

MEETING AGENDA

Due to the ongoing public health emergency, and based on the authority provided by Executive Order 2020-07, issued by Governor Pritzker on March 16, 2020, as most recently extended by Executive Order 2020-39, dated May 29, 2020, and Executive Order 2020-38, issued by Governor Pritzker on May 29, 2020, limiting public gatherings and suspending the Open Meetings Act physical presence requirement, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

PLAN COMMISSION Wednesday, June 10, 2020 7:30 P.M. This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website (Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (On Non-Agenda Items)

4. FINDINGS AND RECOMMENDATIONS

- a) Case A-08-2020 32 Blaine Street 32 Blain LLC Exterior Appearance and Site Plan review to make various improvements to the existing building on the subject property, to be continued to be utilized as a Law Office in the O-1 Specialty Office District.
- b) Case A-13-2020 908 N. Elm Street CBRE Property Manager/GA HC REIT II Hinsdale MOB I – Exterior Appearance and Site Plan review to enclose the entrance into the existing office building at 908 N. Elm St. in the O-3 General Office District.

5. SIGN PERMIT REVIEW

a) Case A-16-2020 – 1 Grant Square, Suite 201. – Compass – 1 New Wall Illuminated Sign

6. PUBLIC HEARING

- a) Case A-14-2020 Village of Hinsdale Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.
- b) Case A-40-2019 Ryan Companies, US Inc. Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors.

7. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at <u>cbruton@villageofhinsdale.org</u>. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-exam witnesses by emailing Village Clerk Christine Bruton at <u>cbruton@villageofhinsdale.org</u> prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting at 312.667.4792, using Conference Code 581537. Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

If you have questions regarding communication to the Commission during the meeting, please contact Assistant Village Manager Brad Bloom at 630.789.7007.

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 Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: <u>www.villageofhinsdale.org</u>

HINSDALE PLAN COMMISSION

Application: Case A-08-2020 – Applicant: 32 Blaine Street LLC

Request: Exterior Appearance/ Site Plan – 32 Blaine Street Road in the O-1 Specialty Office District

DATE OF PLAN COMMISSION (PC) REVIEW conducted electronically: May 13, 2020

DATE OF BOARD OF TRUSTEES 1ST READING: June 16, 2020

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The PC heard testimony from the applicant and owner of the subject property, Mr. Tom Hawbecker, and summarized the plans to rehabilitate the existing building to create a home feel, given the buffer zone between the office and residential districts. The plans reviewed included 2 means of ingress and egress, adding/expanding 2 interior stairwells and dormers on the north and south sides of the structure, installing a rear deck for ingress/egress, improvements for handicap stairwells, replacing the front porch and new siding to match the existing color scheme. The proposed site plan includes paving a new asphalt driveway, improving the rear parking lot for ADA compliance, and various landscaping improvements around the perimeter of the lot. (11-604(F)(1), 11-605(E) and 11-606(E)).
- 2. A Plan Commissioner asked about the variation request regarding the parking spaces. The applicant responded that 11 parking spaces are required by Code, and that there is only space for 7 spaces, including an ADA space. The applicant stated that this is being concurrently reviewed by the Zoning Board of Appeals (ZBA) and does not anticipate any issues at the ZBA. It was also clarified that off-street parking does not count towards the required parking spaces, and mentioned but there is plenty of off-street parking on the west side of Blaine Street (11-604(F)(1)(g) and (b)).
- 3. A Plan Commissioner asked how many business, tenants and occupants are anticipated for the building given the scarcity of parking. The applicant responded 2 attorneys and 1 paralegal, which represents the applicant's law firm. One to two visitors are anticipated to come to the office at a time (11-604(F)(1)(g)).
- 4. A Plan Commissioner asked what the proposed material of the siding is. The applicant responded with 6-inch LP Smartside Cedar Texture with 4-inch reveal, light brown (desert stone) with grey accents (Cavern Steel shakes). (11-604(F)(1)(j)).
- 5. A Plan Commissioner asked if the applicant is planning to keep the mature tree to the north of the building. The applicant confirmed yes (11-604(F)(1)(i)).
- 6. In general, the Plan Commission commented that the proposed request looks great and is pleased that the property will be upgraded. (11-604(F)(1)(c)).
- There were no public comments at the Plan Commission public meeting, conducted electronically, on May 13, 2020 (11-604(E)(2)).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, with the condition that the ZBA approves the variation request, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes,", and one (1) "Absent," recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By:

_____, Chairman

Dated this day of _____, 2020.

HINSDALE PLAN COMMISSION

Application: Case A-13-2020 – Applicant: Jim Doyle, CBRE Property Manager

Request: Exterior Appearance/ Site Plan – 908 N. Elm Street in the O-3 General Office District

DATE OF PLAN COMMISSION (PC) REVIEW conducted electronically: May 13, 2020

DATE OF BOARD OF TRUSTEES 1ST READING: June 16, 2020

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The PC heard testimony from the applicant, Mr. Ryan DeBari, project architect representing the owner, summarized the plans to enclose an existing open portico. The building is currently used as a medical office building, and much of the foot traffic include elderly and persons who require a walker or wheelchair. The issue is the current revolving door is not wide enough, but a new sliding door without a vestibule would cause an uncomfortable situation for everyone waiting in the lobby (temperature/weather/season related). The solution is to infill the open portico. The applicant reviewed the site plan and elevation proposals, and white aluminum and glass store front, which should match the existing appearance/elements of the building (11-604(F)(1), 11-605(E) and 11-606(E)).
- 2. Two Plan Commissioners stated that they are familiar with the building and the proposed would be a nice improvement (11-604(F)(1)(f)).
- 3. A Plan Commissioner stated that this is much needed for a medical office building (11-604(F)(1)(c).
- 4. There were no questions by the Plan Commission during the public meeting. (11-604(E)(2)).
- 5. There were no public comments at the Plan Commission public meeting, conducted electronically, on May 13, 2020 (11-604(E)(2)).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes,", and one (1) "Absent," recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By:

_____, Chairman

Dated this day of _____, 2020.



MEMORANDUM

DATE:	June 10, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	1 Grant Square, suite 201 (inside Evergreen Bank building) – Compass 1 Illuminated Wall Sign - Case A-16-2020 – B-1 Community Business District

Summary

The Village of Hinsdale has received a sign application from Aurora Sign Company, on behalf of Compass, requesting approval to install 1 new wall sign at 1 Grant Square, suite 201. Compass is establishing in a tenant space inside the Evergreen Bank building in Grant Square within the B-1 Community Business District. The 2-story office building faces the Grant Square parking lot to the west and Chicago Avenue to the north. The proposed illuminated wall sign would face Chicago Avenue to the north.

Request and Analysis

The requested Compass wall sign is 1'-6"tall and 6-feet wide for an area of 9 SF. The proposed location is 19'-5" above grade, and above an existing CHT Ortho wall sign (4.69 SF at 6 feet above grade) facing Chicago Avenue. In the B-1 District, the maximum allowable area for a wall sign is based on 5 percent of the square footage of the wall for the multi-tenant building (3,042 SF) and may be requested when the exterior wall fronts on a public street. The proposed height of the sign is under 20' feet and below the bottom of the second floor window. The building is adjacent from the O-2 Limited Office District.

The proposed sign features white text on a black sign backing made from aluminum and acrylic. It would be internally illuminated by white LED through the text only. The applicant has included a night rendering of the request.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC 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.



MEMORANDUM

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:

Attachment 1 – Sign Application and Exhibits

- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 1 Grant Square, from Chicago Ave. (facing south)



0'-2 1/4"

6:-0"

© Aurora Sign Co., Inc 2020

All Sig

S A A A

SINGLE FACE ILLUMINATED SIGN

TO BE COATED WITH ACRYLIC POLYURETHANE. SIGN TO BE ROUTED ALUMINUM WITH PUSH-THRU WHITE ACRYLIC. FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC. INTERNAL ILLUMINATION TO BE WHITE LEDS. SCALE 1"=1'







INSTALLATION INSTRUCTIONS

CENTER SIGN LEFT RIGHT ON WALL SHOWN. CENTER SIGN TOP/BOTTOM WITHIN CENTER OF WINDOWS TO THE RIGHT. CONNECT TO ELECTRICAL SERVICE. TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.







Rendering shown is for concept only. Actual scale and placement shown are approximate. Computer generated colors are not a true match to any PMS, vinyl or paint. Design Date:

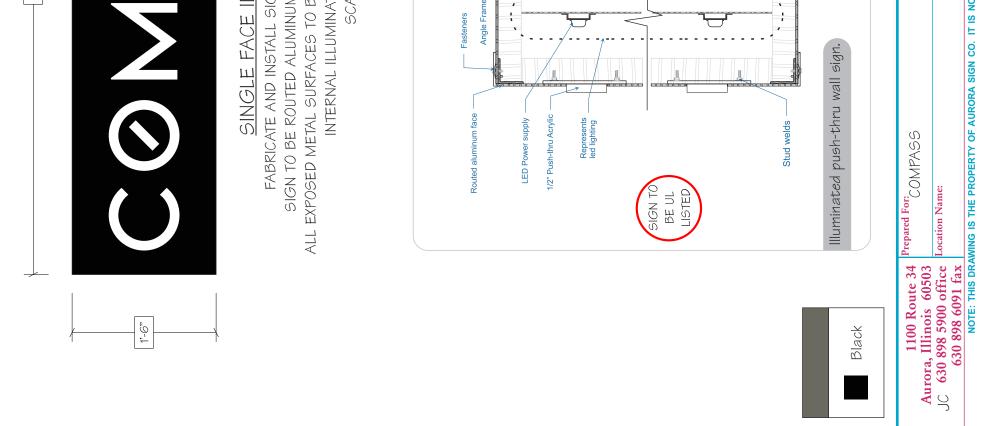
LANDLORD APPROVAL SIGNATURE

3/2/20

Drwg: 200369 Sheet:

ITTLE:

IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS DATE: PRINT Rev 1: 3/23/20 Rev 2: Address: ONE GRANT SQUARE, SUITE 201 City/State: HINSDALE, IL



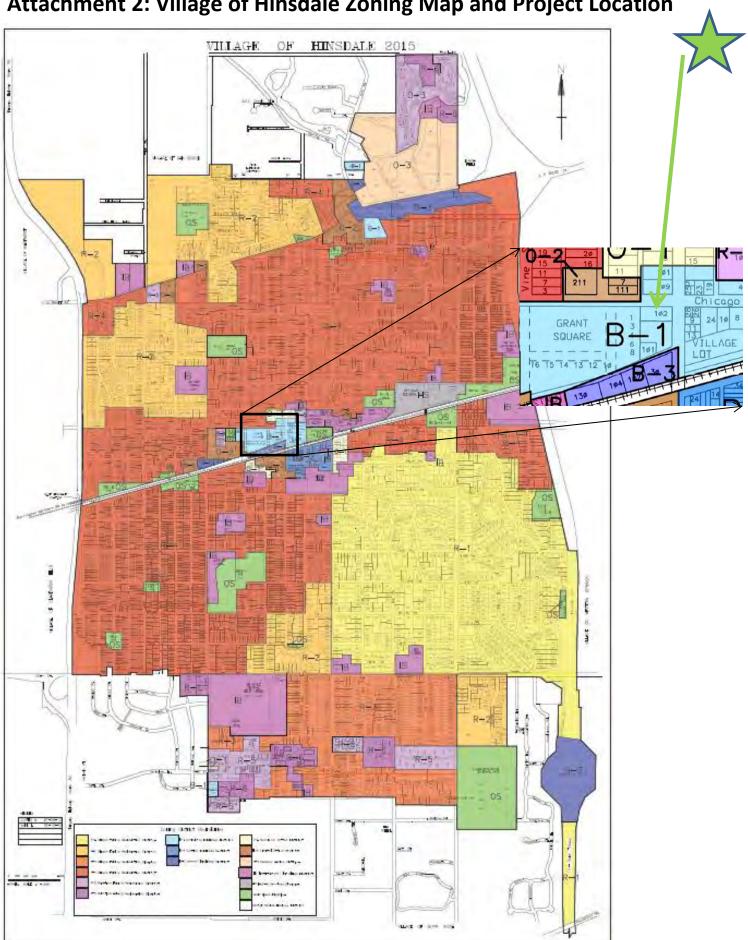
Jers

Attachment 1



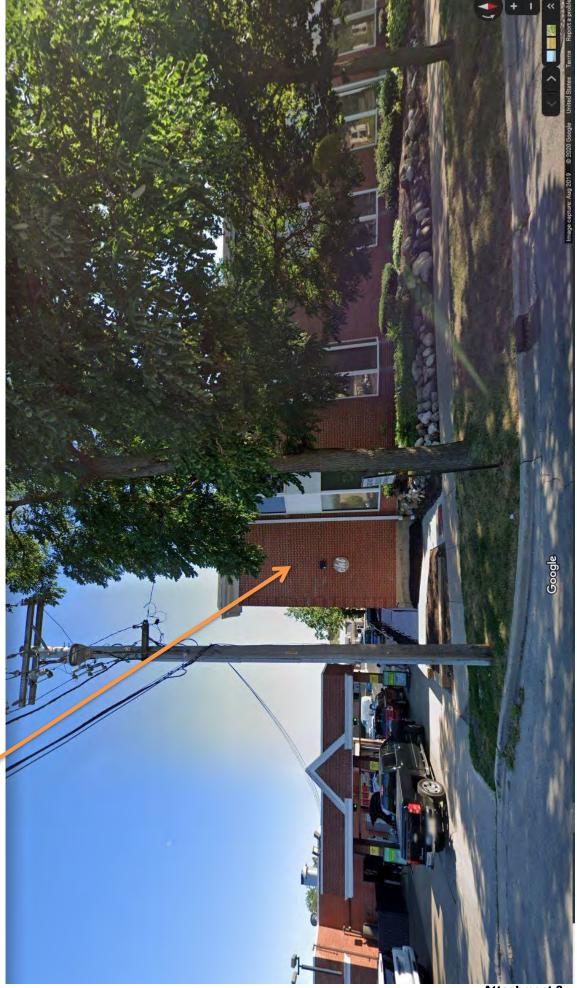
VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor			
Name: Hurora Sign Company Address: 1100 Roufe 34 City/Zip: Autora IL 60503 Phone/Fax: (20) 89 8-590609 1998 E-Mail: LHelberge Aurora Sign. com Contact Name: Lynn Helberg	Name: Autoba Sign Company Address: 1100 Row te 34 City/Zip: Autora IL 60503 Phone/Fax: 600 5900 (600) 686-6091 E-Mail: LHelberg Contact Name: Lynn Helberg			
ADDRESS OF SIGN LOCATION: ONE Gravt Sq vare suite 201 ZONING DISTRICT: Please Select One B-1 COMMUNITY BUSINESS District SIGN TYPE: Please Select One Wall Sign ILLUMINATION Please Select One Jus - INternally Illuminated				
Sign Information: Overall Size (Square Feet): 9 (6 x (6) Overall Height from Grade: 1956' Ft. Proposed Colors (Maximum of Three Colors): • White • Black • Drawwg H 200369-1	Site Information: Lot/Street Frontage: Building/Tenant Frontage: DOC Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name: Size of Sign: Square Feet Size of Sign: Size of Sign: Size of Sign: 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. $for = \frac{1}{2020}$ Signature of Applicant $for = \frac{1}{2020}$ Signature of Building Owner $for = \frac{1}{2020}$ FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE Total square footage: $\frac{0}{2020}$ x \$4.00 = $\frac{0}{2020}$ (Minimum \$75.00)				
Plan Commission Approval Date: Admin	nistrative Approval Date:			



Attachment 2: Village of Hinsdale Zoning Map and Project Location

Attachment 3: Street View 1 Grant Square, from Chicago Ave. (facing south) Proposed Sign Location



Attachment 3



MEMORANDUM

DATE:	June 10, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants. Public Hearing - Village of Hinsdale - Case A-14-2020

Summary

At the March 16, 2020, Village Board meeting, the Board of Trustees discussed a proposed moratorium on demolition permits or other zoning approvals involving a single family home or building that is historically significant or landmarked in the Village (Attachment 1). President Cauley introduced this as a topic of concern shared by the Historic Preservation Commission at the March 3, 2020, Board Meeting during the Village President's Report (Attachment 2).

Two Village residents addressed the Board of Trustees with public comments at the March 16, 2020, meeting (Attachment 3). After discussion, the Village Board unanimously referred to the Plan Commission to hold a public hearing for consideration and recommendation to the Village Board on a temporary, not to be longer than 180 days, a moratorium on the issuance of demolition permits or other building or zoning approvals, involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide. The 1999 Hinsdale Reconnaissance Survey was prepared by Historic Certification Consultants and lists homes deemed historically significant or contributing for their local architectural significance (Attachment 4). Attachment 5 includes public comments via letters and emails to the Village as of June 4, 2020.

Attachments:

- Attachment 1 Request for Board Action memo dated March 16, 2020.
- Attachment 2 March 3, 2020, Village Board Meeting minutes regarding the agenda item.
- Attachment 3 March 16, 2020, Village Board Meeting minutes regarding the agenda item.
- Attachment 4 Hinsdale Reconnaissance Survey by Historic Certification Consultants 1999.
- Attachment 5 Public Comment letters/emails (as of 06.04.20)



REQUEST FOR BOARD ACTION Community Development

First Reading - ZPS
Consideration of a Temporary 180-Day Moratorium on the Issuance of Any Demolition Permits or Other Building or Zoning Approvals Involving the Demolition of Single Family Homes within the Robbins Park and Central Business District.
March 16, 2020
Robert McGinnis, Director of Community Development/Building Commissioner

Recommended Motion

Approve a Referral to Plan Commission of a Request to Hold a Public Hearing for Consideration of, and a Recommendation to the Board of Trustees on, a Temporary 180-day Moratorium on the Issuance of any Demolition Permits or other Building or Zoning Approvals involving the Demolition of Landmarked Single-Family Homes, or of any Single Family Homes within the Village or within the Robbins Park and Central Business District Historic Districts

Background

At the Village Board of Trustee meeting of March 3, 2020, President Cauley cited two specific examples of homes in the Robbins Historic District that are in process for potential These applications have caused concern for the members of the Historic demolition. Preservation Commission (HPC) as in recent years, an alarming number of historic homes have been demolished in the Robbins Historic District and the Village has no process in place to stop these demolitions. An intermediate step under consideration to address the demolitions is to impose a temporary moratorium on demolitions of landmarked structures within the Village in either or both of the two historic districts, or Village-wide, for a finite period of time in order to give the Board of Trustees and applicable commissions time to study the issue and to evaluate recommendations to attempt to safeguard the community from the adverse impact that these demolitions have on Hinsdale's historic community. The process to institute a moratorium would be a public hearing at the Plan Commission to determine if Hinsdale residents support the idea of a moratorium in historic districts. Following the public hearing, the Plan Commission will make a recommendation to the Village Board of Trustees on whether or not to impose a moratorium. If the Board then chooses to impose a moratorium it would do so by Ordinance.

Discussion & Recommendation

Issues for consideration by the Board include how long the moratorium should be (a maximum of 180 days is recommended), whether it should be imposed Village-wide or only within one or both historic districts, and whether, if limited to one or both historic districts, whether it should apply just to contributing buildings and structures or to all buildings and structures within the historic district or districts. The Motion should be revised to reflect those decisions.



Budget Impact

During a potential moratorium as much as \$15,000-\$25,000 per permit may be lost as a result of a demo/rebuild permit not issued during the moratorium. As a point of reference, there were 4 issued in the Robbins Historic District in 2019.

Village Board and/or Committee Action

Documents Attached

VILLAGE OF HINSDALE VILLAGE BOARD OF TRUSTEES MINUTES OF THE MEETING March 3, 2020

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, March 3, 2020 at 7:32 p.m., roll call was taken.

Present: Trustees Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow, Neale Byrnes, and President Tom Cauley

Absent: Trustee Matthew Posthuma

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Fire Chief John Giannelli, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Superintendent of Parks & Recreation Heather Bereckis and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

President Cauley led those in attendance in the Pledge of Allegiance.

President Cauley stated that recently there has been a spate of demolitions of historic homes; the Historic Preservation Commission (HPC) hears those requests. The chair of the HPC approached him because Commission members are discouraged as there is little they can do to stop these demolitions. Tomorrow they have three such homes on their agenda, two of which are classic homes: 716 S. Oak, the Dean house, and 419 S. Oak, the Clarke house.

When they are gone you can't get them back, and therefore he recommends a moratorium on further demolition for a reasonable period of time in the Robbins district. He believes there should be a public hearing on this matter at the Plan Commission to determine if residents want this.

Village Board of Trustees Meeting of March 3, 2020 Page 2 of 9

This is not punitive, but an effort to slow the process to determine if there is something different we can do, and consider ordinances that would be reasonable to attempt to preserve these homes. It would provide a hurdle for owners before demolishing an historic home. He acknowledged that people have property rights, but it would be beneficial to strike a balance. The Village will lose something if these types of homes are taken down. HPC members in the audience confirmed that the persons who have made application for these particular homes are new residents. Relative to what other communities do, Village Manager Gargano offered that in Wilmette the Village Board made the final decision. President Cauley suggested the moratorium be no more than six months, and there be a public hearing at the Plan Commission to discuss proposed regulations.

Mr. Jim Prisby of 565 N. Vine Street, addressed the Board. He is a member of the HPC and said the Commission has been working on potential changes for the last 18 months. Village employee Mr. Mike Donofrio did a study of 12 other communities that should be available for Board review. President Cauley noted that the Board recently adopted an ordinance requiring plans be included when applying for demolition. Mr. Prisby added they have no enforcement power, HPC is advisory only.

Ms. Alexis Braden of 436 E. First Street, addressed the Board. She is a member of the HPC and while she appreciates the Board's enthusiasm, a moratorium is too late for these homes. Trustee Banke said a moratorium makes sense to de-incentivize people from exercising their property rights, and incentivize preservation. Adjusting fee structures and such could alter the outcome. He pointed out it is expensive to update the mechanical systems of older homes, but a solution might be to preserve the façade. This would maintain the character of the neighborhood. President Cauley asked if there's any way to offer a carrot to these homeowners to keep the façade. Ms. Braden was doubtful, and believes the only solution is a long term education plan for realtors and residents.

Trustee Hughes said there are still plenty of homes in the district to save; there are homes outside the district, too, that would be sad to lose. Maybe the moratorium should go beyond the Robbins historic district. A working group was identified to include two Board members, two members of the Plan Commission and two members of the Historic Preservation Commission.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Hughes)

Village Board of Trustees Meeting of March 16, 2020 Page 3 of 10

b) Approve a Referral to Plan Commission of a Request to Hold a Public Hearing for Consideration of, and a Recommendation to the Board of Trustees on, a Temporary 180-day Moratorium on the Issuance of any Demolition Permits or other Building or Zoning Approvals involving the Demolition of Landmarked Single-Family Homes, or of any Single Family Homes within the Village or within the Robbins Park and Central Business District Historic Districts

Trustee Stifflear introduced the item which is a follow-up on a proposed moratorium that President Cauley discussed in his remarks two weeks ago regarding the teardown of historically significant homes in the Robbins Park historic district. This matter can be heard by the Board, or referred to the Plan Commission with a vote tonight. Any potential moratorium will allow a debate on what a long-term historic preservation ordinance may codify to protect historically significant structures, and insure that those homes are not razed during the process. The Plan Commission would hear public comment and provide the Board with a recommendation. At the last meeting of the Village Board, Historic Preservation Commission members asked the Village to do something about this. If the Plan Commission holds a public hearing, it would come back to the Village Board for a final vote. Trustee Stifflear suggested the Board consider and provide direction to the Plan Commission regarding the length of the moratorium, six months has been recommended: whether the moratorium should be Village-wide or apply only to Robbins Park and/or the Central Business District (CBD); apply to all buildings, or only to contributing buildings, and if we include all buildings, a waiver or appeal process should be considered. President Cauley noted this matter addresses the concept of having a moratorium, not regulations to preserve historic homes. He views the Board of Trustees as an appellate body and that public hearings should be conducted by the Plan Commission the Zoning Board of Appeals. This is a sensitive issue, lots of people in the community want to see older homes preserved, but owners want to develop them, or they can't sell them as they are. The Historic Preservation Commission has asked us to do something, but we don't know what that is yet. No determinations have been made.

Trustee Hughes reminded the Board there are significant homes outside the Robbins historic district. He would suggest, in terms of scope, that the moratorium apply to contributing homes in Robbins and something based on age, pre-war homes, located outside the district. Director of Community Development Robb McGinnis said there were about 40 demolitions in 2019, and since 2008, 24 homes were demolished in Robbins, 19 of which were contribution homes.

Trustee Posthuma agrees property rights should be protected, but also agrees this issue should be looked at. Discussion followed regarding the length of the moratorium the Board agreed to keep it as short as possible to realistically evaluate the problem, but no more than 6 months. Trustee Stifflear agrees that property rights are important, and that this

should only apply to properties that contribute to the historic definition in Robbins and the CBD.

Mr. Mike Ryan, 125 E. Eighth Street, addressed the Board, and echoed their comments but stressed that some houses might not be worthy of being on a list of what is unique and special, stating that some houses should truly come down. He appreciates the Board's consideration of the property rights of owners. President Cauley said he would like to see the opportunity for rehabbing these homes maximized, possibly with incentives regarding FAR, or waiving construction fees or setback requirements.

Mr. Mark Weber, 427 S. Stough, addressed the Board stating he is building a home at 6th & County Line that was a tear down. They looked at rehabbing the property, but they couldn't make the numbers work; economics ruled the outcome. He is concerned about property rights, and he wants Hinsdale to grow. He agrees it would be best to work through this issue quickly.

Trustee Stifflear made an initial motion that was revised following discussion of the Board regarding whether or not to include buildings outside the Robbins historic district, and if so, of what vintage. The Board agreed to make the motion more broad and let the Plan Commission refine the parameters. Trustee Byrnes asked that the motion include parameters for a waiver process. Ms. Gargano asked that the motion include landmarked homes.

Trustee Stifflear moved to Approve and refer to Plan Commission a request to hold a public hearing for consideration and recommendation to the Village Board on a temporary, not to be longer that 180 days, moratorium on the issuance of demolition permits or other building or zoning approvals, involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide. Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes NAYS: None ABSTAIN: None ABSENT: Trustees Banke and Haarlow

Motion carried.

HINSDALE RECONNAISSANCE SURVEY

APPENDIX E

Village of Hinsdale, Illinois

> HISTORIC CERTIFICATION CONSULTANTS 1999

Attachment 4

Attachment 4

HINSDALE RECONNAISSANCE SURVEY: An inventory of historic and architectural resources

Village of Hinsdale Historic Preservation Task Force Norman Chimenti, Chairman

Members: Kim Beard Jean Follett Lavina Gross John P. Kayser Cassius MacDiarmid Craig R. Milkint Jalai Mizani Andree K. Shields

Prepared by: HISTORIC CERTIFICATION CONSULTANTS 1105 W. Chicago Avenue, Suite 201 Chicago, Illinois 60622

1999

TABLE OF CONTENTS

INTRODUCTION 1
PRESERVATION ACTIVITIES IN HINSDALE
THE RECONNAISSANCE SURVEY 2
SURVEY METHODOLOGY
HISTORY OF HINSDALE 7
ARCHITECTURE OF HINSDALE
CONCLUSION 11
BIBLIOGRAPHY 12
ENDNOTES 13

INVENTORY OF POTENTIAL HISTORIC DISTRICTS AND SITES

DOWNTOWN HISTORIC DISTRICT NORTH HINSDALE HISTORIC DISTRICT TOWN OF HINSDALE HISTORIC DISTRICT ROBBINS PARK HISTORIC DISTRICT STOUGH HISTORIC DISTRICT SCATTERED SITES

INTRODUCTION

1

Hinsdale is a classic example of the upper middle-class railroad suburb that developed across the country from 1850 through 1880. Chicago, with a network of eleven separate railroad lines that entered the city from 1847 through 1861, had more than 100 railroad suburbs surrounding the city by 1873. Many of these suburbs were based on the picturesque English ideal of the country house set in a naturalistic, landscaped garden, and they became the model for the modern subdivision.¹ Hinsdale, founded by Williams Robbins in anticipation of the location of the Chicago, Burlington, and Quincy railroad's commuter line through the area in 1864, is one of these.

