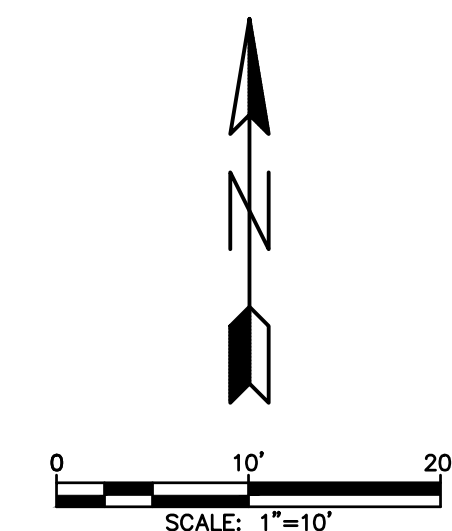
Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2021

GEOMETRY & UTILITY PLAN

LOT 6 IN WALTER K. LINCOLN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1916 AS DOCUMENT 125622, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-405-012

COMMONLY KNOWN AS: 720 S. ELM STREET, HINSDALE, ILLINOIS



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

IMPERVIOUS DATA TABLE			
EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
HOUSE:	2,405 S.F.	HOUSE & PORCHES:	6,325 S.F.
BRICK GARAGE & STOOP:	497 S.F.	SIDEWALK:	350 S.F.
BRICK DRIVE:	2,403 S.F.	SIDE DRIVE:	2,094 S.F.
POOL, DECK & EQUIP PADS:	1,872 S.F.	FRONT DRIVE:	2,216 S.F.
POOL HOUSE:	302 S.F.	PATIO (INCL. FUTURE POOL ALLOWANCE):	2,017 S.F.
RETAINING WALLS:	106 S.F.	FRONT WALK:	312 S.F.
BRICK PATIOS:	720 S.F.		
FLAGSTONE PATH:	250 S.F.		
FRONT ENTRANCE & STEPS:	88 S.F.		
WOOD STEPS, CELLAR & STOOP:	74 S.F.		
	TOTAL: 8,717 S.F.		TOTAL: 11,098 S.F.

NET NEW IMPERVIOUS AREA = 11,098 S.F. - 8,717 S.F. = 2,381 S.F.
SINCE 2,381 S.F. < 2,500 S.F. NO BMPs ARE REQUIRED FOR THE PROJECT.

* PERMEABLE PAVERS NOT INCLUDED IN IMPERVIOUS DATA TABLE

PREPARED FOR: J. JORDAN HOMES, LLC

DRAWN BY: KK

CHECKED BY: JPC

APPROVED BY: JPC

ENGINEERING
RESOURCE ASSOCIATES

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

It's smart

It's free

It's the law

Call before you dig
800.892.0123

SITE BENCHMARK #1:
NORTH BOLT ON FIRE HYDRANT ON WEST SIDE OF ELM STREET AT THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV: 720.77 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF 7TH STREET AND ELM STREET.
ELEV: 718.80 (NAVD 88)

Updated by: kniespel 11/24/2021
G:\PROJECTS\Jordan Homes\W21086.00 720 S Elm St Hinsdale\CADD\W21086 Site Development Plan.dwg

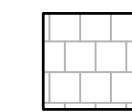
TOPOGRAPHICAL SITE GRADING PLAN

LOT 6 IN WALTER K. LINCOLN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1916 AS DOCUMENT 125622, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-405-012

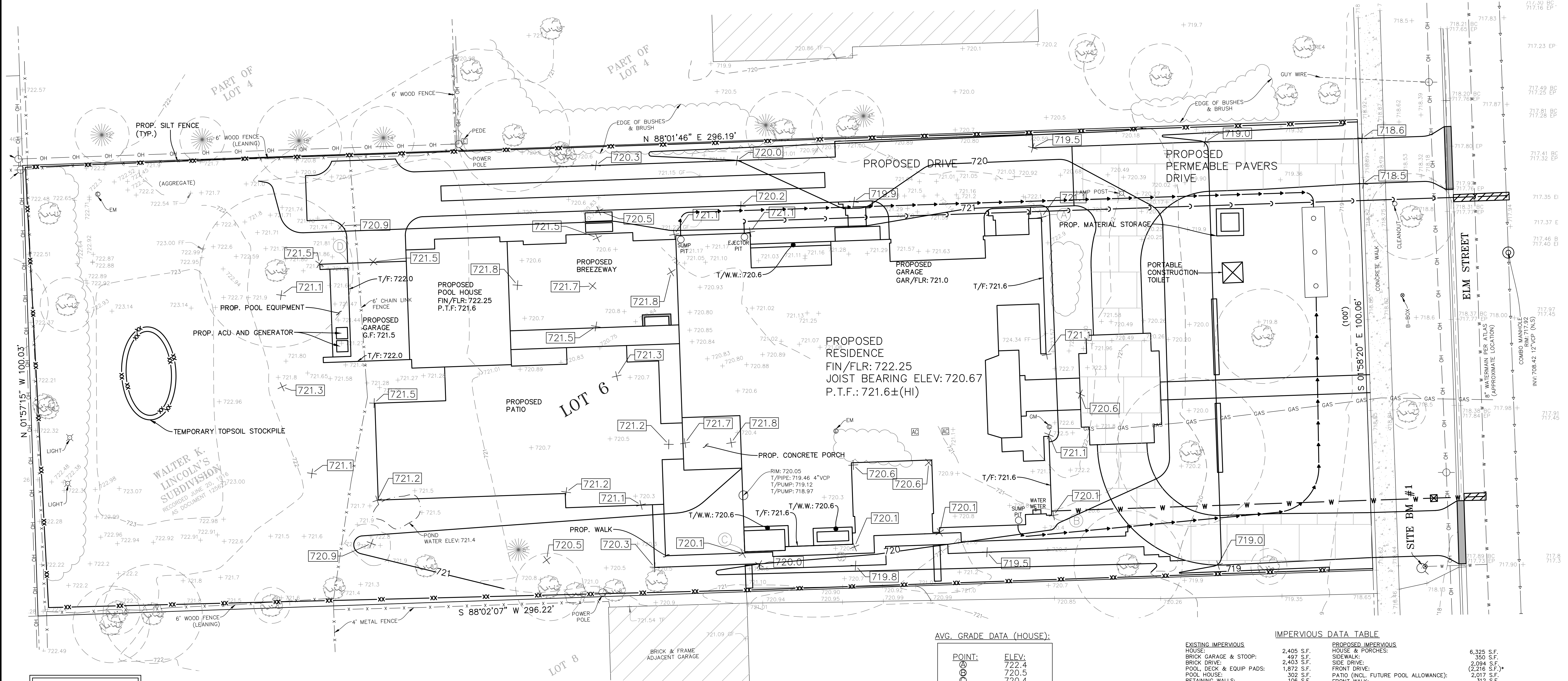
COMMONLY KNOWN AS: 720 S. ELM STREET, HINSDALE, ILLINOIS

LEGEND



PROPOSED PERMEABLE PAVERS
(SEE DETAIL)

0 10' 20'
SCALE: 1"=10'



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

KEY

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

AVG. GRADE DATA (HOUSE):

POINT:	ELEV:
Ⓐ	722.4
Ⓑ	720.5
Ⓒ	720.4
Ⓓ	721.8
AVG:	721.3

IMPERVIOUS DATA TABLE

EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
HOUSE:	2,405 S.F.	HOUSE & PORCHES:	6,325 S.F.
BRICK GARAGE & STOOP:	497 S.F.	SIDEWALK:	350 S.F.
BRICK DRIVE:	2,403 S.F.	SIDE DRIVE:	2,094 S.F.
POOL, DECK & EQUIP PADS:	1,872 S.F.	FRONT DRIVE:	(2,216 S.F.)*
POOL HOUSE:	302 S.F.	PATIO (INCL. FUTURE POOL ALLOWANCE):	2,017 S.F.
RETAINING WALLS:	106 S.F.	FRONT WALK:	312 S.F.
BRICK PATIOS:	720 S.F.		
FLAGSTONE PATH:	250 S.F.	TOTAL:	11,098 S.F.
FRONT ENTRANCE & STEPS:	88 S.F.		
WOOD STEPS, CELLAR & STOOP:	74 S.F.		
TOTAL:	8,717 S.F.		

NET NEW IMPERVIOUS AREA= 11,098 S.F. - 8,717 S.F.= 2,381 S.F.
SINCE 2,381 S.F. < 2,500 S.F. NO BMPs ARE REQUIRED FOR THE PROJECT.

* PERMEABLE PAVERS NOT INCLUDED IN IMPERVIOUS DATA TABLE

PREPARED FOR: J. JORDAN HOMES, LLC

DRAWN BY: KK
CHECKED BY: JPC
APPROVED BY: JPC



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
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

It's smart It's free It's the law

Call before you dig

800.892.0123

SITE BENCHMARK #1:
NORTH BOLT ON FIRE HYDRANT ON WEST SIDE OF
ELM STREET AT THE SOUTHEAST CORNER OF
SUBJECT SITE.

ELEV: 720.77 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST
CORNER OF 7TH STREET AND ELM STREET.

ELEV: 718.80 (NAVD 88)

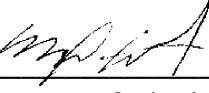
SITE PLAN REVISED: NOVEMBER 24, 2021
SITE PLAN REVISED: NOVEMBER 11, 2021
SITE PLAN DATED: OCTOBER 22, 2021

SHEET 3 OF 4

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

720 S Elm Street Tree Inventory					
Tree #	Size (in.)	Scientific Name	Common Name	Condition	Rec.
1	7	<i>Quercus robur 'fastigiata'</i>	Columnar Oak	Good	Tree Protection Fence
2	19	<i>Acer saccharum</i>	Sugar Maple	Good	Tree Protection Fence
3	21	<i>Tilia cordata</i>	Little Leaf Linden	Good	Tree Protection Fence
4	33	<i>Gleditsia triacanthos</i>	Honey Locust	Fair	Tree Protection Fence
5	8	<i>Picea pungens</i>	Blue Spruce	Fair	Remove
6	16	<i>Fraxinus pennsylvanica</i>	Green Ash	Good	Tree Protection Fence
7	17	<i>Fraxinus pennsylvanica</i>	Green Ash	Fair	Tree Protection Fence
8	28	<i>Acer saccharinum</i>	Silver Maple	Good	Remove
9	15	<i>Ulmus americana</i>	American Elm	Fair	Tree Protection Fence
10	11	<i>Magnolia x 'soulangeana'</i>	Chinese Magnolia	Good	Remove
11	10	<i>Malus ioensis</i>	Prairie Crabapple	Poor	Remove
12	25	<i>Ulmus americana</i>	American Elm	Good	Tree Protection Fence
13	34	<i>Quercus palustris</i>	Pin Oak	Good	Tree Protection Fence
14	12	<i>Gymnocladus dioica</i>	Kentucky Coffee	Poor	Tree Protection Fence
15	14	<i>Quercus palustris</i>	Pin Oak	Good	No Action
16	8	<i>Aesculus glabra</i>	Horse Chestnut	Poor	No Action
17	14	<i>Pinus sylvestris</i>	Scots Pine	Poor	No Action
18	19	<i>Pinus sylvestris</i>	Scots Pine	Fair	No Action
19	10	<i>Pinus sylvestris</i>	Scots Pine	Poor	No Action
20	12	<i>Betula nigra</i>	River Birch	Good	No Action
21	22	<i>Gymnocladus dioica</i>	Kentucky Coffee	Good	No Action
22	8	<i>Acer saccharinum</i>	Silver Maple	Good	No Action
23	8	<i>Celtis occidentalis</i>	Hackberry	Good	Tree Protection Fence
24	24	<i>Acer platanoides</i>	Norway Maple	Good	Tree Protection Fence
25	8	<i>Morus rubra</i>	Red Mulberry	Good	No Action
26	22	<i>Ulmus americana</i>	American Elm	Fair	No Action
27	10	<i>Acer platanoides</i>	Norway Maple	Good	No Action
28	17	<i>Gymnocladus dioica</i>	Kentucky Coffee	Fair	No Action

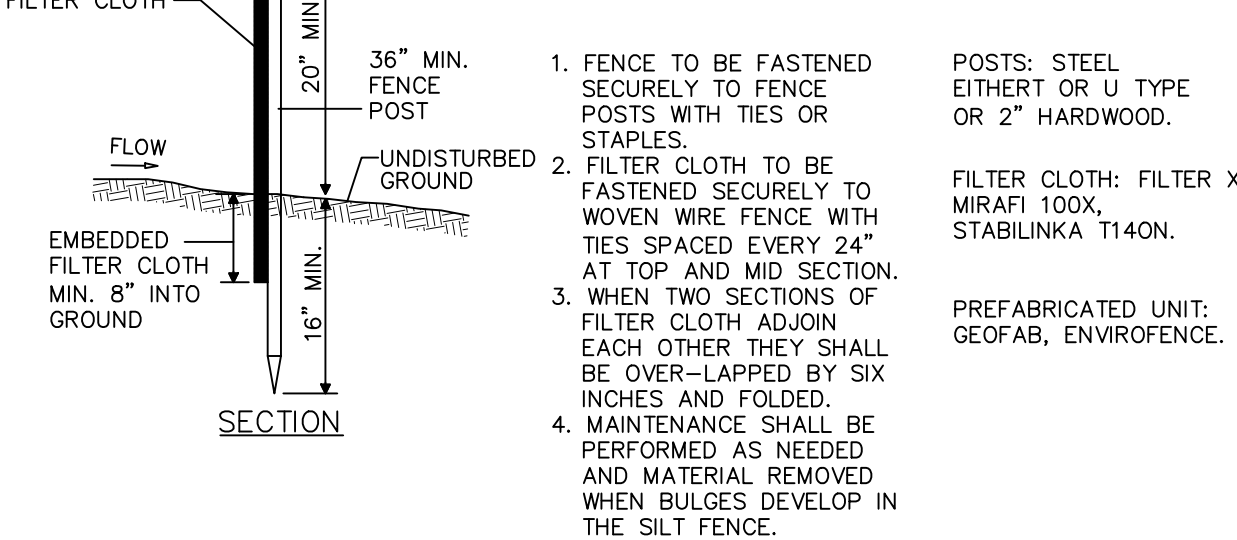
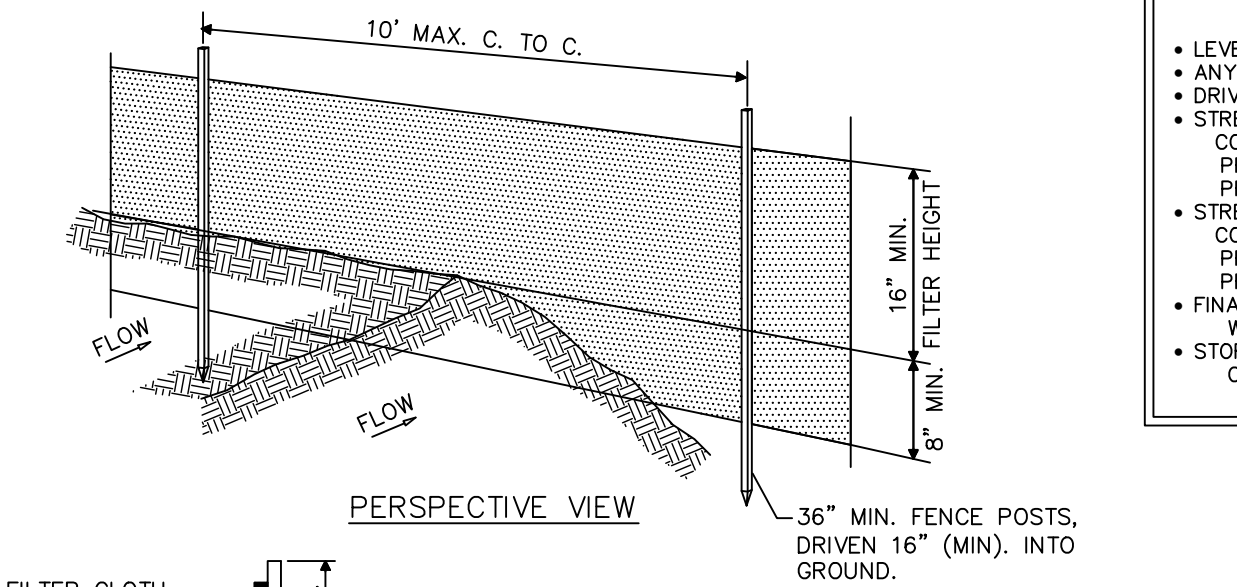
- Rating is based on tree health and structural integrity.
 - Adjacent private property trees requiring protective fencing will be protected using perimeter construction fencing instead of individual tree fencing.
 - Install Tree Protection Fence per Tree Protection Plan prior to any construction activity
 - Fence the public portion (parkways) of the entire Tree Protection Zones with a 6' chain-link fence to prevent wounds to the parkway tree(s) as well as soil compaction prior to any construction activity. Post the fence with a sign stating "Tree Protection Zone – Keep Out"
 - At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zones.
 - The entire Tree Protection Zone(s) should be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn.
 - Tree Protection Zone is the designated area that encompasses and entire tree canopy.
- This tree preservation plan incorporates all reasonable steps necessary to minimize damage to trees on property and adjacent to the property.
- The Tree Preservation Plan was performed by Certified Arborist Bradley Earnest


11/10/2021
Bradley Earnest Certified Arborist # IL-9808-A

NOTES:

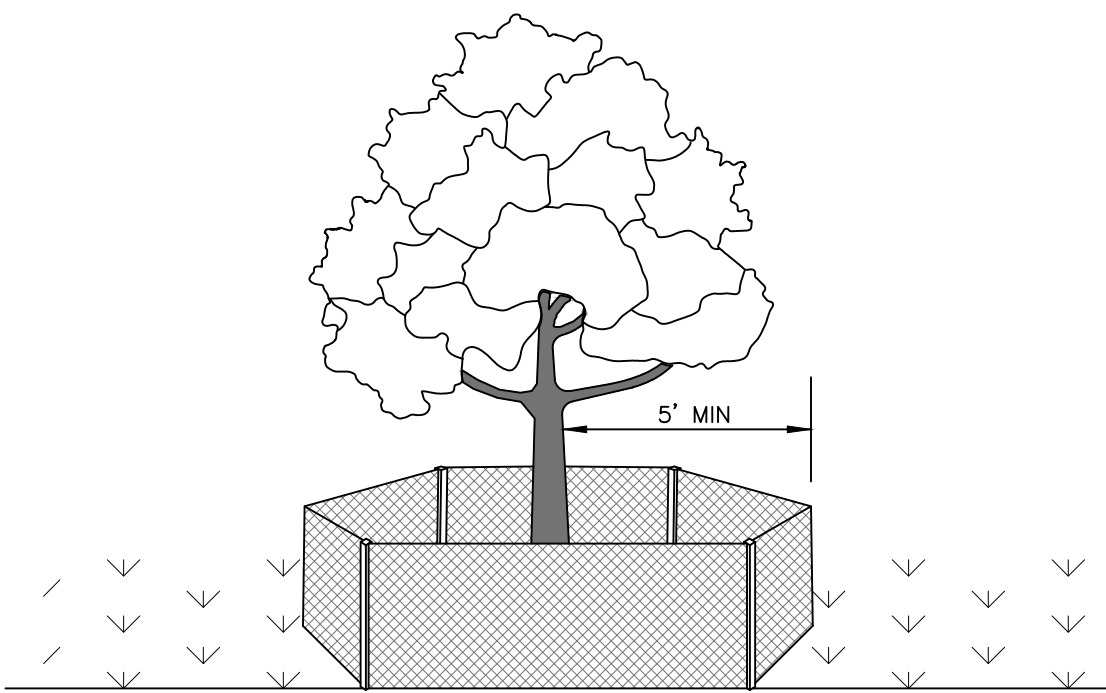
1. All work must be performed according to the approved Tree Preservation Plan.
2. An approved Tree Preservation Plan must be available on the building site.
3. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
4. Fence the public portion (parkways) of the **entire** Tree Protection Zone(s) with a 6' chain-link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone – Keep Out"
5. All required tree protection fencing shall remain in place until the time of the finish grading and landscaping.
6. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
7. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
8. Should it be necessary to trench within the TPZ for utilities, **including disconnection or capping of existing utilities**, all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
9. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. **Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone**
10. The proposed water service line valves (B-Boxes), is to be ten feet (10') from parkway trees. If future utility excavations need to occur, this reduces the chances of extensive stem or root damage, which could lead to tree decline.
11. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).
12. Removal of any hardscape within the Tree Protection Zones will be done by hand. No roots larger than two inches (2") shall be cut unless there is no alternative is feasible. Cuts will be made with a sharp pruning saw to avoid tearing and will be flush with the tree side of the trench.
13. Demolition and construction of any proposed sidewalk should follow the Village detail for sidewalk construction within Tree Protection Zones, including no to minimal excavation (see Mandatory Tree Protection During Construction Policy)
14. The Tree Protection Zone may be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn.

All parties acknowledge that penalties outlined under Title 7 Chapter 2 will be enforced. Title 7 Section 1-Chapter 2-B(3): Any person who removes or cuts down any tree in any public street or parkway or other public place without a permit from the Village or causes the death of the tree in any public street or parkway or other public place by negligence or failure to adequately protect said tree during construction on that person's property shall pay the Village a permit fee of twenty-five thousand dollars (\$25,000).