The original town of Hinsdale was first recorded by William Robbins in 1866. By 1873, when the village was incorporated, much of the community, on both the north and south sides of the rail line, was platted for housing development, and many residences had already been constructed. The village continued to develop with homes representing a wide range of architectural styles and vernacular types spanning over 130 years. Today, the architectural legacy is rich, with architecturally significant buildings, both grand and modest, spread throughout the entire village. Yet the popularity of the community, with its choice location, tree lined streets, and high quality housing, has created strong pressure to demolish existing properties and build much larger, more luxurious homes. No section of Hinsdale has been spared from redevelopment, so that there are oversized buildings squeezed among more modest homes in some areas, and new versions of traditional-style mansions amidst large historic homes in other areas. Which historic neighborhoods are most significant is difficult to define, and which historic properties are most threatened, is difficult to predict.

Because of these pressures, Historic Certification Consultants was retained to conduct a Reconnaissance survey of every structure within the corporate limits of the Village of Hinsdale. The objective of this survey has been to identify all architecturally significant and historically significant (to the extent known in available published resources) buildings in order to determine which individual buildings and which potential historic districts merit more detailed and intensive survey. With this information, the village will be able to take the steps necessary to preserve its most important historic resources. The survey team viewed 5654 buildings, evaluated them, and photographed all those rated architecturally significant. This information was then analyzed within the historic context of the village, and recommendations made to intensively study five potential historic districts and a list of potential individual landmark designations.

The firm was also directed to conduct a Demonstration Intensive Survey of one block bounded by Fourth, Fifth, Washington, and Lincoln Streets, containing 14 principal structures. That survey includes a data form on each principal structure with the following information: use, condition, integrity, architectural style, construction date,

architect or builder when known, architectural features, alterations, and a significance rating. There are also three photographs with the principal and two secondary elevations of each primary structure. The information in the Demonstration Survey is summarized separately from this report.

PRESERVATION ACTIVITIES IN HINSDALE

The Village Board has appointed a Preservation Task Force to oversee this project and to report to the Plan Commission on its findings. It is anticipated that this survey will assist the Plan Commission in determining whether a preservation ordinance is appropriate for Hinsdale, and what the scope of such an ordinance would cover. With a preservation ordinance, specific tools can be developed to protect the most important historic resources in the village.

The community has been well represented in surveys by others, including the Illinois Historic Sites Survey and Illinois Historic Landmarks Survey which noted 148 buildings of architectural merit, and the DuPage County Cultural and Historical Inventory which noted eleven buildings. There is one structure, 142 E. First Street, that has been listed on the National Register of Historic Places.

Although Hinsdale has had no direct municipal involvement in historic preservation in the past, there are two local organizations that have contributed to the knowledge of historic preservation in the community, the Hinsdale Historical Society and the Hinsdale Architectural Society. The Hinsdale Historical Society is a local membership organization that maintains a museum, archives, and research library at 15 S. Clay Street. The Hinsdale Architectural Society is also a membership organization dedicated to research and education of the architectural and cultural resources of Hinsdale. Each sponsors walking tours and other historical and architectural programs.

This survey and report are the first activities undertaken by the Village of Hinsdale itself to begin to identify and preserve its architectural heritage.

THE RECONNAISSANCE SURVEY

The purpose of a Reconnaissance survey is to inspect a community and to generally characterize its resources in order to organize and orient more detailed survey efforts. The survey also involves background research into the community's history and architecture which is used in interpreting the findings. For Hinsdale, every principal structure on every street in the village was viewed and evaluated by a team of field surveyors. A

complete computerized database by property address was created that includes the following information for each building: address, date of construction, architectural style, and significance rating. Photographs were taken of each building ranked significant by the survey team and these are assembled into binders. This report summarizes the findings of the survey and makes recommendations for further action.

SURVEY METHODOLOGY

Prior to beginning fieldwork, a database of the address of every property in Hinsdale was created. Entered into this database and located on a map were all historically or architecturally significant properties noted in previous surveys, research, tours, and brochures by the Illinois Historic Sites Survey (IHSS), Illinois Historic Landmarks Survey (IHLS), the National Register of Historic Places (NR), Illinois Department of Transportation (IDOT), DuPage County Cultural and Historical Inventory (DC), Hinsdale Historical Society (HHS), and the Hinsdale Architectural Society (AW). Some were also noted in a 1897 publication entitled *Hinsdale the Beautiful*. There were 357 properties identified as historic by these groups. Out of these, 332 were recognized during the survey process, and 19 had been demolished. The demolished historic properties by address are:

Address and date if known:	<u>Recognized in</u> :
302 N. Adams Street, 1927	List of Works by architect R. Harold Zook (Zook
	list) and Hinsdale Architectural Society's
	Architectural Gems Brochure (Gems)
226 W. Birchwood Road, 1940	Zook list; Gems
216 E. Chicago Avenue, 1921	Gems
219 E. Eighth Street	Illinois Historic Sites Survey (IHSS)
232 E. Eighth Street	IHSS
620 S. Elm Street	IHSS, listed as 628 S. Elm Street
737 S. Elm Street	IHSS, listed as 741 S. Elm Street
30 E. Fifth Street, 1863	Illinois Department of Transportation (IDOT)
340 Forest Road, 1935	Zook list; Gems
115 E. Fourth Street	Hinsdale Architectural Society's Architectural
•	Walks Brochure (AW)
605 S. Grant Street, 1904	Hinsdale Historical Society Research
320 E. Hickory Street, 1935	Zook list; Gems
330 E. Hickory Street	IHSS, listed as 328 E. Hickory Street
40 E. Hinsdale Avenue, 1917	Hinsdale Historical Society's Downtown Walking
	Tour
404 N. Lincoln Street, 1896	Hinsdale Historical Society Research/Plaque
······································	(Plaque)

125 N. Park Avenue, 1892-93
116 W. Second Street, 1885
220 E. Seventh Street
936 Taft Road, 1953

Plaque; AW Plaque; AW; Hinsdale the Beautiful IHSS Zook list; Gems

Using this database and map, plus a map of Hinsdale's earliest subdivisions provided by the Hinsdale Historical Society, surveyors recognized areas that were likely to contain a great concentration of historic resources.

A team of surveyors used a "reconnaissance" survey approach, and drove every street within the Village of Hinsdale, block by block, viewing and evaluating all 5,654 principal structures. The survey was publicized in the *Hinsdale Doings*, and surveyors handed out a letter to residents explaining the purpose of the survey and where to call with further questions. Based on the surveyors' observations, a complete database by property address has been created that includes the following information for buildings built prior to 1950: architectural style, and estimated construction date indicated with a "c.," and a significance rating. Architectural styles were determined using the following references: *A Field Guide to American Houses* for high-styles and *Built for Farming: A Guide to the Historic Rural Architecture of Kane County* and other booklets and survey manuals for vernacular types.² Further definition of vernacular types was arrived at in consultation with Ann Swallow of the Illinois Historic Preservation Agency. The surveyor made a judgment on the significance of each structure based on specific evaluation criteria listed below.

Significant rated buildings were photographed. Then in order to process the data collected in the field, they were plotted on a base map with lot lines, to determine concentrations of historic resources for further intensive study. Boundaries were established around these areas, and were reviewed for things such as numbers of significant, contributing, and potentially contributing buildings (all these are buildings that contribute to the historic character of an area) compared with non-contributing buildings (mostly buildings built after 1950 through the present); concentrations of architectural styles and periods; existing building uses; prominent structures within an area; and degree of integrity. From this map, districts were created and prioritized for later intensive surveys.

EVALUATION CRITERIA

All buildings in the survey area were evaluated for their local architectural significance. The possible rankings for local significance are significant (S), contributing (C), potentially contributing (PC) and non-contributing (NC). Integrity, that is the degree of original design and historic material remaining in place, was factored into the evaluation.

> HINSDALE RECONNAISSANCE SURVEY HISTORIC CERTIFICATION CONSULTANTS, 1999

4

Even buildings with minor alterations were considered significant based on the nature of work/demolition occurring in Hinsdale. Buildings that might otherwise be considered contributing because of age and historic style, but that had been greatly altered, were ranked as potentially contributing. Significant buildings were further evaluated for their potential individual listing on the National Register (marked with a S/NR rating [Significant/National Register]). Buildings that are less than 50 years old, although not currently eligible for landmark designation, were given special consideration if they were architecturally distinctive. These buildings were given a NC/S rating (defined below).

Finally, there were some buildings that had been ranked significant by others such as the Illinois Historic Sites and Structures surveys, the Hinsdale Architectural Society or the Hinsdale Historical Society Downtown Tour or Plaque Program, but that had been so altered that the survey team could not rank them today as architecturally significant. These were given one of the above ratings by the survey team, and then also given an historic rating of HS, with the source listed under the heading, "Landmark list." An HHS indication in the Landmark list for a building that does not have an HS rating means that the Historical Society has historic information about the building but has made no judgment on its historic significance.

LOCAL SIGNIFICANCE RATINGS

A. SIGNIFICANT (S)

Age Must be at least 50 years old.

Architectural merit. Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; architectural or structural innovation.

Integrity. Must have a high degree of integrity: most architectural detailing in place; no historic materials or details covered up; generally no modern siding materials; no additions; minor porch alterations permitted.

B. CONTRIBUTING (C)

- Age. Must be at least 50 years old.
- Architectural merit. Does not necessarily possess individual distinction but is a historic structure with the characteristic design and details of its period.

• *Integrity.* May have a fair degree of integrity but is of a common design with no particular distinction to set it apart from others of its type.

C. POTENTIALLY CONTRIBUTING (PC)

- Age. Must be at least 50 years old.
- Integrity. May have sub-standard integrity, that is, they have been greatly altered. Should possess at least one of the following: original siding; original windows; interesting architectural detail; readily recognizable and distinctive historic massing. Even if some features are determined to have been significantly altered, there should be some historic characteristics or features remaining that make the building potentially contributing. Alterations should generally be reversible (for example, siding can be removed, or architectural detail restored based on remaining physical evidence).

D. NON-CONTRIBUTING (NC)

- Age. Any building less than 50 years old (those from 1950 forward).
- *Integrity.* Any building at least 50 years old whose integrity is so poor that all historic materials and details are missing or completely covered up and its historic massing and/or roofline cannot be discerned; old buildings with unsympathetic alterations that severely compromise their historic character. Poor integrity was measured if all these factors were missing: original siding; original windows, especially if window openings were also changed; original architectural detail and trim.

NATIONAL REGISTER RATINGS

A. ELIGIBLE FOR INDIVIDUAL LISTING (S/NR)

Must meet one of the following criteria: (a) be associated with events that have made a significant contribution to the broad patterns of our history; (b) be associated with the lives of persons significant in our past; (c) embody the distinctive characteristics of an architectural style, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

B. NON-CONTRIBUTING/SIGNIFICANT (NC/S)

- Age. Any building less than 50 years old (those from 1950 forward)
- Architectural merit. Despite its underage, it possesses architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; architectural or structural innovation.

HISTORIC RATING

HISTORICALLY SIGNIFICANT (HS)

Noted in the past as architecturally or historically significant by one of the following: Illinois Historic Sites Survey, Illinois Historic Landmarks Survey, the National Register of Historic Places, Illinois Department of Transportation, DuPage County Cultural and Historical Inventory, Hinsdale Historical Society, and the Hinsdale Architectural Society. Some were also noted in a 1897 publication entitled *Hinsdale the Beautiful*.

HISTORY OF HINSDALE

The Village of Hinsdale was founded by William Robbins as a sylvan country retreat for those influential business and professional men who could afford to shield their families from the crowded city while still commuting to Chicago daily to conduct their business affairs. Its "romantic, rolling, billowing land" was widely promoted to introduce "suburban home seekers to the superior advantages, improvements, comforts and pleasures that are afforded by this peerless suburb"³. By 1897, when the promotional publication, *Hinsdale the Beautiful* was printed, nearly 3000 people called Hinsdale their home.

It was William Robbins' vision that created the upper class retreat in the southeast part of Hinsdale. In 1862 he bought 640 acres of land from a Robert Jones and laid out the original town, (1866) lying south of Chicago Avenue to Sixth Street, between Grant Street and Garfield Street. He gave the right of way along the northern boundary of his land to the Chicago Burlington and Quincy railroad and persuaded them to bring their line through what was to become the center of Hinsdale. This original plat contained the site of the train depot, the central business district, and several blocks for residences. It was his later two additions, Robbins' First Addition (1866) and Park Addition (1871), lying between Chicago Avenue and Seventh Street, and Garfield Street and County Line

Road, that were, however, the most spacious home sites to be platted in Hinsdale. Not only did these subdivisions provide much larger lots with the ability for generous setbacks, those in Robbins Park also established the picturesque curving streets, which had been pioneered in Riverside a few years earlier by Frederick Law Olmstead. The homes in these two subdivisions were built over many years, as were all areas of Hinsdale, so that 19th century Italianate and Queen Anne houses can be found beside 20th century Colonial and Tudor Revival houses. At some time, probably about 1875, a group of families in this area built their own railroad station for the CB&Q at 441 Chicago Road, to have a train stop closer to their homes.⁴

The other preeminent developer of early Hinsdale was O. J. Stough, who purchased 80 acres of the Marvin Fox farm in 1866 and established his First Addition in 1868 in north Hinsdale between Hickory Street and Chicago Avenue, Madison Street and Garfield Street. Laid out in a traditional grid, these lots were comparable in size to those in Robbins' original town plat and contained the same mix of large and small homes, in architectural high styles as well as vernacular types. But it was Stough's Second Addition, in the western part of Hinsdale, that gave the community some of its more modest housing. Stough built houses systematically, renting them when necessary, and paying for them as they were built. By 1871 he owned 1200 acres and was responsible for the development of large areas on the west side.

Both Mssrs. Stough and Robbins planted hundreds of trees throughout the community, some even before the roads were paved, to establish the garden like quality of the village that they sought. By 1873 the Village of Hinsdale was incorporated and well established on its pattern of growth.

The business district developed intensively from the 1880s. Local merchants built storefronts in the architectural styles of the time (Italianate, Queen Anne, Romanesque), many of which survive to this day. The original train station, which had been located on Washington north of the tracks, was replaced in 1898 by the existing Brush Hill station. The 1920s also saw a period of commercial growth, in which some older stores were remodeled, and new ones were built, notably the Hinsdale Theater and the Hinsdale State Bank (101 S. Washington). It was a time of municipal growth as well, with the construction of the Hinsdale Memorial Building and the Hinsdale Water Plant.

Individual empty lots all across town eventually were built on, even through the 1950s and 1960s. Because of this, the community exhibits a tradition of neighborhoods with housing from many time periods and in a variety of styles. The recent explosive redevelopment of the 1990s could be seen as a continuation of this historic pattern. The difference, is however, that there are no vacant parcels remaining in the Village on which to develop new homes. So architecturally significant historic homes have frequently been demolished to make way for new construction. Historic neighborhoods can absorb some

new homes and still retain their historic character. At what point, that historic character is lost to new construction is something the village must wrestle with and make hard decisions regarding.

ARCHITECTURE OF HINSDALE

The architectural fabric of Hinsdale is extremely rich and varied for a single community. There is a wealth of architecturally significant buildings, both grand, high style structures, and well-preserved examples of vernacular types. Some of the most common, modest historic structures in Hinsdale, if found in many other older Chicago suburban communities, would be among their best.

There are many older, significant structures throughout all parts of Hinsdale. These significant structures are not just the large, architect designed homes of Robbins Park, but include also some well-preserved, modest, vernacular types in Stough Park. High style buildings are those that can be placed in well-defined categories based on their distinctive overall massing, floor plan, and architectural detailing. These may be individually designed by an architect or builder for a specific client at a chosen site, or they may be consciously based on available standard architectural plans and mass produced ornament and trim, obtained by a builder or owner. Vernacular types are those usually built by an owner or builder without the benefit of an architect or professionally prepared plans, and are most easily classified by their overall shape, roof style, and floor plan. Unfortunately, no area of Hinsdale has been spared from the recent demolition of historic structures and their replacement by new construction. Some of this new construction is compatible with its surrounding context, while some of it is out of scale and quite intrusive. This is an important time for Hinsdale to assess its historic resources, initiate preservation strategies for those significant structures and districts, and steer new development to appropriate sites.

This report has recommended that five areas be targeted for further intensive survey and potential designation as historic districts. It was difficult to draw potential historic district boundaries because of the demolition of historic structures and new construction that has taken place throughout Hinsdale's historic neighborhoods. However, there are still areas that contain a sufficient concentration of historic structures, both significant and contributing, to convey the overall character of Hinsdale's historic development. Of the 5654 buildings in Hinsdale, this survey identified 549 significant historic structures throughout the community, of which 365 are within potential historic districts and 184 are on scattered sites outside any potential district boundary. The boundaries of the historic districts were drawn to include blocks with over half of the structures rated as either significant or contributing. Of the significant buildings on scattered sites, some of them might be designated as local individual landmarks. Probably not all can be

protected in this way, however. There are also 66 non-contributing/significant structures throughout the village. These are buildings generally from the 1950s, that do not yet meet the 50 year old benchmark for a historic building, but nonetheless display architectural distinction that may make them landmark buildings in the future. Of the remaining buildings throughout the village, 926 are ranked contributing, 377 are ranked potentially contributing, and 3736 are ranked non-contributing to a historic district.

The potential historic districts are discussed in the inventory section, in the priority order in which they should be intensively surveyed.

CONCLUSION

The number and quality of architecturally significant historic homes and commercial structures in Hinsdale is overwhelming. The community has architectural riches found in only a select number of other Chicago suburbs. But the magnitude and scale of new construction, and the fact that it can be found on so many blocks throughout the village, greatly threatens that historic character. It would be ideal if there were a few distinct areas with a solid concentration of exceptional historic homes and no intrusive new construction in between. Such an area would be an easy historic district to designate. But such an area does not exist. What does exist are several large areas with some exceptional structures scattered about, a majority of supportive, or what we call contributing structures, and an unfortunate number of non-contributing structures. Some people might say it is already too late to preserve an unaltered historic neighborhood. However, to choose not to preserve the important historic structures remaining throughout the community would be to further the loss. Other communities have chosen preservation of areas with a mixture of historic structures and new construction. Their guiding vision has been that the area display a majority of historic structures and a predominant historic character. We believe the potential historic districts chosen in this survey do that. The boundaries delineated in these districts have been drawn to contain the largest number of architecturally significant buildings within an overall context of contributing historic structures. Further architectural and historical analysis may justify an expansion or contraction of these boundaries. Public policy debate will also most certainly contribute to the discussion. The primary purpose of this survey and report has been to identify and inform the village of the resources it has. Future action to protect and preserve these resources is in the hands of the community.

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HINSDALE RECONNAISSANCE SURVEY HISTORIC CERTIFICATION CONSULTANTS, 1999

11

Attachment 4

ENDNOTES

1. Ames, David L. Context and Guidelines for Evaluating America's Historic Suburbs for the National Register of Historic Places. Draft, September 14, 1998. p. 6-7.

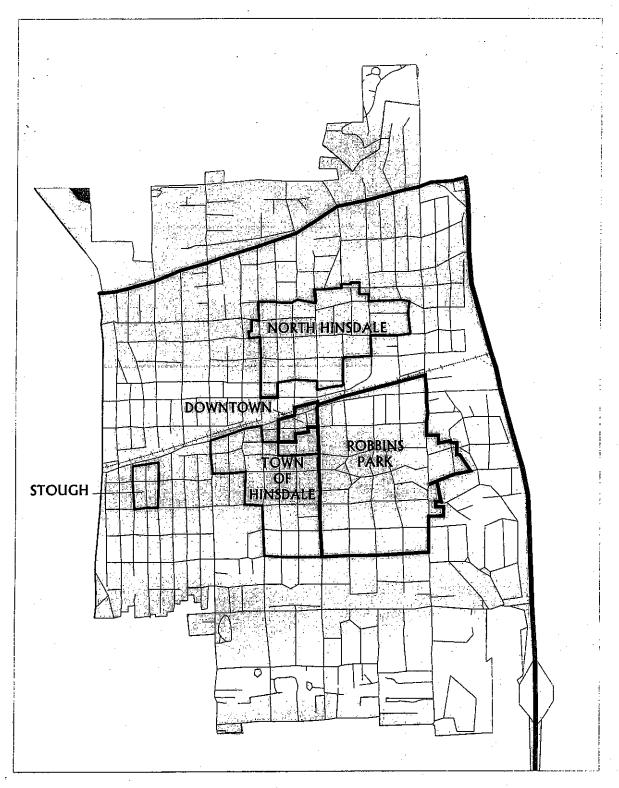
2. These vernacular type sources are listed in the bibliography.

3. Hinsdale and the World, p.6.

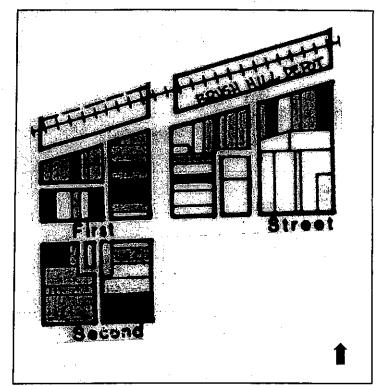
4. Hinsdale and the World, p. 209.

INVENTORY OF POTENTIAL HISTORIC DISTRICTS AND SITES

BOUNDARIES OF POTENTIAL HISTORIC DISTRICTS



DOWNTOWN HISTORIC DISTRICT



Base map, Courtesy of the Village of Hinsdale

Locally Significant (S) Buildings

Contributing (C) and Potentially Contributing (PC) Buildings



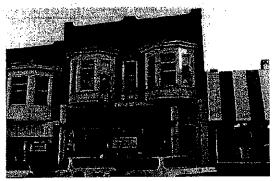
Non-contributing (NC) Buildings

DOWNTOWN HISTORIC DISTRICT

The downtown commercial center of Hinsdale is a compact, pedestrian-oriented area, centered on the Brush Hill Train Station and South Washington Street. It contains three full blocks of densely built, late 19th- and early 20th century storefront commercial buildings. The buildings are filled with local convenience and specialty shops, some offices, and casual restaurants. The area is thriving and acts as a community center for many village residents. The downtown has a physical character and economic vitality that were commonplace in suburban train station-centered downtowns throughout the 1960s. Today, however, most of these once prosperous suburban downtowns have been decimated by competition from outlying strip malls, with much of the historic building stock demolished. Hinsdale is one of the fortunate few suburbs to have such a vibrant downtown. The main streets of Washington, Hinsdale, and First, are solid street walls with no vacant parcels in between. Any newer, non-contributing buildings have been constructed within the existing urban design context so that the original character of a traditional suburban downtown remains intact.



47 South Washington Street

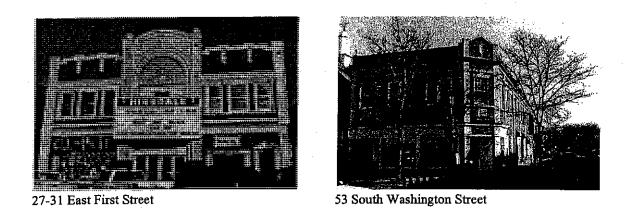


39 South Washington Street

There are 66 primary structures within the proposed district bounded by the railroad tracks on the north, Garfield on the east, Lincoln on the west, and approximately Second Street on the south. This boundary incorporates the entire compact, built-up area of the downtown. Of the primary structures in this district, 52 or 79% have been ranked either significant (24) or contributing (28), with only 14 structures non-contributing to the district. The buildings range in age over a hundred year period, dating from 1881 through the present. The greatest number, 40 buildings, were built between 1900 and 1950. 15 buildings were built before 1900. The oldest building is the Italianate storefront housing Philip's Flowers at 47 S. Washington Street.

Architectural styles include the variety found in the residential areas of the community. Of the significant buildings in the district, the following styles are represented: Italianate

(1), Queen Anne (5), Classical Revival (5), Colonial Revival (4), Renaissance Revival (3), Tudor Revival (1), Modern (1), and the vernacular storefront commercial (1).



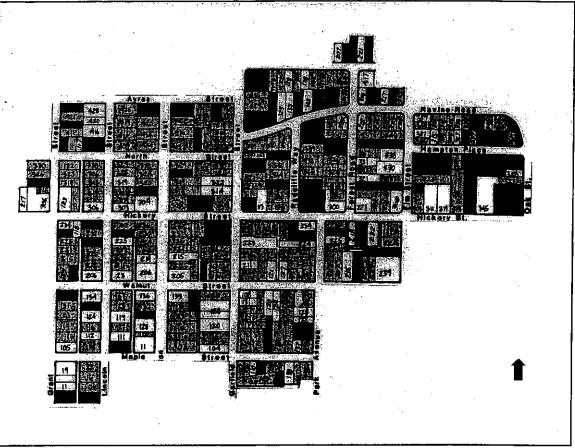
There are four properties that may be eligible for individual listing on the National Register of Historic Places: the 1925 Renaissance Revival Hinsdale Theater at 27-31 E. First Street designed by William G. Barfield; the c. 1935 Colonial Revival, Village Gas station at 50 S. Garfield Street, designed by R. Harold Zook; the 1898 Brush Hill Train Station at 21 E. Hinsdale Avenue; and the 1927 Classical Revival, former Hinsdale State Bank, now Gap store at 101 S. Washington Street also designed by William G. Barfield.