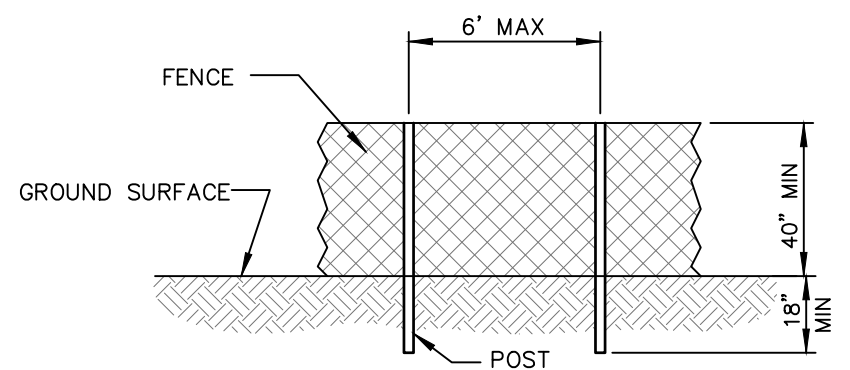


SILT FENCE

NOT TO SCALE



SECTION VIEW



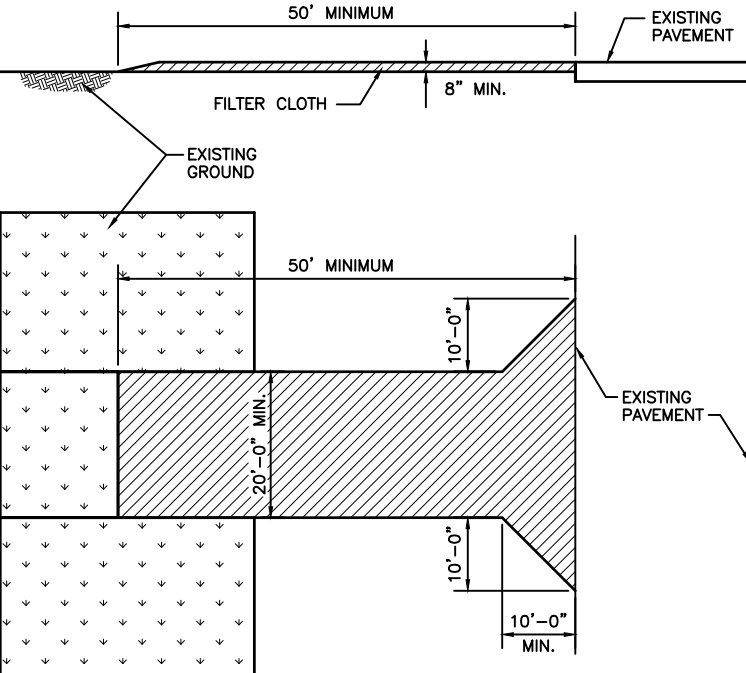
POST AND FENCE DETAIL

NOTES:

1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE PROJECT MANAGER.

TREE PROTECTION

NOT TO SCALE



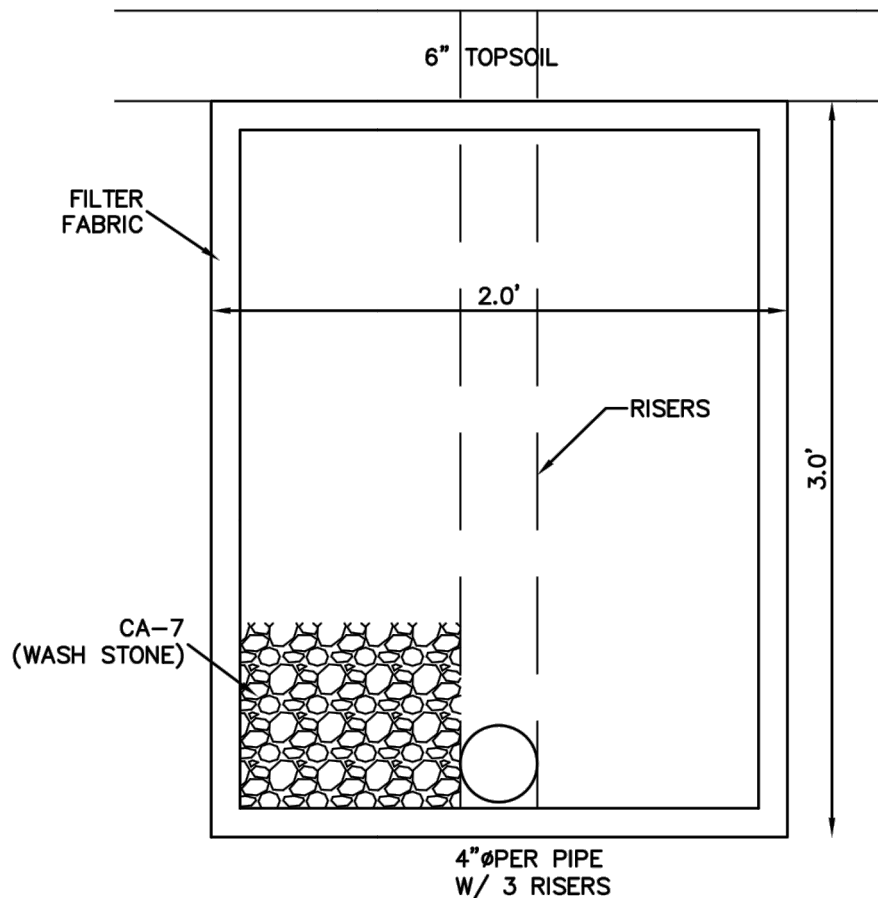
STABILIZED TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION ENTRANCE SPECIFICATIONS

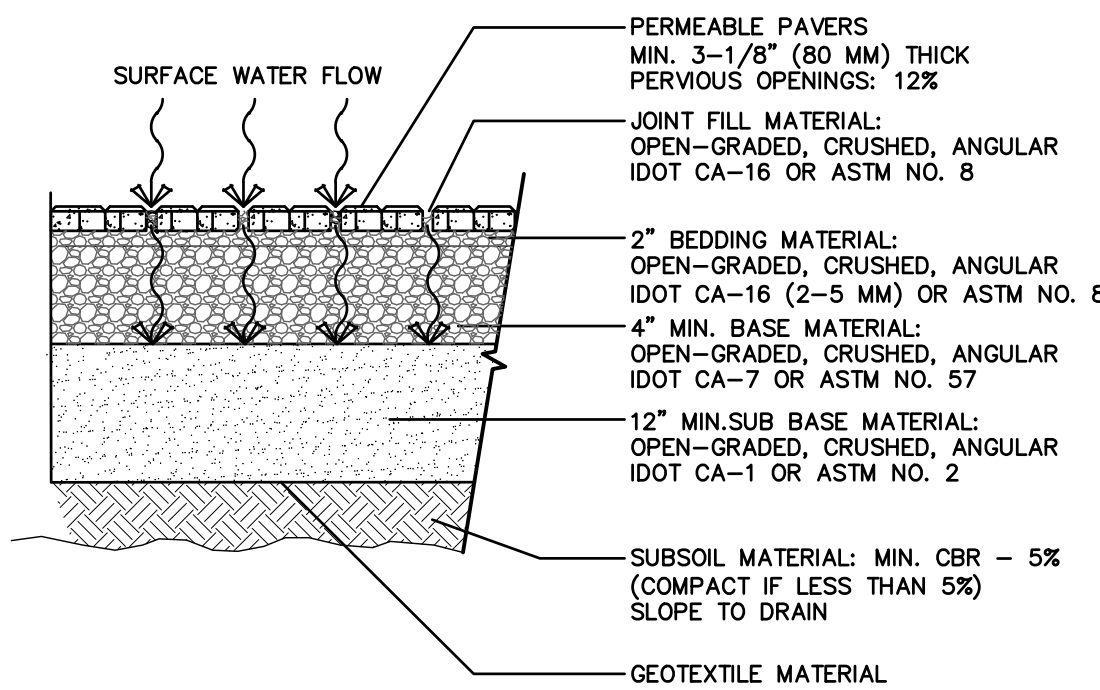
1. THE ENTRANCE SHALL BE IN PLACE PRIOR TO ANY SITE GRADING ACTIVITIES.
2. STONE SIZE - SIZE 2 STONE OR RECYCLE CONCRETE EQUIVALENT. THICKNESS - NOT LESS THAN 6"
3. FILTER FABRIC - SHALL BE PLACED UNDER THE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO PREVENT TRACKING.
5. WHEELS - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
7. THE ENTRANCE SHALL BE UTILIZED BY ALL CONSTRUCTION TRAFFIC UNTIL PERMANENT PAVEMENTS ARE IN PLACE.

- LEVEL SPREADER INSPECTION - INSPECTION IS REQUIRED WHEN EXCAVATION IS COMPLETE, PIPES ARE CONNECTED AND EXPOSED AND STONE FOR BACKFILLING IS ON SITE.
- ANY CONNECTIONS TO THE STORM SEWER - INSPECTION IS REQUIRED WHEN EXCAVATION IS COMPLETE, PIPES ARE CONNECTED AND EXPOSED AND STONE FOR BACKFILLING IS ON SITE.
- DRIVEWAYS, SIDEWALKS & CURBS IN THE PARKWAY - ASPHALT OR CONCRETE, WHEN DRIVEWAY IS LAID-OUT, EXCAVATED, FORMWORK IS IN PLACE, AND SUBGRADE HAS BEEN PLACED.
- STREET PATCHES FOR SANITARY CONNECTION - 3 INSPECTIONS
- CONNECTION INSPECTION TO BE CARRIED OUT AND APPROVED BY FLAGG CREEK
- PRE-POUR INSPECTION FOR FLOW-ABLE FILL. STONE BACKFILLED 1 FT ABOVE PIPEWORK, FLOW-ABLE FILL ON SITE
- PRE-POUR FOR FINAL CONCRETE, 10 INCHES FROM FINAL GRADE, CONCRETE ON SITE.
- STREET PATCHES FOR WATER CONNECTION - 3 INSPECTIONS
- CONNECTION INSPECTION TO BE CARRIED OUT AND APPROVED BY HINSDALE WATER DEPARTMENT
- PRE-POUR INSPECTION FOR FLOW-ABLE FILL. STONE BACKFILLED 1 FT ABOVE PIPEWORK, FLOW-ABLE FILL ON SITE
- PRE-POUR FOR FINAL CONCRETE, 10 INCHES FROM FINAL GRADE, CONCRETE ON SITE.
- FINAL GRADE INSPECTION
- WHEN THE SITE IS COMPLETE IN ACCORDANCE WITH THE PERMITTED SITE GRADING PLAN, 70% VEGETATED AND ALL OTHER ENGINEERING AND PUBLIC WORKS INSPECTIONS ARE COMPLETE.
- STORMWATER BOND INSPECTION
- CARRIED OUT 12 MONTHS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.



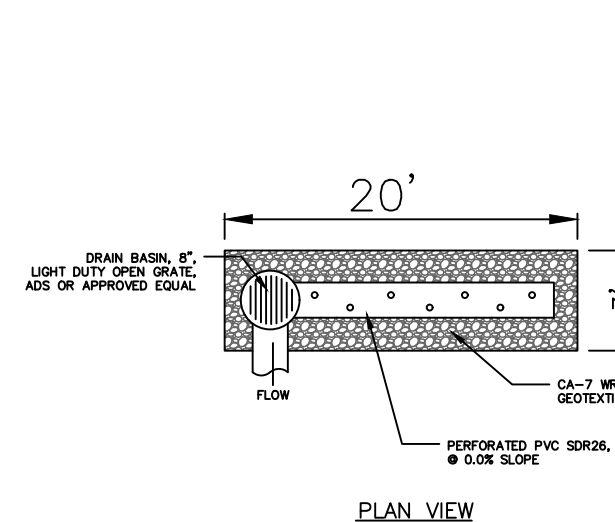
SUMP PUMP DRAINAGE SYSTEM DETAIL

NOT TO SCALE



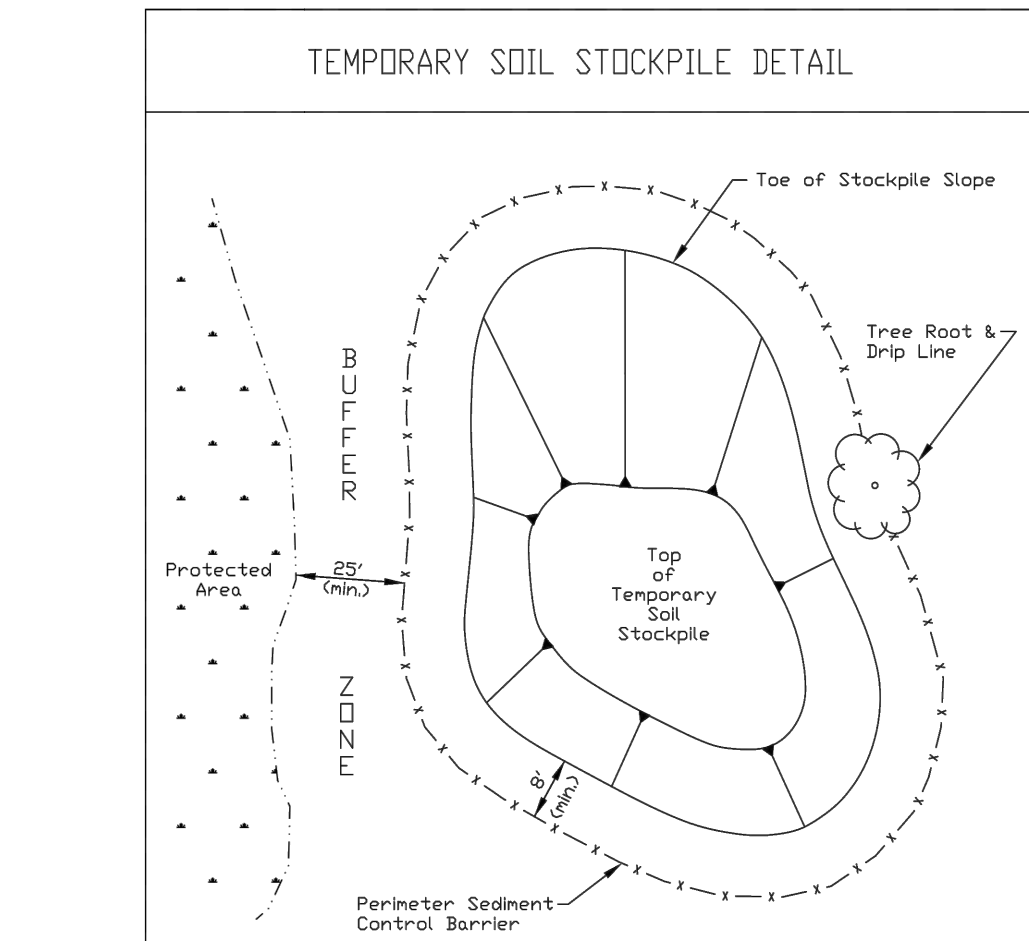
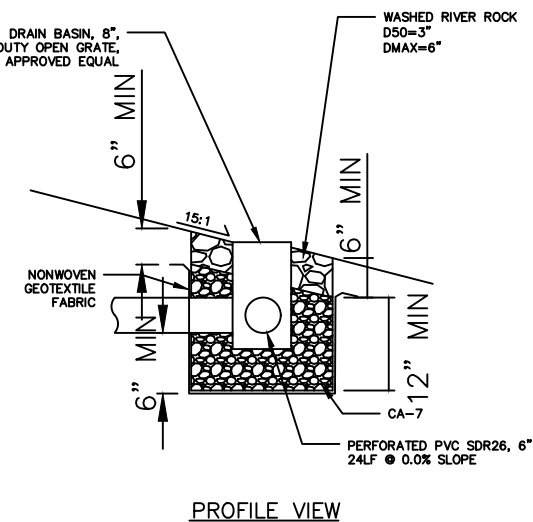
PERMEABLE PAVER DETAIL

NOT TO SCALE



LEVEL SPREADER DETAIL

NOT TO SCALE



- NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
 2. Soil stockpile to be stabilized in accordance with practical standards.
 3. Do not locate stockpile within overlaid drainage flow path, designated flow path for stormwater runoff.
 4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
 5. Installation of benches, terraces, or slope interrupters should be considered.
 6. Avoid building soil stockpiles on impervious surfaces.
 7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE	PROJECT	STANDARD SVLS. NO.
Designed	Date	11/10/2021
Checked	Date	SHEET 4 OF 4
Approved	Date	DATE: JANUARY 2022

PREPARED FOR: J. JORDAN HOMES, LLC

DRAWN BY: KK
CHECKED BY: JPG
APPROVED BY: JPG



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 24, 2021
SITE PLAN REVISED: NOVEMBER 11, 2021
SITE PLAN DATED: OCTOBER 22, 2021

SHEET 4 OF 4

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



MEMORANDUM

DATE: February 25, 2022

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-07-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: March 2, 2022 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 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 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.

Since the Preliminary COA application reviewed by the HPC on September 1, 2021, the applicant has made minor changes to the elevations, side and rear setbacks, building height, FAR, lot coverage, and building coverage. Overall, the proposed site plan and building elevations are consistent with the plans provided under the Preliminary COA application.

Process

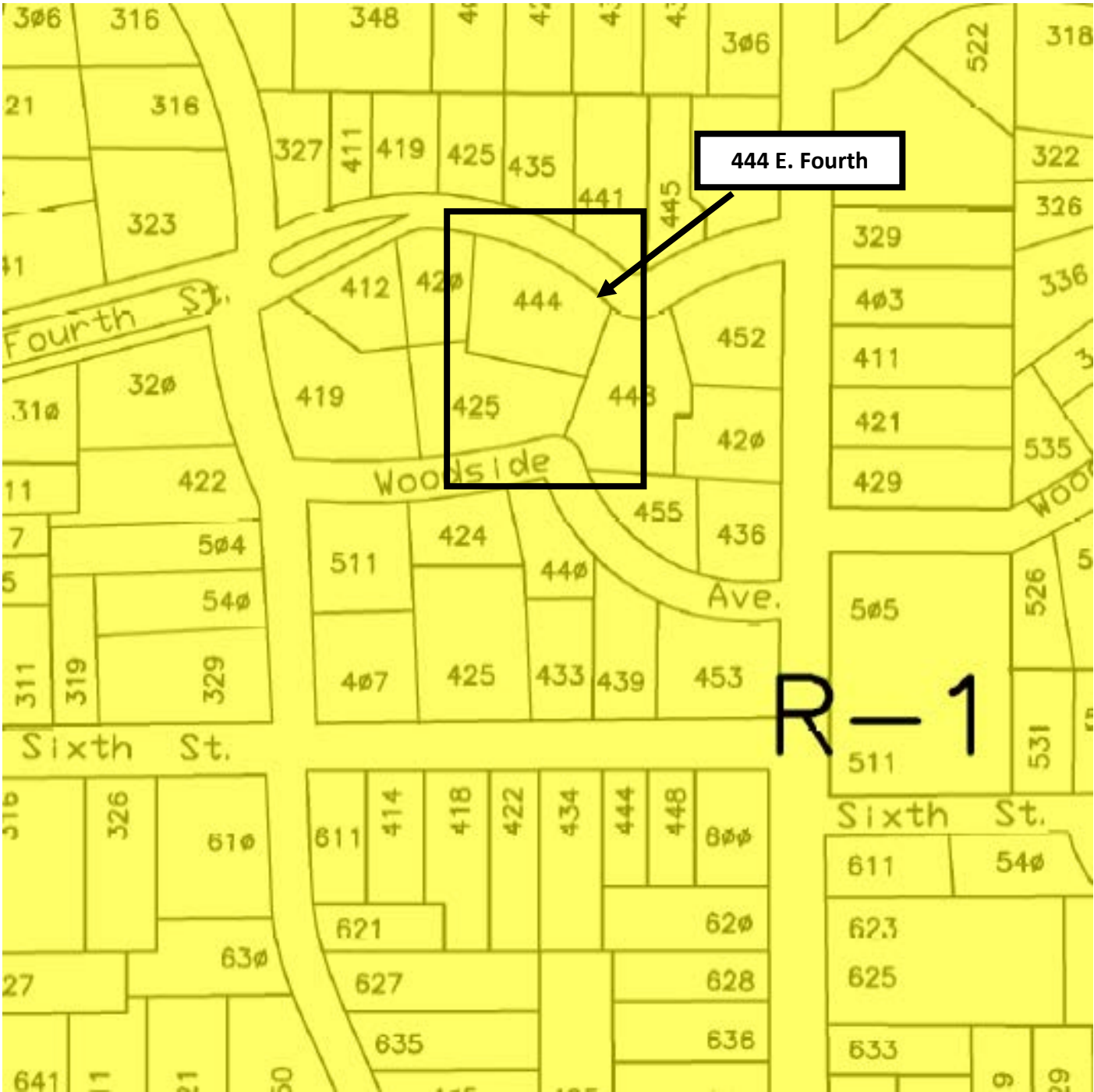
Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a 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
8. Preliminary COA Application and Exhibits - Case HPC-05-2021

Village of Hinsdale Zoning Map and Project Location



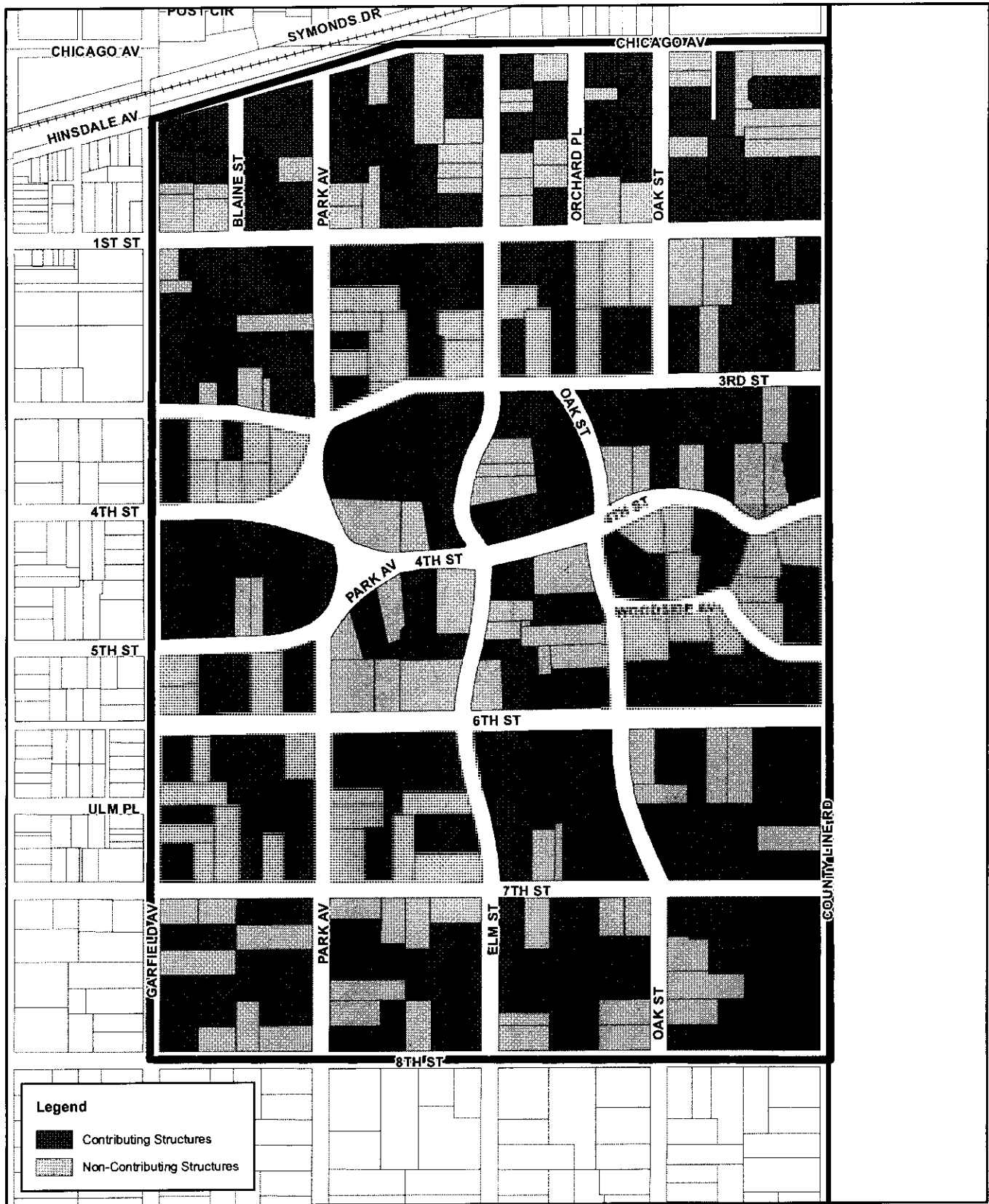
Aerial View – 444 E. Fourth Street



This aerial map displays a residential neighborhood in St. Louis, Missouri, with property boundaries and street names overlaid. The map includes the following streets and addresses:

- East 4th Street** (curved street running horizontally across the top half of the map)
- South County Line Road** (vertical street running along the right edge of the map)
- Oak St** (vertical street on the left side, including 327, 411, 419, 425, 433, 441, 445, 452, 459, 463, 467, 471, 475, 479, 483, 487, 491, 495, 499, 503, 507, 511, 515, 519, 523, 527, 531, 535, 539, 543, 547, 551, 555, 559, 563, 567, 571, 575, 579, 583, 587, 591, 595, 599, 603, 607, 611, 615, 619, 623, 627, 631, 635, 639, 643, 647, 651, 655, 659, 663, 667, 671, 675, 679, 683, 687, 691, 695, 699, 703, 707, 711, 715, 719, 723, 727, 731, 735, 739, 743, 747, 751, 755, 759, 763, 767, 771, 775, 779, 783, 787, 791, 795, 799, 803, 807, 811, 815, 819, 823, 827, 831, 835, 839, 843, 847, 851, 855, 859, 863, 867, 871, 875, 879, 883, 887, 891, 895, 899, 903, 907, 911, 915, 919, 923, 927, 931, 935, 939, 943, 947, 951, 955, 959, 963, 967, 971, 975, 979, 983, 987, 991, 995, 999, 1003, 1007, 1011, 1015, 1019, 1023, 1027, 1031, 1035, 1039, 1043, 1047, 1051, 1055, 1059, 1063, 1067, 1071, 1075, 1079, 1083, 1087, 1091, 1095, 1099, 1103, 1107, 1111, 1115, 1119, 1123, 1127, 1131, 1135, 1139, 1143, 1147, 1151, 1155, 1159, 1163, 1167, 1171, 1175, 1179, 1183, 1187, 1191, 1195, 1199, 1203, 1207, 1211, 1215, 1219, 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1271, 1275, 1279, 1283, 1287, 1291, 1295, 1299, 1303, 1307, 1311, 1315, 1319, 1323, 1327, 1331, 1335, 1339, 1343, 1347, 1351, 1355, 1359, 1363, 1367, 1371, 1375, 1379, 1383, 1387, 1391, 1395, 1399, 1403, 1407, 1411, 1415, 1419, 1423, 1427, 1431, 1435, 1439, 1443, 1447, 1451, 1455, 1459, 1463, 1467, 1471, 1475, 1479, 1483, 1487, 1491, 1495, 1499, 1503, 1507, 1511, 1515, 1519, 1523, 1527, 1531, 1535, 1539, 1543, 1547, 1551, 1555, 1559, 1563, 1567, 1571, 1575, 1579, 1583, 1587, 1591, 1595, 1599, 1603, 1607, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1647, 1651, 1655, 1659, 1663, 1667, 1671, 1675, 1679, 1683, 1687, 1691, 1695, 1699, 1703, 1707, 1711, 1715, 1719, 1723, 1727, 1731, 1735, 1739, 1743, 1747, 1751, 1755, 1759, 1763, 1767, 1771, 1775, 1779, 1783, 1787, 1791, 1795, 1799, 1803, 1807, 1811, 1815, 1819, 1823, 1827, 1831, 1835, 1839, 1843, 1847, 1851, 1855, 1859, 1863, 1867, 1871, 1875, 1879, 1883, 1887, 1891, 1895, 1899, 1903, 1907, 1911, 1915, 1919, 1923, 1927, 1931, 1935, 1939, 1943, 1947, 1951, 1955, 1959, 1963, 1967, 1971, 1975, 1979, 1983, 1987, 1991, 1995, 1999, 2003, 2007, 2011, 2015, 2019, 2023, 2027, 2031, 2035, 2039, 2043, 2047, 2051, 2055, 2059, 2063, 2067, 2071, 2075, 2079, 2083, 2087, 2091, 2095, 2099, 2103, 2107, 2111, 2115, 2119, 2123, 2127, 2131, 2135, 2139, 2143, 2147, 2151, 2155, 2159, 2163, 2167, 2171, 2175, 2179, 2183, 2187, 2191, 2195, 2199, 2203, 2207, 2211, 2215, 2219, 2223, 2227, 2231, 2235, 2239, 2243, 2247, 2251, 2255, 2259, 2263, 2267, 2271, 2275, 2279, 2283, 2287, 2291, 2295, 2299, 2303, 2307, 2311, 2315, 2319, 2323, 2327, 2331, 2335, 2339, 2343, 2347, 2351, 2355, 2359, 2363, 2367, 2371, 2375, 2379, 2383, 2387, 2391, 2395, 2399, 2403, 2407, 2411, 2415, 2419, 2423, 2427, 2431, 2435, 2439, 2443, 2447, 2451, 2455, 2459, 2463, 2467, 2471, 2475, 2479, 2483, 2487, 2491, 2495, 2499, 2503, 2507, 2511, 2515, 2519, 2523, 2527, 2531, 2535, 2539, 2543, 2547, 2551, 2555, 2559, 2563, 2567, 2571, 2575, 2579, 2583, 2587, 2591, 2595, 2599, 2603, 2607, 2611, 2615, 2619, 2623, 2627, 2631, 2635, 2639, 2643, 2647, 2651, 2655, 2659, 2663, 2667, 2671, 2675, 2679, 2683, 2687, 2691, 2695, 2699, 2703, 2707, 2711, 2715, 2719, 2723, 2727, 2731, 2735, 2739, 2743, 2747, 2751, 2755, 2759, 2763, 2767, 2771, 2775, 2779, 2783, 2787, 2791, 2795, 2799, 2803, 2807, 2811, 2815, 2819, 2823, 2827, 2831, 2835, 2839, 2843, 2847, 2851, 2855, 2859, 2863, 2867, 2871, 2875, 2879, 2883, 2887, 2891, 2895, 2899, 2903, 2907, 2911, 2915, 2919, 2923, 2927, 2931, 2935, 2939, 2943, 2947, 2951, 2955, 2959, 2963, 2967, 2971, 2975, 2979, 2983, 2987, 2991, 2995, 2999, 3003, 3007, 3011, 3015, 3019, 3023, 3027, 3031, 3035, 3039, 3043, 3047, 3051, 3055, 3059, 3063, 3067, 3071, 3075, 3079, 3083, 3087, 3091, 3095, 3099, 3103, 3107, 3111, 3115, 3119, 3123, 3127, 3131

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 13

Robbins Park Historic District
Hinsdale, DuPage County, IL

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

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

14-5-2: CRITERIA:

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

A. General Standards:

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

B. Design Standards:

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

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

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

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

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

I. GENERAL INFORMATION

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

II. SITE INFORMATION

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

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

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

5. TABLE OF COMPLIANCE

Address of subject property: 444 E. 4th Street

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 SF	47,960 SF	47,960 SF
Lot Depth	125'	405' average	405' average
Lot Width	125'	210'-7"	210'-7"
Building Height	31'-7"	n/a	28'-7"
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'-1" / 45'-5"	n/a	21'-1" / 58'-11"
Rear Yard Setback	35' sec. frontage	n/a	44'-8"
Maximum Floor Area Ratio (F.A.R.)*	11,592 SF (24.17%)	n/a	8,959.89 SF (18.68%)
Maximum Total Building Coverage*	11,990 SF (25%)	n/a	6,264 SF (13%)
Maximum Total Lot Coverage*	23,980 SF (50%)	n/a	14,626 SF (30.5%)
Parking Requirements	• 3 per dwelling	n/a	• 4 garage spaces
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	• 30'-0" spacing • 852.66 SF (1.7%)

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

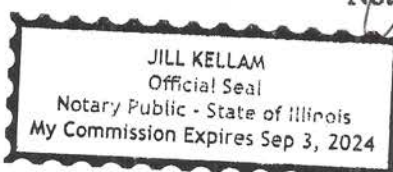
Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 23rd day of

DECEMBER 2021

Jill Kellam
Notary Public

April 2020



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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____ IRREGULAR

Current use of property: _____

Proposed use: Single-family detached dwelling
Other: _____

Approval sought:

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

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

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:

Applicant's signature

Applicant's printed name

Dated: _____, 20____.

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



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



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



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



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



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



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



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



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



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



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



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



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



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

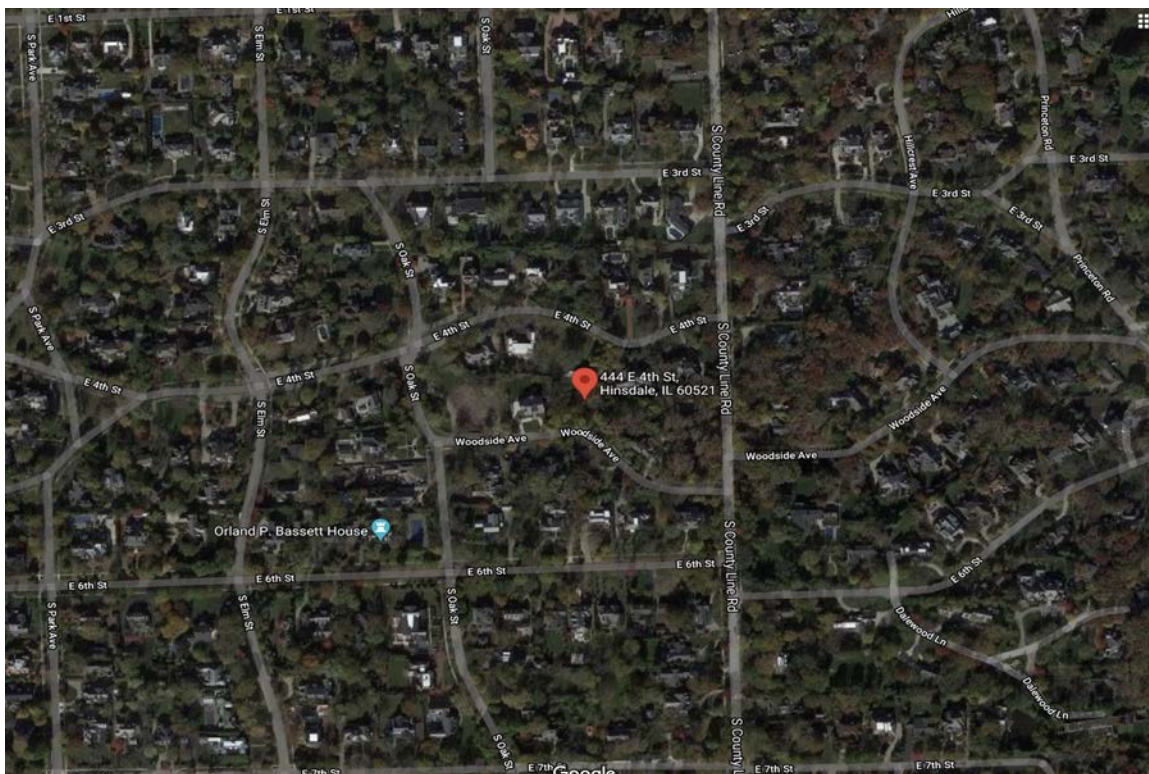
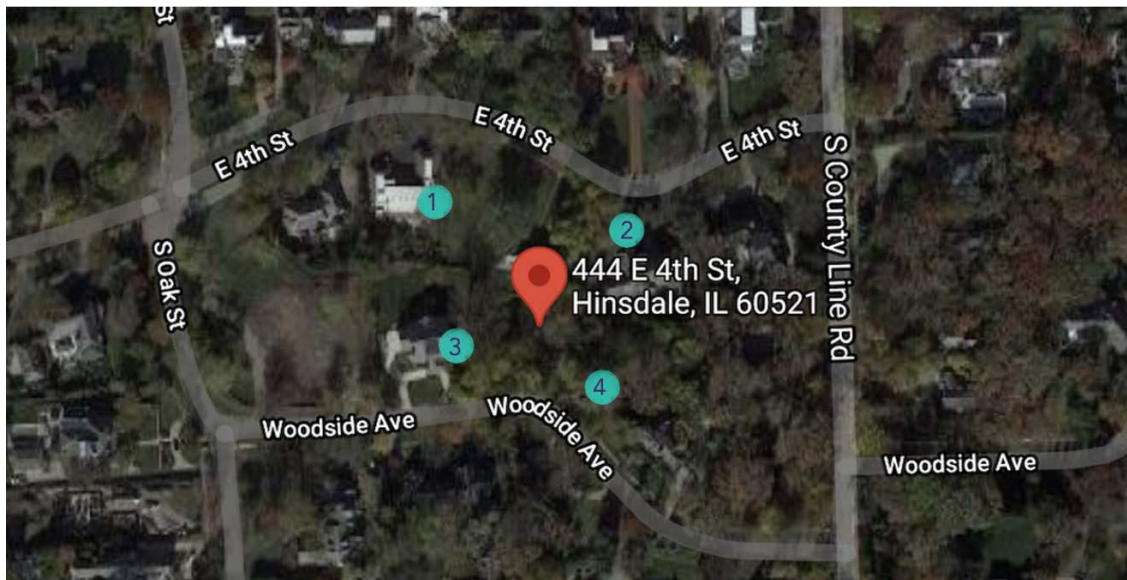
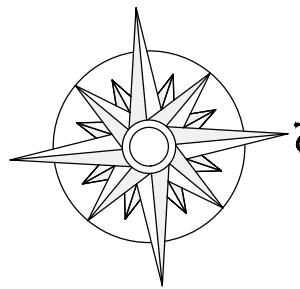


Image #15 – Google Aerial View | 444 E. 4th Street including adjacent properties



Key from top left to top right

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


$$I'' = I\theta'$$

MCALPINE

Copyright
All Rights Reserved

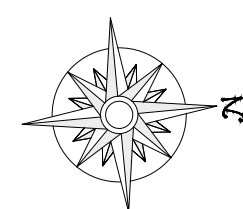
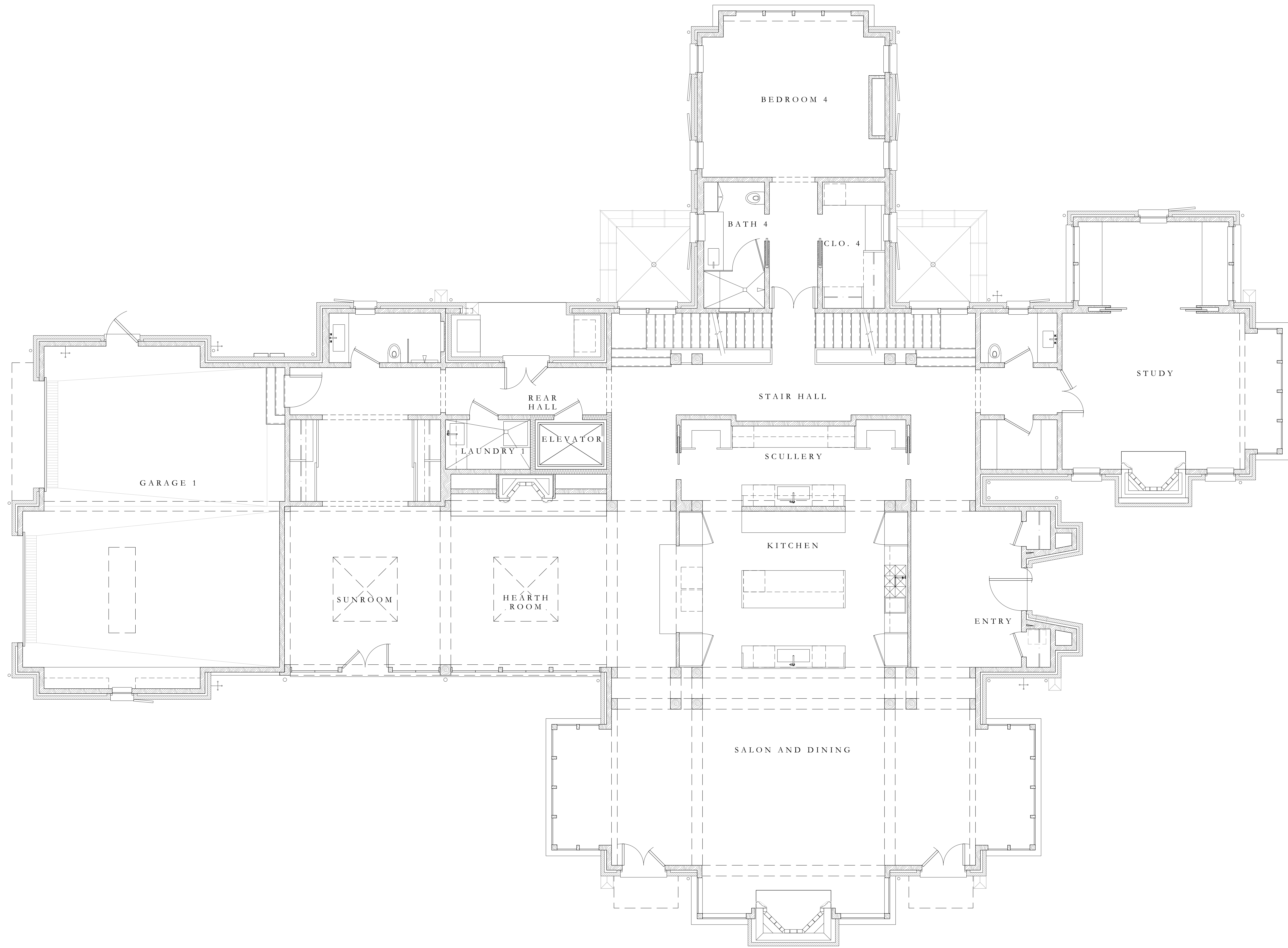
44 E 4th Street
Hinsdale, Illinois

V
.....
V
.....
V

DATE

PC REVIEW - C.O.A.

SHEET No



main level floor plan

house main level	4,117 sq. ft.
garages	1,536 sq. ft.
total main level	5,653 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 DECEMBER 20, 2021

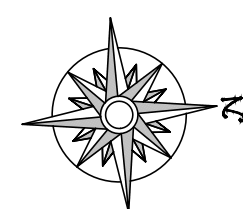
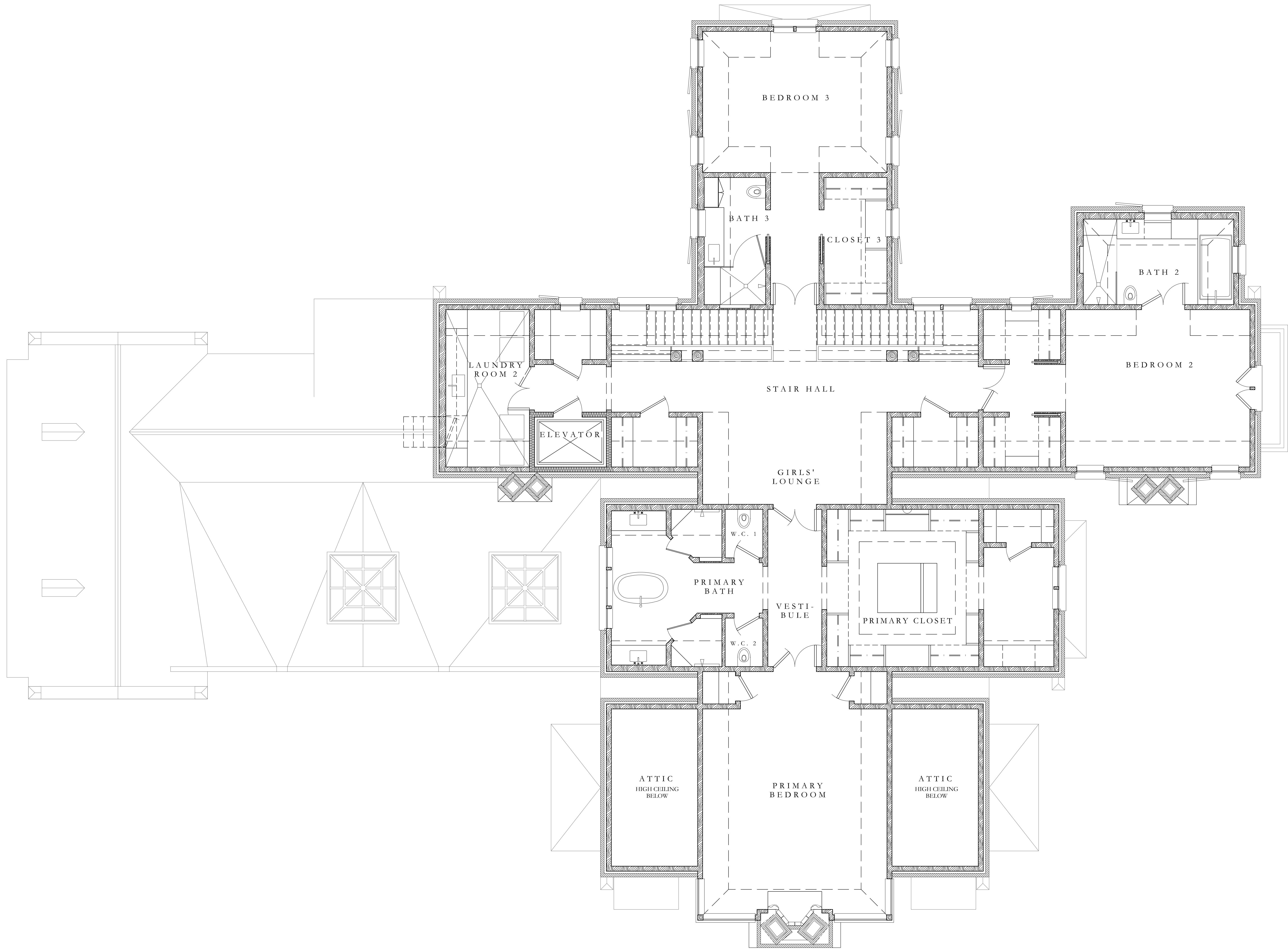
REV	DATE
REV	DATE
REV	DATE

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 2,882 sq. ft.