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
8 E First ST	1945	Classical Revival / Retail	s	SH	Schweidler & Mewherter Building	Schweidler & Mewherter	Zook list; Arch Gerns; Downtown Tour	Zook, R. Harold
9 E First ST	с. 1900	Storcfront Commercial / Colonial Revival	C			Littlest Offspring		
10-12 E First ST	c. 1925	Storefront Commercial	C			Loaves & Fishes/Campus Colors		
11-21 E First ST	1925	Classical Revival / Retail	S	SH		William Michae!	Downtown Tour	
14-16 E First ST	c. 1925	Storefront Commercial	c			Griffin's/Christian Science Reading Room		
18-20 E First ST	c. 1925	Storefront Commercial	NC			James Joseph Salon		
25 E First ST	5561	Colonial Revival / Retail	S	SH	Police and Fire Station	Hinsdale Bank & Trust	IHSS; Downtown Tour	
· 27-31 E First ST	1925	Renaissance Revival / Theater	S/NR	SH	Hinsdale Theater	Hinsdale Cinema	lHSS; Downtown Tour	Barfield, William Gibson
33 E First ST	1951	Modern / Commercial	NC/S			Hinsdale Furriers		
35 E First ST	1929	Renaissance Revival / Retail	S			Soukop True Value		
7-9 W First ST	1950s	Retail	NC			The March Hare		
8-10 W First ST	c. 1890	Gable Front / Retail	υ		6 .	Abigail Rose		-
13-15 W First ST	c. 1920	Renaissance Revival / Retait	S		Buecholz Block			
14 W First ST	c. 1925	Classical Revival / Retail	S			Worline Studio		Zook, R. Harold
17 W First ST	1887	Gable Front / Retail	c	HS		Hinsdale Flower Shop	Downtown Tour	
18 W First ST	1894	Gable Front / Retail		HS	Hinsdale Laundry Building	Eyeland of St. Johns	Downtown Tour	

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотпол пате	Landmark list	Architect
19 W First ST	1887	Gable Front / Queen Anne / Retail	s	와		Hinsdale Flower Shop	Downtown Tour	
22 W First ST	c. 1935	Georgian Revival / Retail	υ			Adam and Myers Realtors		
26 W First ST	1970s	Retail	NC			Hinsdale Fruit Store		
50 S Garfield ST	1930	Coloniał Revival / Gas station	S/NR		Brewer Brothers Filling Station	Village Gas		Zook, R. Harold
8 E Hinsdale AV	0161	Classical Revival / Retail	S	HS	Hinsdale Trust and Savings Bank	Coldwell Banker	Downtown Tour	
10 E Hinsdale AV	1920	Storefront Commercial	C		Dieke Building	Long Grove Confectionary		
12 E Hinsdale AV	c. 1920	Retail	NC			First Chicago Bank		
14 E Hinsdale AV	c. 1930	Art Deco / Retail	С			Baskin Robbins		
16 E Hinsdale AV	1890	Gabte Front / Flemish / Retail	υ	SH		Austin Patrick	Downtown Tour	
18 E Hinsdale AV	1907	Storefront Commercial	C			Vacant		
21 E Hinsdale AV	1898	Railroad Station	S/NR	HS	Brush Hill Train Station	Brush Hill Train Station	IHSS; Downtown Tour	
24 E Hinsdale AV	1909	Storefront Commercial	c		Mohr Building	Hinsdale News Agency		
28 E Hínsdale AV	1928	Classical Revival / Retail	S	SH	Clineff's Home Restaurant Building	Robin's Egg Blue/Gebauer Tile and Marble	Downtown Tour	
32-34 E Hinsdale AV	c. 1910	Storefront Commercial	υ			James Sherman Salon/Nick's Silver Shears		
36 E Hinsdale AV	c. 1930	Storefront Commercial	ບ		-	C. Foster Toys		
40 E Hinsdate AV	1998	Retail	NC			Comer Bakery		
8-10 W Hinsdale AV	c. 1935	Colonial Revival / Retail	C					
14-16 W Hinsdale AV	1927	Storefront Commercial	J			Porterfield Hearthstone Realtors		Zook, R. Harold

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соптион папие	Landmark list	Architect
18 W Hinsdale AV	c. 1945	Storefront Commercial	c	•		Hinsdale Shoe Service		
20 W Hinsdale AV	c. 1885	Storefront Commercial	NC			The Velvet Touch		
24 W Hinsdale AV	c. 1920	Storefront Commercial	C			Hartley's Cycle Shoppe		
26-26.5 E Hinsdale AV	1950s	Retail	NC N			Village Hairitage/Page's Restaurant		
28 W Hinsdale AV	c. 1920	Storefront Commercial	ت			Baird and Wamer		
53 S Lincoln ST	c. 1935	Colonial Revival / Bank	NC			Harris Bank		
111 S Lincoln ST	c. 1945	Modem / Office	C					
117 S Lincoln ST	c. 1935	Colonial Revival	C					
33-37 S Washington ST	1900	Queen Anne / Free Classic / Retail	S	SH	-	Barth's	Downtown Tour	
34 S Washington ST	1891	Storefront Commercial	С		Fox Building	Roudebush Realtors		
39 S Washington ST	c. 1890	Queen Anne / Rchil	S			The Players Club House		
40 S Washington ST	1894	Storefront Commercial	v	SH	Evernden's Drug Store	Carol's Hallmark Cards	Downtown Tour	
41 S Washington ST	c. 1910	Storefront Commercial	с			King-Keyser		
42 S Washington ST	1894	Storefront Commercial	υ			Eccentrique		
43 S Washington ST	1901	Storefront Commercial	s	SH		Jade Dragon	Downtown Tour	
44 S Washington ST	6061	Storefront Commercial	У Х		Olson's Dry Goods	Gap Kids		
45 S Washington ST	1994	Retail	Ŋ	-		Starbucks Coffee		
46 S Washington ST	1914	Storefront Commercial	U			Browning and Sons Jewelers		
47 S Washington ST	1881	Italianate / Retail	s	HS		Philip's Flowers	Downtown Tour	
48 S Washington ST	1914/1982	Retail	NC			Schoen's		

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
49-51 S Washington ST	1928	Colonial Revival / Retail	S		Oswałd Building	The Atrium	-	Zook, R. Harold (1928 remodeling)
50 S Washington ST	1 980s	Retail	NC			Carousel Shoes		
52 S Washington ST	1898	Storefront Commercial	c	HS	Karlson's Building	Village Bootery	Downtown Tour	
53 S Washington ST	1927	Classical Revival / Retail	s	SH		Fleming and Simpson Antiques	Downtown Tour	
54 S Washington ST	1892	Queen Anne	s	HS		Einstein Bagels	Downtown Tour	
101 S Washington ST	1927	Ctassical Revival / Retail	S/NR	SH	Hinsdale State Bank	Gap	IHSS; Downtown Tour	Barfield, William Gibson
102 S Washington ST	1888	Queen Anne / Retail	S		Papenhausen Building	Finnie McClure		
104-106 S Washington ST	c. 1915	Storefront Commercial	D			Betty Schwartz's Intimate Boutique		
108-110 S Washington ST	1925	Colonial Revival	S			County Line Properties		
112-114 S Washington ST	1929	Tudor Revival / Retail	S	SH		Tommy R.'s Italia	Downtown Tour	-
116-118 S Washington ST	c. 1900	Storefront Commercial	NC			Paine Webber		
120 S Washington ST	1970s	Retail	NC			My Favorite Things		



Base Map, Courtesy of the Village of Hinsdale



Locally Significant (S) Buildings

Contributing (C) and Potentially Contributing (PC) Buildings

Non-contributing (NC) Buildings

The North Hinsdale District encompasses parts of four subdivisions and contains residences spanning a 130 year construction period. Three early subdivisions, Stough's First Addition of 1868, Alfred Walker's First Addition also of 1868, and Ayres' Addition of 1869, have the earliest houses. The other part of the district, on Ravine Road and The Lane, is part of Walker's Second Subdivision (1923) and has many more houses dating from the early 20th century. Distributed throughout the area can be found housing from all time periods, indicating that the area did not develop one section at a time. In fact, even though the 1874 *Atlas and History of DuPage County, Illinois* (p. 46-47) shows the subdivisions listed above, many blocks are shown with large lots that were further subdivided at a later date.

This district combines several areas with slightly differing character because it is difficult to define any distinct sub-areas. The area as a whole displays a wealth of historic resources from many periods of Hinsdale's early development. It appears to be one of the most threatened in the village because there are so many small structures. Yet it still contains some blocks with the fewest non-contributing buildings. Intensive study of this district can still preserve its essential historic character.



319 North Lincoln Street



206 North Washington Street

There are 380 principal structures within the area irregularly bounded by Grant Street on the west, Ayres Street, North Street and The Lane on the north, Elm Street, Park Avenue, and Oak Street on the east, and Maple Street and Chicago Avenue on the south. 279 or 73% have been ranked either significant (83), contributing (122), or potentially contributing (74) to a historic district, with 101 structures non-contributing to the district. The buildings range in age over a 130 time period with the earliest being the 1867 Italianate O. J. Stough House at 306 N. Grant Street. There are 70 buildings built before 1900 with several from the 1860s. The largest number of buildings (206) were constructed between 1900 and 1950.



420 North Lincoln Street



105 North Grant Street

Architectural styles are varied, with the greatest number found in the following styles: Colonial Revival (71), Tudor Revival (29), Craftsman and Craftsman Bungalow (38), and the popular vernacular type, the American Foursquare (13). Most other common styles in Hinsdale are also represented, including Italianate, Queen Anne, Shingle style, Dutch Colonial Revival, Second Empire, French Eclectic, and Prairie, as well as vernacular types such as Gable Front houses, L-Form houses, Gabled Ells, Bungalows, and Ranches.

There are four properties that may be eligible for individual listing on the National Register of Historic Places: the 1938 Modern/Tudor Revival, H. A. Golumbeck house at 300 Forest Road by R. Harold Zook; the 1912 Prairie style, Gordon Abbott House at 105 N. Grant Street by William Drummond; the 1894 Chateaue sque, William Day Gates House at 134 N. Lincoln Street by Jenney & Mundie; and the 1890 Queen Anne, Heman Fox House at 206 N. Washington Street.



300 Forest Road



330 North Elm Street

				-			Amelikana
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соптиоп пате	Arcmiect
20 E Ayres ST	c. 1925	Dutch Colonial Revival	U U				
24 E Ayres ST	c. 1925	Dutch Colonial Revival	PC PC				
30 E Ayres ST	1970s		NC				
6 W Ayres ST	s0661		NC				
120 W Ayres ST	s0661		NC				
109 W Chicago AV	1990s	Gas Station	NC				
111 W Chicago AV	1990s	Apartments	NC				
222 N Elm ST	1950s		NC				
224 N Elm ST	1894	Queen Anne	PC	HS	Kimbell House		
234 N Elm ST	c. 1915	Craftsman Bungalow	PC				
308 N Elm ST	c. 1925	Colonial Revival	S				
312 N Elm ST		No Style	NC				
315 N Elm ST	c. 1940	Colonial Revival	NC				
322 N Elm ST	c. 1910	Craftsman	c				
325 N Elm ST	s0661		NC				
330 N Elm ST	1938	French Eclectic	S	HS	Macca Residence		
333 N Elm ST	1 990s		U Z	- 1			
338 N Elm ST	1930	Craftsman	s	HS			
344 N Elm ST	1960s		ŬN				
345 N Elm ST	c. 1935	Colonial Revival	c				
347 N Elm ST	1935	Tudor Revival	S	SH	Fischer, Arthur M. House		Zook, R. Harold
348 N Elm ST	c. 1925	Colonial Revival	υ				
353 N Elm ST	c. 1935	Tudor Revival Cottage	ບ				
157 N Elm ST	c. 1935	Tudor Revival	s	SH			

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Солятоп пате	Architect
300 Forest RD	1938	Modem / Tudor Revival	S/NR	SH	Golumbeck, H. A. House		Zook, R. Harold
311 Forest RD	c. 1935	Colonial Revival	υ				
312 Forest RD	c. 1935	Colonial Revival	υ				
315 Forest RD	1970s		NC				
318 Forest RD	c. 1940	French Eclectic	υ				
321 Forest RD	c. 1925	Dutch Cotonial Revival	s	-			
326 Forest RD	c. 1935	Dutch Colonial Revival	υ				
327 Forest RD	c. 1940	Colonial Revival Cottage	U				
331 Forest RD	c. 1940	Colonial Revival	s				
336 Forest RD	c. 1935	Coloniai Revival	υ				
337 Forest RD	c. 1940	Colonial Revival	υ				
340 Forest RD	1990s		Ŋ	-			
344 Forest RD	c. 1935	Colonial Revival	NC				
345 Forest RD	1960s		NC				
350 Forest RD	c. 1940	Colonial Revival	υ				
351 Forest RD	c. 1925	Four over Four	C				
354 Forest RD	c. 1935	Tudor Revival / Mediterranean Revival	S S				-
417 Forest RD	c. 1925	Craftsman	s				
104 N Garfield ST	c. 1900	Queen Anne / Free Classic	s				
108 N Garfield ST		No Style	ЪС		· · · · · · · · · · · · · · · · · · ·		
112 N Garfield ST	c. 1910	American Foursquare.	c				
117 N Garfield ST	c. 1895	Shingle	Υ	HS			
120 N Garfield ST	1883	Queen Anne	S	SH	Johnston House		

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
121 N Garfield ST	c. 1925	Craftsman	υ				
127 N Garfield ST	c. 1925	Craftsman	PC				
128 N Garfield ST	c. 1895	Queen Anne	s				
131 N Garfield ST	c. 1925	Cotonial Revival	S				
138 N Garfield ST	c. 1915	Craftsman	PC				
211 N Garfield ST	c. 1920	Bungalow	S		· · ·		
215 N Garfield ST	с. 1905	Bungalow	PC				
216 N Garfield ST	c. 1935	Cotonial Revival	c				
222 N Garfield ST	c. 1945	Minimal Traditional	PC				-
223 N Garfield ST	c. 1895	Оиссп Алте	S				
224 N Garfield ST	1960s	Na Style	NC	-			
233 N Garfield ST	1872	Italianate / Craftsman	PC		Walker House		
306 N Garfield ST	c. 1890	Queen Алпе	υ				
309 N Garfield ST.	1960s	Ranch	SC				
311 N Garfield ST	c. 1940	Colonial Revival	C				
314 N Garfield ST	1869	Second Empire Cottage	S		Johnston House		
317 N Garfield ST	с. 1940	Colonial Revival	U U				
321 N Garfield ST	c. 1935	Colonial Revival	U				
322 N Garfield ST	1869	L-Form	S	HS			
325 N Garfield ST	1950s		УC				
326 N Garfield ST	c. 1910	Craftsman Bungalow	ن				
330 N Garfield ST	c. 1895	Queen Anne	ت				
331 N Garfield ST	1950s		УС				
335 N Garfield ST	c. 1945	Minimal Traditional	ر ن				

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотитоп пате	Architect
404 N Garfield ST	c. 1915	Craftsman Bungalow	Ъ Г				
408 N Garfield ST	e. 1900	Bungalow	ž				
414 N Garfield ST	с. 1920	Colonial Revival / Craftsman	υ				
418 N Garfield ST	c. 1915	Craftsman	PC				
423 N Garfield ST	1950s		NC				
424 N Garfield ST	c. 1900	No Style	D D				
429 N Garfield ST	c. 1935	Crathsman	υ				
435 N Garfield ST	c. 1935	Colonial Revival	ر ان				
439 N Garfield ST	1960s	Ranch	U.				
3 N Grant ST			NC				
7 N Grant ST	1990s		Ŋ				
11 N Grant ST	c. 1870	Italianate	S				
19 N Grant ST	с. 1890	Shingle	S	SH			
105 N Grant ST	1912 or 1915	Prairie	S/NR	SH	Abbott, Gordon House		Drummond, William
111 N Grant ST	c. 1915	Prairie	IJ	HS			
119 N Grant ST	1873	Gable Front	c	HS	Stough House		
123 N Grant ST	1907	Classical Revival	υ	SH			
131 N Grant ST	c. 1945	Minimal Traditional	c				
215 N Grant ST	c. 1940	Colonial Revival	PC				
221 N Grant ST	c. 1940	No Style	PC				
225 N Grant ST	c. 1885	Gable Front	PC				
231 N Grant ST	1990s		NC				
235 N Grant ST	1905	American Foursquare	S				

Attachment 4

306 N Grant ST 1867 316 N Grant ST 1897 319 N Grant ST c. 1900 320 N Grant ST 1990s								-
		Italianate	S	SH	Stough, O. J. House	5		
		Queen Апле	U	HS				
	0	Colonial Revival	PC PC					
			NC				· · ·	T
323 N Grant ST		Colonia! Revival	PC					
326 N Grant ST c. 1920	0	Dutch Colonial Revival	υ					
330 N Grant ST c. 1910	0	Craftsman	c	-				
411 N Grant ST c. 1925	25	Colonial Revival	PC	-				
417 N Grant ST c. 1925	25	No Style	NC					
421 N Grant ST c. 1920	50	Craßsman	c					
315 Hampton PL c. 1935	35	Colonial Revival Cottage	S					
319 Hampton PL c. 1935	35	Colonial Revival Cottage	c					
320 Hampton PL 1970s			NC					
323 Hampton PL c. 1935	35	Colonial Revival	c					
327 Hampton PL c. 1935	35	Tudor Revival Cottage	S					
328 Hampton PL 1927		Tudor Revival	c					
333 Hampton PL 1970s	s		NC					
334 Hampton PL 1950s	s		NC					
337 Hampton PL c. 1935	35	Tudor Revival	c					
340 Hampton PL 1990s	S		NC					
341 Hampton PL 1990s	s		NC					1
344 Hampton PL 1950s	s		NC					
347 Hampton PL 1990s	<u>N</u>		NC					
150 Hampton PL 1990s	s		DC					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соптоп пате	Architect
351 Hampton PL			NC				
357 Hampton PL	1950s		NC				
358 Hampton PL	1 990s		NC				
361 Hampton PL	c. 1945	Minimal Traditional	υ				
364 Hampton PL	1 990 s		NC				
13 E Hickory ST	1950s	Ranch	NC				
18 E Hickory ST	c. 1925	Colonial Revival	c				
23 E Hickory ST	1970s		NC				
26 E Hickory ST	1990s		NC				
36 E Hickory ST	1960s		NC			-	
112 E Hickory ST	c. 1940	Colonial Revival	c				
113 E Hickory ST	c. 1925	Craftsman	S				
118 E Hickory ST	c. 1940	Colonial Revival	PC				
122 E Hickory ST	c. 1920	Dutch Colonial Revival	c				
123 E Hickory ST	c. 1935	Cotonial Revival	U				
126 E Hickory ST	c. 1910	Colonial Revival	Ŋ				
134 E Hickory ST	1990s		NC				
201 E Hickory ST	1980s		NC				
218 E Hickory ST	c. 1900	Queen Anne	S				
222 E Hickory ST	1990s	Prairie	NC				
223 E Hickory ST	c. 1923	Craftsman	S	SH			Kennedy, B.B.
231 E Hickory ST	c. 1935	Colonial Revival	PC				
232 E Hickory ST	c. 1910	Prairie	S				
237 E Hickory ST	c. 1935	Colonial Revival	U				

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
303 E Hickory ST	1881	L-Form	D2	HS			
311 E Hickory ST	0161	Craftsman Bungalow	s				
319 E Hickory ST	c. 1915	Craftsman	s				
329 E Hickory ST	c. 1915	Craftsman	U.				
335 E Hickory ST	1990s		NC				
345 E Hickory ST	5161	Craftsman	S				
347 E Hickory ST	1970s		NC				
411 E Hickory ST			NC				
20 W Hickory ST	c. 1935	Colonial Revival	PC				
106 W Hickory ST	s0661		NC				
118 W Hickory ST	1888	Stick	S	SH	Humphrey House		
123 W Hickory ST	1883	Shingle	S	SH			
217 W Hickory ST	c. 1875	Gabled Eil	S				
108 N Lincoln ST	c. 1905	American Foursquare	PC				
22 N Lincoln ST	c. 1870	Gable Front	υ				
111 N Lincoln ST	1894	Shingle	S				
112 N Lincoln ST	c. 1915	Prairie	S				
116 N Lincoln ST	с. 1900	Gable Front with Bay	Ŋ				
117 N Lincoln ST	c. 1935	Tudor Revival	С				
119 N Lincoln ST	c. 1870	Italianate	S	SH			
124 N Lincola ST	c. 1915	Prairie	S	HS	-		
125 N Lincoln ST	c. 1935	Cape Cod	J				
128 N Lincoln ST	\$080 I		NC				
134 X11: - CT	1001	ē	CND	110	Gates William Day House	-	Jenney & Mundie

					NOKIH HIND	NOKI H HINSDALE HISTORIC DISTRICT	
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
137 N Lincoln ST	1868	No Style	PC	HS	Bush House		
206 N Lincoln ST	1884	Queen Апле	s	HS	Stough/Gano House	- -	
211 N Lincoln ST	c. 1925	Colonial Revival	PC				
212 N Lincoln ST	1886	Очееп Аппе	ç	HS			
215 N Lincoln ST		No Style	PC	-			
219 N Lincoln ST	c. 1915	Craftsman Bungalow	υ				
220 N Lincoln ST	c. 1925	Colonia! Revival	J		-		
225 N Lincoln ST	1872	L-Form	S	SH	Stough/Peale House		
226 N Lincoln ST	1990s		ŃC				
231 N Lincoln ST	s0661		NC				
232 N Lincoln ST	c. 1875	Gabled Ell	PC	• .			
303 N Lincoln ST	1885	Queen Аппе	S	HS			
306 N Lincoln ST	c. 1910	American Foursquare	S				
309 N Lincoln ST	1885	Colonial Revival	PC	HS			
310 N Lincoln ST	1161	American Foursquare	ΡC				
314 N Lincoln ST	1881	Tudor Reviva! Cottage	PC	HS			
315 N Lincoln ST	c. 1910		PC .		- -		· · ·
318 N Lincoln ST	c. 1935	Colonial Revival	с				
319 N Lincoln ST	1877	Italianate	S	SH	Blodget House		
325 N Lincoln ST	c. 1935	Colonial Revival	c				
326 N Lincoln ST	c. 1910	American Foursquare	С				
329 N Lincoln ST	c. 1885	L-Form	PC				
330 N Lincoln ST	c. 1915	Craftsman	C				
403 N Lincoln ST	c. 1925	Colonial Revival	PC				

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
404 N Lincoln ST	1990s		УС УС				
411 N Lincoln ST	c. 1925	Dutch Colonial Revival	υ				
416 N Lincoln ST	c. 1915	American Foursquare / Prairie	s				
419 N Lincoln ST	с. 1935	Cotonial Revival	υ				
420 N Lincoln ST	c. 1915	American Foursquare / Prairie	s	- %			
425 N Lincoln ST	c. 1925	Dutch Colonial Revival	PC				
428 N Lincoln ST	с. 1910	Coloniał Revival	s				
100 E Maple ST	с. 1925	Tudor Revival Cottage	U U				
105 E Maple ST	c. 1945	Craftsman	υ				
106 E Maple ST	c. 1940	Minima! Traditional	c				
110 E Mapie ST	c. 1925	Tudor Revival Cottage	S				
115 E Maple ST	c. 1870	Italianate	PC				
116 E Maple ST			NC				
119 E Mapte ST	1990s		NC				
122 E Maple ST	1990s		NC	-			
123 E Maple ST	1869	Italianate	C	SH			
128 E Maple ST	c. 1920	Dutch Colonial Revival	c				
131 E Maple ST	c. 1910	Bungalow	PC				
134 E Maple ST	c. 1875	Gable Front	С				
135 E Maple ST (137 on map)	c. 1910	Craftsman Bungalow	S				
138 E Maple ST	c. 1915	Craftsman Bungalow	S				
146 E Maple ST	c. 1915	Craftsman Bungalow	PC		-		
11 W Maple ST	c. 1895	Richardsonian Romanesque	S	SH			

				~	VORTH HINSE	NORTH HINSDALE HISTORIC DISTRICT	DISTRICT
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотптоп патие	Architect
17 W Maple ST	1961	Church	NC		Unitarian Church of Hinsdale	Unitarian Church	
117 W North ST	c. 1915	American Foursquare / Craftsman	s				
11 E North ST	с. 1935	Cotonial Revival	2 2				
17 E North ST		Under construction	NC				
18 E North ST	c. 1910	Craftsman					•
22 E North ST		No Style	PC				
23 E North ST	c. 1910	American Foursquare	c				
122 W North ST	с. 1940	Colonial Revival	۰ ب				
123 W North ST	1970s		NC				
312 N Oak ST	1990s		NC				
318 N Oak ST	1950s		NC				
322 N Oak ST		Gable Front	PC				
328 N Oak ST	c. 1925	Tudor Revival	S				
332 N Oak ST	1950s	-	NC				
348 N Oak ST	1950s		NC				
360 N Oak ST	1950s		NC				
100 N Park AV	1869	T-Form	C.	SH			
114 N Park AV	1990s		NC				
118 N Park AV	1990s		NC	SH			
122 N Park AV	1910	Shingle	S				
128 N Park AV	1894	Shingle	S				
205 N Park AV	c. 1940	Colonial Revival	PC				
212 N Park AV	c. 1945	No Style	PC				
220 N Park AV	c. 1910	Four over Four	c				

					-		
Address	Date of Construction	Architectural style/type	Rating	Historic	Historic name	Соттоплате	Architect
221 N Park AV	с. 1890	Qucen Anne Cottage	U U				
224 N Park AV	с. 1890	Shingle Cottage	s				
225 N Park AV	с. 1885	Queen Anne	s				
230 N Park AV	1990s		NC NC				
231 N Park AV	s0661		NC N				
234 N Park AV	c. 1900	Four over Pour	s				
235 N Park AV	c. 1880	Gabled Ell	PC				
121 Post Circle	c. 1945	Garage	υ		-		-
303 Radcliffe Way	1970s		NC				
310 Radcliffe Way	c. 1940	Colonial Revival	υ				
315 Radcliffe Way	1990s		Ŋ				
321 Radcliffe Way	1950s	-	NC				
322 Radcliffe Way	1980s		NC				
324 Radcliffe Way	c. 1935	Colonial Revival	C				
325 Radcliffe Way	c. 1940	Colonial Revival	с С				
330 Radcliffe Way	c. 1935	Tudor Revivat	c				
333 Radcliffe Way	c. 1940	French Eclectic	С	-			
334 Radcliffe Way	1990s		NC	-			
339 Radcliffe Way	с. 1940	French Eclectic	c				
344 Radcliffe Way	c. 1935	Colonial Revival	c ·				
351 Radcliffe Way	1990s		NC	-			
105 Ravine RD	1960s	Colonial Revival	NC				
120 Ravine RD	c. 1935	Dutch Colonial Revival	c				
123 Ravine RD	1990s		NC			-	

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотпол наме	Architect
129 Ravine RD	c. 1940	Tudor Revival Cottage	s				
133 Ravine RD	6£61	Tudor Revival Cottage	s	HS	Prater, Raiph House		Zook, R. Harold
137 Ravine RD	1990s		NC				
145 Ravine RD	c. 1925	Tudor Revival	s				
147 Ravine RD	\$066 i		УC				
I 50 Ravine RD	1990 s		NC				
155 Ravine RD	1990s		NC				
159 Ravine RD	1990s		NC	-			
160 Ravine RD	c. 1935	Tudor Revival	υ				
165 Ravine RD	c. 1940	Cape Cod	C				
200 Ravine RD (202 on map)	с. 1920	Tudor Revival Cottage	s				
203 Ravine RD	c. 1925	Craftsman	S				
207 Ravine RD	•		NC				
208 Ravine RD	c. 1920	Tudor Revival Cottage	C				
211 Ravine RD	c. 1935	Colonial Revival	NC				
214 Ravine RD	c. 1925	Colonial Revival	C				
217 Ravine RD	c. 1935	Tudor Revival Cottage	S.				
218 Ravine RD	c. 1945	Minimal Traditional	c				
221 Ravine RD			NC				
224 Ravine RD	c. 1925	Tudor Revival	С				
225 Ravine RD	c. 1945	Colonial Revival Cottage	c				
228 Ravine RD	c. 1925	Tudor Revival Cottage	c				
314 Ravine RD	c. 1935	Colonial Revival	υ				

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Ristoric name	Соттоп пате	Architect
318 Ravine RD	c. 1945	Minimal Traditional	С				
324 Ravine RD	c. 1935	No Style	PC .				
330 Ravine RD	c. 1935	Colonial Revival Cottage	S		-		
332 Ravine RD	c. 1935	Colonial Revivat	С				
338 Ravine RD	1950s		NC				
342 Ravine RD	1 990s		NC				
348 Ravine RD	c. 1935	Craftsman	c				
352 Ravine RD	c. 1935	Colonial Revival	Ċ				
358 Ravine RD	c. 1935	Colonial Revival	C				
110 The Lane (108?)	1950s	Ranch	NC				
112 The Lane	1950s	Ranch	NC				
118 The Lane (116?)	c. 1945	Colonial Revival Cottage	PC				
122 The Lane	c. 1945	Colonial Revival	c				
128 The Lane	c. 1925	Tudor Revival	S				
134 The Lane	c. 1945	Cape Cod	c				
138 The Lane	c. 1920	Tudor Revival	S				
144 The Lane	c. 1935	Colonial Revival Cottage	С				
148 The Lane	c. 1935	Colonial Revival Cottage	U				
154 The Lane	c. 1925	No Style	PC				· · · · · · · · · · · · · · · · · · ·
160 The Lane	c. 1920	Craftsman	U		- - - - - - - - - - - - - - - - - - -		
164 The Lane	c. 1925	Tudor Revival	c	-			
207 The Lane	1929	Tudor Revival	S				
211 The Lanc	1990s		U Z				
217 The Lane	1990s		NC				