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

COPYRIGHT
All Rights Reserved

a new residence for

444 E 4th Street
Hinsdale, Illinois

PROJECT

ISSUE
DATE DECEMBER 20, 2021

REV	DATE

UPPER LEVEL FLOOR PLAN	TITLE
---------------------------	-------

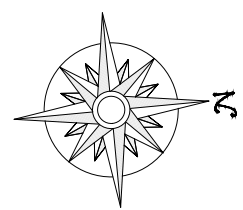
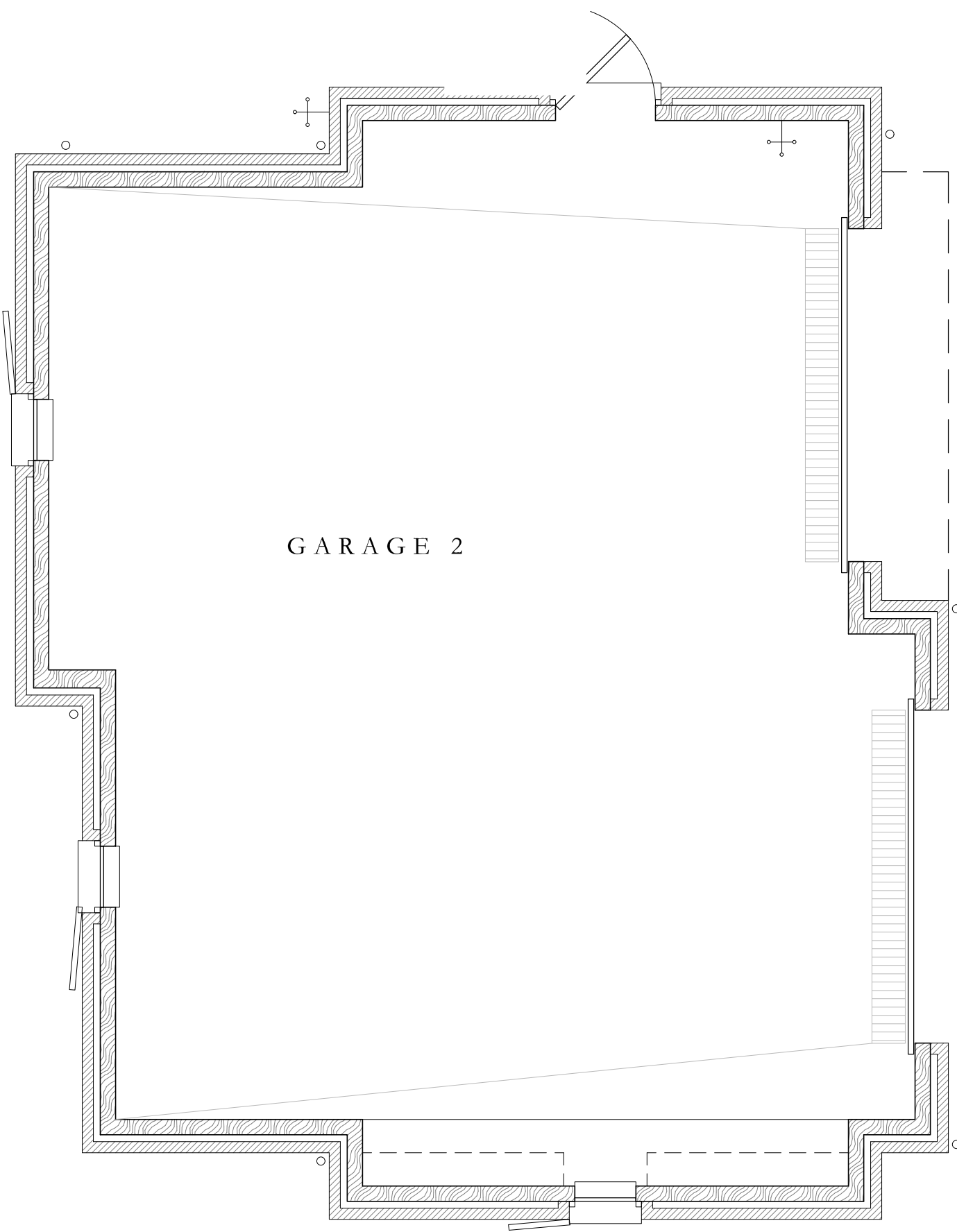
HPC REVIEW - C.O.A.

A1.2	SHEET NO
------	----------

McALPINE

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

NEW YORK ATLANTA NASHVILLE MONTGOMERY



detached garage floor plan

1/2" = 1'-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 DECEMBER 20, 2021

REV

DATE

REV

REV

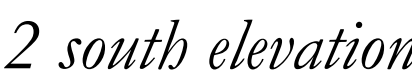
DETACHED GARAGE
FLOOR PLAN

TITLE

HPC REVIEW - C.O.A.

A1.3

SHEET NO


$$\frac{1}{4}'' = 1' - 0''$$

$$\frac{f''}{f} = f' \cdot \theta^n$$

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

MALPINE

drawing is an instrument of
ce, and the property of
ALPINE TANKERSLEY
HITECTURE, P.C., not to be
duced, in whole or in part,
out the express written consen
ALPINE TANKERSLEY
HITECTURE, P.C.

RIGHTS
Reserved

new residence for

44 E 4th Street
Evanston, Illinois

DECEMBER 20, 2022

DATE _____

VATIONS

C REVIEW - C.O.A

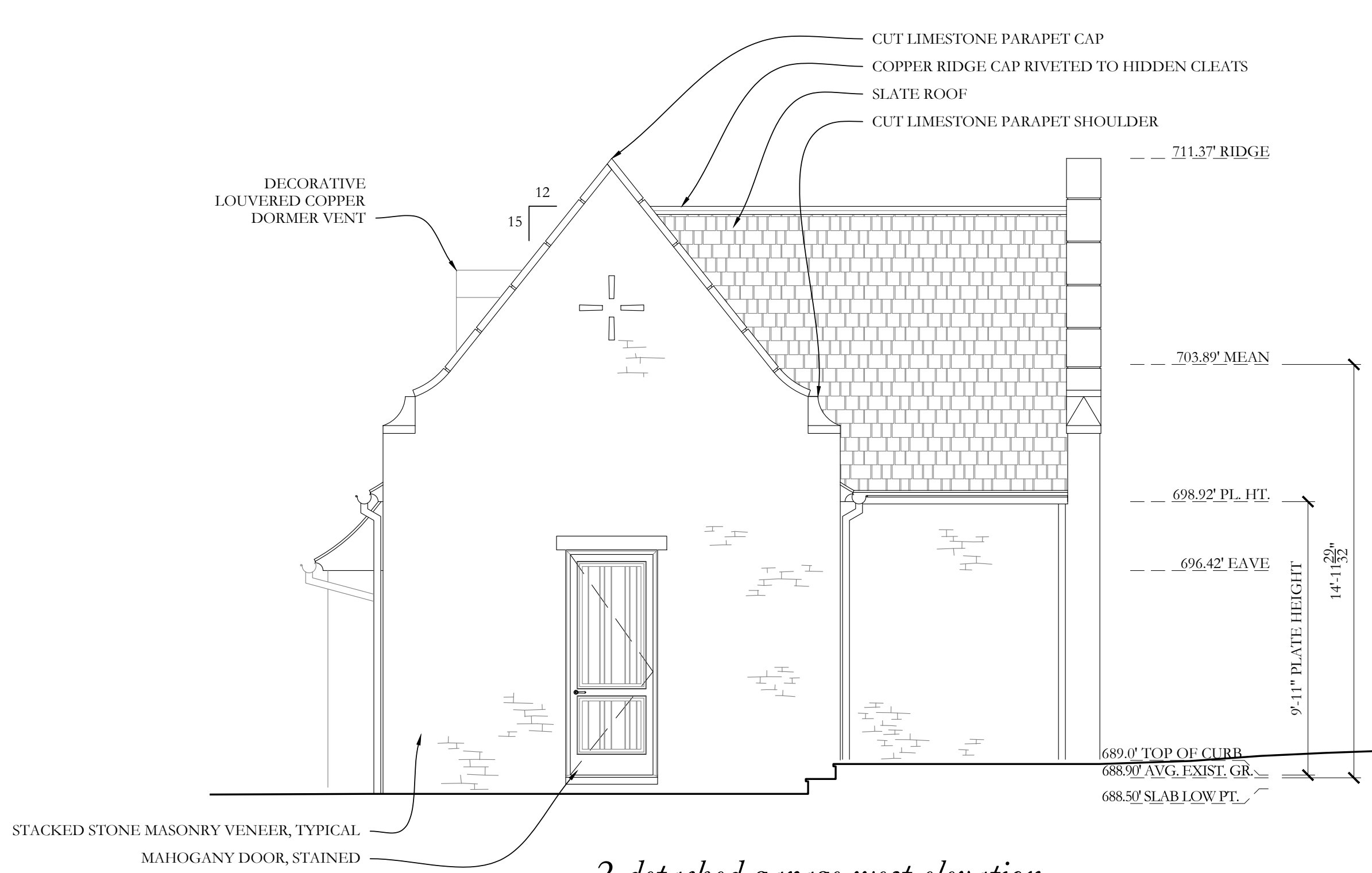
A2.1

SHEET No. _____



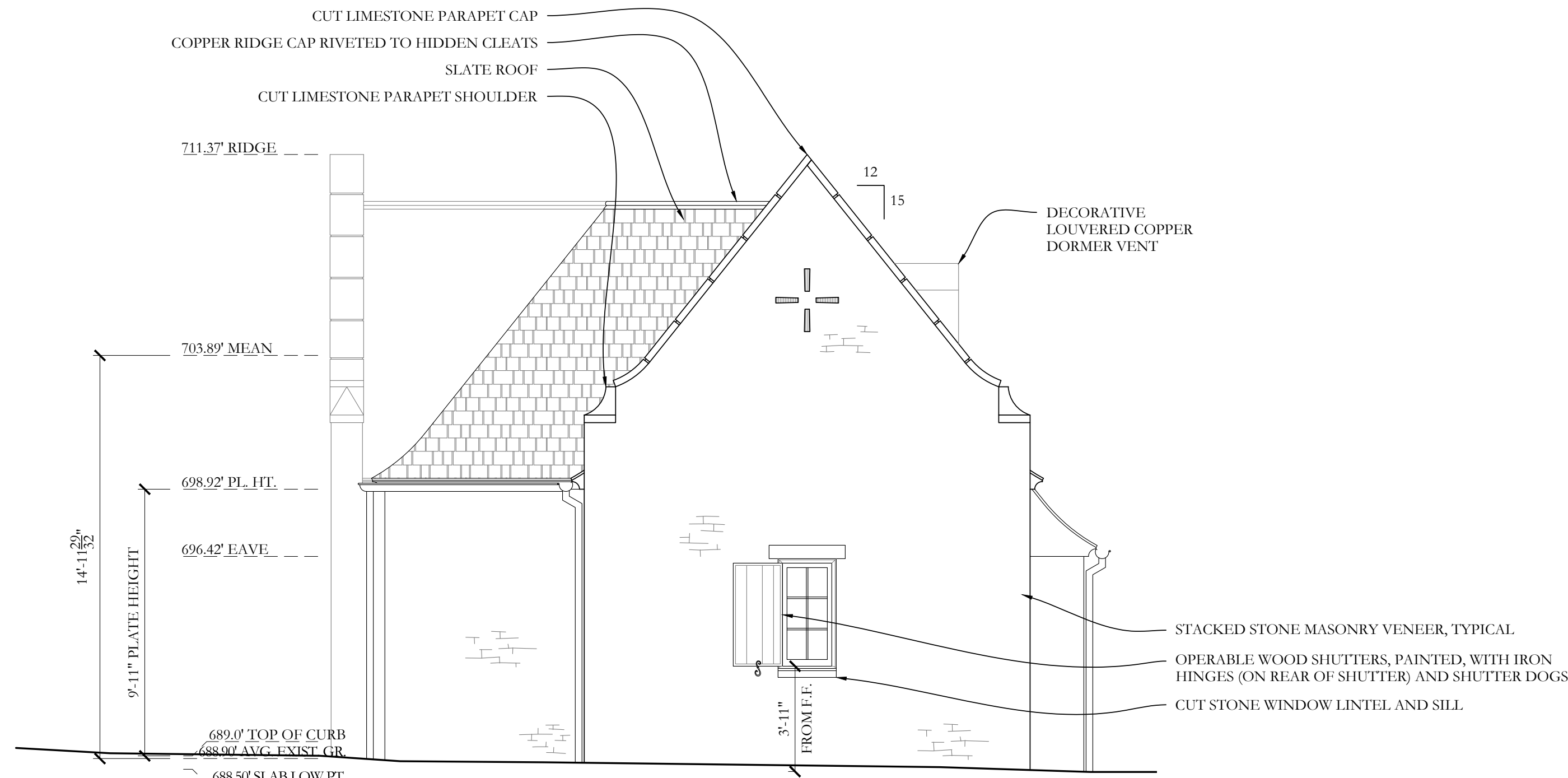
1 attached garage south elevation (Woodside Ave.)

1/4" = 1'-0"



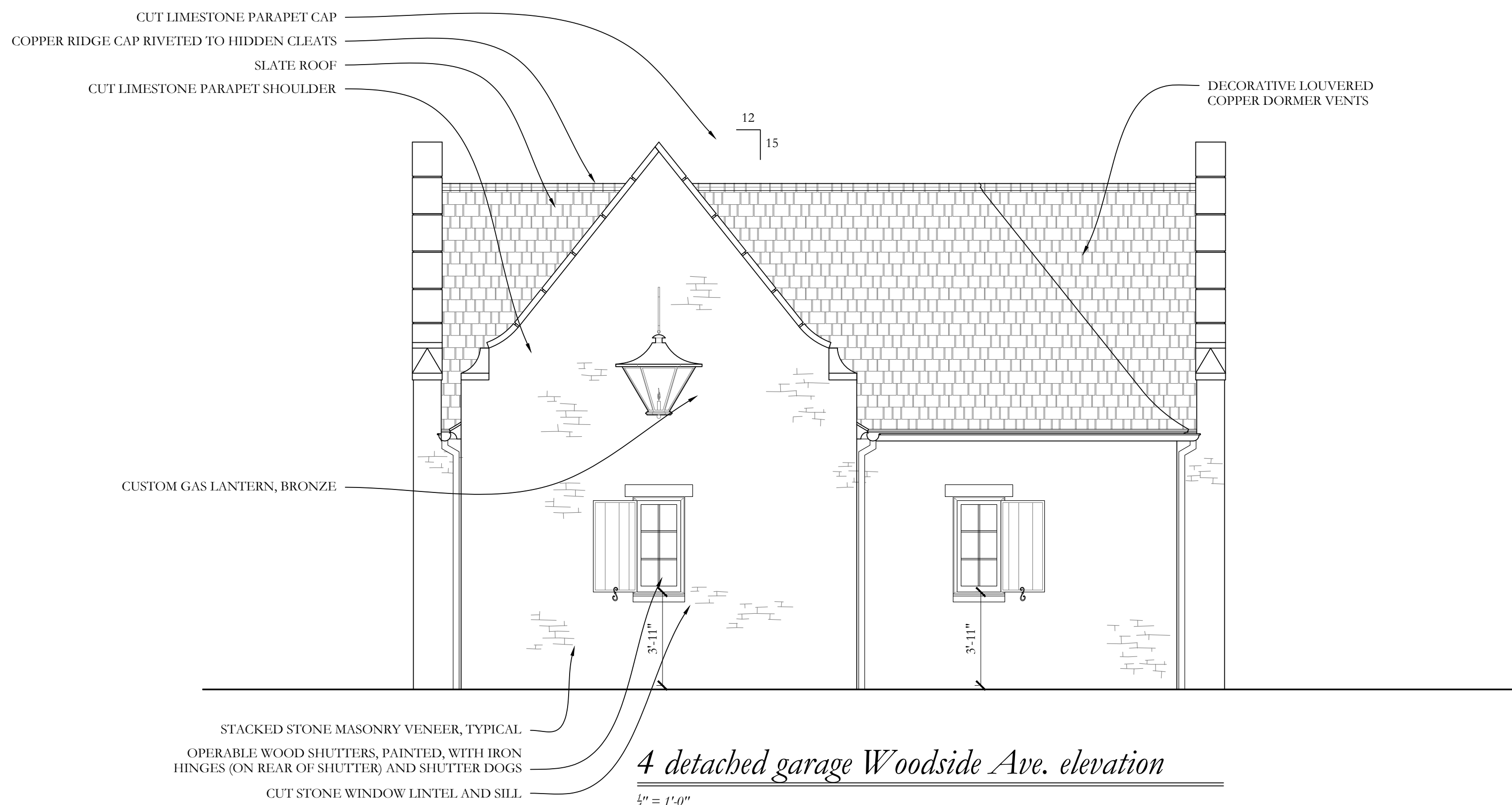
2 detached garage west elevation

1/4" = 1'-0"



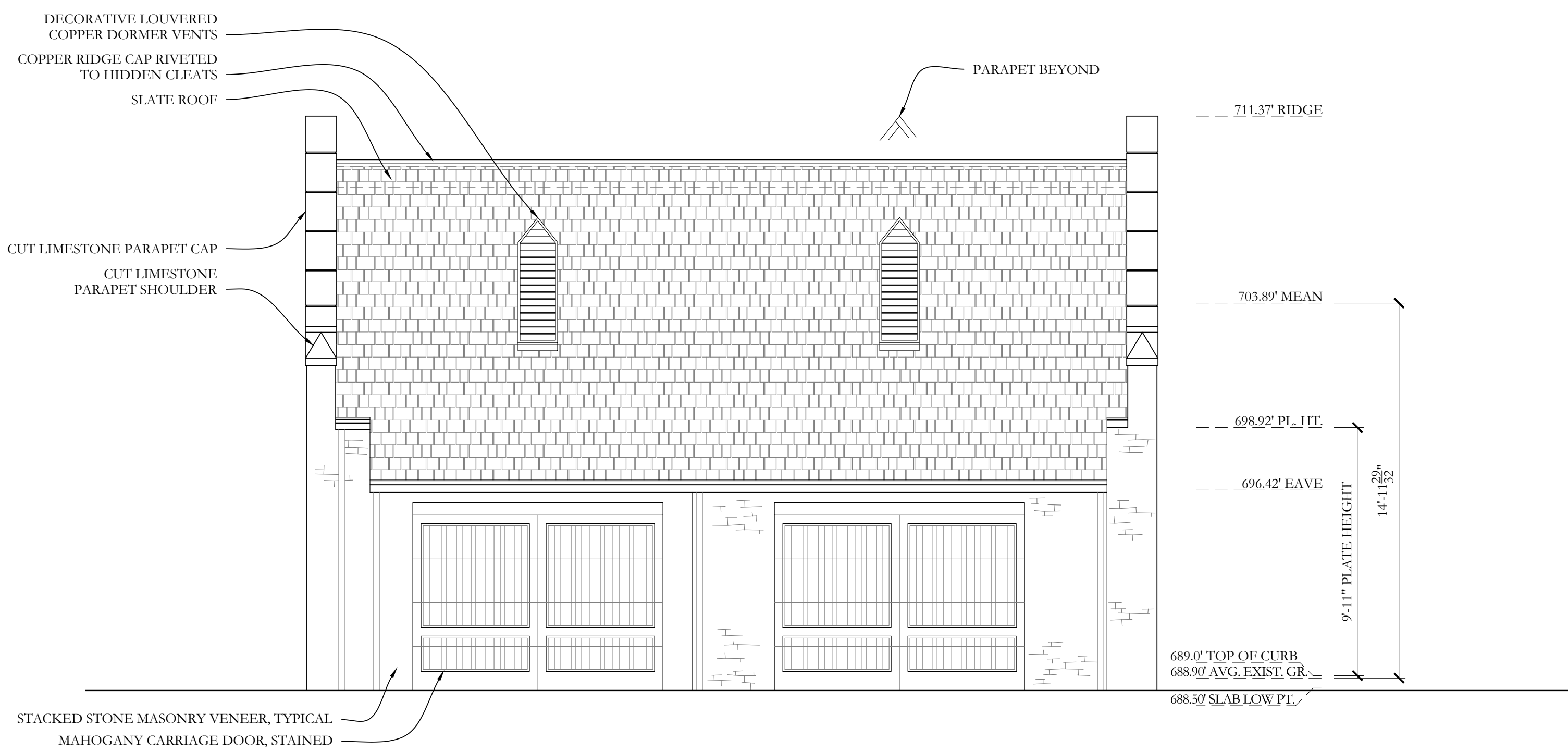
3 detached garage east elevation

1/4" = 1'-0"



4 detached garage Woodside Ave. elevation

1/4" = 1'-0"



5 detached garage north elevation

1/4" = 1'-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 DECEMBER 20, 2021

REV
REV
REV

DATE

ELEVATIONS

TITLE

HPC REVIEW - C.O.A.