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Architect
221 The Lanc	c. 1915	Craftsman Bungalow	s				
225 The Lane	1990s		Ŋ				
16 E Wałnut ST	1990s		Ŭ				
17 E Walnut ST		No Style	РС ,				
21 E Wahrut ST	1990s		VC				
27 E Walnut ST	c. 1910	Craftsman	۰ ت				
31 E Walnut ST	pre 1897	L-Form	R	HS	Osgood House		
35 E Walnut ST	c. 1875	No Style	PC PC				
107 E Walnut ST	c. 1920	Chicago Bungalow	с U				
108 E Walnut ST	c. 1915	Tudor Reviva!	S				
114 E Wahut ST	c. 1915	Craftsman Bungalow	U U				
115 E Walnut ST	1886	Queen Anne	PC	SH			
120 E Walnut ST	1874	Italianate	s	SH			
121 E Walnut ST	c. 1910	Craftsman	S				
124 E Walnut ST	c. 1900	Cotonial Revival	S				
127 E Walnut ST	c. 1885	Queen Апле	S				
128 E Walnut ST	c. 1935	Colonial Reviva!	C D				
132 E Walnut ST	c. 1915	Craftsman Bungalow	PC				
133 E Walnut ST	1873	Queen Anne	c	SH	Walker House		
135 E Walnut ST	c. 1935	Minimal Traditional	c	· · ·			
138 E Walnut ST	1990s		NC				
140 E Walnut ST	c. 1940	Cape Cod	C	-			
143 E Walnut ST	с. 1875	No Style	PC.	HS			
207 E Walnut ST	c. 1920	Craftsman	c				

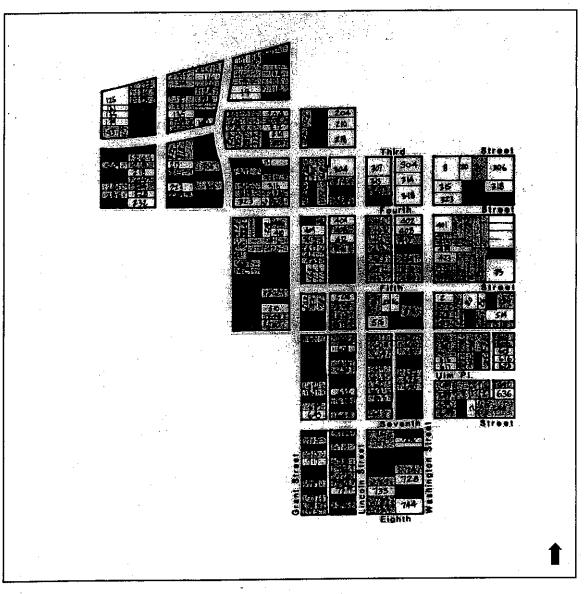
Attachment 4

Addres Denotion Denotion Antification in style/type Ration Hadron Common Common man 215 E Waint ST c 1000 Coenstruction S HS Heinema, Simon P. Madyuhed Common man 216 E Waint ST c 1900 Coenstruction K Heinema, Simon P. Madyuhed Common Man 216 E Waint ST c 1910 Constituence C S HS Heinema, Simon P. Madyuhed Man 216 E Waint ST c 1910 American Founzaoue C S HS Regevery House S Man 206 E Waint ST c 1910 American Founzaoue S HS Regevery House S Man 210 Waint ST 1980 Patent American S HS Regevery House S Man 111 Waant Step Step Step Step Step Step Step Ste									
c 1900 Quen Anne Cottage S HS Heinerne, Simon P. Madywheel 1965 Colonia Revival NC P P P 1965 Colonia Revival NC P P P P 1965 American Fourgame PC P P P P P 189 Quen Anne P	Address		Date of Construction		Rating	Historic rating	Historic name	Согиткоп палие	Architect
166sColonial RevivatNC $NCc. 1970American FoursquareCPCPCPCd. 1970American FoursquarePCPCPCPC1889Queen AmeSHSRidgeway HousePC1889Queen AmeSHSPCPC1889Queen AmeSHSPCPC1889Queen AmeNCNCPCPC1906IntertorNCPCPCPC19111906PCPCPCPCnST1906Cuton RevivalCPCPCnST1900Queen Ame / Free ClassicCPCPCnST1910PrairieCPCPCPCnST1909PrairieCPCPCPCnST1909PrairiePCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPCPCnST1908PCPCPCPC<$	215 E W	alnut ST	c. 1900			SH	Heineman, Simon P./Madywheel House		
c. 1920American FounequareCCCC11890American FounequarePCPCRedgewy House11890Queen AnneSHSRedgewy House11906sQueen AnneSHSPC11905Queen AnneSHSPC11906sNCNCPCHS11906sNCNCHSPC11906sPCNCHSPC11905Cothic RevivalCHSPC11905Queen Anne/ Free ClassicCHSPCnST1900Queen Anne/ Free ClassicCHSPCnST1990PenineCHSPCPCnST1991Pouro Ver FourCHSPCPCnST1993Pouro Ver FourPCHSPCPCnST1996Pouro Ver FourPCHSPCPCnST1995Cotonial RevivalPCPCPCPCnST1996Pouro Ver FourPCHSPCPCnST1995Pouro Ver FourPCHSPCPCnST1996Pouro Ver FourPCPCPCPCnST1995Pouro Ver FourPCHSPCPCnST1996Pouro Ver FourPCHSPCPCnST1996Pouro Ver FourPC	221 E W	alnut ST	1960s		NC				
c. 1910 American Foursquare PC FI Ridgeway House 1890 Queen Anne S HS Ridgeway House I r 1870 Jalianate S HS Ridgeway House I r 1906s Jalianate NC HS Filch House I r 1905 Cothic Revival NC HS Filch House I nST 1905 Tudor Revival C HS Filch House I nST c. 1930 Uener Anner / Free Classic C HS Filch House I nST c. 1910 Prairie C HS Filch House I nST c. 1910 Prairie C HS Filch House I nST 1893 Uener Anner / Free Classic C HS Filch House I nStart 1893 Uener Anner / Free Classic C HS Filch House I nStar 1980 Uener Anner /	225 E W	'alnut ST	c. 1920	Américan Foursquare	ر د				
1890Quern AntneSHSRidgeway House $(.1870)$ IzlianateSHSPP $(.1870)$ IzlianateSHSPP $(.1870)$ IzlianateNCNCPP $(.1870)$ 1906sNCNCHSP $(.1870)$ IzlianateNCPPP $(.190)$ Cothic RevivalCHSPP $(.190)$ Queen Anne / Free ClassicCPPP $(.190)$ Queen Anne / Free ClassicCHSPP $(.190)$ Queen Anne / Free ClassicCHSPP $(.190)$ Queen Anne / Free ClassicCHSPP $(.190)$ PariticCHSPPP $(.190)$ Queen Anne / Free ClassicCHSPP $(.190)$ Queen Anne / Free ClassicCHSPP $(.190)$ PariticCHSPPP $(.190)$ PariticCHSPPP $(.190)$ PPPPPPP $(.190)$ PPPPPPP $(.190)$ PPPPPPP $(.190)$ PPPPPPP $(.190)$ PPPPPPP $(.191)$ PPPPP </td <td>229 E V</td> <td>/alnut ST</td> <td>c. 1910</td> <td></td> <td>PC</td> <td></td> <td></td> <td></td> <td></td>	229 E V	/alnut ST	c. 1910		PC				
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1980sNCNCFitch House1990sNCNCHSFitch House1872Gothit RevivalNCHSFitch HouseST $c. 1935$ Gothit RevivalCHSFitch HouseST $c. 1930$ Queen Anne / Frec ClassicCHSParatreST $c. 1900$ ParatreCHSParatreST $c. 1900$ ParatreCHSParatreST 1893 Four over FourCHSParatreST 1893 Four over FourNCHSParatreST 1893 Colonial RevivalNCHSParatreST 1893 Colonial RevivalSHSParatreST 1870 InfandeSHSParatreST 1870 InfandeSHSParatreST 1870 InfandeSHSParatreST 1870 InfandeSHSParatreST 1870 InfandeSHSParatreST 1870 ParatreSHSParatreST 1870 ParatreSHSParatreST 1870 ParatreSHSParatre <td>23 W W</td> <td>alnut ST</td> <td>c. 1870</td> <td>Italianate</td> <td>S</td> <td>SH</td> <td></td> <td></td> <td></td>	23 W W	alnut ST	c. 1870	Italianate	S	SH			
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c. 1910FrairieCHSKough/Fox House1884L-FormSStough/Fox HouseStough/Fox House1893Four over FourCHSStough/Fox House1990sNCPCHSStough/Fox House1990sNCNCPCStore1990sColonial Revival CotagePCPCPC1895Colonial RevivalPCPCPC1895Colonial RevivalPCPCPC1870ItalianateSHSVan Liew House1883T-Form / Cothic RevivalPCHSPan House1890Queen AnneS/NRHSFox, Herman House1890Queen AnneS/NRHSFox, Herman House1890Colonial RevivalS/NRHSFox, Herman House1890Queen AnneS/NRHSFox, Herman House1891PrairiePCHSHS1892Colonial RevivalS/NRHS1893Colonial RevivalS/NRHS1890Queen AnneS/NRHS1890Colonial RevivalS/NSHS1891PrairiePCHS1892Colonial RevivalS/NSHS1893Colonial RevivalS/NSHS1894PrairiePCHS1895PrairiePCHS1895PrairiePCHS1895PCPCHS1895PC <t< td=""><td>112 N V</td><td>Vashington ST</td><td>c. 1900</td><td>Queen Anne / Free Classic</td><td>c</td><td></td><td></td><td></td><td></td></t<>	112 N V	Vashington ST	c. 1900	Queen Anne / Free Classic	c				
1884L-FormSHSStough/Fox House1893Four over FourCHSStough/Fox House1906sColonial RevivalNCHSP1905Colonial Revival CottagePCPCP1895Colonial RevivalPCPCP1895Colonial RevivalPCPCP1895Colonial RevivalPCPCP1870ItalianateSHSTiffany, Joel House1833T-Form/ Gothic RevivalSHSVan Liew House1833T-Form/ Gothic RevivalPCHSP1833T-Form/ Gothic RevivalSHSP1890Queen AnneS/NRHSFox, Hernen House1890PrairiePCHSS/NR1891PrairieS/NRHSFox, Hernen House1892Colonial RevivalS/NRHSFox, Hernen House1892Colonial RevivalS/NRHSFox, Hernen House1893Tudor RevivalS/NRHSFox, Hernen House1893Tudor RevivalS/NRHSFox, Hernen House1893Tudor RevivalSHSHS1893FortuneSHSHernen House1893FortuneSHSHS1894FortuneSHSHS1895FortuneSHSHS1895FortuneSHSHS1895Fortune<	115 N	Vashington ST	c. 1910	Prairie	c	HS			
1893Four over FourCHSHS1990sNCNCPCPC1990sColonial Revival CottagePCPCPC1895Colonial RevivalPCPCPC1895Colonial RevivalPCPCPC1895Colonial RevivalPCPCPC1895T-Form/ Cottic RevivalSHSPiffany, Joel House1893T-Form/ Cothic RevivalSPSPA1890Queen AmePCHSPan Liew House1890Queen AmeS/NRHSFox, Hernan House1890Queen AmeS/NRHSFox, Hernan House1890Queen AmePCHSFox, Hernan House1890Queen AmeS/NRHSFox, Hernan House1891PrairiePCHSHS1892PrairiePCHSHS1893PrairiePCHSHS1894PrairiePCHSHS1895PrairiePCHSHS1895PCPCHSPC1895PCPCHSHS <td>120 N 1</td> <td>Vashington ST</td> <td>1884</td> <td>L-Form</td> <td>S</td> <td>SH</td> <td>Stough/Fox. House</td> <td></td> <td></td>	120 N 1	Vashington ST	1884	L-Form	S	SH	Stough/Fox. House		
1990sNCNCNCc.1935Colonial Revival CotagePCPCr.1935Colonial Revival CotagePCPC1895Colonial RevivalPCPC1870ItalianateSHS1870ItalianateSHS1871T-Form / Gothic RevivalSHS1872Colonial RevivalPCHS1890Queen AnnePCHS1890Queen AnneS/NRHSc.1915PrairiePCHSc.1925Tudor RevivalSc.1924NacharateSc.1925Tudor RevivalSc.1925Tudor RevivalS	123 N 1	Vashington ST	£681	Four over Four	с	SH			
c. 1935Colonial Revival CottagePCPC1895Colonial RevivalPCPC1870ItalianateSHS1883T-Form / Gottic RevivalSHS1883T-Form / Gottic RevivalSHS1890Colonial RevivalPCHS1890Queen AnneS/NRHSc. 1915PrairiePCHSc. 1925Tudor RevivalSS/NR	126 N	Vashington ST	s0661		NC				
1895Colonial RevivalPC1870ItalianateSHS1870ItalianateSHS1883T-Form / Gothic RevivalSHS1872Colonial RevivalPCHS1890Queen AnneS/NRHSc. 1915PrairiePCHSc. 1925Tudor RevivalS	129 N	Washington ST	c. 1935	Colonial Revival Cottage	PC				
1870ItalianateSHS1883T-Form / Gothic RevivalSHS1872Colonial RevivalPCHS1890Queen AnneS/NRHSc. 1915PrairiePCHSc. 1925Tudor RevivalSS	130 N	Washington ST	1895	Colonial Revival	PC				
1883T-Form / Gothic RevivalSHS1872Colonial RevivalPCHS1890Queen AnneS/NRHSc. 1915PrairiePCHSc. 1925Tudor RevivalSS	133 N	Washington ST	1870	Italianate	S	SH	Tiffany, Joel House		
1872Colonial RevivalPCHS1890Queen AnneS/NRHSc. 1915PrairiePCHSc. 1925Tudor RevivalS	136 N	Washington ST	1883	T-Form / Gothic Revival	S	SH	Van Liew House		
1890 Queen Anne S/NR HS c. 1915 Prairie PC HS c. 1925 Tudor Revival S	205 N	Washington ST	1872	Colonial Revival	PC	SH.			
c. 1915 Prairie PC c. 1925 Tudor Revival S	206 N	Washington ST	1890	Queen Anne	S/NR	HS	Fox, Heman House		
c. 1925	211 N	Washington ST	c. 1915	Prairie	۲Ç	SH		-	
	214 N	Washington ST	c. 1925	Tudor Revival	S				

				. –	NORTH HINSE	NORTH HINSDALE HISTORIC DISTRICT	DISTRICT
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотитол пате	Architect
215 N Washington ST	c. 1915	Craftsman	٩C				
221 N Washington ST	c. 1915	Bungalow	PC				
224 N Washington ST	c. 1910	Craftsman	U U				
225 N Washington ST	c. 1935	Dutch Colonial Revival	υ				
230 N Washington ST	c. 1925	Colonial Revival	U				
231 N Washington ST	c. 1910	Craftsman	PC				
235 N Washington ST	c. 1925	Colonial Revival	υ				
236 N Washington ST	c. 1935	Colonial Revival	24				
304 N Washington ST	1875	Queen Anne	U	HS	Talmadge/Hawtin House		
305 N Washington ST	1889	Queen Аппе	υ	HS	Allen House		
312 N Washington ST	1990 s		NC				
313 N Washington ST.	1890	No Style	FC	SH	Smith House		
319 N Washington ST	1870	T-Form	c				
320 N Washington ST	c. 1910	American Foursquare	υ				
324 N Washington ST		No Style	P D				
325 N Washington ST	1990s		, NC				
329 N Washington ST	c. 1905	Four over Four	2				
330 N Washington ST	c. 1885	Queen Anne	ЪС				
403 N Washington ST	c. 1880	No Style	R				
404 N Washington ST	с. 1890	Queen Anne Free Classic	υ				
414 N Washington ST	1888	Gable Front	PC	HS	Bush House		
415 N Washington ST	с. 1900	No Style	٩C				
420 N Washington ST	1888	No Style	PC				
421 N Washington ST	c. 1905	Craftsman	c				

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NORTH HINSDALE HISTORIC DISTRICI	
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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотпол патьс	Architect
425 N Washington ST	1990s		r NC				
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Base Map, Courtesy of the Village of Hinsdale



Locally Significant (S) Buildings

Contributing (C) and Potentially Contributing (PC) Buildings

Non-contributing (NC) Buildings

The original town of Hinsdale was recorded by William Robbins in 1865 and included most of this proposed district which is immediately south of the historic downtown. Also included is a section of Case's Addition of 1872. Many lots in this section of Hinsdale are small, dating from these two original subdivision dates. But the housing stock, while tending to have more older buildings than North Hinsdale, is still varied in style and original construction date. The area is primarily residential, with just three churches, one school, and one storefront included within the boundary.



304 South Lincoln Street



318 South Garfield Street

There are 349 primary structures within the proposed district bounded by Madison, Vine and Grant Streets on the west, Hinsdale Avenue, Second and Third Streets on the north, Garfield Street on the east, and Fourth, Sixth, and Eighth Streets on the south. This boundary incorporates the parts of Case's Addition and the original Plat of Hinsdale that still retain their historic integrity, as well as a later area to the south which has some similar character. Of the 349 structures, 253 or 72% have been ranked either significant (77), contributing (134), or potentially contributing (42) to a historic district. There are 96 non-contributing buildings or 28% of the total. The buildings range in age over 130 years, with the oldest being the 1868 Italianate Ruth House at 402 S. Washington Street. There are a large number of newly constructed buildings interspersed within the district.

Architectural styles include a variety of late 19th and early 20th century styles and vernacular types. The most predominant high styles include: Queen Anne and Queen Anne Free Classic (38), Colonial Revival (23), and Craftsman and Craftsman Bungalow (23). Among vernacular types, the Gable Front houses and cottages are most well represented with 43 examples. There are also American Foursquares (20) and Bungalows (14).

There are four properties that may be eligible for individual listing on the National Register of Historic Places: the 1889 Queen Anne, George Robbins House at 8 E. Third

Street; the 1900 Prairie style, William Coffen House at 306 S. Garfield by George W. Maher; the 1888 Queen Anne, Childs House at 318 S. Garfield Street; and the 1875 Victorian Gothic Revival, Shannon House at 304 S. Lincoln Street.



8 East Third Street



419 South Washington Street

By ST $c. 1890$ Concentrate styrtypeAntreFreideBy ST $c. 1890$ Gable Front. CottageCPCBy ST $c. 1890$ No StylePCPCBy ST $c. 1890$ Gable Front.CPCBy ST $c. 1800$ Qable Front.CPCBy ST $c. 1900$ Qable Front.CPCBy ST 1966 NCNCPCBy ST 1966 NCNCPCBy ST 1966 NCNCPCChy ST 1966 NCNCPCBy ST 1966 NCNCPCBy ST 1966 NCNCPCChy ST 1966 NCNCPCBy ST 1966 CNCPCBy ST 1966 CNCPCBy ST 1966 C			A	Dating	Hictoric	Historic name	Соштоп пате	I andmark list	Architect	Builder
c. 1890Gable Front CotageCN $c. 1890$ No SytePCPCN $1966s$ No SytePCNN $c. 1890$ Gable Front with BayCNN $c. 1990$ Gable Front with BayCNN $c. 1990$ Gable Front with BayCNN $c. 1990$ Queen Anne / Free ClassicCNN $r< 1968$ NNNNN $r< 1968$ NNNNN $r< 1969$ Cable FrontSNNN $r< 1990$ Gable FrontSNNN $r< 1990$ CNNNN $r< 1990$ CNNNN $r< 1990$ CNNNN $r< 1990$ CNNN $r< 1990$ CN	Address	Date of Construction	Arcintectural stytemype	l gunev	rating					
c. 1800 No Styte PC NC NC <td>117 S Clay ST</td> <td>с. 1890</td> <td>Gable Front Cottage</td> <td>υ</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	117 S Clay ST	с. 1890	Gable Front Cottage	υ						
1966 NC NC NC NC NC NC c. 1890 Cable Front C C C C C c. 1890 Gable Front C C C C C C c. 1890 Gable Front C C C C C C c. 1800 Gable Front C C C C C C c. 1900 Gable Front C C C C C C C c. 1900 Qable Front S NC NC <	119 S Clay ST	c. 1890	No Style	PC						
c. 1890 Gable Front C N c. 1800 Cable Front C N c. 1800 Gable Front C N c. 1900 Gable Front C N c. 1900 Gable Front C N v c. 1900 Cable Front C i 1960s Cable Front S N r 1960s NC N N r 1960s Gable Front S N r 1960s Oable Front S N r 1960s Gable Front S N r 1960s Gable Front S N r 1990s Gable Front N N </td <td>121 S Clay ST</td> <td>1960s</td> <td></td> <td>NC</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	121 S Clay ST	1960s		NC						
c. 1890 Gable Front C N c. 1900 Queen Anne / Free Classic C N i. 1900 Queen Anne / Free Classic C N i. 1900 Queen Anne / Free Classic C N i. 1900 Queen Anne / Free Classic C N i. 1900s Gable Front S N N i. 1900s Gable Front C N N N i. 1900s Gable Front C N N N i. 1900s Gable Front C N N N i. 1900s Gable Front N N N N N i. 1900s Gable Front N N N N N i. 1900s Gable Front N N N N N	122 S Clay ST	c. 1890	Gable Front	υ						
c. 1900 Gable Front C <thc< th=""> <thc< th=""> <thc< th=""></thc<></thc<></thc<>	126 S Clay ST	c. 1890	Gable Front with Bay	υ						
c. 1890 Gable Front C NC NC NC 1966s Oueen Anne / Free Classic C NC NC NC 1966s Cuen Anne / Free Classic C NC NC NC 1966s Cuen Anne / Free Classic C NC NC NC 1966s Cable Front S NC NC NC 1966s NC NC NC NC NC 1960s Cable Front C NC NC NC 1990s Cable Front NC HS Merrick House NC 1990s Cable Front PC HS Merrick House NC 1990s Cable Front with Bay C NC NC NC NC 1990s Cable Front with Bay C HS Merrick House NC 1990s Cable Front with Bay C NC NC NC NC 1990s Cable Front with Bay C HS	127 S Clay ST	с. 1900	Gable Front	C						
(c. 1000 Queen Anne / Free Classic C (c)	128 S Clay ST	с. 1890	Gable Front	C						
1966s NC	131 S Clay ST	c. 1900	Queen Anne / Free Classic	C						
c. 1900 Gable Front S NC NC NC 1966s C. 1900 Gable Front C NC NC NC c. 1900 Gable Front C NC NC NC NC 1990s E. 1900 Gable Front NC NC NC NC 1990s Gable Front NC HS Merrick House NC 1990s Gable Front NC HS Merrick House NC v 1872/1990s Gable Front NC HS Merrick House NC v 1872/190s Gable Front with Bay C HS Merrick House NC v 1872/190s Gable Front with Bay C NC NC NC NC NC v v NC NC NC NC NC NC v v NC NC NC NC NC NC v v NC NC	132 S Clay ST	1960s		NC						
1960s NC	135 S Clay ST	c. 1900	Gable Front	S						
c. 1900 Gable Front C NC NC </td <td>136 S Clay ST</td> <td>1960s</td> <td></td> <td>NC</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	136 S Clay ST	1960s		NC						
1990s NC	139 S Clay ST	c. 1900	Gable Front	C					_	
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1872/1990s Gable Front PC HS Merrick House c. 1870 Gothic Revival S Merrick House Merrick House c. 1870 Gothic Revival S Merrick House Merrick House c. 1870 Gothic Revival S Merrick House Merrick House c. 1910 American Foursquare C C Merrick House Merrick House c. 1910 Craftsman S Merrick House Merrick House Merrick House c. 1910 Craftsman S Merrick House Merrick House Merrick House c. 1910 Craftsman S Merrick House Merrick House Merrick House c. 1910 Craftsman S Merrick House Merrick House Merrick House d. 1910 Craftsman S Merrick House Merrick House Merrick House Merrick House e. 1910 Craftsman S Merrick House Merrick House Merrick House e. 1910 Craftsman S Merrick House Merrick House Merrick House e. 1895 Gable Front with Ha	144 S Clay ST	1990s		NC						
c. 1870 Gothic Revival c. 1910 American Foursquare c. 1910 Cable Front with Bay c. 1910 Craftsman c. 1910 Craftsman c. 1895 Gable Front with Bay c. 1880 Queen Anne	210 S Clay ST	1872/1990s	Gable Front	PC	SH	Merrick House		HHS/plaque; Arch Walks; HTB		
c. 1910 American Foursquare c. 1880 Gable Front with Bay c. 1910 Craftsman c. 1910 Craftsman c. 1910 Craftsman c. 1895 Gable Front with Bay c. 1880 Queen Anne	213 S Clay ST	c. 1870	Gothic Revival	s						
c. 1880 Gable Front with Bay c. 1910 Craftsman c. 1910 Craftsman c. 1895 Gable Front with Bay c. 1880 Queen Anne	214 S Clay ST	c. 1910	Атепсал Foursquare	C					-	
c. 1910 Craftsman c. 1895 Gable Front with Bay c. 1880 Queen Anne	215 S Clay ST	c. 1880	Gable Front with Bay	c					_	_
c. 1895 Gable Front with Bay c. 1880 Queen Anne	218 S Clay ST	c. 1910	Craftsman	s.					-	
c. 1895 Gable Front with Bay c. 1880 Queen Anne	219 S Clay ST			ş						
c: 1880 Queen Anne	220 S Clay ST	c. 1895	Gable Front with Bay	ب	_					
molecum number	223 S Clay ST	c: 1880	Queen Anne	S						
c. 1920 J Cratisman Bungatow	224 S ('lav ST	c. 1920	Craftsman Bungalow	PC						

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Address Date of Construction Architect	H-	Architect	Architectural style/type	Ratino	Historic	Historic name				
				Ratting	rating		с отлтол пате	Landmark list	Architect	Builder
228 S Clay ST c. 1900 Gable Front		Gable Front		s						
229 S Clay ST c. 1900 Gable Front with Bay		Gable Front with Bay		U U						
232 S Clay ST c. 1915 American Foursquare	American Foursquare			S						-
23 W Eighth ST c. 1923 Colonial Revival C	Colonial Revival									
107 W Eighth ST 1960s NC		Ž	Ż	0						
125 W Eighth ST c. 1925 Tudor Revival C	Tudor Revival		U							
207 W Eighth ST 1990s NC		У Х	ž	1.5						
223 W Eighth ST c. 1925 Craftsman S	Craftsman		s							
4 E Fifth ST 1922 Tudor Revival S	Tudor Revival		s		H	Danielson, Frank D. House		IHSS; Zook list; Arch Gems	Zook, R. Harold	
13 E Fifth ST c. 1925 Cape Cod C	Cape Cod		υ				-			
14 E Fifth ST c. 1910 Prairie C	Prairie		U							
17 E Fifth ST 1872/1910 American Foursquare C	American Foursquare		υ		SH			HHS/plaque		
20 E Fi/th ST c. 1870 T-Form S	Т-Form		s		SH			SSHI		
25 E Fifth ST c. 1925 Colonial Revival C	Colonial Revival		υ							
26 E Fifth ST c. 1915 Craftsman Bungalow S	Craftsman Bungatow		s							
30 E Fifth ST 1990s NC		N	ž		SH	Swartout Residence		(DOT		
33 E Fifth ST 1892 Queen Anne S	Queen Anne		s		SH	Shinn/Crossette House		IHSS; HHS/plaque; Arch Walks; HTB		
16 W FiRh ST c. 1895 Queen Anne S	Queen Anne		ŝ		SH	Cushing, Charles House	 	Arch Walks; HTB		
22 W Fifth ST c. 1885 Queen Anne S	Queen Anne		s							
115 W Fifth ST c. 1890 Gable Front Cottage S	Gable Front Cottage		S							
118 W Fifh ST c. 1915 Bungalow C	Bungatow		<u> </u>						•. •.	
119 W Fifth ST c. 1890 Queen Anne Cottage S	Queen Anne Cottage		s							