A2.2

SHEET NO

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"

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

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT. RECORDED BEARINGS FOR BOUSQUETTE'S RESUBDIVISION NEED TO BE ROTATED CLOCKWISE 0°05'04" TO MATCH MEASURED.
- ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (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: DECEMBER 30, 2022

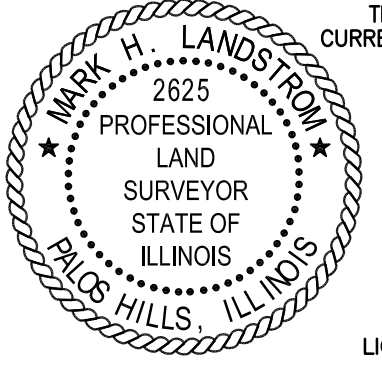
ADDRESS	SETBACK
412 E. 4TH STREET	(38.6')
420 E. 4TH STREET	40.6'
444 E. 4TH STREET*	(100.1')
448 E. 4TH STREET	46.6'
452 E. 4TH STREET	64.0'
AVERAGE SETBACK ON E. 4TH STREET = 50.4'	
(EXISTING AVERAGE ON E. 4TH STREET EXCLUDES 412 E. 4TH STREET & 444 E. 4TH STREET)	
*PREVIOUS RESIDENCE DEMOLISHED WITHIN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

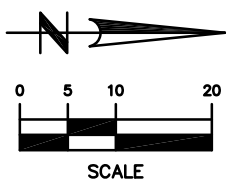
DATED: 7/1/2021



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



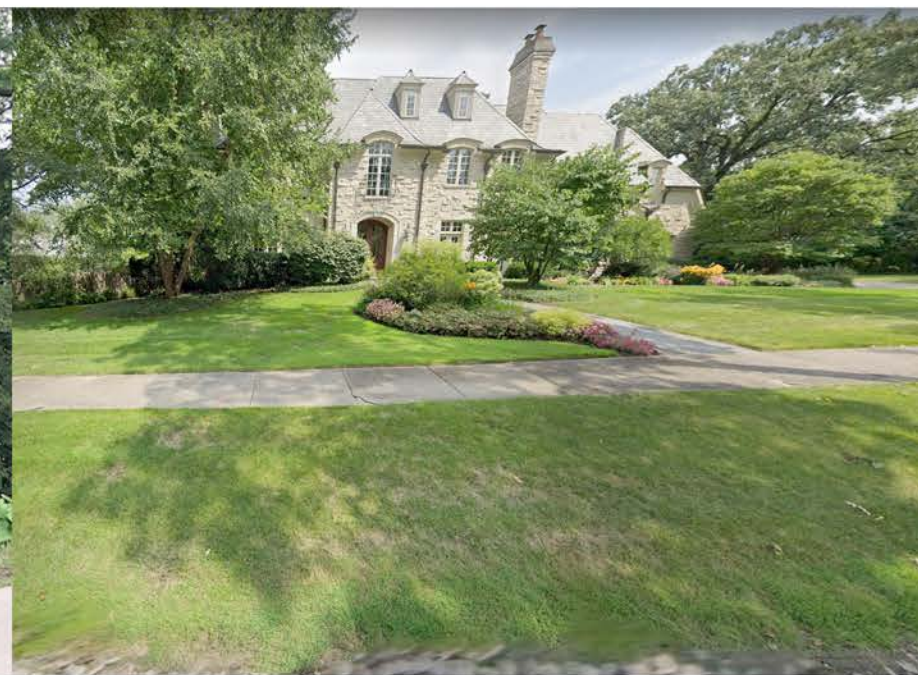
455 Woodside Avenue



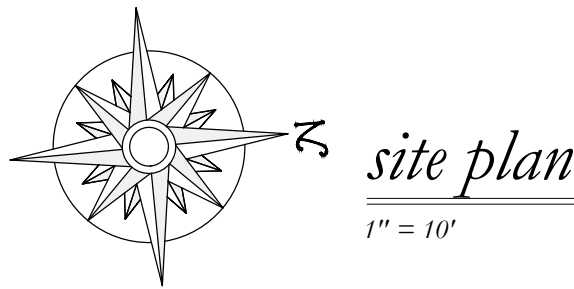
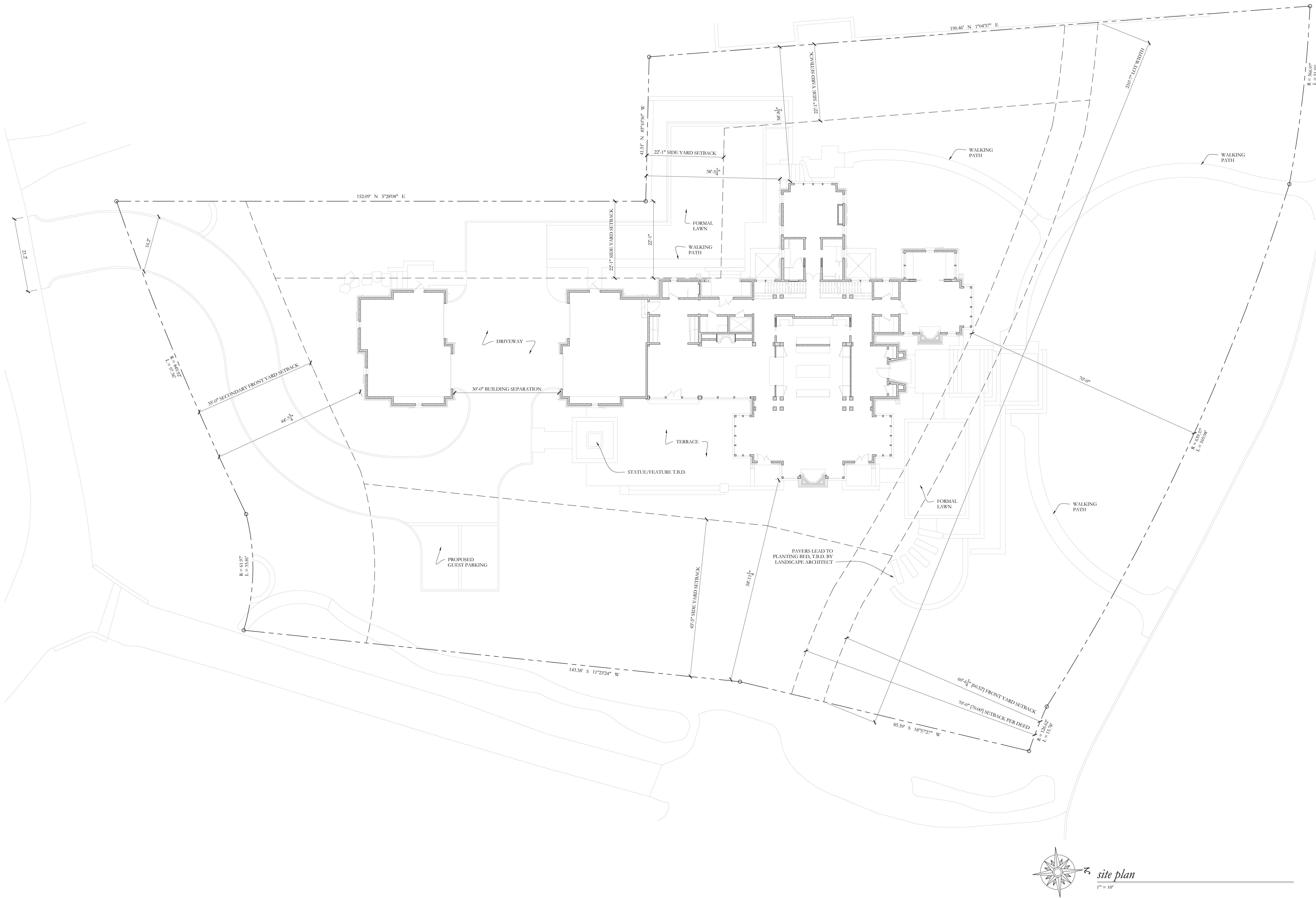
425 Woodside Avenue



444 E 4th Street PROPOSED



455 Woodside Avenue



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

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



ISSUE
DATE JANUARY 7, 2022

REV

REV

REV

ARCHITECTURAL
SITE PLAN WITH
PAVING

PERMIT SET

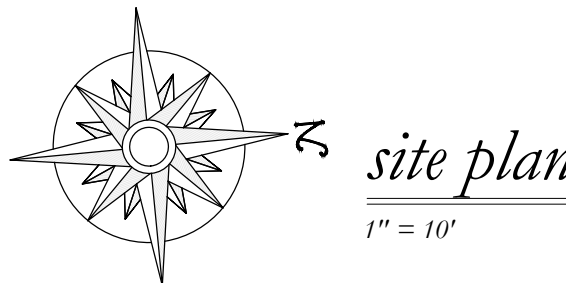
A0.1b

SHEET NO

PROJECT

TITLE

DATE



MCALPINE

COPYRIGHT
All Rights Reserved

444 E 4th Street
Hinsdale, Illinois

REV	
.....	
REV	
.....	
REV	

HPC REVIEW - C.O.A.

A0.1

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

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

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

I. GENERAL INFORMATION

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

II. SITE INFORMATION

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

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

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

5. TABLE OF COMPLIANCE

Address of subject property: 444 E. 4th Street

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

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

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**


Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

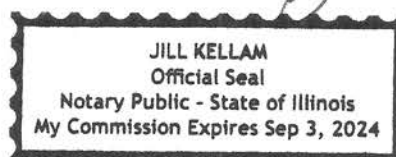
Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 29 day of

July, 2021.


Notary Public

April 2020



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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: _____

Proposed use: Single-family detached dwelling
Other: _____

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

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

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

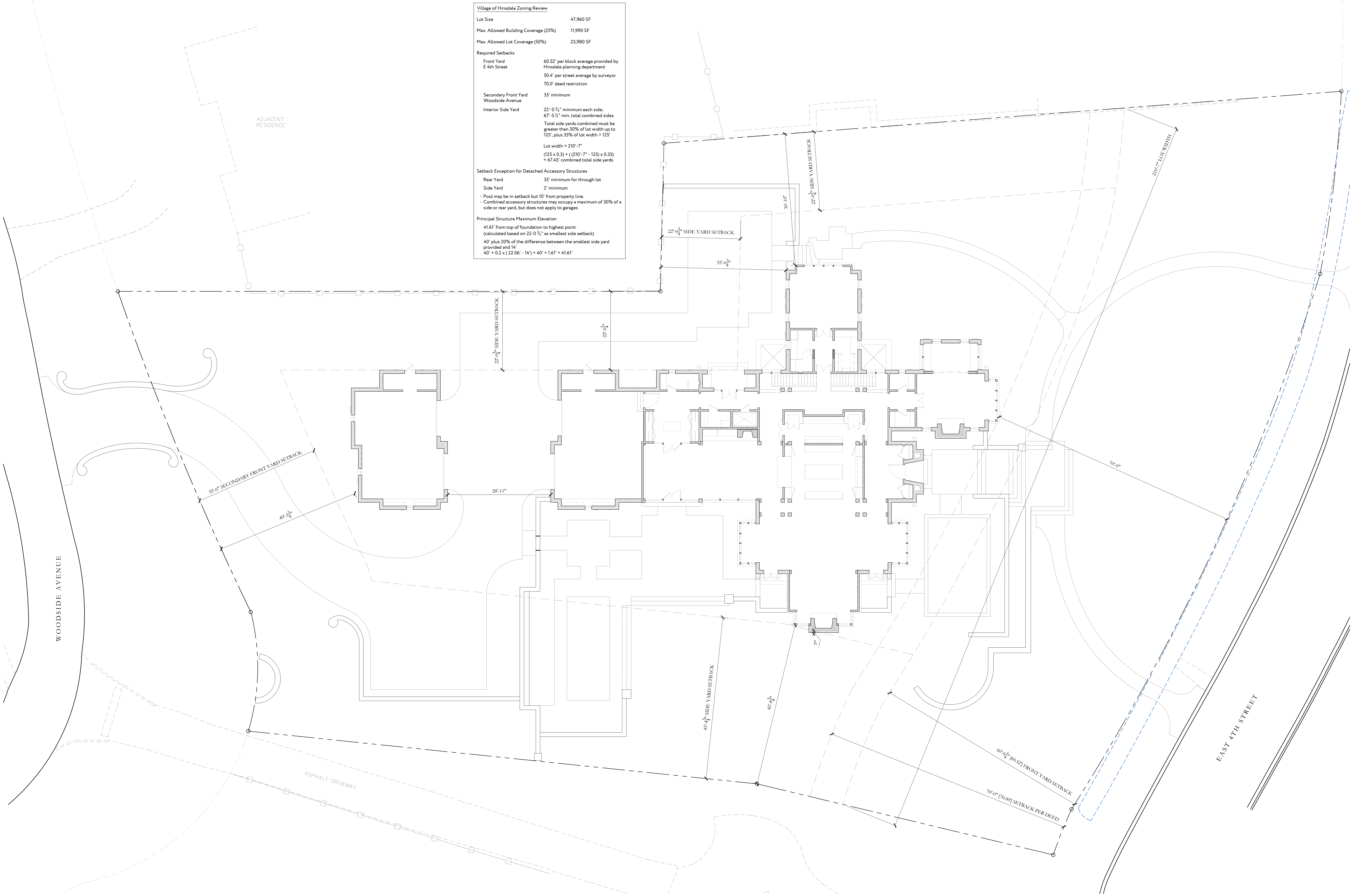
I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

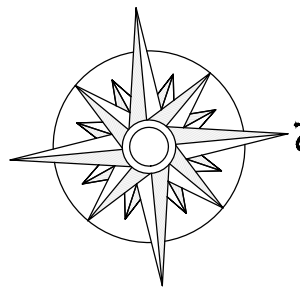
Applicant's signature

Applicant's printed name

Dated: _____, 20____.



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



site plan

1" = 10'

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

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

Hinsdale, Illinois

ISSUE	JULY 28, 2021	DATE
REV		
REV		

SITE PLAN

HPC REVIEW - C.O.A.

A0.1

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

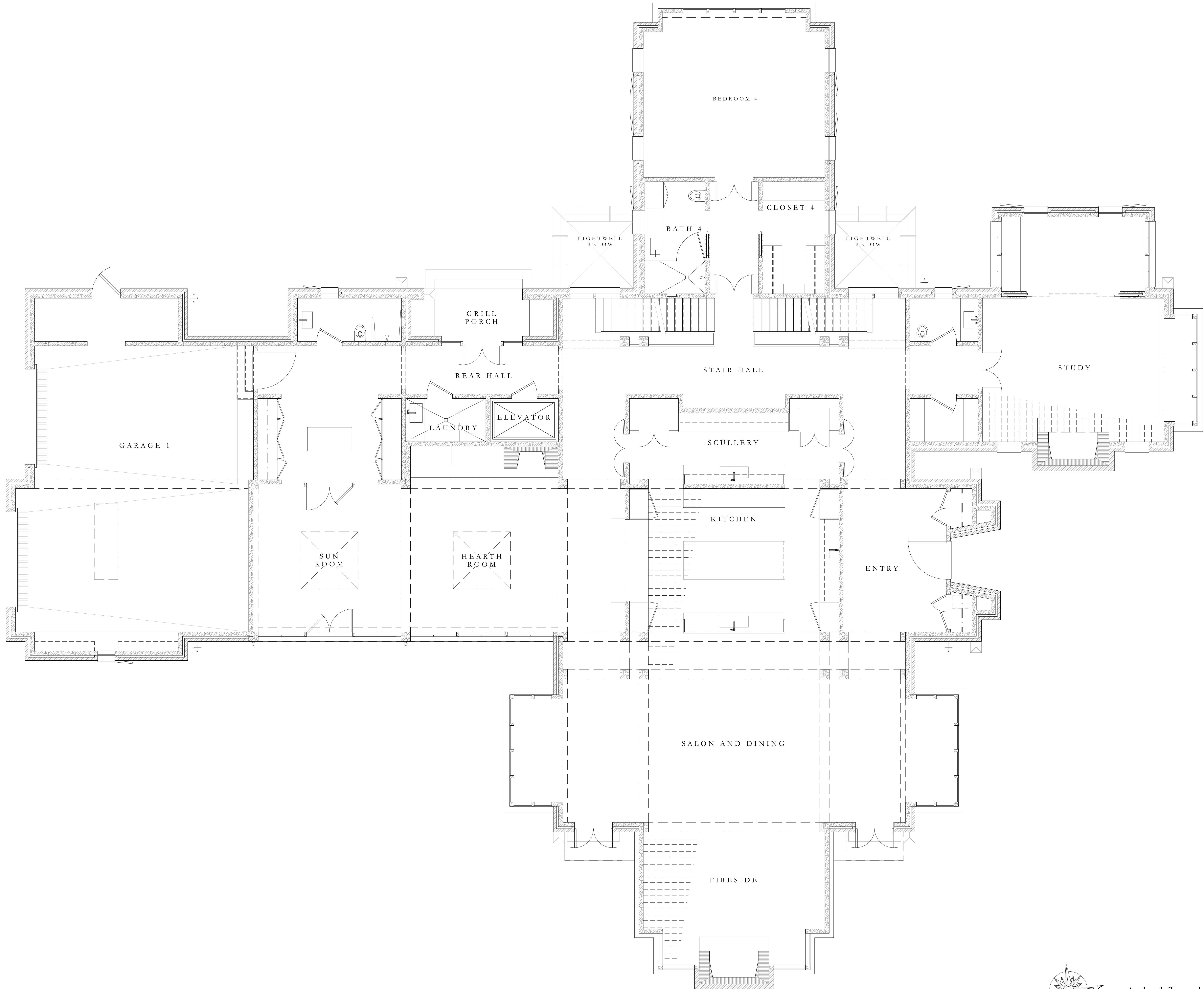
McALPINE

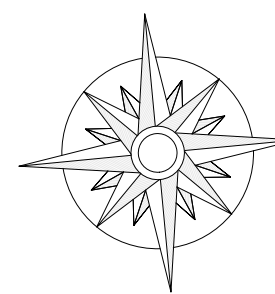
PROJECT

TITLE

SHEET NO

NEW YORK ATLANTA NASHVILLE MONTGOMERY



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

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

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

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

Hinsdale, Illinois

ISSUE	JULY 28, 2021	DATE
DATE		
REV		
REV		

MAIN LEVEL
FLOOR PLAN

HPC REVIEW - C.O.A.

A1.1

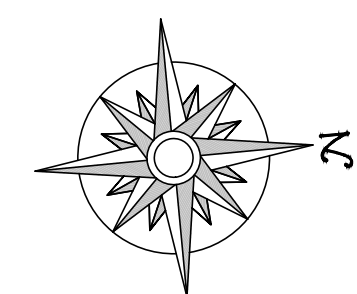
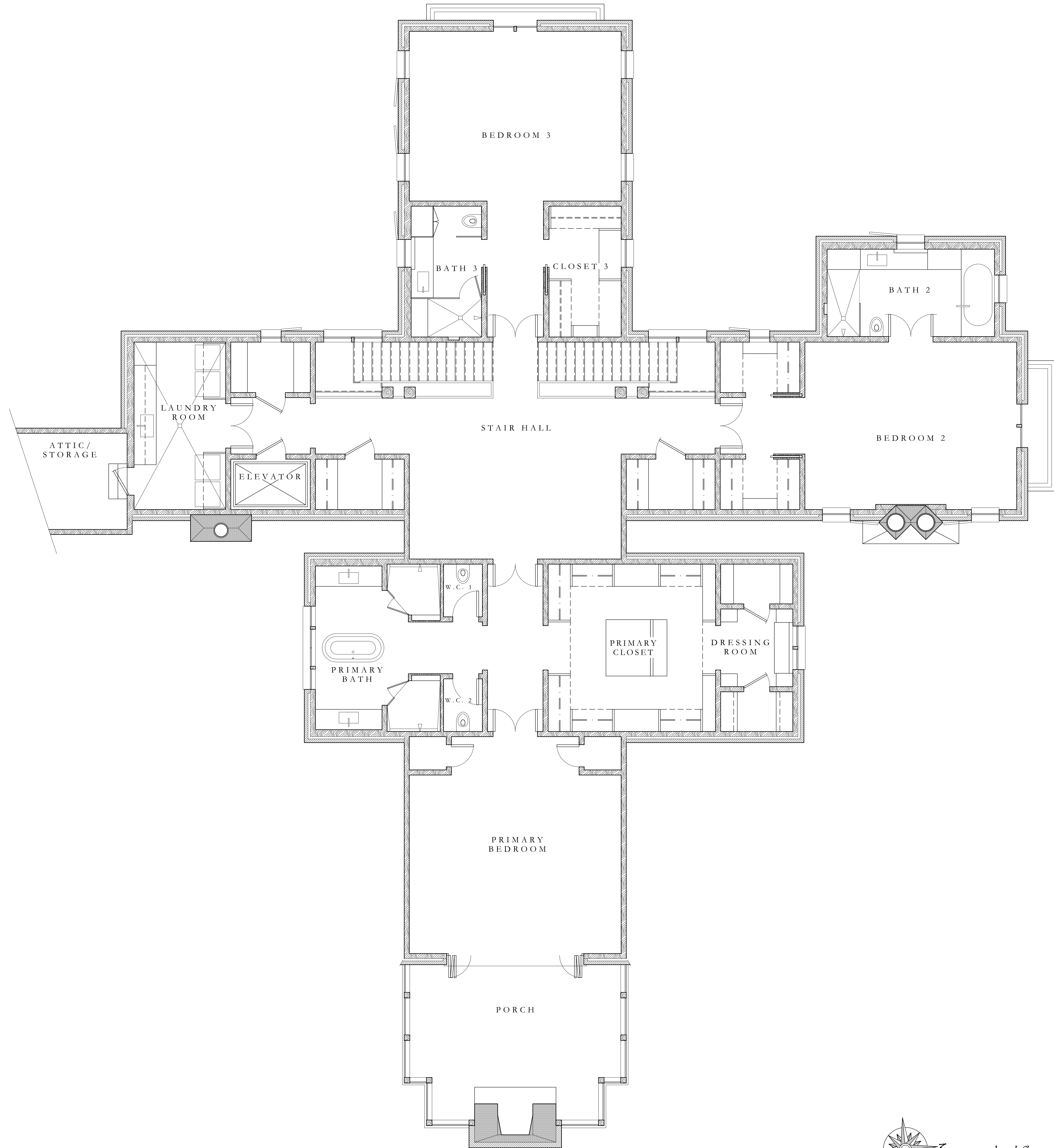
PROJECT

TITLE

SHEET NO

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

McALPINE



upper level floor plan

1/4" = 1'-0"

house upper level 3,454 sq. ft.