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп патье	Landmark list	Architect	Builder
122 W Fifth ST	с. 1890	Gable Front	C						
123 W Finh ST	c. 1890	Queen Anne Cottage	S						
127 W Fißh ST	s0661		, N						
11 E Fourth ST	s0661		NC						
14 E Fourth ST	c. 1925	French Eclectic	С						
18 E Fourth ST	c. 1920	Bungalow	PC						
23 E Fourth ST	s0901		NC						
117 W Fourth ST	c. 1915	Craftsman	c						
118 W Fourth ST	c. 1915	Craftsman	С						
121 W Fourth ST	1990s		NC						
125 W Fourth ST	c. 1900	American Foursquare	U						
211 W Fourth ST	с. 1895	Queen Anne / Free Classic	s						
212 W Fourth ST	c. 1905	Coloniał Revival	S						
218 W Fourth ST	1990s		NC						-
224 W Fourth ST	c. 1910	American Foursquare	PC						
228 W Fourth ST	c. 1890	Gable Front	С		-				
305 W Fourth ST	5066 I		NC						
313 W Fourth ST	1980s		NC						
317 W Fourth ST	1990s		U Z						
423 W Fourth ST	1 990s		NC.						
306 S Garfield ST	0061/6681	Prairie	S/NR	SH	Coffe(e)n, William House		IHSS; HHS; Arch Gems; Arch Walks; HTB; DuPage	Mahcr, George W.	
318 S Garfield ST	1888	Queen Аппе	S/NR	SH	C'hilds House		IHSS: HHS/plaque; Arch Walks; Arch Gems; HTB		
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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
320 S Garfield ST	1950s	Colonial Revival	NC					-	
412 S Garfield ST	1930	Gothic Revival / Church	s		Evangelical Mission Covenant Church	Evangelical Covenant Church			
424 S Garfield ST	1 990s		NC						
504 S Garfield ST		No Style	5C					-	·.
514 S Garfield ST	1928	Tudor Revival Cottage	s	SH			IHSS; Arch Gems	Zook, R. Harold	-
518 S Garfield ST	с. 1925	French Eclectic	c						
602 S Garfield ST	с. 1945	Tudor Revival	c						
606 S Garfield ST	c. 1945	Colonial Revival	C				4		
612 S Garfield ST	1904	Queen Anne / Frce Classic	S	HS			IHSS, HHS		
616 S Garfield ST	c. 1910	Bungalow	S						
620 S Garfield ST	c. 1925	Bungalow	S						
632 S Garfield ST	с. 1910	American Foursquare	C						, , ,
636 S Garfield ST	c. 1915	Bungalow	S						
644 S Garfield ST	с. 1890	Queen Anne	PC						
112 S Grant ST	c. 1895	Gable Front with Bay	PC						
116 S Grant ST	s0961		NC	-					
204 S Grant ST	1914	Gothic Revival / Church	S						
212 S Grant ST	c. 1910	American Foursquare	S						
214 S Grant ST	c. 1890	Gable Front with Bay	S						
220 S Grant ST	c. 1895	Gable Front with Bay	່ ບ					-	
300 S Grant ST	0061	Gothic Revival / Church	ຮ		Immanuel Church	Immanuel Evangelical & Reformed Church			

	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сопптол патте	Landmark list	Architect	Builder
304 S Grant ST	1954		C X		Immanuel Evangehical & Reformed Center	Montessori of Hinsdale			
312 S Grant ST	с. 1895	Queen Anne / Free Classic	υ						
316 S Grant ST	с. 1895	Queen Anne / Free Classic	s						
320 S Grant ST	с. 1895	Queen Anne / Free Classic	ت						
324 S Grant ST	c. 1900	No Style	PC		· · · · · · · · · · · · · · · · · · ·				
403 S Grant ST	1 990s		NC						
406 S Grant ST	1904	Queen Anne / Free Classic	J	HS			SHH		
409 S Grant ST	с. 1890	Gable Front	Š						
410 S Grant ST	c. 1915	Craftsman Bungalow	S						
413 S Grant ST	c. 1915	American Foursquare	PC						
416 S Grant ST	1904	Gahle Front	PC	HS			SHH		
417 S Grant ST	c. 1875	Gable Front	с С						
420 S Grant ST	1893	Queen Аппе	С	HS			SHH		
421 S Grant ST	c. 1875	Upright and Wing	S?						
424 S Grant ST	1990s	· · · ·	NC						
425 S Grant ST	c. 1895	Gable Front	c						
428 S Grant ST	1 990s		NC						
432 S Grant ST	1990s		С Х						
436 S Grant ST	1990s		NC						
440 S Grant ST	1 990s		NC						
502 S Grant ST	c. 1935	Colonial Revival	υ						
503 S Grant ST	c. 1915	Dutch Colonial Revival	s						

Address	Date of Construction	Architectural style/type	Rating	Historic	Historic name	Соттоп пате	Landmark list	Architect	Builder
506 S Grant ST	1990s		UN			-			
510 C C CT			~						
	c. 1900	Cable Front	S						
513 S Grant ST	1960s		Ŷ				-		
514 S Grant ST	c. 1880	Gabled Ell	U						
517 S Grant ST	1 990s		Ŋ						
520 S Grant ST	c. 1920	Dutch Cotonial Revival	0						
601 S Grant ST	c. 1875	L-Form	U U						
605 S Grant ST	s0661	•	хС						
60 S Grant ST	1980s		Ŋ.			Elliston Funeral Home			
611 S Grant ST	1990s		NC						
615 S Grant ST	1 990s		ž						
619 S Grant ST	1990s		ç					•	
623 S Grant ST	1950s		NC						
627 S Grant ST	c. 1935	Colonial Revival	c						
631 S Grant ST	c. 1935	Colonial Revival	υ						
635 S Grant ST	1990s		NC						
639 S Grant ST	c. 1935	Colonial Revival	c						
643 S Grant ST	c. 1925	Bungalow	s						
704 S Grant ST	1950s		NC						
705 S Grant ST	c. 1945	Ranch	υ						
708 S Grant ST	c. 1945	Minimal Traditional	َ ت						
709 S Grant ST	1970s		УC						
712 S Grant ST			Ŭ Ž						

Attachment 4

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
713 S Grant ST	c. 1890	Gabled Ell	C						
716 S Grant ST			NC						
717 S Grant ST	с. 1890	Queen Anne	S						
721 S Grant ST	1970s		V V						
722 S Grant ST			, Z						
725 S Grant ST	1960s		NC NC						
728 S Grant ST			NC						
729 S Grant ST	c. 1935	No Style	J						
733 S Grant ST	1990s		NC						
734 S Grant ST			NC					-	
737 S Grant ST	c. 1945	Minimal Traditional	c						
740 S Grant ST			NC						
741 S Grant ST	c. 1935	Colonial Revival	С					•	
314 W Hinsdale AV	c. 1920	Storefront Commercial	С					- - - - -	
204 S Lincoln ST	c. 1910	Craftsman	s						
210 S Lincoln ST	1894	Shingle	S	HS			SHH		
218 S Lincoln ST	c. 1880	Italianate / Queen Anne	S						
304 S Lincoln ST	1875	Victorian Gothic Revival	S/NR	HS	Shannon House		IHSS; Arch Walks		
307 S Lincoln ST	1894	Colonial Revival	S	SH	Conover House		HHS; Arch Walks		
313 S Lincoln ST	1874	T-Form	Š	HS			HHS/plaque		
314 S Lincoln ST	c. 1875	No Style	ΡC						
317 S Lincola ST	c. 1940	Colonial Revival	c					5	
318 S Lincoln ST	1990s		NC						

					TOWN	I OF HIN	TOWN OF HINSDALE HISTORIC DISTRICT	RIC DI	STRICT
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
323 S Lincoln ST		Vacant Lot	NC						
324 S Lincoln ST	с. 1895	Queen Anne	РС						
401 S Lincoln ST	c. 1910	American Foursquare	υ			-			
404 S Lincoln ST	c. 1875	Gable Front	s						
407 S Lincoln ST	c. 1935	Colonial Revival	ر د						
408 S Lincoln ST	c. 1915	Bungalow	υ						
412 S Lincoln ST	c. 1910	Атепісал Роитзриаге	S						
413 S Lincoln ST	c. 1915	Colonial Revival	PC			-		, 	
416 S Lincoln ST	c. 1915	Craftsman	с С						
417 S Lincoln ST	c. 1915	Colonial Revival	C						
422 S Lincoln ST	1980s	-	NC						
423 S Lincoln ST	. с. 1910	Craftsman	υ						
427 S Lincoln ST	c. 1910	American Foursquare	Ū						
428 S Lincoln ST	1 990s		NC						
433 S Lincoln ST	c. 1910	Craftsman	U						
434 S Lincoln ST			NC						
504 S Lincoln ST	c. 1910	Craftsman	S						
508 S Lincoln ST .	c. 1910	American Foursquare	С						
512 S Lincoln ST	c. 1900	Gambrel Front	PC						
515 S Lincoln ST	с. 1890	Colonial Revival	S						
518 S Lincoln ST	c. 1910	Bungalow	C						
601 S Lincoln ST	c. 1900	Gable Front	c						
604 S Lincoln ST	c. 1935	L-Form	υ						

Attachment 4

TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
605 S Lincoln ST	c. 1875	Ł-Form	PC						
606 S Lincoln ST	c. 1910	Bungalow	C .						
608 S Lincoln ST	c. 1900	Queen Anne Cottage	· S				•		
609 S Lincoln ST	с. 1940	Colonial Revival	с С						-
612 S Lincoln ST	1 990s		УC						
615 S Lincoln ST		Vacant Lot	NC						
616 S Lincoln ST	c. 1915	American Foursquare	J						
619 S Lincoln ST	c. 1915	Craftsman	PC						
620 S Lincoln ST	с. 1895	Gahle Front with Bay	C						
623 S Lincoln ST	c. 1935	Tudor Revival Cottage	υ						
624 S Lincoln ST	\$0661		NC						
627 S Lincoln ST	c. 1935	Cape Cod	U						
628 S Lincoln ST	1990s		ÿ						
631 S Lincoln ST	c. 1910	Prairie	ΡĊ						
632 S Lincoln ST	c. 1900	American Foursquare	s						
635 S Lincoln ST	c. 1900	Queen Anne	PC						
. 638 S Lincoln ST	c. 1925	Bungalow	U	 					
639 S Lincoln ST	1990s		V V						
640 S Lincoln ST	1990s		NC						
643 S Lincoln ST	c. 1900	Queen Anné	J						
644 S Lincoln ST	c. 1915	Craftsman Bungalow	υ						
704 S Lincoln ST	c. 1890	Gable Front	υ ·						
707 S Lincoln ST	c. 1910	American Foursquare	ا د						

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
708 S Lincoln ST	s0661		УС						
710 S Lincoln ST	c. 1910	American Foursquare	PC						
711 S Lincoln ST	1 990s		NC						
714 S Lincoln ST	1970s		NC					-	
717 S Lincoln ST	s0661		NC						
718 S Lincoln ST	c. 1890	Queen Аппе	РС						
722 S Lincoln ST	c. 1935	Dutch Colonial Revival	c						
723 S Lincoln ST	s0661		NC	I					
726 S Lincoln ST	c. 1900	Gable Front	υ						
A 729 S Lincoln ST	c. 1925	Dutch Cotonial Revival	. D						
at 130 S Lincoln ST	c. 1900	Queen Anne	υ						
1	c. 1925	Dutch Colonial Revival	s		•			-	
t 734 S Lincoln ST	c. 1900	Queen Anne / Free Classic	s						
738 S Lincoln ST	s0661		NC						
739 S Lincoln ST	c. 1925	Dutch Colonial Revival	c						
742 S Lincoln ST	c. 1935	Colonia! Revival	υ						
125 S Madison ST	c. 1890	Queen Anne	S						
131 S Madison ST	c. 1890	Gable Front	S						
135 S Madison ST	c. 1890	Gable Front	S						
139 S Madison ST	с. 1890	Queen Anne	s						
143 S Madison ST	Г с. 1885	Gable Front	U						
205 S Madison ST	r 1950s		y						
up 209 S Madison ST	Г с. 1920	Bungalow	ž			:			

TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
215 S Madison ST	1990s		NC						
217 S Madison ST	1950s		NC						
221 S Madison ST	с. 1905	Gable Front	PC						
225 S Madison ST	c. 1890	Queen Anne	С						
116 W Second ST	1990s		NC	-					
126 W Second ST	c. 1910	Craftsman	υ						
314 W Second ST	1876	Gabled Ell	υ	HS	Patch House		HHS/plaque; Arch Walks		
318 W Second ST	c. 1900	No Style	c						
322 W Second ST	1890	Gable Front with Bay	С	HS	Drallmeier House		HHS/plaque; Arch Walks		
408 W Second ST	1990s		NC						
417 W Second ST	c. 1890	Side Gable	c						
424 W Second ST	1950s		УC						
15 E Seventh ST	1970s		NC						-
17 E Seventh ST	c. 1935	French Eclectic	S						
23 E Seventh ST	c. 1940	Minimal Traditional	c						
126 W Seventh ST	1960s	•	NC						
222 W Seventh ST			NC						
4 E Sixth ST	c. 1920	No Style	PC					-	
13 E Sixth ST	c. 1925	French Eclectic	ت						
14 E Sixth ST	c. 1900	Gable Front Cottage	Ъ				-	-	
18 E. Sixth ST	c. 1900	No Style	PC						
21 E Sixth ST	1990s		NC						
25 E Sixth ST	c. 1880	L-Form	PC						

Attachment 4

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	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
	с. 1910	American Foursquare	C						
_	1 990s		NC						
	1990s		NC						
	1889	Qucen Anne	S/NR	SH	Robbins, George House		HHS/plaque; Arch Gems; Arch Walks; HTB; DuPage		
	c. 1935	Dutch Colonial Revival	s	SH			SSHI		
	c. 1925	French Balectic	υ						
	1890	Side Gable	υ	HS			HHS/plaque		
		Vacant Lot	Ŋ		•				-
	c. 1890	Side Gable	υ						
	c. 1890	Gable Front	PC.						
	c. 1895	Gable Front	R						
	с. 1895	Gable Front	υ						
	с. 1900	Four over Four	s		· · ·		· · ·		
	1990s		NC						
	c. 1895	Queen Алпе	PC						
	c. 1895	Gable Front with Bay	υ						
	s0661		U Z						
	c. 1900	Gable Front with Bay	υ				-		
	с. 1900	Four over Four	U						
	c. 1915	Craftsman Bungalow	υ						
	c. 1925	Colonial Revival	с U						
	c. 1915	Bungalow	٦C						
	1 990s		УC						

TOWN OF HINSDALE HISTORIC DISTRICT

22 Ulm PL			Kating	rating					
	c. 1920	Prairie	РС						
	c. 1910	Craftsman	c						
28 Ulm PL	c. 1925	Craftsman	C C						
107 S Vine ST	с. 1895	Queen Anne	s.						-
[11] S Vine ST	1905	Gable Front	Da	HS			SHH		
112 S Vine ST	c. 1890	Gable Front	י. טי						
115 S Vine ST	c. 1895	Gable Front with Bay	υ				- -		- -
116 S Vine ST	c. 1890	Queen Anne	S					-	
119 S Vine ST	с. 1895	L-Form	PC						
120 S Vine ST	с. 1900	No Style	PC						
124 S Vine ST	c. 1885	Gable Front / Queen Anne	C						
125 S Vine ST	1931	Gothic Revival / School	S		Zion Lutheran School	Zion Lutheran School			
128 S Vine ST	с. 1885	Queen Аппе	РС						
136 S Vine ST	1990s		NC						
140 S Vine ST	c. 1925	Tudor Revival Cottage	S						
201 S Vine ST	c. 1890	Gable Front	С						
204 S Vine ST	1990s		NC						
205 S Vine ST	c. 1910	Craftsman	c			-			
210 S Vine ST	1970s		NC						
216 S Vine ST	1 990s		NC						
306 S Vine ST	c. 1875	Side Hall	υ						
307 S Vine ST	c. 1895	No Style	c					-	
308 S Vine ST	1990s		UU VU						

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
311 S Vine ST	1990s		УС						
315 S Vine ST	с. 1900	Colonial Revival	c						
316 S Vine ST	c. 1910	American Foursquare	c						· ·
319 S Vine ST	с. 1890	Г-Готп	υ						
323 S Vine ST	с. 1910	American Foursquare	s						
415 S Vine ST	c. 1925	Dutch Colonial Revival	U						
421 S Vine ST	с. 1890	lForm	PC						:
427 S Vine ST	c. 1945	Minimal Traditional	<u>ں</u>						
429 S Vine ST	c. 1940	Tudor Revival Cottage	υ				- - - - - -		
435 S Vine ST	1 990s		NC						
439 S Vine ST	c. 1935	No Style	NC						
443 S Vine ST	\$0661		NC						
449 S Vine ST	1990s		NC					•	-
457 S Vine ST	c. 1935	No Style	NC				-		
707 S Vine ST	1990s		NC						
711 S Vine ST	s0661		NC						
715 S Vine ST	1970s		NC						
721 S Vine ST	c. 1940	Ranch / Colonial Revival	c					-	
725 S Vine ST	c. 1940	Ranch / Colonial Revival	c						
731 S Vine ST	1950s		NC						
735 S Vine ST	1990s		Ŋ						
741 S Vine ST	1950s		NC						
304 S Washington ST	0061/2281	Four over Four	. S	HS	Hulanski House		HHS/plague: Arch Walks		

TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	Builder
314 S Washington ST	1888	Queen Anne	S	SH	Froscher House		HHS/plaque; Arch Walks; HTB		
315 S Washington ST	с. 1890	Shingle	S	HS	Edwards House		check sources; HTB		
318 S Washington ST	c. 1910	Craftsman	S	HS			SSHI		
323 S Washington ST	c. 1870	Gable Front	S	HS	Linsley House		IHSS; Arch Walks; HTB		
401 S Washington ST	c. 1890	Queen Anne	s						
402 S Washington ST	1868	Italianate	s	HS	Ruth House		IHSS; Arch Walks		
408 S Washington ST	c. 1910	Craftsman	s	HS	Ruth, L.C. House		IHSS; DuPage County		
411 S Washington ST	с. 1890	L-Form	с						
412 S Washington ST	c. 1880	L-Form	υ						
415 S Washington ST	c. 1890	Gable Front	ň						
418 S Washington ST	s066 1		NC						
419 S Washington ST	1892	Gable Front	S	SH			HHS/plaque		
423 S Washington ST	1889	Gable Front	s	SH		· · · · ·	SHH		
424 S Washington ST	1874	No Style	С	SH			SHH		
427 S Washington ST	c. 1915	Bungalow	РС						
430 S Washington ST	c. 1935	Colonial Revival	C		-			-	
433 S Washington ST	1889	Queen Anne	c	HS		-	HHS/plaque		
434 S Washington ST	1913	Prairie	С	HS			SHH		
504 S Washington ST	1 990s		NC	:					
507 S Washington ST	c. 1915	Colonial Revival	c						
510 S Washington ST	1896	Queen Anne	ЪС	HS	Scotford House		HHS; Arch Walks		
513 S Washington ST	с. 1895	Gable Front	c						
517 S Washington ST	c. 1865	Gable Front Cottage	ບ						

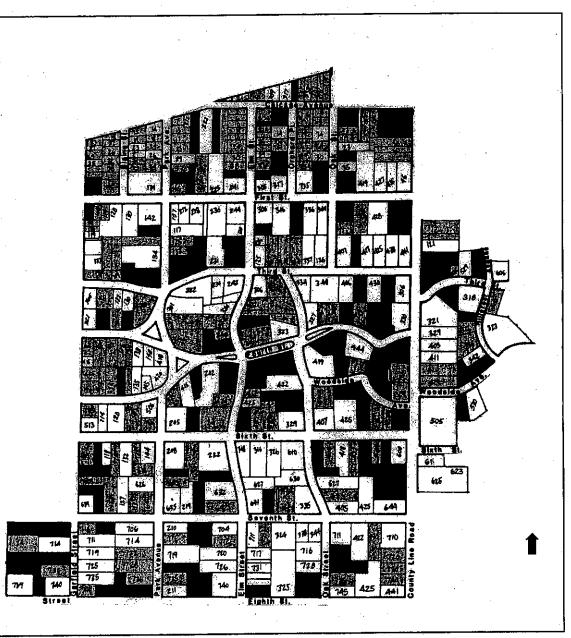
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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттиоп патте	Landmark list	Architect	Builder
518 S Washington ST		Vacant Lot	NC						
602 S Washington ST	c. 1880	Gable Front	C						
606 S Washington ST	с. 1890	Gable Front	c						
607 S Washington ST	c. 1915	Bungalow	c			-			
610 S Washington ST	с. 1890	Gable Front	C						
611 S Washington ST	c. 1925	Dutch Colonial Revival	C						
614 S Washington ST	с. 1890	Gable Front	NC						
615 S Washington ST	с. 1895	Queen Anne Cottage	S						
617 S Washington ST	c. 1895	Queen Аппе	s						-
618 S Washington ST	1 990s		NC						
622 S Washington ST	c. 1910	Craftsman	PC						
626 S Washington ST	c. 1900	American Foursquare	c						
629 S Washington ST	c. 1935	Tudor Revivat	υ						
630 S Washington ST	c. 1900	Gable Front	υ						
633 S Washington ST	c. 1935	Tudor Revival	υ						
634 S Washington ST	1970s		NC						
639 S Washington ST	c. 1935	Colonial Revival	υ						
640 S Washington ST	1960s		NC						
643 S Washington ST	c. 1925	Dutch Colonial Revival	c						
646 S Washington ST	1 990s		NC						
704 S Washington ST	1 990s		NC						·
708 S Washington ST	c. 1910	Craftsman	S			-			
714 S Washington ST	1990s		NC N						

TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Date of Construction Architectural style/type	Rating	Historic rating	Historic Historic name rating	Сопптоп пате	Landmark list	Architect	Builder
718 S Washington ST 1990s	1990s		NC						-
724 S Washington ST c. 1945	c. 1945	Classical Revival	c			-			
728 S Washington ST c. 1910	c. 1910	Craftsman Bungalow	s						
736 S Washington ST 1990s	1990s		йС						
744 S Washington ST c. 1935	c. 1935	Mediterranean Revival	s						-



Base map, Courtesy of the Village of Hinsdale

Locally Significant (S) Buildings

Contributing (C) and Potentially Contributing (PC) Buildings

Non-contributing (NC) Buildings

The Robbins Park Historic District includes the most exclusive historic neighborhood in Hinsdale. William Robbins' First Addition of 1868 was laid out on eight blocks just south of the railroad tracks just east of the train station. The homes built here, for the most part, were large and luxurious, set back on wide front lawns. In 1871, he laid out the Robbins Park Addition, immediately to the south of the First Addition. It has slightly curving streets and small landscaped islands, in the picturesque manner initiated by Frederic Law Olmstead in his 1868 plan for Riverside, Illinois. These are some of the largest lots in Hinsdale, and the residences sited on them appear as estates in a gardenlike setting. Some of the streets are still paved with the original brick pavers. As in most of Hinsdale, construction dates span a long time period — over 130 years and a variety of styles also abound, with a particular preponderance of Colonial Revival houses. The proposed district also includes some of the houses in Cook County that line the east side of County Line Road. Also as in most of Hinsdale, there have been new houses constructed throughout the district, generally of the same size and scale as the surrounding older homes. A few, however, are somewhat too large for their sites.



222 East Chicago Avenue



14 South Park Avenue

There are 426 primary structures within the proposed district bounded roughly by Garfield Street on the west, Chicago Avenue on the north, County Line Road on the east, and Eighth Street on the south. One block that is west of Garfield Street, between Seventh and Eighth Streets, has been included in this district rather than the Town of Hinsdale, because its character is more like Robbins Park with its large lots and homes. Also included within an irregular boundary are some of the more significant older homes in Cook County along County line Road, between First and Seventh Streets. Of the 484 primary structures, 308 or 72% are significant (164), contributing (115), or potentially contributing (29) to the district. 118 are non-contributing, with many of those from the 1950s. Two of the non-contributing buildings are ranked non-contributing/significant. These are buildings which have architectural merit but are less than 50 years old. The buildings in the district range in age over a 130 year period, with the earliest being the

1863 Italianate/Gothic Revival Pearsall House at 120 E. Fifth Street. The greatest number of houses (221) were built between 1900 and 1950. There is also a large number (91) built before 1900. 114 have been built since 1950.





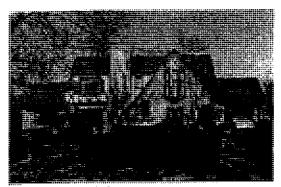
222 East Sixth Street

329 East Sixth Street

Architectural styles are varied, including many late 19th century styles as well as a broad sampling of revival styles from the second quarter of the 20th century. The most predominant styles are Colonial Revival houses and cottages (94), Queen Anne (36), Tudor Revival houses and cottages (33), Craftsman (32), and French Eclectic houses and cottages (17). Cottages are generally 1 or 1 ½ story versions of each style, while houses are two or more stories. The area is primarily residential, with three churches, one school, and two buildings used as offices.

There are 17 buildings that have been cited as potentially eligible for individual listing on the National Register of Historic Places and one that has already been listed on the National Register. Because there are so many prominent buildings in this section of the village, it is difficult to distinguish the best of a particular architectural style without further research and analysis. For that reason, a large list of potentially eligible buildings has been included which might be pared down to a smaller number of nominations. Those of particular architectural merit include: the 1866 Italianate, Roth House at 222 E. Chicago Avenue; the 1928 Tudor Revival, W. W. Thompson House at 325 E. Eighth Street designed by R. Harold Zook; the 1945 Modern style house at 441 E. Eighth Street; the 1875 Italianate, former Grace Episcopal Rectory at 130 E. First Street; the 1905 Prairie style, E. P. Welles house at 323 E. Fourth Street designed by Spencer & Powers; the 1912 Craftsman house at 136 S. Oak Street designed by William G. Barfield for himself; the 1925 Prairie style house at 422 S. Oak Street; the 1924 French Eclectic house at 420 S. Park Avenue by the architect, Pashley; the 1915 Tudor Revival house at 706 S. Park Avenue; the 1924 Tudor Revival, Bassett and Washburn Boiler House at 324 E. Seventh Street; the 1927 Tudor Revival, Houston Hiatt House at 405 E. Seventh Street designed by R. Harold Zook; the 1927 Mediterranean Revival House at 420 E. Seventh Street; the 1892 Classical Revival, Merrill House at 222 E. Sixth Street designed by Adolph Froscher; the 1899 Colonial Revival/Queen Anne, Basset House at 329 E. Sixth

Street; the 1910 Prairie style, A. W. True House at 231 E. Third Street designed by E. E. Roberts; and the 1895 Classical Revival house at 242 E. Third Street. The house already on the National Register is the 1869 Italianate, William Whitney House at 142 E. First Street. This house is locally known as the "Hallmark House," because it was featured on a TV commercial for Hallmark cards in 1970.