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

NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCALPINE

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

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

PROJECT

Hinsdale, Illinois

ISSUE
DATE JULY 28, 2021

REV

REV

REV

DATE

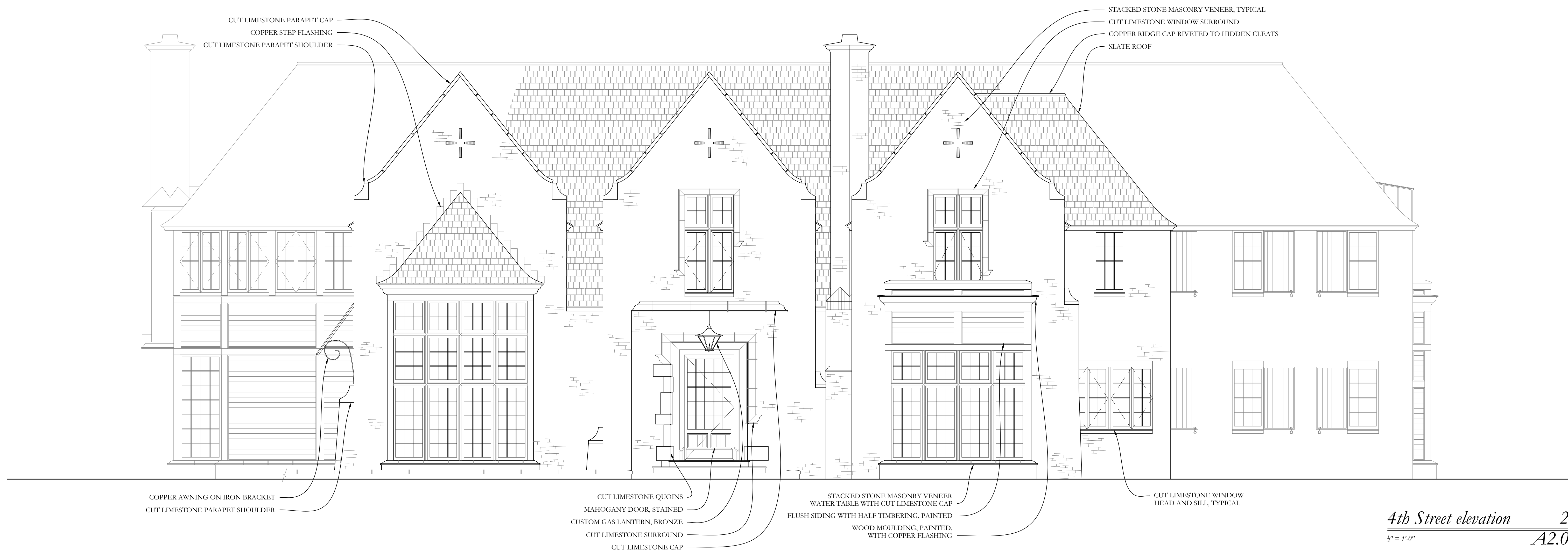
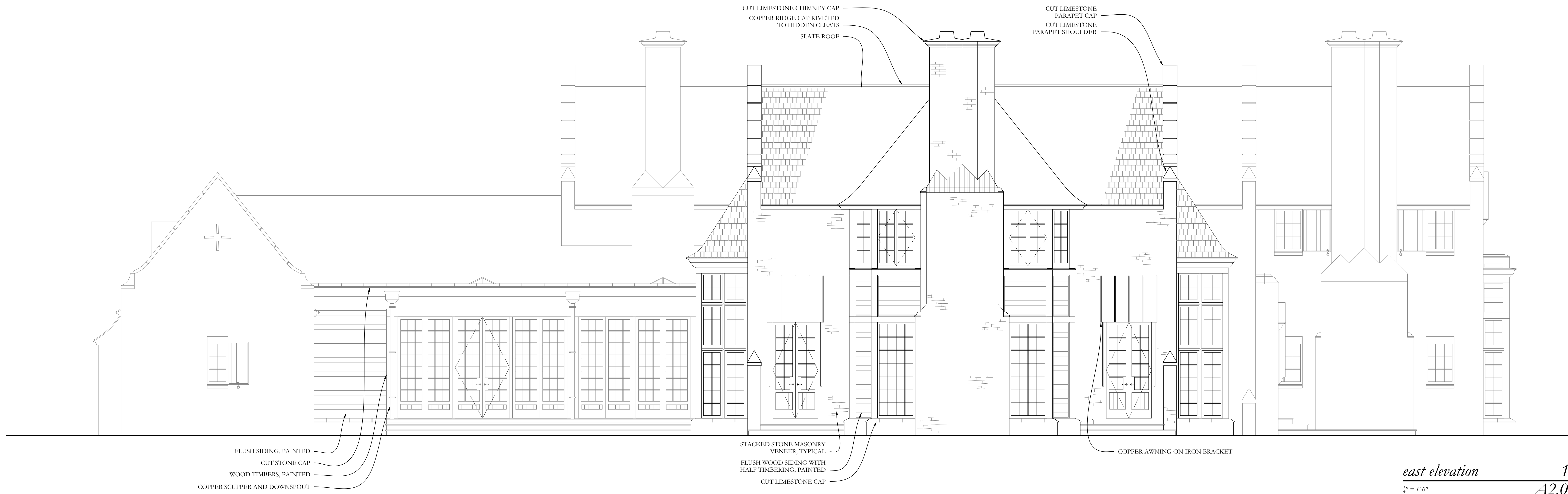
UPPER LEVEL
FLOOR PLAN

TITLE

HPC REVIEW - C.O.A.

A1.2

SHEET NO



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

MCALPINE

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

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

Hinsdale, Illinois

ISSUE	JULY 28, 2021	DATE
REV		
REV		
REV		

ELEVATIONS

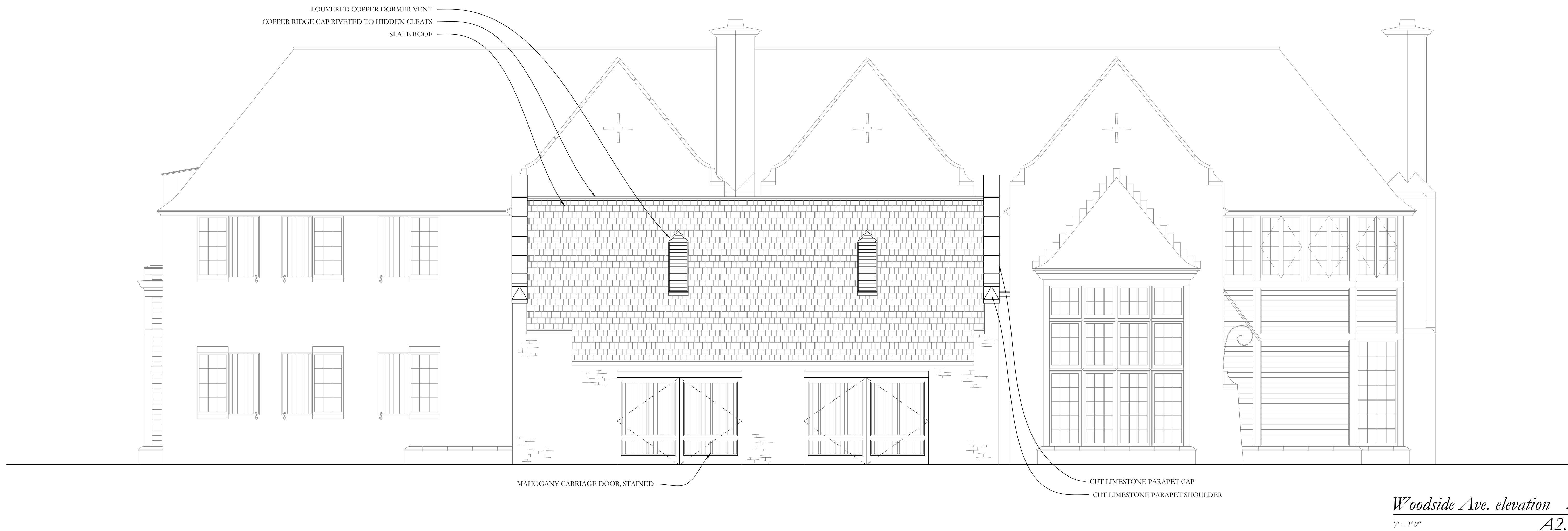
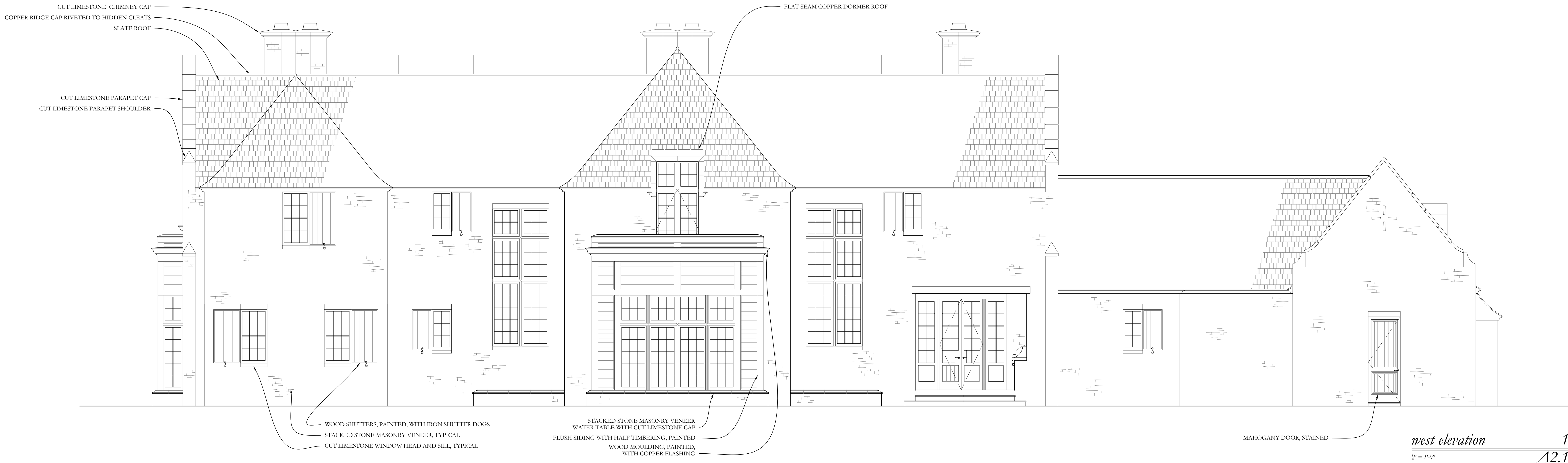
HPC REVIEW - C.O.A.

A2.0

PROJECT

TITLE

SHEET NO



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

MCALPINE

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

COPYRIGHT
All Rights Reserved

a new residence on

444 E 4th Street

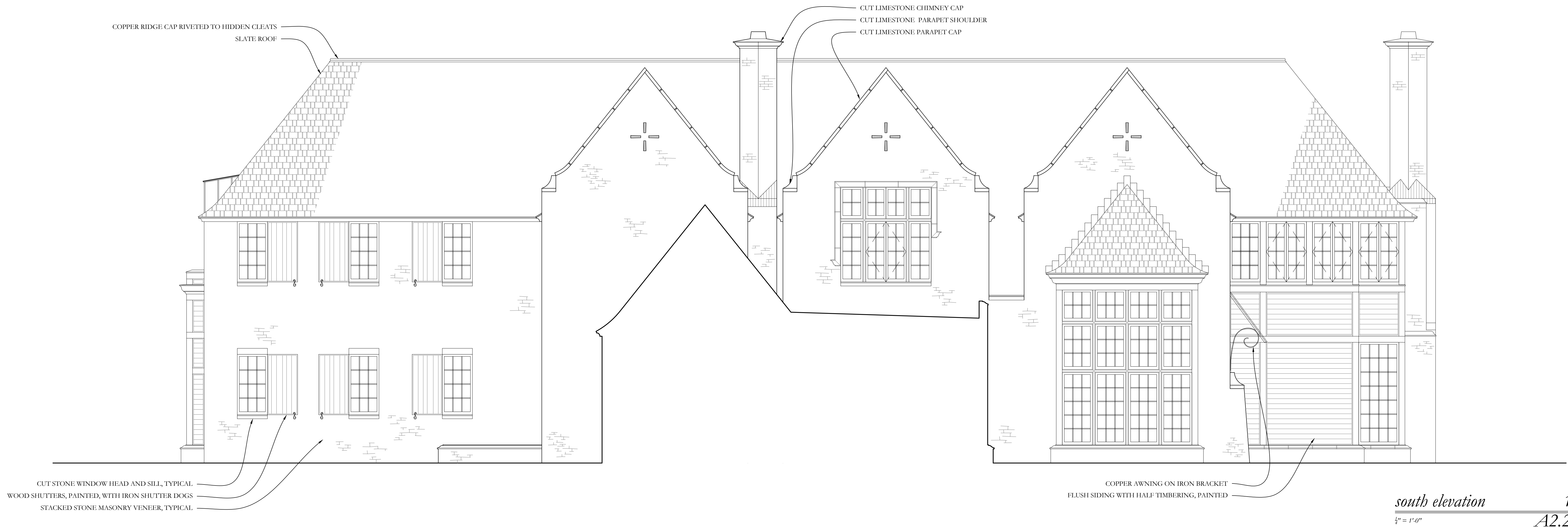
Hinsdale, Illinois

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

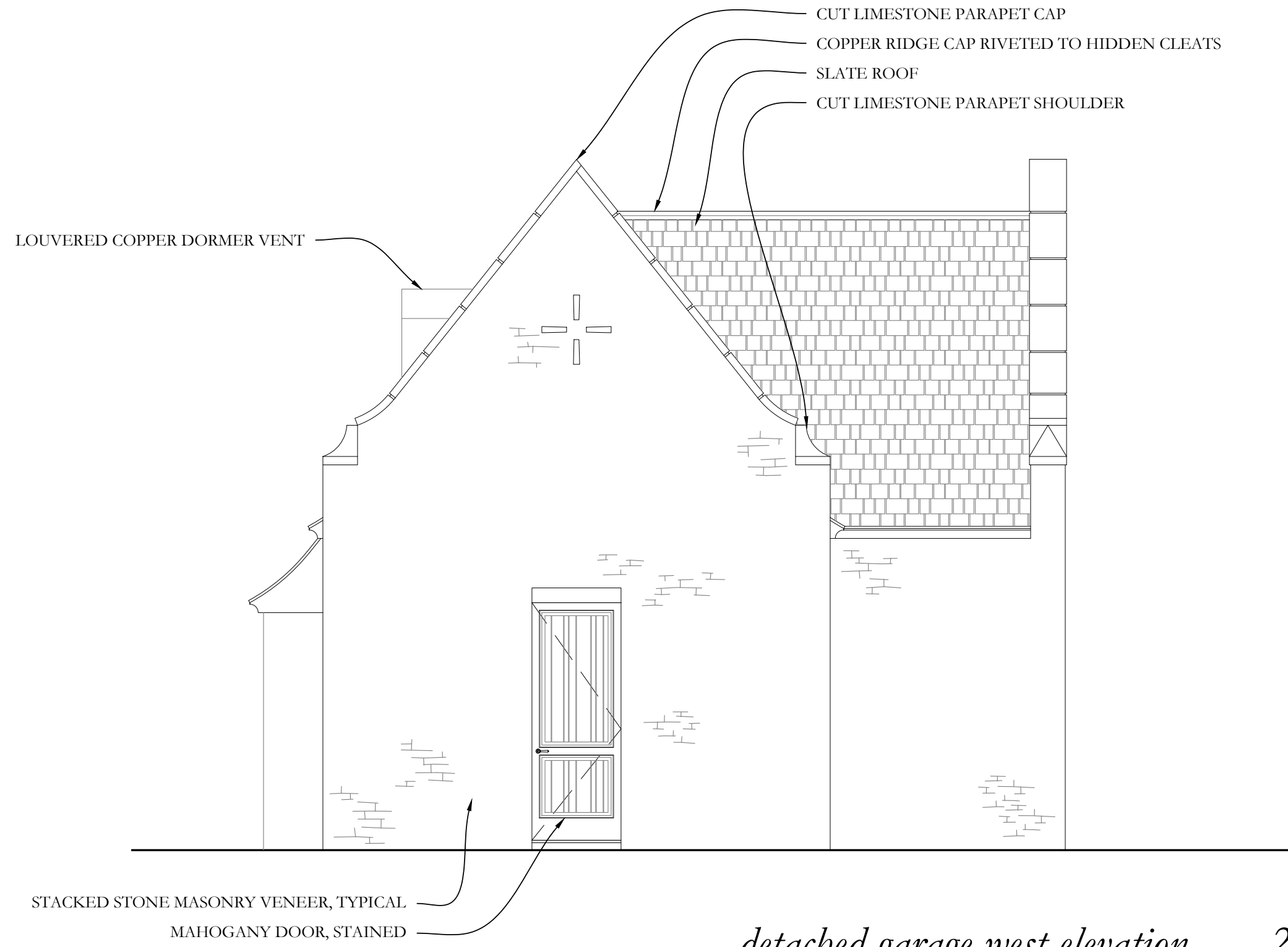
ELEVATIONS

HPC REVIEW - C.O.A.