405 East Seventh Street



441 East Eighth Street

Address	_				•	-		A Lines
	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соптион папте	Landmark list	Architect
15 Blaine AV	c. 1895	Queen Anne / Free Classic						
18 Blaine AV	1908	Queen Anne	U	HS	Ganske House		HHS; Arch Walks	
19 Blaine AV	1889	L-Form	c	HS			HHS/plaque	
22 Blaine AV	с. 1900	Queen Аппе	c c					
23 Blaine AV	1895	Qucen Anne	s	HS	Kendall House		HHS; Arch Walks	
26 Blainc AV	c. 1890	Queen Аппе	Ŋ					
27 Blaine AV	c. 1885	Queen Anne	s	HS			SSHI	
31 Blaine AV	с. 1895	Queen Anne	С					
32 Blaine AV	c. 1900	Queen Аппе	С					
37 Blaine AV	с. 1895	Queen Anne / Free Classic	c					
38 Blaine AV	c. 1885	Queen Anne	c					
212 E Chicago AV	c. 1910	American Foursquare	PC					
216 E Chicago AV	1990s	Under construction	NC					
222 E Chicago AV	1866	Italianate	S/NR	SH	Roth House		IHSS; Arch Gems; Arch Walks	
230 E Chicago AV	1990s		2 Z					
245 E Chicago AV	c. 1875	Second Empire Cottage	s					
303 E Chicago AV	c. 1875	T-Form	J					
304 E Chicago AV	c. 1895	Queen Anne / Free Classic	J					
309 E Chicago AV	c. 1890	Queen Anne	s					
317 E Chicago AV	c. 1885	Queen Anne	s					
323 E Chicago AV	1980s		ž					
331 E Chicago AV	с. 1890	Shingle	υ					
332 E Chicago AV	c. 1895	Gable Front	U					

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
 333 E Chicago AV	c. 1910	Bungalow	۔ ں					
 337 E Chicago AV	c. 1915	Craftsman	υ					
341 E Chicago AV	c. 1915	Tudor Revival Cottage	ں د					
418 E Chicago AV	c. 1910	Prairie	U U	· ·				
420 E Chicago AV	c. 1915	Tudor Revival	0					
426 E Chicago AV	1990s		УÇ					
12 S County Line RD	1970s		NC NC					
 22 S County Line RD	c. 1915	Craftsman	U					
30 S County Line RD	c. 1915	Craftsman	່. ບ					
46 S County Line RD	1928	Tudor Revival	s	HS	Smith, S. B. House		IHSS; Zook list; Arch Gems	Zook, R. Harold
 113 S County Line RD	c. 1910	Craftsman	υ					
 118 S County Line RD	1960s		NC				• •	
 121 S County Line RD	1894	Dutch Colonial Revival	S	SH	Bagley House		SSHI	Wright, Frank Lloyd
131 S County Line RD	1 960s		NC					
141 S County Line RD	1960s		NC					
306 S County Line RD	1940	Мофет	S	SH			SSHI	
321 S County Line RD	1893	Colonial Revivat	S	SH			IHSS, HHS	
 329 S County Line RD	c. 1925	Tudor Revival	S	HS			SSHI	
330 S County Line RD	c. 1925	Dutch Colonial Revival	S	SH			SSHI	
 403 S County Line RD	c. 1910	Prairie	S	SH			SSHI	
 410 S County Line RD	1950s	Colonial Revival	NC	-				
 411 S County Line RD	c. 1925	Colonial Revival	S					
 420 S County Line RD	c. 1945	Cotonial Revival	C					
		-						

421 S County Line RD 429 S County Line RD	Construction	Architectural style/type	0	Historic rating	Historic name	Сопптон натие	Landmark list	
	c. 1935	French Eclectic	υ	i				
	c. 1935	Colonial Revival	c					
436 S County Line RD	c. 1925	Colonial Revival	c					
505 S County Line RD	1902	Classical Revival	S.	HS	Freer House		IDOT	
530 S County Line RD	1950s		NC					
600 S County Line RD	c. 1935	French Eclectic	S	HS			SSHI	
611 S County Line RD	c. 1915	Italian Renaissance	S					
620 S County Line RD	1960s		NC					
623 S County Line RD	c. 1915	Craftsman	S					
625 S County Line RD	c. 1915	Craftsman	S	HS			IHSS	
628 S County Line RD	1950s		NC					
636 S County Line RD	50661	•	NC					
644 S County Line RD	1920	Colonial Revival	S	HS			SSHI	
710 S County Line RD	1915	Colonial Revival	s		1		HHS	
720 S County Line RD	c. 1935	Colonial Revival	с С					
730 S County Line RD	c. 1935	Colonial Revival	U					
740 S County Line RD	c. 1935	Colonial Revival	υ					
21 E Eighth ST	s0661		Ŋ			;		
119 E Eighth ST	1 990s		Ŋ					
125 E Eighth ST	1950s		Û N				-	
135 E Eighth ST	1990s		у Ž					
211 E Eighth ST	1950	Ranch	NC/S					
219 E Eighth ST	1 990s		U Z					·
223 E Eighth ST	0861		U N					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
325 E Eighth ST	1928 or 1933	Tudor Revival	S/NR	HS	Thompson, W. W. House		IHSS; Zook list; Arch Gems	Zook, R. Harold
425 E Eighth ST	c. 1925	Colonial Revival	s	SH		-	IHSS	
441 E Eighth ST	c. 1945	Modem	S/NR	SH			IHSS	
10 S Elm ST	c. 1920	No Style	PC D					
120 S Elm ST	c. 1925	Colonial Revival	S	HS			IHSS	
121 S Elm ST	1980s		У У					
125 S Elm ST	c. 1935	Cape Cod	s					
130 S Elm ST	1990s		L NC					
135 S Bìm ST	c. 1900	Colonial Revival	S					
2 S Elm ST	c. 1935	Tudor Revival Cottage	с С					
6 S Elm ST	c. 1935	Colonial Revival	c					
13 S Elm ST	1960s		NC					
14 S Elm ST	c. 1935	Colonial Revival	υ					
18 S Elm ST	c. 1925	Dutch Colonial Revival	υ					
21 S Elm ST	c. 1910	Craftsman	۲ ک					
24 S Elm ST	c. 1915	Colonial Revival	c					•
25 S Elm ST	c. 1900	Gable Front	PC 2					
29 S Elm ST	c, 1900	Queen Anne / Free Classic	S					
30 S Elm ST	c. 1940	Tudor Revival	c					
37 S Elm ST	c. 1900	Colonial Revival	PC					
38 S Elm ST	c. 1915	Craftsman	R					
44 S Elm ST	1960s		NC					
45 S Elm ST	1950	Colonial Revival	УC					

Attachment 4

Attachment 4

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
321 S Elm ST	с. 1945	Colonial Revival	с					
324 S Elm ST	9161	Prairie	S	HS			IHSS, HHS	
332 S Elm ST	c. 1875	Italianate	۶C	HS			IHSS	
333 S Elm ST	1990s		NC					
341 S Elm ST	c. 1915	Colonial Revival	c					
411 S Elm ST	1970s		NC					
417 S Elm ST	c. 1925	Colonial Revival	c				SHH	
424 S Elm ST	c. 1940	French Eclectic	C					
425 S Elm ST	c. 1935	French Eclectic	S	HS			SSHI	
620 S Etm ST	1970s		NC					
627 S Elm ST	c. 1925	Craftsman	S					
632 S Elm ST	c. 1935	Colonial Revival	S	HS			IHSS	
641 S Elm ST	c. 1925	French Eclectic	S					
642 S Elm ST	c. 1940	Colonial Revival	U	-		-		
704 S Elm ST	c. 1940	Colonial Revival	s					
711 S Elm ST	c. 1935	Cotonial Revival	S		2			
712 S Elm ST	c. 1935	Colonial Revival	U					
717 S Elm ST	c. 1935	Tudor Revival	S					•
720 S Elm ST	c. 1925	Renaissance Revival	S					
726 S Elm ST	c. 1925	Colonial Revival	S					
731 S Elm ST	с. 1940	Tudor Revival	S	HS			SSHI	
737 S Elm ST	1990s		NC					
740 S Elm ST	с. 1935	Art Deco	S	HS			ŚSHI	
114 E FINh ST	с. 1890	Оисеп Аппе	S					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соптиол пагле	Landmark list	Architect
115 E Finh ST	c. 1880	L-Form	ž					
120 E Fith ST	1863	Italianate / Gothic Revival	s	SH	Pearsall House		lHSS; HHS/plaque; Arch Gems; Arch Walks; HTB	
121 E FINh ST	с. 1875	Italianate	PC	SH	Haskel House		Arch Walks; HTB	
127 E Fiûh ST	1990s		NC NC					
132 E Fifth ST	1882	No Style	R	XH	Bushmell House		HHS/plaque; Arch Walks	
135 E Fith ST	1889	Queen Anne	S	HS	Cushing House		HHS/plaque; Arch Walks	
145 E FINh ST	c. 1925	French Eclectic	S.					
105 E First ST	1970s	Office	NC					
108 E First ST	c. 1910	Craftsman	ບ			Body Image		
114 E First ST	c. 1935	Tudor Revival / School	J		Grace Episcopal School	Grace Episcopal School		
115 E First ST	c. 1935	Colonial Revival	U U					
120 E First ST	1885/1913	Gothic Revival / Church	S	SH	Grace Episcopal Church	Grace Episcopal Church	SSHI	
130 E First ST	1875	Italianate	S/NR	SH	Grace Episcopal Rectory/Sawyer House		IHSS, HHS/plaque; Arch Gems; Arch Walks; HTB	
139 E First ST	1946/1958	Modern / Church	S		Redeemer Lutheran Church	Redeemer Lutheran Church		
142 E First ST	1869	Italianate	S/NR	SH	Whitney, William House		NR; IHSS, HHS/plaque; Arch Gems; Arch Walks; HTB	
212 E First ST	с. 1925	Tudor Revival	s	HS			1HSS (214)	- - - - - - - - - - - - - - - - - - -
215 E First ST	1990s		U					

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common ttame	Landmark list	Architect
218 E First ST	c. 1940	Colonial Revival	s					
219 E First ST	1924	Dutch Colonial Revival	U	HS			Arch Gems	
225 E First ST	c. 1895	Colonial Revival	S					
230 E First ST	8681	Colonial Revival	s	SH	Butler, F. O. House		IHSS; HHS; Arch Walks	Ashby, G. W.
241 E First ST	1887	Qucen Anne	S	SH	Clarke House		HHS/plaque; Arch Walks	
244 E First ST	1893	Colonial Revival	S	SH	Mitchell House		HHS/plaque; Arch Walks; HTB	Shepley, Rutan & Coolidge
305 E First ST	c. 1895	Colonial Revival	S	HS	Shaw House		Arch Walks; HTB	
306 E First ST	0681	Richardsonian Romanesque	s	SH	Grant House		IHSS; HHS/plaque; Arch Gems; Arch Walks	
316 E First ST	c. 1895	Dutch Colonial Revival	s	H			IHSS	
317 E First ST	1888	Queen Anne	s	HS	Mihm House		HHS/plaque; Arch Walks	
326 E First ST	c. 1910		NC					
335 E First ST	c. 1890	Shingle	S					
336 E First ST	c. 1910	Prairie	S					
343 E First ST	1 990s		NC					
344 E First ST	1906	Craftsman	s				SHH	
404 E First ST	1995		у Х					
405 E First ST	1951	Colonial Revival / Church	Ŋ					
414 E First ST	1904	Shingle	U	HS	Hinkley House		HHS; Arch Walks	
419 E First ST	c. 1920	Colonial Revival	. s					-
425 E First ST	c. 1910	Prairie	S	HS			IHSS	

				~	ROBBINS PARK HISTORIC DISTRICT	ARK HIST	ORIC DI	STRICT
Address	Date of Construction	Architectural style/type	Rating	Historic	Historic name	Соппион папие	Landmark list	Architect
428 E First ST	1905	Prairie	s				SHH	
435 E First ST	c. 1905	Colonial Revival	S					
436 E First ST	S0661		NC NC					
442 E First ST	1950s		NC					
104 E Fourth ST	1874	Queen Anne	υ	SH	Eggleston House		HHS/plaque; Arch Walks, HTB	
112 E Fourth ST	c. 1880	L-Form	PC					
115 E Fourth ST	1990s		NC					
121 E Fourth ST	1882	Gable Front	C.	SH			HHS/plaque; Arch Walks	
122 E Fourth ST	1887	Gable Front	PC	SH			HHS/plaque; Arch Walks	
126 E Fourth ST	c. 1915	Craftsman	c					
127 E Fourth ST	1990s		NC					
134 E Fourth ST	c. 1915	Craftsman	c					
138 E Fourth ST	c. 1890	Shingle	S					
148 E Fourth ST	c. 1910	Craftsman	s					
200 E Fourth ST	1970s		NC					
202 E Fourth ST	1886	Queen Anne	S	'SH	Hinkley House		HHS/plaque; Arch Walks	
205 E Fourth ST	19905		NC					
211 E Fourth ST	c. 1920		NC					
222 E Fourth ST	1960s		NC					
310 E Fourth ST	1980s		Ŋ					
320 E Fourth ST	1960s		NC					

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Address	Date of Construction	Architectural style/type	Rating	Historic H rating	Historic name	Common name	Landmark list	Architect
323 E Fourth ST	1905 or 1908	Prairie	S/NR	HSH	Welles, E. P. House		IHSS; Arch Gems	Spencer & Powers
411 E Fourth ST	c. 1925	Colonial Revival Cottage	U					
412 E Fourth ST	1 990s		NC					
419 E Fourth ST	c. 1925	Dutch Colonial Revival	c					
420 E Fourth ST	1970s		NC					
425 E Fourth ST	1990s		NC	 				
435 E Fourth ST	c. 1925	Colonial Revival	υ	-				
441 E Fourth ST	1950s		NC					
444 E Fourth ST	1929	Tudor Revival	S	H	Keig, Marshall House		Zook list; Arch Gems	Zook, R. Harold
445 E Fourth ST	1990s		NC					
448 E Fourth ST	50661		Ŋ					
23 S Garfield ST	c. 1890	Queen Anne	R	SH	Bohlander Building		Arch Walks	
27 S Garfield ST	c. 1890	Queen Anne	s	SH	Bohlander Building		Arch Walks	
33 S Garfield ST	1903	Bungalow	υ				SHH	
35 S Garfield ST	1903	Shingle	s	H	Buchholz House		HHS; IDOT	
101 S Garfield ST	1954	Office	Ŷ			Hinsdale Dental		
111 S Garfield ST	c. 1910	Bungalow	2			Ann Newmann Interiors	-	
113-115 S Garfield ST	c. 1865	Greek Revival	2			Len Bauer and Associates		
110 S. Garfield ST	c. 1870	L-Form / Gothic Revival	8			1		-
137 S Garfield ST	1882/1915-18	Gothic Revival / Tudor Revival Church	s	SH	Union Church of Hinsdale	Union Church	SSHI	
105 & Garfield ST	c. 1910	Colonial Revival	s	HS			IHSS	

		•			ROBBINS PARK HISTORIC DISTRICT	ARK HIST	ORIC DIS	STRICT
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотитоп патие	Landmark list	Architect
321 S Garfield ST	c. 1865	Greek Revival	s	HS			IHSS	
415 S Garfield ST	с. 1935	Tudor Revival	s					
425 S Garfield ST	c. 1890	Colonial Revival	υ					
431 S Garfield ST	с. 1880	L-Form	υ					
505 S Garfield ST	1887	No Style	۲				SHH	
513 S Garfield ST	1885	Queen Anne	S	łł	Collins House		HHS/ptaque; Arch Waiks	
605 S Garfield ST	1872	No Style	5 2	SH	Slocum House		HHS; Arch Walks; HTB	
617 S Garfield ST	1990s		NC NC					
629 S Garfield ST	c. 1945	Cape Cod	U					
631 S Garfield ST	1990s		NC					
639 S Garfield ST	1873	Italianate	S	HS	McIntyre, F. A. House		IHSS	
711 S Garfield ST	c. 1920	Colonia! Revival	s					
714 S Garfield ST	с. 1895	Colonial Revival	s					
719 S Garfield ST	c. 1925	Colonial Revival	s					
724 S Garfield ST	1990s		NC					
725 S Garfield ST	c. 1895	Shingle	s					
730 S Garfield ST	c. 1940	Cape Cod	c					-
735 S Garfield ST	c. 1915	Tudor Revival	S	H			IHSS	
740 S Garfield ST	c. 1925	Classical Revival	S	HS			[DOT	
741 S Garfield ST	c. 1910	Craftsman / Classical	c				•	
305 Hillcrest AV	c. 1935	Colonial Revival	c					
318 Hillcrest AV	с. 1920	Spanish Colonial Revival	S	HS			IHSS	
322 Hillcrest AV	1960s		Ŷ					

Address	Date of Construction	Architectural style/type	Rating	Historic	Historic name	Соттов патьс	Landmark list	Architect
323 Hillcrest AV	c. 1935	Classical Revival	S	HS			IHSS (325)	
326 Hillcrest AV	c. 1945	No style	c					
336 Hillcrest AV	с. 1940	Colonial Revival	c c					
342 Hillcrest AV	с. 1935	Renaissance Revival	s					
4 N Oak ST	с. 1925	Tudor Revival Cottage	c					
14 N Oak ST	c. 1910	Central Passage	c					
3 S Oak ST	s0661		NC					
4 S Oak ST	c. 1915	American Foursquare	c					
7 S Oak ST	s0661		NC .					
8 S Oak ST	c. 1915	Craftsman	С					
13 S Oak ST	c. 1910	American Foursquare	С					
14 S Oak ST	c. 1915	Colonial Revival	S					
17 S Oak ST	c. 1910	American Foursquare	c					
23 S Oak ST	c. 1910	Prairie	S					
24 S Oak ST	c. 1915	Colonial Revival	PC 2					
30 S Oak ST	c. 1915	Craftsman	S					
31 S Oak ST	s0991		у У					
35 S Oak ST	c. 1910	Craftsman	S	HS			SSHI	
36 S Oak ST	s0661		NC					
136 S Oak ST	1912	Craftsman	S/NR	HS	Barfield, William G.		IHSS	
316 S Oak ST	1895	Coloniaf Revival	ں د	HS			HHS/plaque	
327 S Oak ST	1924	Tudor Revival Cottage	s	HS	Zook, R. Harold House		Zook list; Arch Gerns	Zook, R. Harold
419 S Oak ST	c. 1915	Classical Revival	s	HS			IHSS	

				, manifesta	COBBINS P	ROBBINS PARK HISTORIC DISTRICT	ORIC DIS	STRICT
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
422 S Oak ST	1925	Prairie	S/NR	H			IHSS	
504 S Oak ST	1970s		2 X	-				
511 S Oak ST	c. 1940	No style	U					
540 S Oak ST	1990s	Under construction	у х					
610 S Oak ST	1952	Ranch	NC/S			-		
611 S Oak ST	1950s	Cotoniat Revivat	УС					
621 S Oak ST	1990s		NC					
627 S Oak ST	c. 1925	Tudor Revival	S					
630 S Oak ST	c. 1935	Colonial Revival	S					
635 S Oak ST	c. 1945	Colonial Revival	υ					
711 S Oak ST	c. 1935	Colonial Revival	s	SH			IHSS	
716 S Oak ST	c. 1920	Classical Revival	S					
717 S Oak ST	1990s		УС					
727 S Oak ST		Vacant Lot	у У					
728 S Oak ST	c. 1925	French Eclectic	s .					
735 S Oak ST	ć. 1945	Colonial Revival	c					
740 S Oak ST	1 990s		NC					
744 S Oak ST	1990s		УC					
745 S Oak ST	c. 1925	French Eclectic	S					
2 Orchard PL	1950s		NC					
3 Orchard PL	c. 1920	Dutch Colonial Revival	c					
10 Orchard PL	1960s		УC					
14 Orchard PL	1890	Queen Anne / Free Classic	S		Payne Residence		SHH	
15 Orchard PL	c. 1910	Craftsman Bungalow	PC					

				Historic	Historic name	Соттоп папте	Landmark list	Architect
Address	Date of Construction	Architectural style/type	Shines	rating				
17 Orchard PC	c. 1910	Craftsman	U		-			
21 Orchard PL	c. 1945	Colonial Revival	0					
22 Orchard PL	c. 1895	Queen Anne / Frec Classic	c					
29 Orchard PL	c. 1875	Italianate	۲ ک	·				
34 Orchard PL	1990s		ŊC					
35 Orchard PL	c. 1920	Dutch Colonial Revival	c					
40 Orchard PL	1970s	-	NC					
7 S Park AV	c. 1910	American Foursquare	c					
13 S Park AV	c. 1910	American Foursquare	ت	-				
14 S Park A V	1888	Queen Anne	S	SH	Grabo, Herman Rouse		HHS/plaque; Arch Walks; HTB	
17 S Park AV	c. 1895	Queen Anne / Free Classic	υ					
18 S Park AV	c. 1940	Queen Anne / Free Classic	υ					·
23 S Park AV	1886	Colonial Revival	۰ ي				SHH	+
24 S Park AV	c. 1880	Queen Anne	J					
26 S Park AV	c. 1900	Colonial Revival	S					
29 S Park AV	1868	Gothic Revival	S	HS			HHS/plaque	
34 S Park AV	c. 1895	Queen Anne	۲ ک					
37 S Park AV	c. 1925	Colonial Revival / Tudor	c					
39 S Park AV	19805		ÿ					
45 S Park AV	c. 1940	Coloniał Revival	ں					
107 S Park AV	c. 1940	French Eclectic	s					
117 S Park AV	c. 1910	Prairie	s	-+				
124 S Park AV	1950s		ÿ					

Address	Date of Construction	Architectural style/type	Rating	Historic Tating	Historic name	Солитон папие	Landmark list	Architect
125 S Park AV	c 1925	Colonial Revival	U U					
133 S Park AV	с. 1935	Tudor Revival	U					
134 S Park AV	1904	Colonial Revival	s	·SH	Root House		IHSS; Arch Walks	
135 S Park AV	1950s		Ŋ					
154 S Park AV	1950s		Ŋ					
301 S Park AV	1887	Shingle	s	SH	Landis House		HHS/plaque; Arch Gems; Arch Walks	
310 S Park AV	c. 1880	No Style	24					
317 S Park AV	1872	No Style	C.	SH	Stuart House		IHSS, HHS/plaque	
333 S Park AV	1884 or 1894	Queen Anne	S	SH	Knight, William House		lHSS; Arch Gems; Arch Walks; HTB	Flanders & Zimmerman
415 S Park AV	1886/c.1910	Craftsman	S	SH			HHS/plaque	
418 S Park AV	c. 1920	Craftsman	S					
420 S Park A V	1924	French Eclectic	S/NR	SH			IHSS; Arch Gems, IDOT	Pashley
425 S Park A V	c. 1940	Colonial Revival	PC					
506 S Park AV	c. 1910	Craftsman	S	SH			SSHI	
516 S Park AV	1910	Colonial Revival	C	SH			HHS; Arch Gems	
618 S Park AV	c. 1925	Colonial Revival	с С					
619 S Park AV	s0661		NC					
623 S Park AV	c. 1885	Shingle	PC					
626 S Park AV	c. 1890	Shingle	S					
635 S Park AV	c. 1925	Tudor Revival	s	SH			IHSS	
640 S Park AV	c. 1925	Colonial Revival	c					
706 S Park A V	c. 1915	Tudor Revival	S/NR	SH			SSHI	
-								

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сопптон пате	Landmark list	Architect
711 S Park AV	c. 1940	Colonial Revival	c					
714 S Park AV	c. 1915	Tudor Revival	s	HS			SSHI	
719 S Park AV	c. 1915	Craftsman	s					
722 S Park AV	c. 1935	Colonial Revival	С					
728 S Park AV	c. 1925	Classical Revival	c C					
729 S Park AV	1990s		NC					
735 S Park AV	c. 1925	French Eclectie	υ	HS			IHSS	- - -
736 S Park AV	c. 1925	Tudor Revival	С					
312 Princeton RD	1990s		NC					
320 Princeton RD	1950s		NC					
512 Princeton RD	1970s		NC					
530 Princeton RD	1960s		NC					
2 E Seventh ST	s0661		NC					
16 E Seventh ST	1960s		NC					
26 E Seventh ST	s0961		NC					
30 E Seventh ST	1970s		Ŋ		-			
110 E Seventh ST	1886	No Style	ΡĊ	HS			HHS/plaque	
115 E Seventh ST	1 950s	Colonial Revival	NC					
121 E Seventh ST	c. 1925	French Eclectic	c					
122 E Seventh ST	1 990s		Ŋ					
127 E Seventh ST	c. 1925	French Eclectic	s			-		
135 F. Seventh ST	c. 1940	French Eclectic	<u> </u>					
210 E Seventh ST	1925	Spanish Colonial Revival	s	HS			IHSS	
219 E Seventh ST	c. 1940	Colonial Revival Cottage	ŝ					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
220 E Seventh ST	1990s		NC					
225 E Seventh ST	1950s		NC					
228 E Seventh ST	1990s		NC					
311 E Seventh ST	s066 t		NC					
312 E Seventh ST	c. 1940	Colonial Revival	c					
321 E Seventh ST	с. 1935	Colonial Revival	C					
324 E Seventh ST	(1927)	Tudor Revival	S/NR	SH	Bassett and Washburn Boiler House		IHSS; DuPage County	
335 E Seventh ST	1927	Tudor Revival	S	SH			IHSS, IDOT	Zook, R. Harold
338 E Seventh ST	c. 1925	French Eclectic Cottage	S					
344 E Seventh ST	c. 1925	French Eclectic Cottage	S					
405 E Seventh ST	1927	Tudor Revival	S/NR	HS	Hiatt, Houston House		IHSS; Zook list; Arch Gems	Zook, R. Harold
420 E Seventh ST	1927	Medit erra nean Revival	S/NR	SH			IHSS	
425 E Seventh ST	с. 1920	Colonial Revival	S	HS			SSHI	
430 E Seventh ST	с. 1935	Colonial Revival	c					
114 E Sixth ST	1 990s		NC					
118 E Sixth ST	c. 1935	Colonia! Revival	s					
124 E Sixth ST	c. 1910	American Foursquare	C					
132 E Sixth ST	с. 1925	Tudor Revival	S					
138 E Sixth ST	c. 1925	Colonial Revival	c	HS		-	SSHI	
144 E Sixth ST	c. 1920	Craftsman	S	HS			SSHI	
205 E Sixth ST	c. 1870	Italianate	s .	H	Cary House		IHSS; Arch Walks; HTB	· .
	-			,				

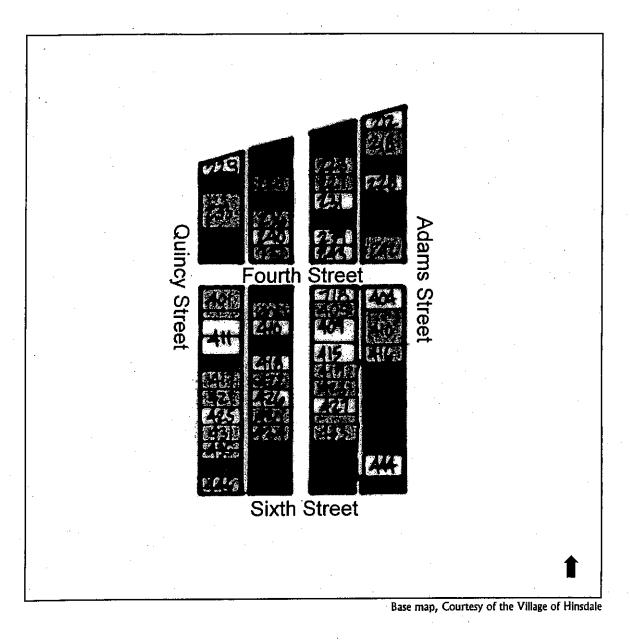
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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
208 E Sixth ST	1926	Tudor Revival	S	SH	Everett Residence		IHSS; Arch Gems	Poole, Benjamin
217 E Sixth ST	1990s		NC					
218 E Sixth ST	c. 1925	Colonial Revival	υ					
222 E Sixth ST	1892	Classical Revival	S/NR	HS	Merrill House		IHSS; IHHS; Arch Walks; HTB	
231 E Sixth ST	c. 1935	Colonial Revival	PC					
303 E Sixth ST	1960s		NC			_		
308 E Sixth ST	1927	Tudor Revival	S	HS			SSHI	
311 E Sixth ST	c. 1935	Colonial Revival Cottage	с					
316 E Sixth ST	c. 1925	Tudor Revival	S	HS			SSHI	
319 E Sixth ST	c. 1925	Renaissance Revival	C					
326 E Sixth ST	c. 1925	French Eclectic	S					
329 E Sixth ST	1899	Colonial Revival / Queen Anne	S/NR	HS	Basset House		IHSS; Arch Walks	
407 E Sixth ST	c. 1920	Cotonial Revival	S	HS			IHSS	
414 E Sixth ST	c. 1935	Colonial Revival	υ					
418 E Sixth ST	c. 1925	Craftsman	S	SH			SSHI	
422 E Sixth ST	c. 1935	Colonial Revival Cottage	c					
425 E Sixth ST	1864/c. 1935	Colonial Revival	s	SH	Robbins, William/Basset House "Woodside"		IHSS; IHLS; Arch Gems; Arch Walks; HTB; DuPage	
433 E Sixth ST	1950s		NC					
434 E Sixth ST			NC					
439 E Sixth ST	1937	Colonial Revival	U ¹	HS	Prescott, Frank House		Zook list; Arch Gems	Zook, R. Harold
444 E Sixth ST	c. 1935	Colonial Revival	ں ر					

					ROBBINS PARK HISTORIC DISTRIC	ARK HIST	ORIC DI	STRIC
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
448 E Sixth ST	1960s		УC					
453 E Sixth ST	c. 1925	Colonial Revival		SH			11100 2101	
118 E Third ST	1917	Craftsman	U				1H35 (449)	
119 E Third ST	c. 1885	No Style	P 2				ННУ	
122 E Third ST	1883	Queen Anne	S	HS				
127 E Third ST	1980s		NC				HHS/plaque	
130 E Third ST	1892	Queen Anne	s	SH	Collins House		HHS/plaque; Arch	
205 E Third ST (not on map)	1950s		NC				Walks	
219 E Third ST	1890/1995	Queen Anne	NC .					
222 E Third ST	1892	Queen Anne	S	SH	Phillips House		HHS/nlame Amh	
							Walks; HTB	
231 E I Mrd S I	1910	Prairie	S/NR	SH	True, A. W. House		SSHI	Roherte E E
234 E Third ST	c. 1895	Queen Anne / Free Classic	s. S	HS			SSHI	
241 E Third ST	1 990s	Colonial Revival	NC					
242 E Third ST	1895	Classical Revival	S/NR	SH			Solution	
306 E Third ST	c. 1910	Craftsman	s	HS			Solution	
311 E Third ST	c. 1925	Colonial Revival	U					
316 E Third ST	c. 1925	Colonial Revival	U					
319 E Third ST	0681	Colonial Revival	υ	HS	Holverscheid House		HHS/plaque; Arch Walks: HTB	
327 E Third ST	c. 1895	Colonial Revival	υ					
334 E Third ST	c. 1915	Craftsman	s					

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
337 E Third ST	1895	Cotonial Revival	s.	SH	Dean House		IHSS; HHS/plaque; Arch Walks	
348 E Third ST	c. 1925	Classical Revival	s					
406 E Third ST	c. 1925	Colonial Revival	s					
407 E Third ST	c. 1915	Craftsman	S					
411 E Third ST	1990s		NC					
417 E Third ST	1882 or 1895	Classical Revival	S	SH	Williams, H. House		IHSS; IHLS; HHS	Zook, R. Harold (1937 remodeling)
420 E Third ST	1950s		NC					
425 E Third ST	1893	Colonial Revival	s	SH	Raymond House		IHSS; HHS; Arch Walks; HTB	
430 E Third ST	1936	Tudor Revival	s	SH	Lapham, Robert P.		IHSS; Zook list; Arch Gems	Zook, R. Harold
433 E Third ST	c. 1910	Craftsman	s	HS			IHSS	
434 E Third ST	1928/1998	Tudor Revival	NC					Zook, R. Harold
441 E Third ST	c. 1910	Prairie	S	SH			IHSS	
SI I E Third ST	1970s		NC					
522 E Third ST	1960s		Ŋ	-				
525 E Third ST	c. 1.925	Colonial Revival	ċ					
929 E Third ST	c. 1935	Mediterranean Revival	s	-				
539 E Third ST	1970s	•	U V					
605 E Third ST	с. 1935	Tudor Revival	s					
711 S Washington ST	c. 1915	Dutch Colonial Revival	U					
727 S Washington ST	- 1990s		NC		-			

					ROBBINS PARK HISTORIC DISTRICT	RK HIST	ORIC DIS	TRICT
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
739 S Washington ST	1916	Craftsman	s	H			IHSS	Barfield, William Gibson
424 Woodside AV	1950s		УС					
425 Woodside AV	1980s		NC					
440 Woodside AV	1990s		ЪС					
455 Woodside AV	1950s		NC					
526 Woodside AV	1950s		NC					
530 Woodside AV	c. 1935	Tudor Revival	S					
535 Woodside AV	1990s		NC					- - - -
545 Woodside AV	19905		NC					

STOUGH HISTORIC DISTRICT





Locally Significant (S) Buildings

Contributing (C) and Potentially Contributing (PC) Buildings

Non-contributing (NC) Buildings

STOUGH HISTORIC DISTRICT

With such a wealth of large high-style buildings in the community it is easy to overlook neighborhoods of modest, vernacular type buildings. And because of the strong redevelopment pressures that exist today in Hinsdale, areas of small homes are a prime target for demolition and new construction. The Stough Historic District is a four block area within Stough's Second Addition of 1868, lying south of the railroad tracks in the southwestern part of Hinsdale. The larger area is generally characterized by modest, vernacular type houses on small lots from a range of time periods. Some are quite early from the 1870s, while the blocks farther south have many 1950s and 1960s houses mixed in between. As in the rest of Hinsdale, some small homes have already been demolished for larger new construction. The section selected for intensive study is the area that contains the best concentration of vernacular buildings in Hinsdale with the fewest noncontributing buildings in between.



425 South Quincy Street



212 South Adams Street



243 South Bruner Street

There are 65 principal structures in the Stough Historic District, of which 42 or 63% are either significant (18), contributing (17), or potentially contributing (7) to a historic

district. 23 buildings are non-contributing to the historic district. The buildings range in construction dates from 1870 through the 1990s. The earliest building in the district is the 1875 Queen Anne House at 233 S. Quincy Street.

High styles represented include Tudor Revival houses and cottages (6), Craftsman Bungalows (5), and Colonial Revival houses and cottages (4). Predominant vernacular types include Bungalows (11), and Gable Front houses (4). There are no buildings that have been considered as eligible for individual listing on the National Register of Historic Places.

HINSDALE RECONNAISSANCE SURVEY HISTORIC CERTIFICATION CONSULTANTS, 1999

Attachment 4

Attachment 4

STOUGH HISTORIC DISTRICT

Address	Date of		Rating	Historic	Historic name	Сотитоп патте	Landmark list	Architect
	Construction	style/type		rating				
212 S Adams ST	c. 1910	American Foursquare	s					
218 S Adams ST	c. 1915	Bungalow	c					
224 S Adams ST	c. 1920	Випgalow	NC					
228 S Adams ST	c. 1880	Gable Front	S					
234 S Adams ST	1990s		NC					
238 S Adams ST	1950s		NC					
242 S Adams ST	c. 1915	Bungalow	с					
404 S Adams ST	c. 1935	Colonial Revival	S					
410 S Adams ST	c. 1910	American Foursquare	IJ					
416 S Adams ST	c. 1920	Bungalow	C					
422 S Adams ST	s0661		NC N				-	
428 S Adams ST	1950s		NC					
432 S Adams ST	1960s		NC					
438 S Adams ST	1980s		U Z					
444 S Adams ST	c. 1895	L-Form	s		-			
446 S Adams ST	19905		у У	 				
217 S Bruner ST	s0861		U Z				-	
220 S Bruner ST	c. 1915	Bungalow	NC					
223 S Bruner ST	c. 1935	Tudor Revival	. 24					-
224 S Bruner ST			U Z					
227 S Bruner ST	c. 1915	L-Form	2					
228 S Bruner ST	c. 1915	Bungalow	U					
231 S Brimer ST	c. 1915	Craftsman Bungalow	s					

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark fist	Architect
232 S Bruner ST	c. 1915	Bungalow	D X					
235 S Bruner ST	1960s		NC					
236 S Bruner ST	c. 1915	Bungalow	υ					
239 S Bruner ST	c. 1925	Tudor Revival Cottage	s					
240 S Bruner ST	c. 1915	Bungalow	s					
243 S Bruner ST	c. 1925	Tudor Revival Cottage	s					
402 S Bruner ST	1990s		NC NC					•
405 S Bruner ST	c. 1925	No Style	ت					
406 S Bruner ST	c. 1935	Colonial Revival	U U					
409 S Bruner ST	c. 1915	Craftsman Bungalow	s					
410 S Bruner ST	c. 1910	Craftsman Bungalow	s					
414 S Bruner ST	1970s		NC					
415 S Bruner ST	c. 1925	Craftsman Bungalow	s					
418 S Bruner ST	c. 1890	Gable Front	s					
419 S Bruner ST	c. 1935	No Style	С					
422 S Bruner ST	с. 1890	L-Form	C .					
423 S Bruner ST	c. 1925	Bungalow	c					
426 S Bruner ST	c. 1910	Bungalow	S					
427 S Bruner ST	c. 1925	Jerkinhead Cottage	S					
430 S Bruner ST	c. 1895	Gable Front	PC					
433 S Bruner ST	c. 1945	Ranch	C					
434 S Bruner ST	c. 1895	Gable Front	υ					
438 S Bruner ST	1980s	-	Ŋ Z					

STOUGH HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect	
439 S Bruner ST	1950s		NC						
441 S Bruner ST	1950s		NC						
718 W Fourth ST	c. 1925	Tudor Revival	S					-	
727 W Fourth ST	c. 1935	Tudor Revival Cottage	C					-	<u> </u>
743 W Fourth ST	1990s		NĊ						
223 S Quincy ST	1870	Italianate (Villa)	S	HS	Boerger, H. Residence		IHSS, HHS		
229 S Quincy ST	s0661		NC						<u> </u>
233 S Quincy ST	c. 1875	Queen Anne	۳C						
401 S Quincy ST	c. 1920	No Style	РС						- 1
411 S Quincy ST	c. 1935	Tudor Revival Cottage	s						<u> </u>
415 S Quincy ST	1980s		NC N						
417 S Quincy ST	c. 1935	Dutch Colonial Revival	C						i
421 S Quincy ST	c. 1935	Coloníal Revival Cottage	C						
425 S Quincy ST	c. 1915	Craftsman Bungalow	s						
431 S Quincy ST	c. 1915	No Style	PC						
435 S Quincy ST	c. 1935	Colonial Revival Cottage	ЪС						
443 S Quincy ST	1950s		NC						
445 S Quincy ST	c. 1925	Craftsman	U						-1
727 W Sixth ST	1 980s		N.				· · · ·		

In addition to the potential historic districts outlined above, buildings were identified throughout Hinsdale that are locally architecturally significant. There are 184 significant buildings on scattered sites. Of these, one may be eligible for individual listing on the National Register of Historic Places: the 1937 Tudor Revival, Earl Porter House at 20 Center Street designed by R. Harold Zook. Many of these buildings could be considered for individual local landmark designation. There are also 63 buildings that have been rated as non-contributing significant buildings. These are buildings less than 50 years old which possess architectural merit and may be potential landmarks in the future.

HINSDALE RECONNAISSANCE SURVEY HISTORIC CERTIFICATION CONSULTANTS, 1999

Address	Date of Construction	Architectural style/type	Rating	Historic	Historic name	Common name	Landmark list	Architect
York at Spring	c. 1863	Greek Revival	s	HS	Ben Fuller House			
605 47th ST	c. 1875	L-Form	s					
312 E 55th ST	c. 1890	Queen Апле	S				HHS/moved	
40 E 55th ST	c. 1940	Minimal Traditional	S					
24 N Adams ST	c. 1915	Bungalow	s					
118 N Adams ST	c. 1940	Colonial Revival	s					
203 N Adams ST	c. 1940	Cape Cod	S					
204 N Adams ST	1947	Ranch / Colonia! Reviva!	S					×
210 N Adams ST	1949	Ranch / Colonial Revival	s					
222 N Adams ST	1937	Colonial Revival	s					
322 N Adams ST	c. 1945	French Eclectic	s					
436 N Adams ST	c. 1945	Tudor Revival	S					
520 N Adams ST	1955	Modern	NC/S					
8 S Adams ST	c. 1925	Bungalow	S					
108 S Adams ST	c. 1875	Italianate	S					
111 S Adams ST	c. 1875	Gable Front	S					
116 S Adams ST	c. 1935	Colonial Revival	S					
122 S Adams ST	1886	Gable Front	s	SH			HHS/plaque	
235 S Adams ST	c. 1890	Queen Anne	S					
411 S Adams ST	c. {9 5	Craftsman Bungalow	S	-				
625 S Adams ST	c. }940	Colonial Revival	S					
723 S Adams ST	c. 1935	Spanish Colonial Revival Cottage	S					-
25 F. Ayres ST	1896	Queen Anne	S	HS	Boctinger House		HHS; Arch Walks	

			-				SCATTEI	SCATTERED SITES
Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
39 E Birchwood AV	1959	Ranch / Colonial Revival	NC/S					
16 W Birchwood AV	1980		NC/S		·			
21 W Birchwood AV	1950s	Modern	NC/S					
33 W Birchwood AV	1950s	Ranch / Colonial Revival	NC/S					
35 W Birchwood AV	c. 1940	Colonial Revival Cottage	s					
202 W Birchwood AV	1950s	Tudor Revival	NC/S					
210 W Birchwood AV	1974		NC/S					
215 W Birchwood AV	1977	Tudor Revival	NC/S					
225 W Birchwood RD	c. 1940	Ranch / Colonial Revival	S					
401 Birchwood RD	1953	Ranch / Modern	NC/S					
422 Birchwood RD	c. 1945	Art Moderne	s					
20 S Bodin ST	c. 1915	Craftsman Bungalow	S					
39 S Bodin ST	c. 1915	Craftsman Bungalow	S					
15 Bonnie Brae RD	с. 1940	French Eclectic	S					
16 Bonnie Brae RD	1958	Tudor Revival	NC/S					
201 Bonnie Brae RD	с. 1945	French Eclectic	S					
401 Bonnie Brae RD	1956	Split Level / Modern	NC/S					
307 Briargate TE - A		Log Cabin Gate House	S		•			
422 Briargate TE	c. 1940	Tudor Revival	S					
430 Briargate TE	1956	Split Level / Modem	NC/S					
10 S Bruner ST	c. 1910	Gable Front	S					
44 S Bruner ST	c. 1870	Italianate	S					
404 Canterbury CT	1956	Ranch / Modem	NC/S					
7 Center ST	c. 1920	Tudor Revival	S					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотятоп патте	Landmark list	Architect	
20 Center ST	1937	Tudor Revival	S/NR	SH	Porter, Earl House		IHSS; Zook list; Arch Gems	Zook, R. Harold	
628 W Chestmut ST	c. 1885	Queen Anne	s						
19 E Chicago AV	1927	Colonial Revival / Govenment	s	SH	Hinsdale Memorial Building		IHSS; DuPage County		
441 E Chicago AV	c. 1875	Railroad Station / Stick	S	HS	Highlands Railroad Station	Highlands Railroad Station	IHSS		
615 W Chicago AV	c. 1935	Tudor Revival	S						
137 N Clay ST	1883	Gable Front	S	HS			HHS/plaque		
420 N Clay ST	1956	Contemporary	NC/S						
15 S Clay ST	1874	Italianate	S	HS	Chapin, Henry House	Hinsdale Historical Society	HHS/plaque; DuPage County		
411 S Clay ST	1951-52	Classical Revival / Church	S		St. Isaac Jogues Roman Catholic Church	St. Isaac Jogues Roman Catholic Church			
421 S Clay ST	1932	Classical Revival / School	S		St. Isaac Jogues School	St. Isaac Jogues School			
427 S Clay ST	1954	Classical Revival / Convent	S		St. Isaac Jogues Convent				j'
822 S Clay ST	1962	Modern	NC/S						 _
801 Cleveland RD	c. 1940	Tudor Revival	s						
855 Cleveland RD	c. 1925	Tudor Revival	S	SH			IHSS		
213 N County Line RD	c. 1910	American Foursquare	S						<u> </u>
223 N County Line RD	c. 1900	Gable Front Cottage	S			-			
228 N County Line RD	c. 1920	Craftsman	s						
303 N County Line RD	c. 1910	Gable Front	S						
326 N County Line RD	1952	Модетт	NC/S						
340 N County Line RD	1950	Модет	NC/S						

SCATTERED SITES	Architect
SCATTE	Landmark list
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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark fist	Architect
416 N County Line RD	1951	Ranch	NC/S					
533 N County Line RD	c. 1945	Minimal Traditional	S					
719 S County Line RD	с. 1925	Tudor Revival	s	SH			SSHI	
801 S County Line RD	c. 1925	Tudor Revival	S					
807 S County Line RD	1962	Modern	NCS	-				
841 S County Line RD	c. 1935	Tudor Revival	S	HS			SSHI	
5601 S County Line RD - A	c. 1925	Tudor Revival	s					
5900 S County Line RD	1950s	Ranch	NC/S					
5901 S County Line RD	1927	Tudor Revival	S	HS	Legge, Katherine Memorial Lodge		Zook list; Arch Gems	Zook, R. Harold
5901 S County Line RD - A	c. 1930	Sculpture	s					
5903 S County Line RD	c. 1935	Colonial Revival	s			Hinsdale Center for the Arts		
5907 S County Line RD	c. 1925	Barn	S					
6 E Eighth ST	c. 1935	Classical Revival	S					
24 E Eighth ST	c. 1925	Colonial Revival	S					
106 E Eighth ST	1888	Colonial Revival	S	HS	Matthews House		HHS/płaque; Arch Wałks; HTB	
120 E Eighth ST	1950	Ranch / Prairie	NC/S					
134 E Eighth ST	с. 1945	Colonial Revival	s					
223 W Eighth ST	c. 1925	Craftsman	S	-				
340 E Eighth ST	c. 1875	Italianate	S	SH			SSHI	
420 E Eighth ST	1947	Tudor Revival	S	SH	Medici, Howard House		IHSS; Zook list; Arch Gems	Zook, R. Harołd
800 S Elm ST	c. 1935	Tudor Revival	S					
5526 S Elm ST	1950s	Ranch / Modera	NC/S					

Address	Date of Construction	Architectural style/type	Rating	Hístoric rating	Historic name	Соттоп пате	Landmark list	Architect
33 E Fifth ST	1892	Queen Anne	2 2	HS	Shinn/Crossette House		IHSS; HHS/plaque; Arch Walks; HTB	
306 W Fourth ST	1954	Classical Revival / Rectory	s		St. Isaac Jogues Rectory			
412 W Fourth ST	c. 1925	French Eclectic Cottage	S					
430 Fuller RD	1952	Ranch	NC/S					
520 N Garfield AVE	1869	Italianate	s	SH	Sawyer House		HHS/plaque; Arch Walks	9
901 S Garfield ST	1950	Ranch	NC/S					
945 S Garfield ST	2961	Modern / Church	NC/S		Hinsdate United Methodist Church	Hinsdale United Methodist Church		~
5700 S Garfield ST	o. 1900	American Foursquare	S					-
24 N Grant ST	0161	Стаftsттаn	S	HS			SHH	
138 N Grant ST	1261	Craftsman	S	HS			IDOT	Barfield, William G.
216 N Grant ST	c. 1920	Dutch Colonial Revival	S					-
545 N Grant ST	c. 1945	Minima! Traditional	S					
550 N Grant ST	c. 1940	French Eclectic	S					
606 N Grant ST	1954	Raised Ranch	NC/S					
828 S Grant ST	c. 1945	Colonial Revival Cottage	S				1	
929 S Grant ST	1951	Ranch	NC/S					
933 S Grant ST	c. 1940	Art Deco	S.					
938 S Grant ST	c. 1940	Tudor Revival Cottage	s					
655 Harding RD	c. 1940	Tudor Revival	S					
430 E Hickory ST	c. 1925	Craftsman	s					
445 F. Hickory ST	1953	Ranch	NC/Ş					

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Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соптноп патье	Landmark list	Architect
723 W Hickory ST	1953	Split Level	NC/S					
737 W Hickory ST	1955	Split Level	NC/S					
128 Hillcrest AV	1953		NC/S					
715 S Jackson ST	c. 1910	Gable Front Cottage	s					
721 S Jackson ST	c. 1910	Bungalow	s					
831 Jefferson ST	1966		NC/S					
506 N Lincoln ST	c. 1910	Craftsman Bungalow	s					
510 N Lincoln ST	1911	Craftsman Bungalow	S				SHH	
632 N Lincoln ST	c. 1885	Gabled Ell	S	SH			SSHI	
636 N Lincoln ST	c. 1885	Gabled Ell	S					
812 S Lincoln ST	c. 1940	Colonial Revival	S					
819 S Lincoln ST	1935	Tudor Revival Cottage	S	HS			Arch Gems	
833 S Lincoln ST	c. 1940	Tudor Revival	S		1			
843 S Lincoln ST	с. 1940	Tudor Revival	S					
221 N Madison ST	c. 1935	Colonia! Revival	S					
318 N Madison ST	c. 1910	Craftsman	S					
721 N Madison ST	1951	Ranch / Modern	NC/S					
830 N Madison ST	1960s	Contemporary/Modern	NC/S			Salt Creek Club		
935 N Madison ST	1952	Raised Ranch / Prairie	NC/S					
46 S Madison ST	1872	Gable Front	S	SH	1/2 Park (Hinsdale House) Hotel	-	HHS; DuPage County	
404 S Madison ST	c. 1900	Queen Anne	S					
436 S Madison ST	c. 1900	American Foursquare	S					
543 N Madison ST	c. 1915	Tudor Revival	S					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттон лапе	Landmark list	Architect
611 S Madison ST	1927	Classical Revival / School	s		Madison Public School	Madison School		
620 S Madison ST	c. 1910	Flats	S					
708 S Madison ST	c. 1905	Gable Front	S					
505 W Maple ST	c. 1935	Colonial Revival	s					
543 W Maple ST	1906	Tudor Revival	S				SHH	
628 W Maple ST	c. 1915	Craftsman	s			-		
638 W Maple ST	c. 1935	Tudor Revival Cottage	S					
642 W Maple ST	c. 1935	Tudor Revival Cottage	S					
646 W Maple ST	c. 1935	Tudor Revival Cottage	s					
743 McKinley LN	с. 1940	French Eclectic	s					
807 McKinley LN	c. 1940	Tudor Revival	S					
808 McKinley LN	c. 1925	Tudor Revival	s				-	
800 Merriltwoods RD		Mediterranean Revival	NC/S					
534 Mills ST	1958	Raised Ranch	NC/S					
206 N Monroe ST	c. 1925	Dutch Colonial Revival	S					
220 N Monroc ST	c. 1935	Colonial Revival	S					
306 N Monroe ST	1941	Colonial Revival	S	SH	Goal, George W. House		Zook list; Arch Gems	Zook, R. Harold
5 S Monroe ST	c. 1915	Craftsman Bungalow	S					
12 S Monroe ST	c. 1910	American Foursquare	S.					
21 S Monroe ST	c. 1915	Craftsman	S					
24 S Monroe ST	c. 1920	Dutch Colonial Revival	S.					
32 S Monroe ST	c. 1890	Gahle Front	S					
230 S Monroe ST	c. 1915	Bungalow	S			÷		

425 S Monroe ST	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Сотитоп папте	Landmark list	Architect
	1907	American Foursquare	s				SHH	
802 S Monrae ST	1956	Ranch	NC/S		-			
431 E Ninth ST	1946	Ranch / Craftsman	ş					
325 W Ninth ST	1959	Ranch	NC/S					
421 W North ST	1940		s					
543 W North ST	1946	Ranch	S					
642 W North ST	c. 1945	Colonial Revival	S					
723 W North ST	1884	L-Form	S	. SH	Gordon House		HHS/plaque	
135 N Oak ST	c. 1940	Gothic Revival	s			Hinsdale Family Medicine Center		
317 N Oak ST	1950	Minima! Traditional	NC/S					
345 N Oak ST	c. 1935	Coloniat Revivat	S					
419 N Oak ST	1950	Ranch	NC/S					
602 N Oak ST	c. 1925	Tudor Revival Cottage	S			-		
811 N Oak ST	c. 1915	Bungalow	S					
950 S Oak ST	1952-57	Modern / Schoo!	NC/S		Oak Public School	Oak School		
836 S Park A V	c. 1945	Colonial Revival	S					
910 S Park AV	1950s	Modern	NC/S					
5501 S Park AV	1950s	Ranch	NC/S					
218 Phillippa ST	c. 1910	Gable Front Cottage	S					
233 Phillippa ST	c. 1915	Craftsman Bungalow	S					
719 Phillippa ST	1 950s	Ranch	NC/S					
812 Phillippa ST	1950s	Tudor Revival Cottage	NC/S					
12 N Quincy ST	1959	Contemporary	NC/S					

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
413 N Quincy ST	1956	Contemporary/Modern	NC/S		n			
447 N Quincy ST	1964	Conterriporary	NC/S					
17 S Quincy ST	c. 1900	Queen Anne	s					
42 S Quincy ST	c. 1920	Craîtsman	s					
117 S Quincy ST	c. 1910	Bungalow	S			•		
735 S Quincy ST	c. 1935	Tudor Revival	s					
327 Ravine RD	8461	Raised Ranch	S					
541 E Seventh ST	c. 1945	Ranch / Colonial Revival	s					
707 E Seventh ST	c. 1925	Tudor Revival	S					
741 E Seventh ST	c. 1935	Tudor Revival	s					
605 E Sixth ST	1951	Ranch / Prairie	NC/S					
615 E Sixth ST	1950s	Ranch / Colonial Revival	NC/S					
405 W Sixth ST	c. 1925	Craftsman / Renaissance Revival	s					
35 Springlake AV	с. 1935	Tudor Revival	S.					
25 S Stough ST	c. 1935	Tudor Revival	S					
114 S Stough ST	1891	Shingle	s	HS	Raftrce Residence		IHSS, HHS/plaque	
109 Symonds DR	1940	Classical Revival / Post Office	S		United States Post Office – Hinsdale, IL			
130 Symonds DR	1928	Classical Revival / Well House	S		Well Number 3			
217-A Symonds DR	1925	Classical Revival	S	SH	Hinsdale Water Softening & Pumping Plant	Hinsdale Water Plant	SSHI	
217-B Symonds DR	1924	Classical Revival / Well House	S	-	Well Number 2			
701 Tafi RD	1960s	Modern	NC/S					Keck and Keck, 1971 addition