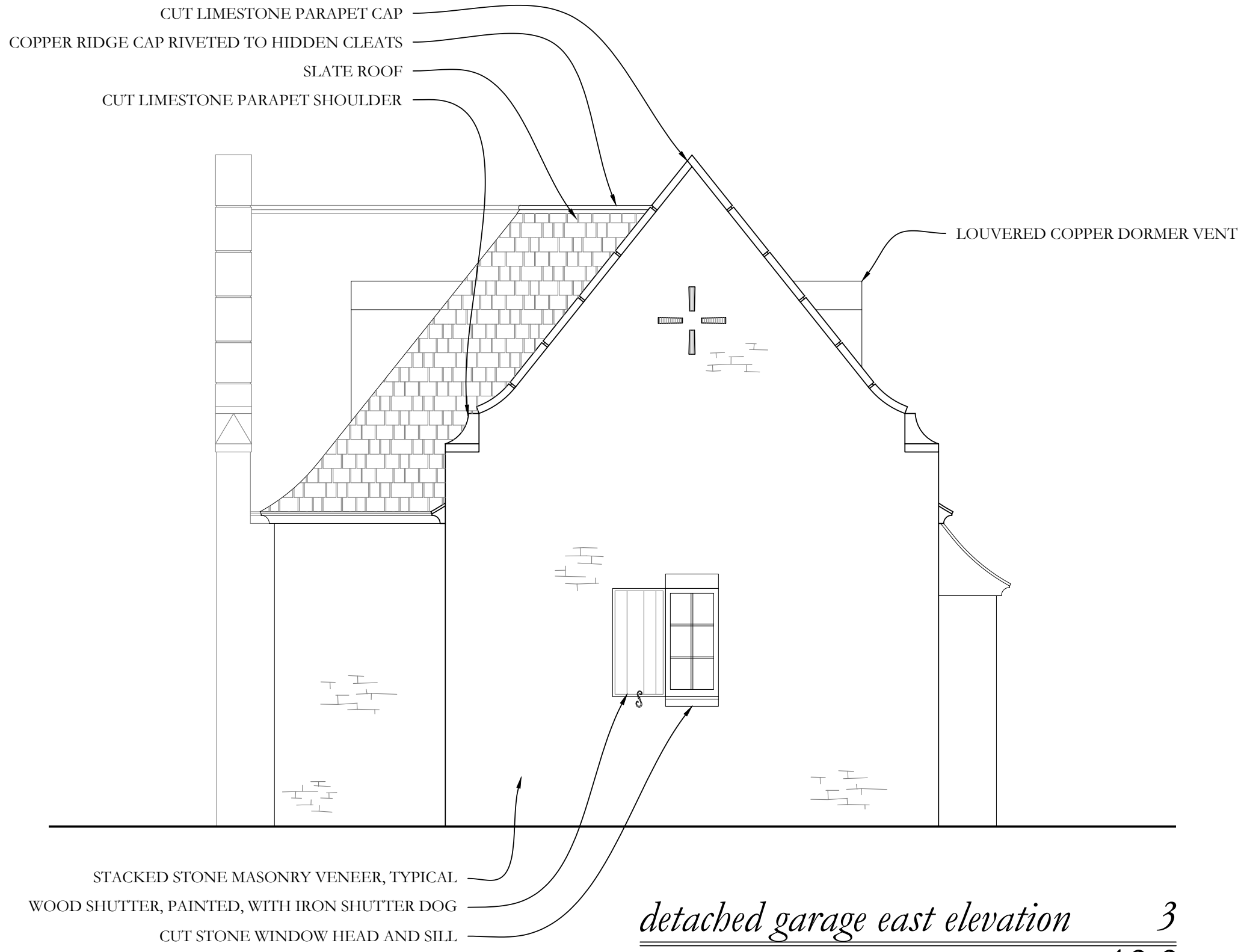
A2.1



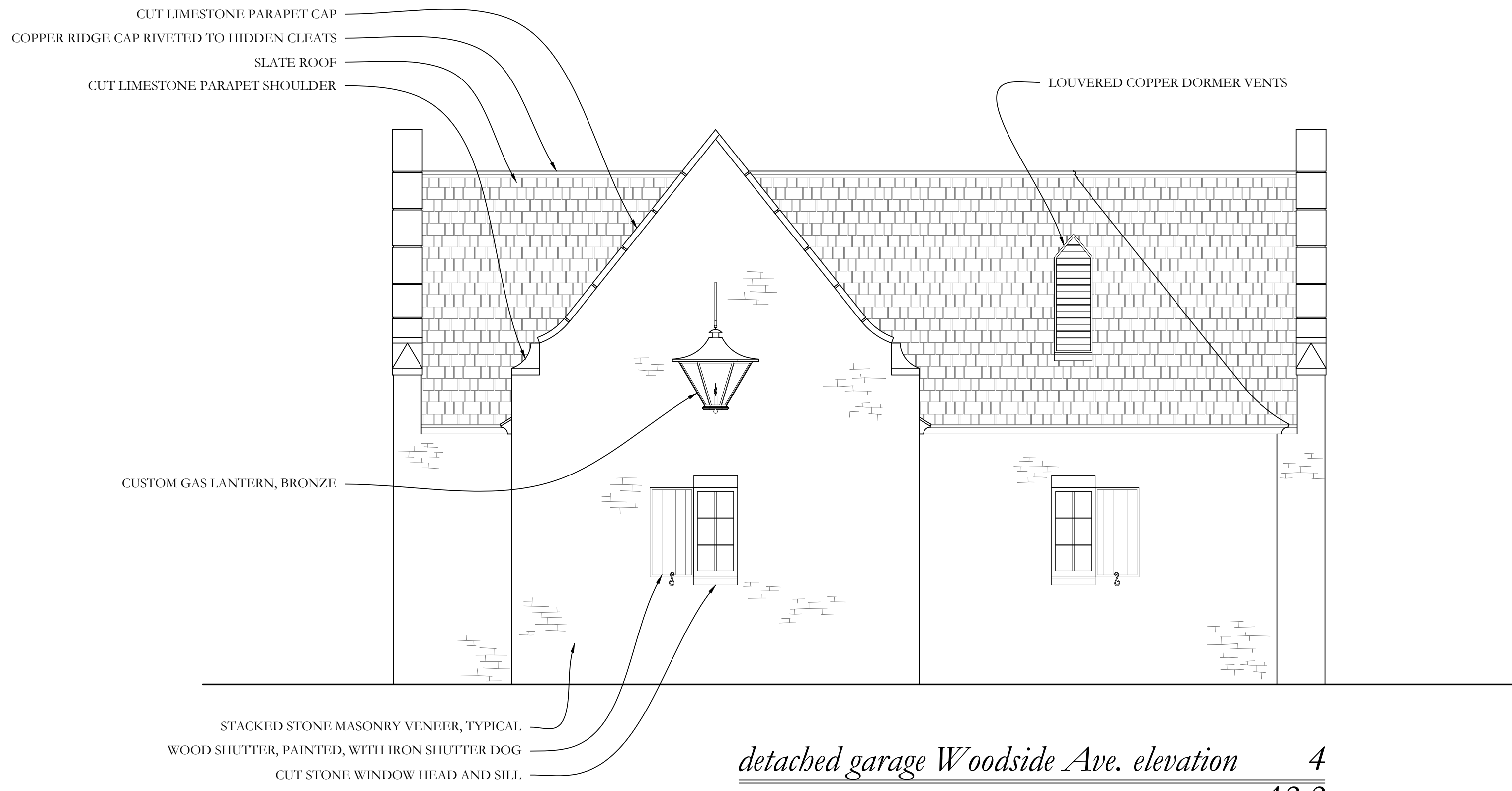
south elevation 1
1/4" = 1'-0" A2.2



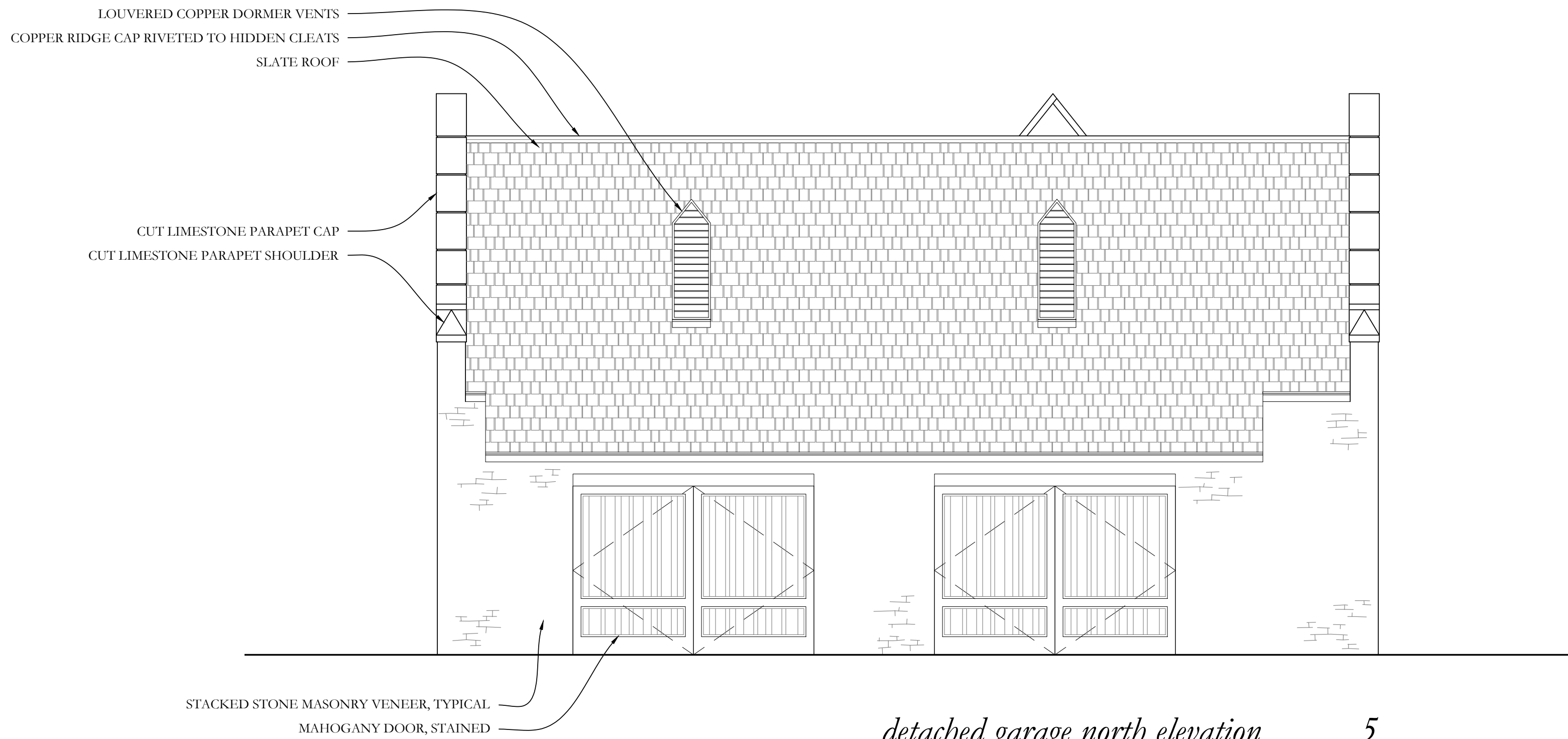
detached garage west elevation 2
1/4" = 1'-0" A2.2



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



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



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

TOPOGRAPHIC PLAT OF SURVEY

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

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

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

LEGEND	
OVERHEAD TRANSMISSION LINES	EXISTING
STORM SEWER	DTL
SANITARY SEWER	---
WATER LINE	---
WOOD FENCE	---
SANITARY MANHOLE	○
MANHOLE	○
FLARED END SECTION	○
HYDRANT	○
WATER VALVE	○
UTILITY POLE	○
TREE W/DIAMETER	○
TOP OF FOUNDATION	○
SPOT ELEVATION	1/1"

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

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT. RECORDED BEARINGS FOR BOUSQUETTE'S RESUBDIVISION NEED TO BE ROTATED CLOCKWISE 0°05'04" TO MATCH MEASURED.
- ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (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.

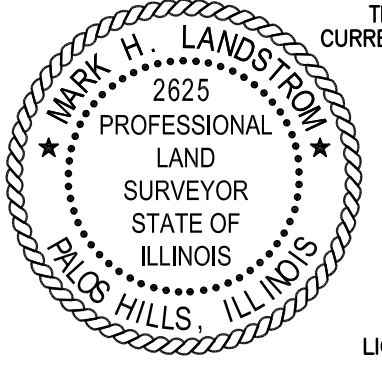


MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2022

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.

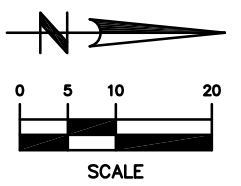
FIELD WORK COMPLETED: 6/22/2021



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



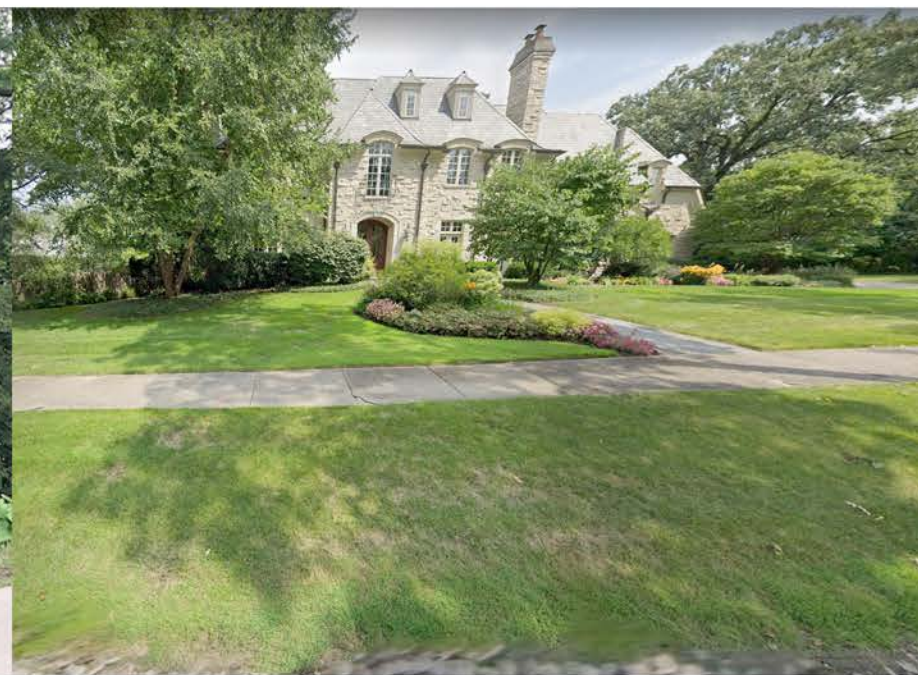
455 Woodside Avenue



425 Woodside Avenue



444 E 4th Street PROPOSED



455 Woodside Avenue



MEMORANDUM

DATE: February 25, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-38-2021 – 114 S. Washington Street – Sauced Pizzeria & Bar – Installation of One (1) Wall Sign

FOR: March 2, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Sauced Pizzeria & Bar requesting approval to install one (1) new wall sign for the tenant space located at 114 S. Washington Street. The existing one-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall sign centered on the front façade of the tenant space located 114 S. Washington Street. The proposed wall sign consists of a dark red, flat aluminum panel with white letters. The sign measures 2' 6" tall and 10' wide, with an overall sign face area of 25 square feet. The existing three (3) permanent window signs in each of the storefront windows will be removed.

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

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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



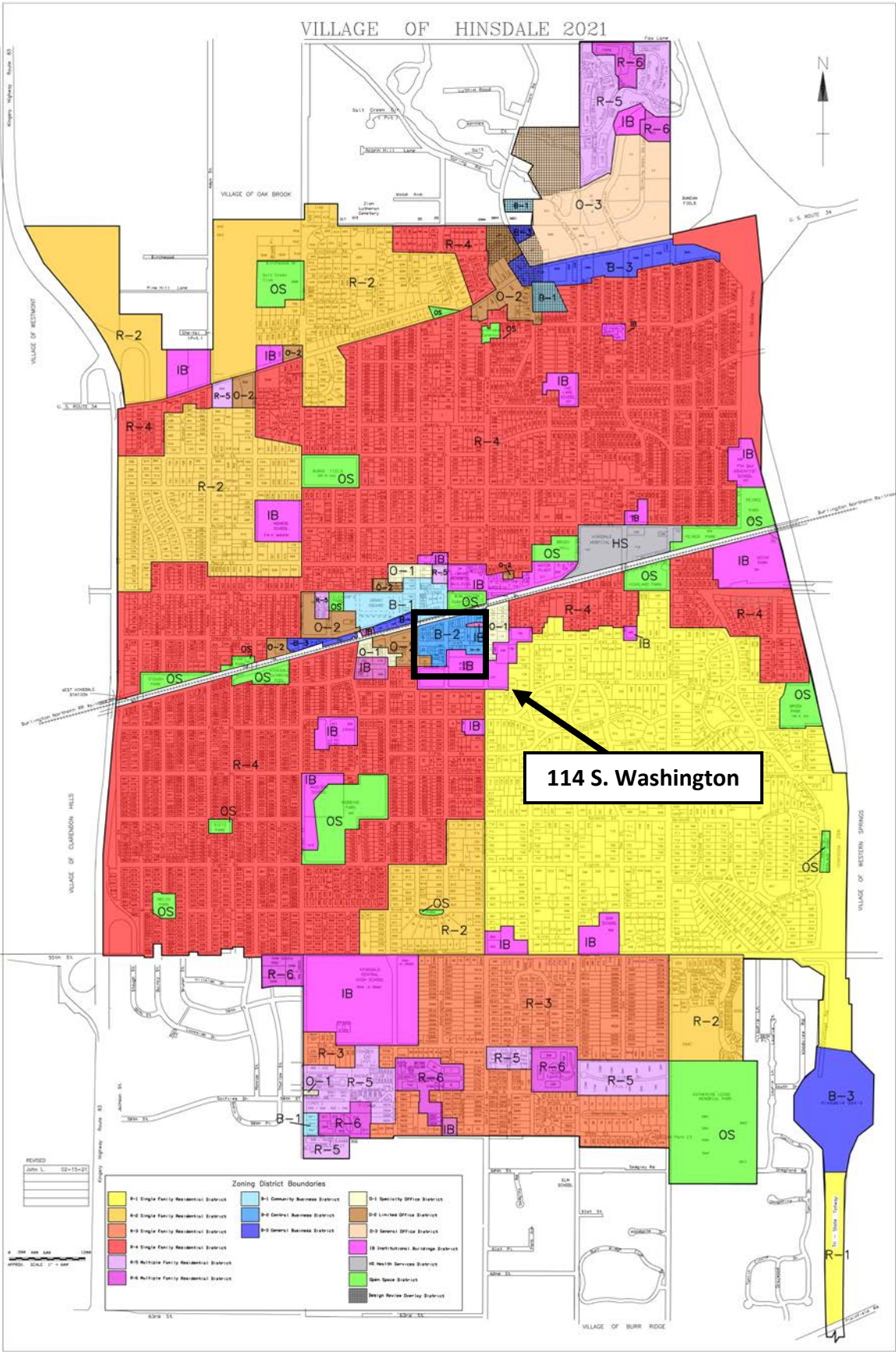
MEMORANDUM

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

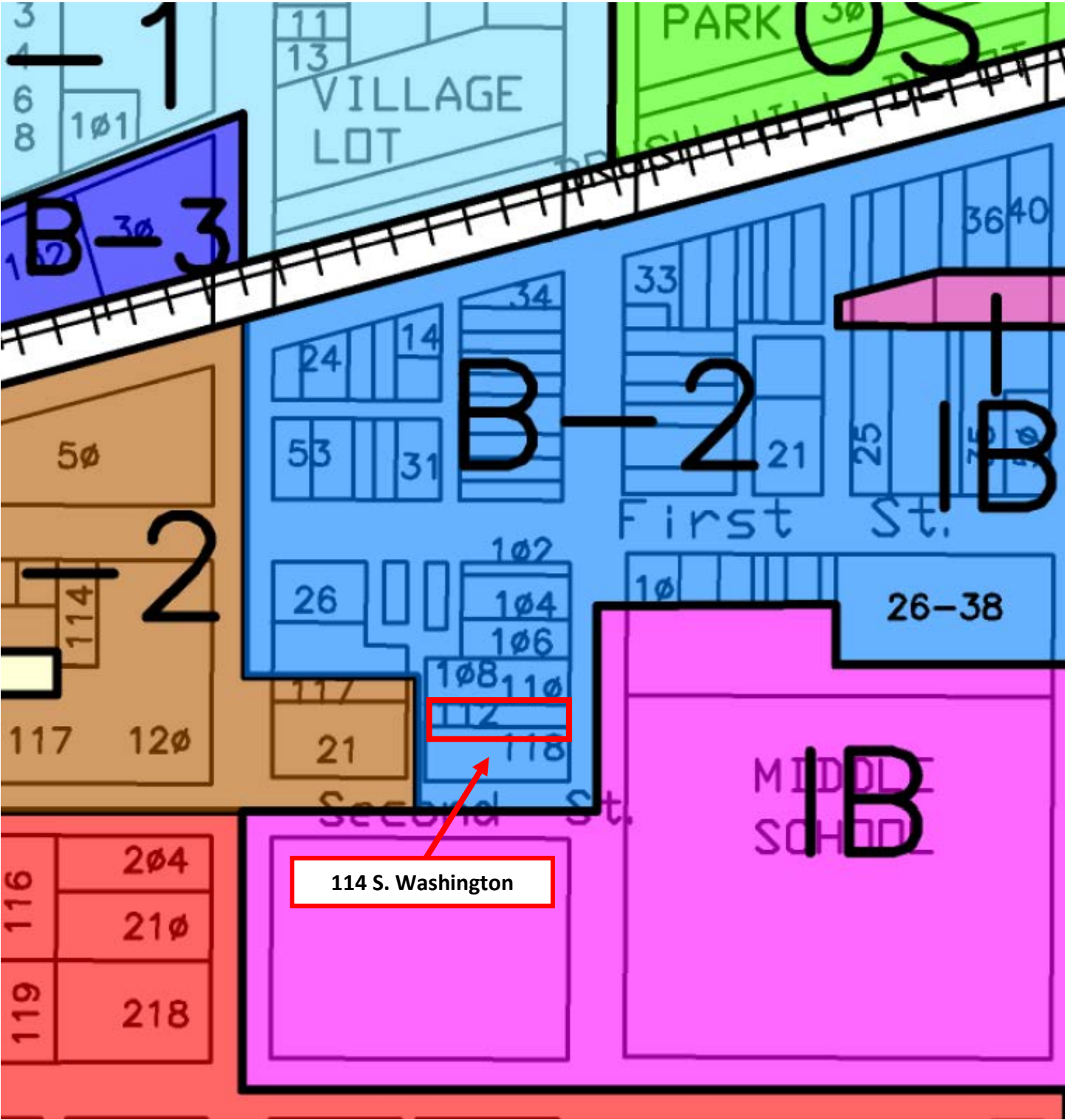
Attachments

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

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 114 S. Washington



Street View – 114 S. Washington Street





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Sauced Pizzeria & Bar, LLC
Address: 114 S. Washington St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (414) 403-2776 /
E-Mail: greg@getsaucedpizzeria.com
Contact Name: Greg White

Contractor

Name: Greg White
Address: 114 S. Washington St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (414) 403-2776 /
E-Mail: greg@getsaucedpizzeria.com
Contact Name: Greg White

ADDRESS OF SIGN LOCATION: 114 S. Washington St., Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None



Sign Information:

Overall Size (Square Feet): 25 (2'6" x 10'0")

Overall Height from Grade: 11'4" Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Maroon
☒ White
☐ _____

Site Information:

Lot/Street Frontage: 21'0"

Building/Tenant Frontage: 21'0"

Existing Sign Information:

Business Name: Baldinelli

Size of Sign: 25 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

11/16/2021
Date

[Signature]
Signature of Building Owner

11/16/2021
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

11/15/2021

To the Honorable Members of the Village of Hinsdale,

The following is authorization by the landlord of 112- 114 Washington Street to allow the changing of the signage in front of the building.

We look forward to your positive response.

Simerneet Singh

Simerneet Singh, Esq.

Front of Building – Current Signage



Front of Building – Dimensions



Front of Building – Height from Grade



Front of Building – New Sign



Additional Details:

- Existing Taglines will be Removed
- Sign is completely flat
- Non-Illuminated
- Sign will be affixed with exterior screws and expansion anchors

EXISTING SIGNAGE:



PROPOSED SIGNAGE:



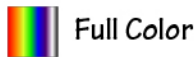
DESCRIPTION:

W:120.0 in. x H:30.0 in.
3mm Alupanel solid core sign panel with digital print graphics and UV matte overlamine -
HARDWARE NOT INCLUDED

PICKUP AND INSTALLATION BY CUSTOMER

**** STEINDLER SIGNS NOT RESPONSIBLE FOR
REMOVAL OF EXISTING SIGNAGE, INSTALLA-
TION, OR PERMITTING ****

COLOR SCHEDULE:



25 TOTAL SQUARE FEET

A PANEL SIGN

LAYOUT QT-28534

VERSION	1
ORIGIN DATE	11-16-21
REVISED DATE	-
DESIGNER	BW
PAGE	1 of 1

CLIENT

Sauced Pizzeria & Bar
Greg White
414-403-2776
114 S. Washington St.
Hinsdale, IL 60521

INSTALL LOCATION

Same As Above



OFFICE - 219.733.2551
FAX - 219.733-9631
10740 US Hwy 30
Wanatah, IN 46390
steindlersigns.com

SIGNATURE OF APPROVAL:

X

DATE: _____

BY SIGNING THIS APPROVAL, I ACCEPT ALL ASPECTS OF THIS ARTWORK, INCLUDING SPELLING, COLORS, DIMENSIONS, SPECIFICATIONS, AND ALL OTHER REPRESENTATIONS. I AUTHORIZE STEINDLER SIGNS & GRAPHIX, LLC TO MANUFACTURE THIS SIGN(S) AS DEPICTED WITH NO CHANGES OR ALTERATIONS WITHOUT APPLICABLE CHARGES

**COPYRIGHT 2020
STEINDLER SIGNS & GRAPHIX, LLC**

THIS ARTWORK IS PROPERTY OF STEINDLER SIGNS & GRAPHIX, LLC. IT IS NOT TO BE COPIED, REPRODUCED, MANUFACTURED OR SENT TO ANOTHER COMPANY WITHOUT WRITTEN PERMISSION FROM STEINDLER SIGNS & GRAPHIX, LLC. ANY UNAUTHORIZED USE OF THIS ARTWORK INFRINGES THIS COPYRIGHT AND IS SUBJECT TO DESIGN CHARGES AND WILL INCLUDE ANY SUBSEQUENT COLLECTION FEES.

COLOR DISCLAIMER

WE CANNOT GUARANTEE THAT THE COLORS THIS PROOF (WHETHER ON SCREEN OR PRINTED ON STANDARD PAPER) WILL BE AN EXACT MATCH TO THE FINAL PRODUCT. THESE DIGITAL COLOR SWATCHES MAY APPEAR DIFFERENT ON VARIOUS MEDIAS AND ARE AN APPROXIMATION AND INTENDED AS A GUIDE. ACCORDINGLY THEY SHOULD NOT BE REGARDED AS TRUE OR ABSOLUTE COLORS. IF PROVIDED WITH PANTONE® COLORS WE MATCH AS CLOSELY AS POSSIBLE, BUT FINAL COLOR MAY NOT BE EXACT.



MEMORANDUM

DATE: February 25, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of One (1) Wall Sign and Permanent Window Signage

FOR: March 2, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Silver Birch requesting approval to install one (1) new wall sign and permanent window signage on the tenant space located at 16 W. Hinsdale Avenue. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall above the storefront window of the tenant space located at 16 W. Hinsdale Avenue. The proposed wall sign consists of a black flat acrylic panel with white acrylic letters. The sign measures 118.75" wide and 25.5" tall, with an overall sign face area of 21.02 square feet.

Additionally, permanent window signage will be installed within five (5) of the seven (7) divided lites in the storefront window. White vinyl lettering consisting of different text and logos for the business are proposed. As shown on the submitted plans, each individual sign area varies in size. Collectively, the permanent window signage measures 3.87 square feet in area. With the wall signage included, a total sign face surface area of 24.89 square feet is proposed.

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



MEMORANDUM

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

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

Attachments

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

[illegible]

16 W. Hinsdale

VILLAGE LOT

PARK

B-3

B-2

IB

First St.

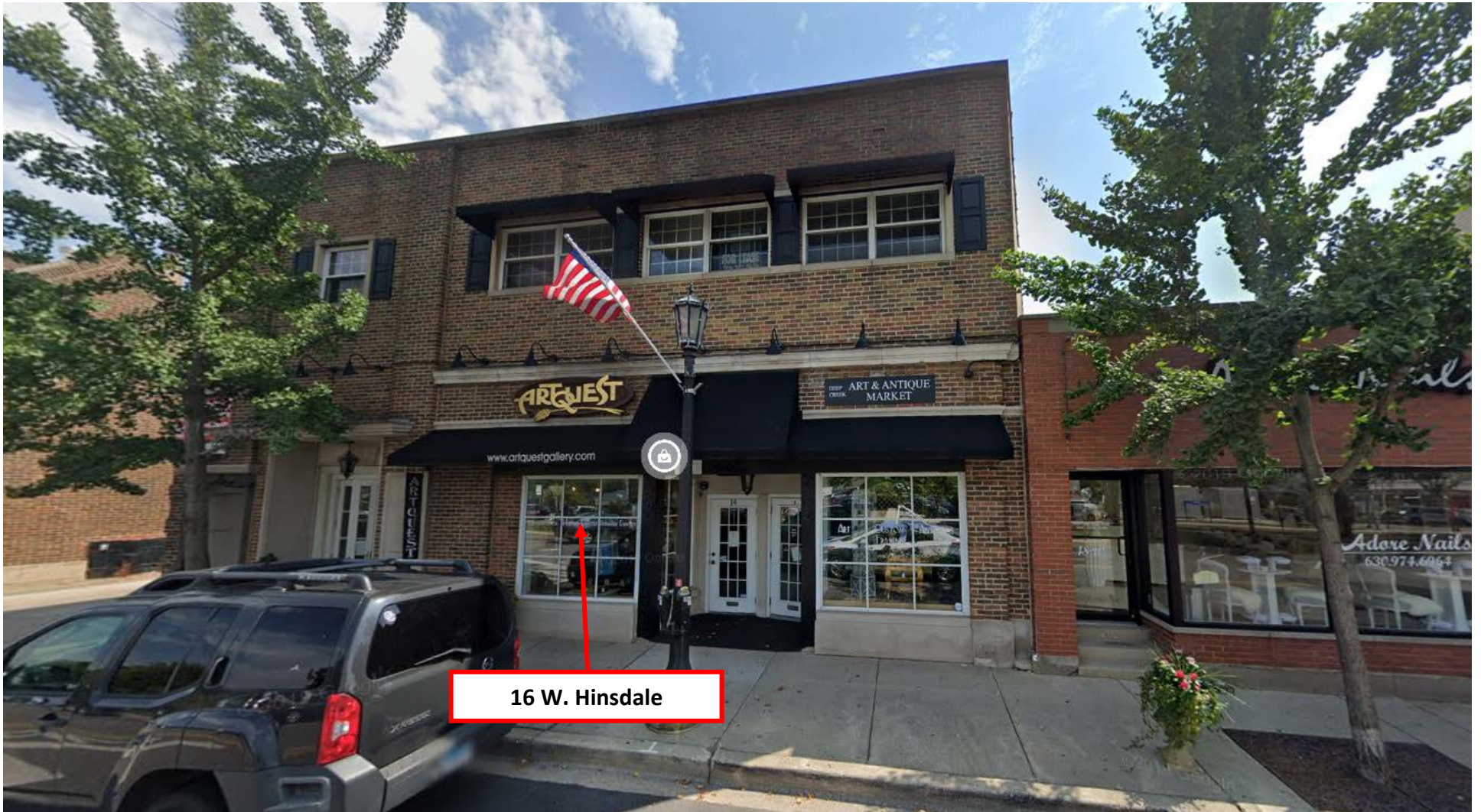
Second St.

MIDDLE SCHOOL

Birds Eye View – 16 W. Hinsdale Avenue



Street View – 16 W. Hinsdale





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

Applicant

Name: Silver Birch
Address: 16 W Hinsdale
City/Zip: Hinsdale
Phone/Fax: (773) 683 / 1000
E-Mail: info@silverbirchcabinetry.com
Contact Name: Justas Dambraskas

Contractor

Name: Silver Birch
Address: 16 W Hinsdale
City/Zip: Hinsdale, IL 60521
Phone/Fax: (773) 683 / 1000
E-Mail: info@silverbirchcabinetry.com
Contact Name: Justas Dambraskas

ADDRESS OF SIGN LOCATION: 16 W Hinsdale Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 21 (118.75" x 25.5")

Overall Height from Grade: 10 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ _____

Site Information:

Lot/Street Frontage: N/A

Building/Tenant Frontage: N/A

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

Justas Dambraskas
Signature of Applicant

10/26/2021
Date

Al Jatz
Signature of Building Owner

10/30/21
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

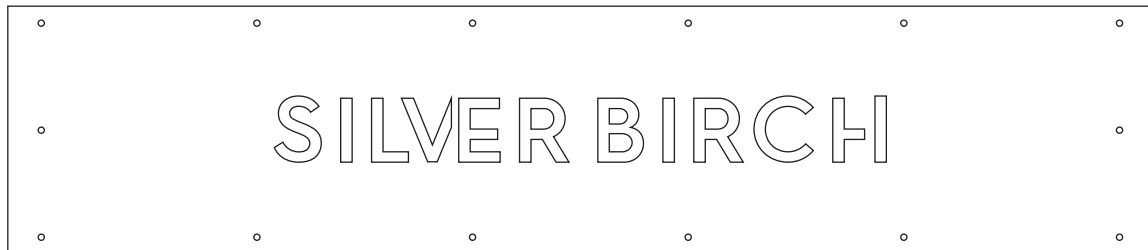
Outside Sign: 16 W Hinsdale Hinsdale, IL 60521

1. Black Acrylic Backing / Size: 118 3/4" x 25 1/2"
2. White Acrylic Logo Lettering / Size: 64 3/4" x 7"

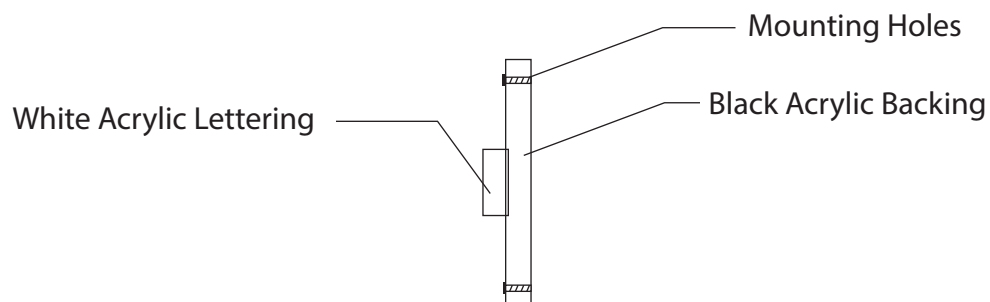
Logo Size
64 3/4" x 7"



Mounting: Anchored to the brick wall with mounting screws.



Side View: 1/2" Acrylic Material for a Back and 1/2" Lettering



SILVER BIRCH

118 3/4"

25 1/2"

82"

74 1/4"

26"

23 5/8"

FOR CHOPP FOR
LEASE

KITCHEN
BATHROOM
WARDROBE

AND
THROUGHOUT
THE HOME
773 638 1000



@SILVERBIRCHCABINET



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Silver Birch
Address: 16 W Hinsdale
City/Zip: Hinsdale
Phone/Fax: (773) 683 / 1000
E-Mail: info@silverbirchcabinetry.com
Contact Name: Justas Dambrauskas

Contractor

Name: Silver Birch
Address: 16 W Hinsdale
City/Zip: Hinsdale, IL 60521
Phone/Fax: (773) 683 / 1000
E-Mail: info@silverbirchcabinetry.com
Contact Name: Justas Dambrauskas

ADDRESS OF SIGN LOCATION: 16 W Hinsdale Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 3.88 (N/A x N/A)

Overall Height from Grade: 3 Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
② _____
③ _____

Site Information:

Lot/Street Frontage: N/A

Building/Tenant Frontage: N/A

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

Justas Dambrauskas
Signature of Applicant

10/26/2021
Date

Al Joly
Signature of Building Owner

10/30/21
Date

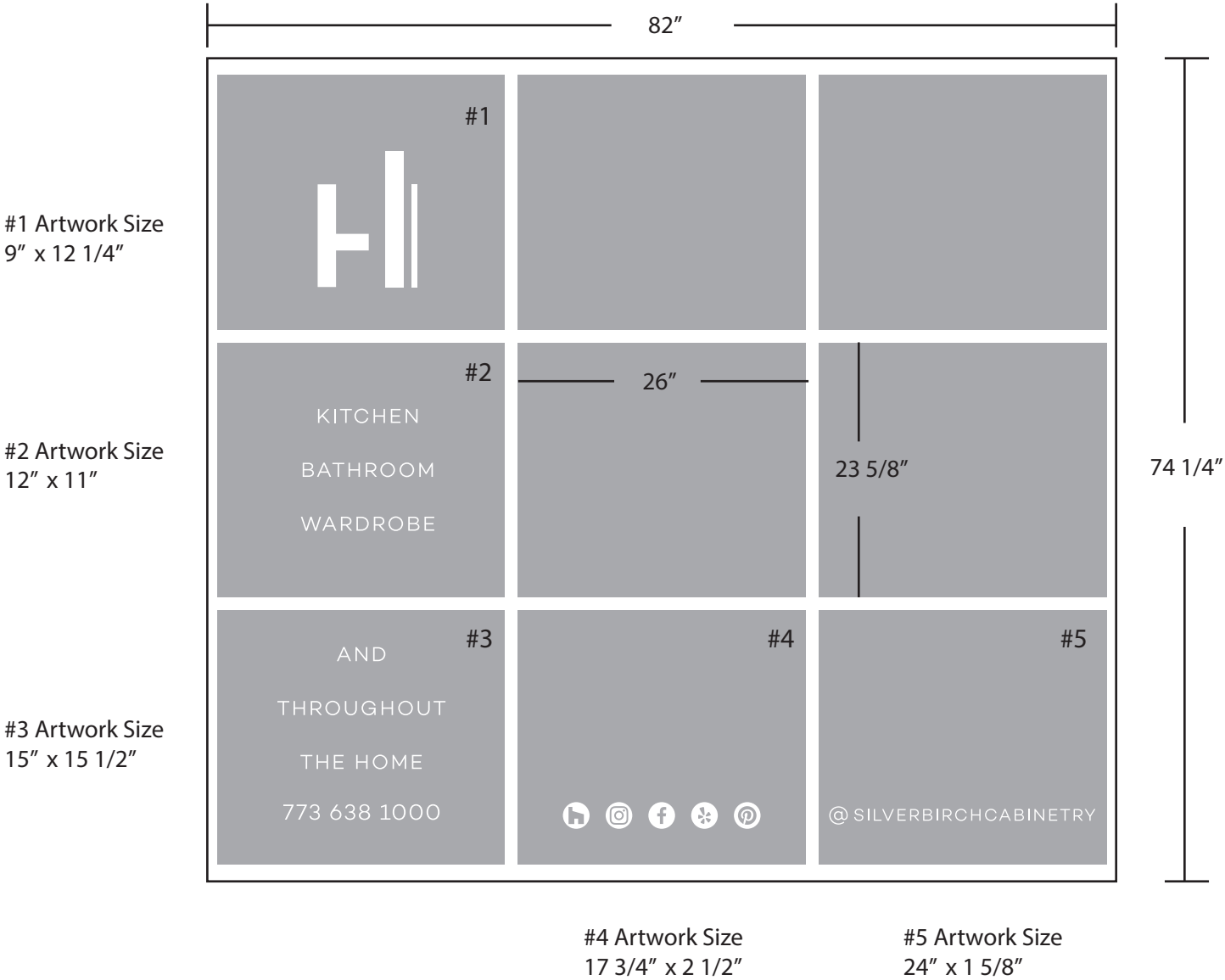
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Outside Window: 16 W Hinsdale Ave. Hinsdale, IL 60521

White Vinyl Lettering for #1-5



Note 1: Storefront window glass will not be covered / will remain translucent.



Note 2: White grid represents window mullions that are present.

SILVER BIRCH

118 3/4"

25 1/2"

82"

74 1/4"

26"

23 5/8"

AND
THROUGHOUT
THE HOME
773 638 1000



@SILVERBIRCHCABINET



MEMORANDUM

DATE: February 25, 2022

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: March 2, 2022 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. The regularly scheduled meetings on December 1, 2021, January 5, 2022, and February 2 were cancelled.

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:

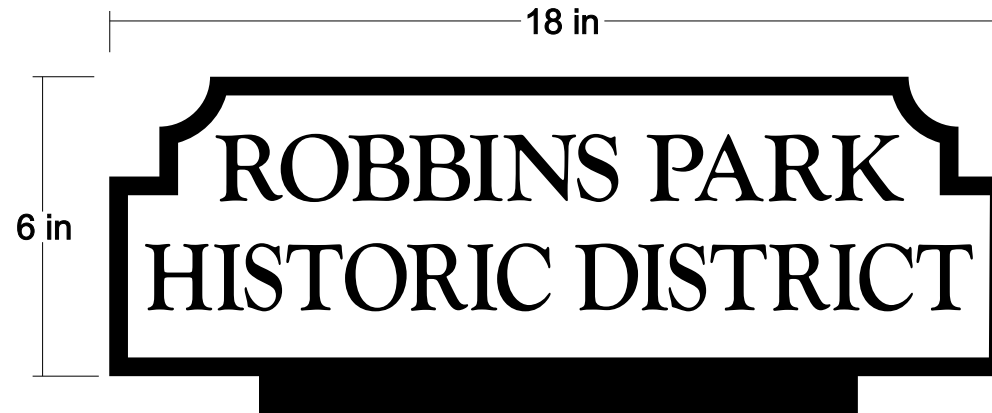
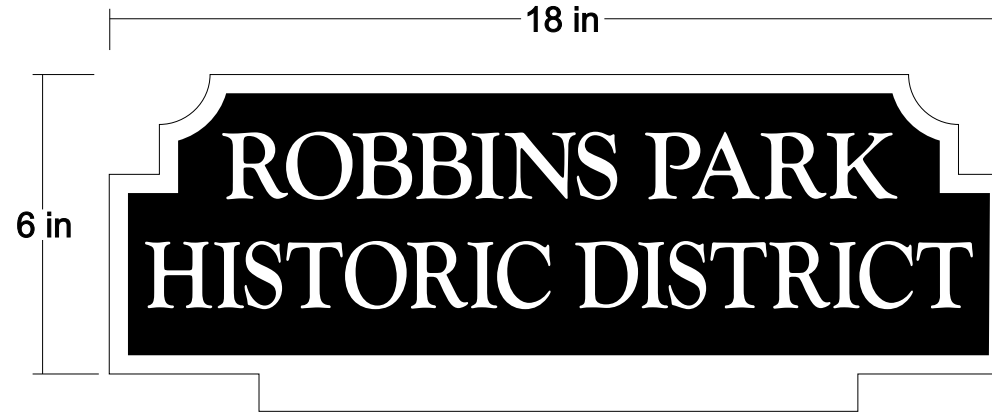
1. Robbins Park Historic District Street Sign Topper Design – Original Plans and Revised Plans



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"

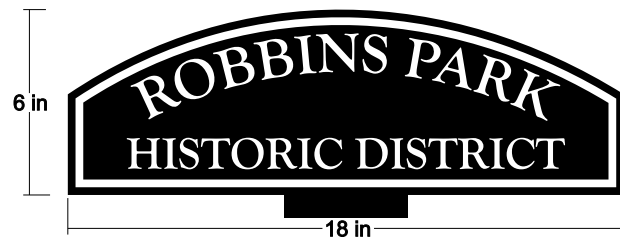
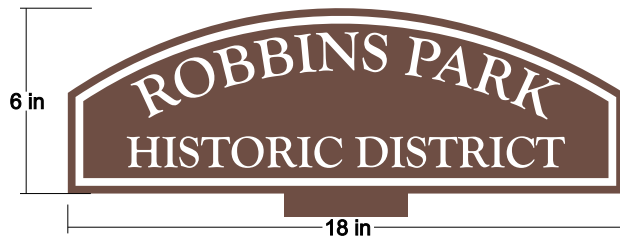
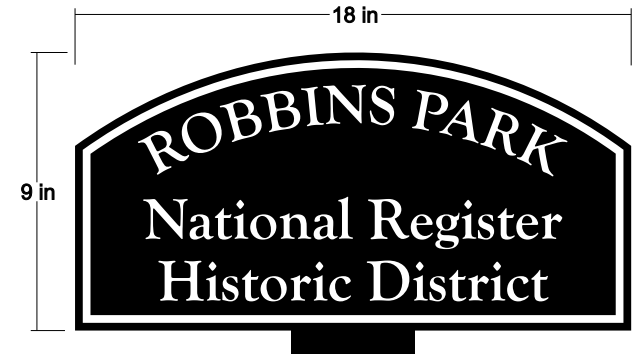
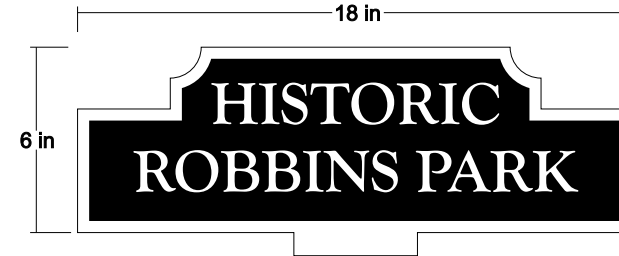
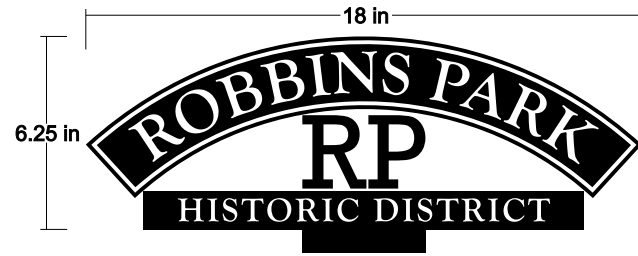
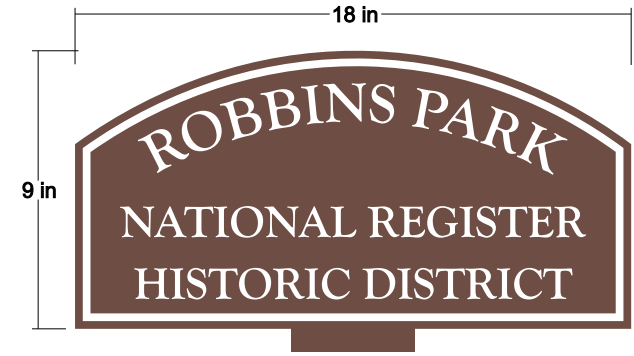
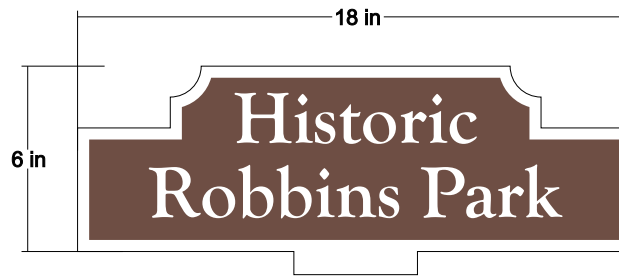
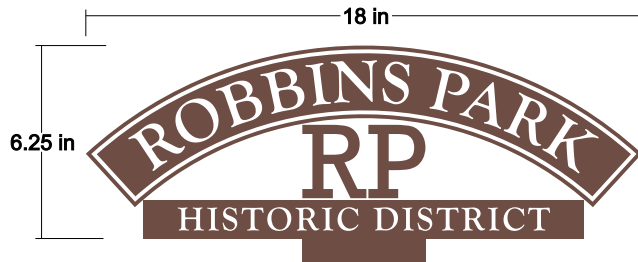
.080 aluminum
N/R Black
HIP 3930 White
Goudy Old Style Bd





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