Address								
	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп нате	Landmark list	Architect
707 Taû RD	c. 1940	Tudor Revival	s					
712 Taû RD	c. 1925	Tudor Revival	s	· · ·				• • • •
810 Taft RD	c. 1925	Tudor Revival	S	HS			SSHI	
820 Taft RD	c. 1945	Classical Revival	s	HS			1HSS (822)	
827 Taû RD	c. 1935	Tudor Revival	s					
304 The Lane	1955	Ranch / Modern	NC/S					
407 The Lane	c. 1940	Dutch Colonial Revival	S					
616 The Lane	1969	Modern	NC/S					
807 The Pines	c. 1935	Tudor Revival	S					
815 The Pines	1932	Tudor Revival	S	SH			Arch Gems	Zook, R. Harold
821 The Pines	1932	Tudor Revival	S	SH	Kubat, Frank House		Zook list	Zook, R. Harold
824 The Pines	1930	Tudor Revival	S	HS	Beatty, Colwell House		Zook list; Arch Gems	Zook, R. Harold
2 S Thurlow ST	c. 1925	Bungalow / Chicago	S					
9 S Thurlow ST	c. 1920	Dutch Colonial Revival	S					
10 S Thurlow ST	c. 1915	Craftsman Bungalow	S					
13 S Thurlow ST	1926	Craftsman Bungalow	S				HHS	
14 S Thurlow ST	c. 1915	Craftsman Bungalow	S					
26 S Thurlow ST	c. 1915	Craftsman Bungalow	S					
45 S Thurlow ST	с. 1920	Dutch Colonial Revival	S					-
421 S Thurlow ST	c. 1900	Gable Front with Bay	S	-				
18 N Vine ST	c. 1870	Ialianate	S					
132 N Vine ST	1882	Ц-Рот	S	HS			HHS/plaque	
304 N Vine ST	1934	.Colonial Revival	S	HS	Bums Field Shelter		Zook list	Zook, R. Harold

Attachment 4

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
504 N Vine ST	1959	Ranch	NC/S					
510 N Vine ST	1955	Ranch / Tudor Revival	NC/S					
546 N Vine ST	1960	Contemporary	NC/S					
444 S Vine ST	c. 1935	French Eclectic Cottage	S					•
932 S Vine ST	1950	Modern	NC/S					
948 S Vine ST	c. 1915	Prairie	s					
244 E Walnut ST	c. 1910	Prairie	S					
403 Warren TE	1954	Ranch	NC/S					
412 Warren TE	1954	Modern	NC/S					2
526 N Washington ST	с. 1890	Shingle	S					
560 N Washington ST	c. 1920	Prairie / Craftsman	s					
640 N Washington ST	c. 1910	Colonial Revival	S				SHH	
800 N Washington ST	1974	Моdет	NC/S					-
820 N Washington ST	1949	Modern	S	HS	Hendrickson, Edward House		Zook list; Arch Gems	Zook, R. Harold
844 S Washington ST	c. 1925	Colonial Revival	S					
5601 S Washington ST	c. 1925	Bungalow	s					
5628 S Washington ST	c. 1940	Minimal Traditional	S	-				
4 S Washington Circle	c. 1940	Tudor Revival	S				ľ	
20 S Washington Circle	c. 1940	French Eclectic	S					
36 S Washington Circle	c. 1940	Colonial Revival	s					
44 S Washington Circle	c. 1940	Colonial Revival Cottage	S					
710 Wilson LN	1957	Modern	NC/S					
510 Woodland AV	1948	Tudor Revival	s	SII	Marquardt, George W. House		Zook list; Arch Gems	Zook, R. Harold

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Соттоп пате	Landmark list	Architect
566 Woodland AV	6291	Spanish Colonial Revival	S	HS	Lyford, Philip House		Zook list; Arch Gems; IHSS	Zook, R. Harold
708 Woodland AV	1952	Ranch	NC/S					



MEMORANDUM

DATE:	June 10, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors Public Hearing Request by Ryan Companies, US Inc Case A-40-2019

Summary

The Village received a Concept Plan application, as well as related map and text amendment applications, submitted by Ryan Companies US (Ryan), seeking approvals for a Map Amendment, Text Amendment and Planned Development, concurrently, to develop the 16.8 acre site at the Northwest corner of the Village (Northeast and Northwest Corner of Ogden Ave. and Adams St.), and commonly referred to as the "IBLP site". The subject property is west of Adams Street and has unique challenges, including 23% of the area comprised of floodplain/floodway/wetlands and a topography variation of 32 feet across the property. At the January 7, 2020, Village Board meeting, the applicant stated the wetlands would be improved and managed as a public benefit. Since then, the applicant has added that it would also contribute \$250,000 to the Village for local park improvements.

The application proposes to develop a 330,000 SF, 245 unit senior living building called "Hinsdale Senior Residences", to provide independent living (135 units), assisted living (70 units), and memory care (40 units) services. Ryan would be the co-owner, general contractor and developer. Life Care Services (LCS) would be a co-owner and operator for the assisted living services. The plan also proposes 8 duplex villas and 1 single villa structure for 17 independent senior living homes. The single story villas would be north of the assisted living on Cheval Drive.

At the May 13, 2020, Plan Commission (PC) meeting, the PC scheduled a public hearing for the June 10, 2020, Plan Commission meeting. Attachment 4 includes public comments via letters and emails to the Village as of June 4, 2020.

Request and Analysis

Established in 1971, LCS is a national senior housing owner and operator, headquartered in Des Moines, Iowa. Per the application, LCS is the second largest operator serving seniors in the country, and manages over 130 communities for over 32,000 residents. This proposed plan would be the 11th Ryan/LCS partnership. Some of the amenities and services offered, include for example: meal plans, fitness activities, and transportation for events, salon, housekeeping, and laundry service.

MEMORANDUM



The proposed 330,000 SF, 245 unit senior living building ranges in height from 1 to 3 stories. Per the applicant, the design of the building layout was driven by a 2-story height along Ogden Avenue, with an increase from 2 to 3 stories further away from Ogden Avenue. The setback distance from the 2-story portion and south property line ranges from 50.1 feet and 53.6 feet (the actual distance from the building to the north edge of Ogden Avenue is even further). The closest 3-story portion of the building from Ogden Avenue is 146 feet (from the south property lot line).

For context with buildings in the vicinity, ManorCare (600 W. Ogden Ave.) is approximately 54 feet from its front lot line and 2 stories tall and Hinsdale Orthopedics (550 W. Ogden Ave.) is approximately 51 feet from its front lot line and 2 stories tall. There are various views of the proposed building from Ogden Avenue included in Attachment 1. In regards to density by dwelling units per acre (DU/A), the proposed planned development would have approximately 15.6 DU/A. To compare with existing assisted living facilities in Hinsdale, Eve Assisted Living at 10 N. Washington Street features approximately 71 DU/A, and ManorCare at 600 W. Ogden Avenue has approximately 65 DU/A.

The plan also proposes 8 duplex villas and 1 single villa structure for 17 independent senior living homes (43,800 SF). The 1-story tall villas would be north of the assisted living building on Cheval Drive. It should be noted that Cheval Drive is currently in the Village of Oak Brook. However, the plan is to extend Cheval Drive westward, across the municipal boundary into Hinsdale to develop the aforementioned 9 villas. The applicant is also proposing to construct 7 duplex villas (14 independent senior living homes) on the east side of Cheval Drive in the Village of Oak Brook. The applicant has stated that the project would move forward even if the 7 duplex villas in Oak Brook are not approved.

The Map Amendment application is a request to change a 7.6 acre parcel from IB Institutional Buildings District to an R-2 Single Family Residential District to be contiguous with the rest of the R-2 zoning of the proposed development and area north of Ogden Avenue. The proposed Text Amendment is to amend Section 3-106(B)(1), to allow applications for planned developments in the residential districts with a minimum lot area of 15 acres, versus the current 20 acre lot minimum. Per the applicant, the requested planned development waivers are labeled "Concept Level", dated March 26, 2020, and primarily height-oriented requests for zoning relief.

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development, such as the categories of uses to be permitted, general location of uses, density, architectural style, etc.

Contingent on an approved Concept Plan, a subsequent Planned Development <u>Detailed Plan</u> would be submitted to refine the elements of the Concept Plan. It should be noted that the applicant has included a traffic impact study (dated 12.06.19 and updated 03.13.20), draft fiscal impact analysis (dated 11.18.19), and a demand analysis study (dated 09.06.19).

On January 28, 2020, the Village Board referred this application to the PC, with the following comments:



MEMORANDUM

- 1. The proposed four (4) story height is a non-starter. The maximum height should be three (3) stories.
- 2. The building should be moved further north for greater setback distance from Ogden Avenue.
- 3. The building appears too wide and too massive from Ogden Avenue and should be broken up. Glass atria connections were specifically mentioned by the Village Board as an option.
- 4. The building in general is too large.
- 5. The Public Benefit requirement should not be waived. Moreover, it should be a benefit to the community at large, and not just to those in the development.
- Alternate architectural styles should be considered. It should be smaller, understated, and constructed with upscale materials and exterior finishes similar to that at Hinsdale Meadows on 55th & County Line.
- 7. There were concerns over the market demand.
- 8. There were concerns over the increased traffic.
- 9. A request to look at options for the development of a public park on the east side of Adams.

Process

Pursuant to Article 6, Section 11-601(D)(2)(a) of the Village of Hinsdale Zoning Ordinance, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the PC or should be summarily denied.

At the January 28, 2020, meeting, the Village Board approved to refer the application packet to the PC for a hearing and consideration of a map amendment, text amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 15 acres and Planned Development Concept Plan. The discussion at the public meeting can be viewed here at the 31.45 minute mark: http://villageofhinsdale.granicus.com/MediaPlayer.php?clip_id=305

The purpose of the application for the May 13, 2020, PC meeting is to <u>schedule</u> a future public hearing to consider the application packet, in accordance to Section 11-303.

Within forty five (45) days following the conclusion of the public hearing(s), the PC shall transmit to the Village Board its recommendation in the form specified by subsection <u>11-103(H)</u>. The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

- Attachment 1 Planned Development Concept Plan, Map and Text amendment Applications
- Attachment 2 Zoning Map and Project Location
- Attachment 3 January 28, 2020, Village Board Minutes relevant to application
- Attachment 4 Public Comment letters/emails (as of 06.04.20)





March 26, 2020

Board of Trustees, Village of Hinsdale Commissioners, Village of Hinsdale Plan Commission Kathleen Gargano, Village Manager Rob McGinnis, Director of Community Development Chan Yu, Village Planner

Re: April 2020 Plan Commission Public Hearing Request Hinsdale Senior Residences Development

Ryan Companies US, Inc. (Ryan) respectfully requests to be added to the April Plan Commission meeting agenda regarding the Hinsdale Senior Residences development located at the northwest corner of Ogden Avenue and Adams Street. Ryan presented the conceptual plans to the Village Board on January 7th and January 28th. The Board provided a positive vote of referral to the Village Plan Commission on January 28th. Since January, Ryan has taken the time to update the plan in a thoughtful and realistic way. The northern plan for senior living villas has not changed since January. Shown below are the items the Village Board encouraged Ryan to address, along with our adjustments to the plans since then.

- Setbacks: The January plan showed a minimum building setback from Ogden of 39.5 feet. The updated site plan increases the minimum building setback to 50 feet (11 feet increase). In addition, the building setback from Adams Street has been increased from 35 feet to 50 feet. We are challenged to increase the setbacks any more due to the stormwater floodway restrictions of the property.
- 2. Height: The existing building on the property is 2 to 3 stories in height. The January plans showed 4-story height at the rear of the property, about 250 feet away from Ogden Avenue. The current plans have been adjusted to show a building of 3-story maximum height with 2-story height along Ogden Avenue.
- 3. Architectural Style: The January plans showed a Craftsman style architecture. Since January, Ryan has been focused on changing the general architecture theme to a rich Georgian expression and improving the architecture interest and setbacks adjacent to Ogden Avenue.
- 4. Public Benefit: In January, Ryan presented the following public benefits of the development:

Ryan Companies US, Inc. 111 Shuman Boulevard, Suite 400 Naperville, IL 60563



- a. Adds approximately 400 construction jobs and a variety of 95 full time equivalent permanent jobs.
- b. Provides a continuum of care housing stock not currently available in Hinsdale to meet market demand of aging population.
- c. Improves stormwater management in the area.
- d. Replaces the current building with substantially improved architecture from Ogden Avenue.
- e. Invests \$95M of private capital into a property with development challenges.
- f. Adds revenue to the Village and schools
 - i. Approx. \$1.4M additional to Village of 20 years
 - ii. Approx. \$6.4M additional to School District 86 over 20 years
 - iii. Approx. \$11.4M additional to School District 181 over 20 years
- g. Provides a pedestrian walking path and 60% greenspace.

The Board encouraged Ryan in January to provide additional public benefit. In addition to the public benefits listed above, Ryan is willing to contribute \$250,000 to the Village for local park improvements. This contribution would be provided at certificate of occupancy and this would satisfy the Village public open space and public benefit requirements.

5. The January presentation include the senior living community name as "Clarendale", which is a brand created by Ryan and our partner LCS. The property at Ogden and Adams is obviously in Hinsdale, but near Clarendon Hills. The community name has been changed to "Hinsdale Senior Residences" to avoid any name confusion.

We are pleased to continue the process and look forward to the Village Plan Commission meeting in April.

Sincerely, Ryan Companies US, Inc.

Dave Erickson Vice President of Real Estate Development







THE NEW DEVELOPMENT

- 16.8 acres at NW corner of Ogden Ave & Adams St
- \$95M in private investment
- 245 residences: 135 independent living, 70 assisted living and 40 memory care; plus 17 senior villas
- 2-story along Ogden Ave
- 204 parking spaces + villa driveway/garages
- 60% greenspace



APPROX. 20-YEAR ECONOMIC IMPACT

- \$23.1M increased property tax
- \$1.4M additional to Village
- \$6.4M additional to School District 86
- \$11.4M additional to School District 181
- 95 full time equivalent jobs
- 400+ construction jobs

PUBLIC BENEFIT

- Meets market demand for senior housing continuum not currently available in Hinsdale
- Improving the stormwater management in the area
- Replacing the current aging building with substantially improved architecture from Ogden Ave
- Investing \$95M of private capital into a property with development challenges
- Additional revenue to village & schools
- Pedestrian walking path & 60% greenspace
- Creating 400+ jobs during construction & 95 permanent full-time
- \$250,000 contribution to village for local parks





THE COMMUNITY

- Village-style living
- Well-bundled, quality services
- Dining and deli bistro restaurants, club bar
- Theatre for movies and parties
- Continuing education
- Whole-person health and wellness programs

- Concierge and activities director
- Housekeeping cleaning service
- 24-hour staff, health or nursing related services
- Transportation to local shopping, events, medical appointments
- Wifi, maintenance and utilities
- Covered parking

PROPOSED DEVELOPMENT

HINSDALE SENIOR RESIDENCES

HINSDALE, ILLINOIS

PROJECT NARRATIVE

December 9, 2019 Revised March 26, 2020

I. PROJECT DESCRIPTION

Ryan Companies US, Inc. (Ryan) is pleased to present to the Village of Hinsdale a \$95M Class A senior living development at the northwest corner of the Village. Ryan has under contract to purchase the northwest property at Ogden Avenue and Adams Street, which is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). "Hinsdale Senior Residences" will be 245 residences for seniors that desire an independent living lifestyle, and for seniors in need of assisted living care and memory care as well as an additional 17 single story villas in Hinsdale for independent living seniors. All units will have monthly market rates and will not have a large entrance fee like some other senior living communities in the area.

A few key points regarding this development:

- Quality Sponsorship: Ryan will deliver high-quality attractive buildings that the Hinsdale community will be proud of.
- o Market Need: There is strong market demand for seniors housing in Hinsdale.
- Zoning: There will be a rezone from R-2/I-B to R-2 PD.
- Public Benefit: See public benefit section below.

II. VILLAGE BOARD FEEDBACK AND UPDATES

Ryan presented the conceptual plans to the Village Board on January 7th and January 28th. The Board provided a positive vote of referral to the Village Plan Commission on January 28th. Since January, Ryan has taken the time to update the plan in a thoughtful and realistic way. The northern plan for senior living villas has not changed since January. Shown below are the items the Village Board encouraged Ryan to address, along with our adjustments to the plans since then.

- Setbacks: The January plan showed a minimum building setback from Ogden of 39.5 feet. The updated site plan increases the minimum building setback to 50 feet (11 feet increase). In addition, the building setback from Adams Street has been increased from 35 feet to 50 feet. We are challenged to increase the setbacks any more due to the stormwater floodway restrictions of the property.
- Height: The existing building on the property is 2 to 3 stories in height. The January plans showed a proposed 4-story height at the rear of the property, about 250 feet away from Ogden Avenue. The current plans have been adjusted to show a proposed building height of 3-story maximum with 2-story height along Ogden Avenue.
- 3. Architectural Style: The January plans showed a Craftsman style architecture. Since January, Ryan has been focused on changing the general architecture theme to a rich Georgian expression and improving the architecture interest and setbacks adjacent to Ogden Avenue.
- 4. Public Benefit: The January plan included numerous public benefits such as addressing a housing choice need, additional jobs, improved stormwater for the area, additional revenue of approximately \$1.4M to Village over 20 years and \$17.8M to the school districts. The Board encouraged Ryan in January to provide additional public benefit. In addition to the public benefits listed above, Ryan is willing to contribute \$250,000 to the Village for local park improvements. This contribution would be provided at certificate of occupancy and this would satisfy the Village public open space and public benefit requirements. See the public benefits section below for more detail.
- 5. The January presentation include the senior living community name as "Clarendale", which is a brand created by Ryan and our partner LCS. The property at Ogden and Adams is obviously in Hinsdale, but near Clarendon Hills. The community name has been changed to "Hinsdale Senior Residences" to avoid any name confusion.

III. OWNERSHIP

Ryan will be a co-owner, general contractor and developer for the development at the northwest corner of Ogden and Adams Street, and Life Care Services (LCS) will be a co-owner and operator. Ryan, regionally located in Naperville, has been in business for over 85 years and provides real estate development, design, general contracting, asset management and property management services throughout the Country. LCS is a national senior housing owner and operator, headquartered in Des Moines, Iowa. LCS has been in business since 1971 and is the second largest operator serving seniors in the Country. LCS manages over 130 communities and over 32,000 residents. Hinsdale Senior Residences will be the twelfth overall for the Ryan/LCS partnership. Both Ryan and LCS bring expertise to this development that the Village and local seniors will appreciate.

IV. DAY-TO-DAY OPERATIONS

The proposed development will provide housing and amenities for independent seniors, as well as seniors in need of assisted living care and memory care. Life Care Services, a national leader in senior housing management, will be the building operator as well as ownership partner. Included in the monthly rate are meals for independent residents, while the assisted living and memory care residents will be served three meals per day. Each of the three levels of care will have their own dining venue to eat and socialize. Monthly housekeeping services will be provided for independent residents, while weekly housekeeping service will be provided for the assisted living and memory care residents, with daily spot cleaning provided for all residents. Weekly laundry (flat linens) will be provided for all assisted living and memory care residents. Life Care Services will establish a comprehensive program that will meet the social, spiritual, emotional, and physical needs of the residents to provide an active and quality lifestyle for the residents who wish to participate.

V. BUILDING DESCRIPTION

The IBLP regional office is located at the northwest corner of Ogden Avenue and Adams Street. This existing maximum 3-story building consists of 28,000 square feet over the top two floors and an additional 63,680 over the first floor. The entire building will be removed as part of the development. The proposed maximum 3-story senior living community will consist of 245 units (135 independent living, 70 assisted living and 40 memory care) with 330,000 gross square feet with an additional 17 villas in Hinsdale with 43,800 gross square feet. The building and surrounding berms/landscaping have been purposefully designed so that the building height is 2-stories along Ogden Avenue, with a maximum height of 3-story. The exterior of the new senior living building will consist primarily of brick, cement fiber board and decorative trim. It is important that the building has the proper mix of materials that result in an inviting residential pallet. Hinsdale Senior Residences accomplishes this residential pallet and material mix. The senior residences will range in size between 300 square feet and 1,800 square feet. Beneath the building includes approximately 40 garage spaces for residents. Approximately 35% of the building is non-rentable space and amenity space for the residents. Amenities include bistro serving coffee and sandwiches, separate dining venues, art studio, wellness and fitness center, movie room, beauty salon, large multipurpose room that is available to the public for meetings with management approval, pub, and ample living room space for socializing. Upon entering the building during normal business hours, a concierge will welcome residents within the main lobby and direct visitors. The memory care area has been thoughtfully designed to give quality service to each of the residents. This controlled area includes an interior courtyard and ample interior common space with lots of outside light for the residents.

The design and construction will include many "green" initiatives, some of which include:

- 1. Stormwater management systems that reduces pollutants prior to leaving the property
- 2. Energy Star appliances
- 3. Low VOC finishes throughout the building for superior air quality
- 4. Low flow plumbing fixtures
- 5. A construction waste program that emphasizes recycling
- 6. Site lighting shields to eliminate light pollution
- 7. High efficiency heating and cooling units for the building

VI. SITE DESIGN

The 16.8-acre property in Hinsdale is located north of Ogden Avenue and west of Adams Street. To the north is the Village of Oak Brook and Cheval Drive. The plan is to extend Cheval Drive to include villas for independent living seniors. The 16.8-acre property currently includes a building with an existing footprint of 63,680 square foot. A notable site restriction is that floodplain/floodway/wetland buffers include approximately 23% of the 16.8 acres. In addition, the site topography varies from 715 elevation to 683 elevation, which creates engineering challenges.

The subject property does not incorporate any intentional stormwater detention under existing conditions. The proposed development will include stormwater best management practices and detention, which will reduce and improve the water quality runoff. Additionally, currently there is a stormwater culvert with flowing water beneath the building. The plan includes improving this by rerouting the stormwater around the proposed building.

Based on our experience, sufficient parking is being proposed for the senior residents, visitors and staff. Shown below is a parking summary of other Ryan-LCS senior living communities.

	No. of Units (w/o villas)	Parking Stalls For Senior Living	Parking Stalls Per Unit
Hinsdale, IL	245	204	0.83
Clayton, MO	281	223	0.79
St Peters, MO	198	150	0.76
Bellevue, TN	195	152	0.78
Addison, IL	188	150	0.80
Hendersonville, TN	189	152	0.80
Schererville, IN	177	152	0.86
Algonquin, IL	186	157	0.84
Mokena, IL	156	125	0.80

There are currently two curb cuts along Adams Street for the property. The northern curb cut will used, and the southern curb cut will be vacated. Very few assisted living residents will drive, and memory care residents do not drive. Many of the independent seniors do not drive during peak traffic hours and tend to carpool with other residents. The traffic count and peak traffic flow from the development should have very limited impacts. A traffic impact study was prepared by V3 Companies on March 13, 2020 to assess the potential traffic impacts of the new development. The study concludes that intersection improvements are not warranted per the Illinois Department of Transportation manual. A notable item that is not contemplated in the V3 report is the amount of traffic that could be generated if the current 91,000 square foot building was fully occupied. Per industry standard, the existing office building at full capacity would generate about 112 trips during the AM peak hour and 104 trips during the PM peak hour. It was determined by V3 per actual traffic counts that the peak hour in the morning is 7:45am to 8:45pm and the peak hour in the afternoon is

4:30pm to 5:30pm. Hinsdale Senior Residences is anticipated to generate about 57 trips during the AM peak hour and about 78 during the PM peak hour...both much lower than the existing office building at full capacity.

VII. ZONING

Ryan will be purchasing approximately 16.8 acres within the Village of Hinsdale. Most of the property is currently zoned R-2 single-family residential, with a portion of the property zoned I-B institutional building. The plan is to provide a senior living community with villas; therefore, requiring a Planned District. It is proposed to rezone the property to be an R-2 PD.

Please see the attached Bulk Regs Table for the requested concept modifications.

VIII. PUBLIC BENEFIT

The Hinsdale Senior Residences development will be an asset to the Hinsdale community, which will be the first senior living community in Hinsdale that provides the independent living/assisted living/memory care continuum. This use will serve a need currently not met in the Village of Hinsdale, and substantially upgrade the property by replacing the current aging building. The valuation will have a positive real estate tax impact for local taxing bodies, while adding no additional kids to the local schools. Shown below are a list of public benefits:

- a. Adds approximately 400 construction jobs and a variety of 95 full time equivalent permanent jobs.
- b. Provides a continuum of care housing stock not currently available in Hinsdale to meet market demand of aging population.
- c. Improves stormwater management in the area.
- d. Replaces the current building with substantially improved architecture from Ogden Avenue.
- e. Invests \$95M of private capital into a property with development challenges.
- f. Adds revenue to the Village and schools
 - i. Approx. \$1.4M additional to Village of 20 years
 - ii. Approx. \$6.4M additional to School District 86 over 20 years
 - iii. Approx. \$11.4M additional to School District 181 over 20 years
- g. Provides a pedestrian walking path and 60% greenspace.

The Board encouraged Ryan in January to provide additional public benefit. In addition to the public benefits listed above, Ryan is willing to contribute \$250,000 to the Village for local park improvements. This contribution would be provided at certificate of occupancy and this would satisfy the Village public open space and public benefit requirements.

IX. CONCLUSION

Ryan Companies, US Inc. is excited to present this proposed development to the community of Hinsdale and looks forward to the culmination of efforts with the Village of Hinsdale.

Hinsdale Senior Residences

R2 PD Bulk Regs. Concept Level Modifications 3/26/2020

	R2 Requirements	Senior Living - Main Building Modifications	Senior Living - Villa Modifications			
Minimum Lot Area	20,000SF	No modificatio	ons requested			
Minimum Lot Area Per Unit	20,000SF	2,80)0SF			
Minimum Lot Width (interior or corner lots)	100'	No modificatio	ons requested			
Minimum Lot Depth	125'	No modificatio	ons requested			
Minimum Front Yard*	35'	No modificatio	ons requested			
Minimum Corner Side Yard	35'	No modificatio	ons requested			
Minimum Interior Side Yard**	10'	No modificatio	ons requested			
Minimum Total Side Yard**	30% of lot width	50'	10'			
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25' for 1-s	tory villas			
Maximum FAR	.20 of Lot Area + 2,000SF	0.4	46			
Maximum Building Coverage	25%	22% (No mo	d. requested)			
Maximum Lot Coverage	50%	40% (No mod. requested)				
Maximum Height	33' with 34' side setback 34' with 44' side setback	42'9" (Max Mean Roof) with 50' side setback (East Main Building) 42'9" (Max Mean Roof) with 111' side setback (West Main Building)	No modifications requested			
Maximum Stories	3	3 (No mod. requested)	No modifications requested			
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	42'9" (Max Mean Roof)	No modifications requested			

* The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

** The proposed modification is a minimum measurement of building separation between the lots/units

*** The proposed modification is a minimum measurement of building separation to the perimeter lot line



Existing bridge

Municipal boundary -

Proposed pedestrian walking path – Mapped floodplain – limits

Protect and enhance existing berm

Proposed monument sign -Existing trees to remain at corner -

Hinsdale Senior Residences Conceptual Site Landscape Plan

Hinsdale / Oak Brook, Illinois





DEVELOPER: RYAN COMPANIES INC. 111 SHUMAN BLVD NAPERVILLE, ILLINOIS 60563 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES

SENIOR LIVING OGDEN AVENUE & ADAMS STREET HINSDALE, IL



ARCHITECT: PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



STRUCTURAL ENGINEER: IMEG CORP. 1100 WARRENVILLE RD., STE. 400W NAPERVILLE, IL 60563 T: (630) 527-2320 F: (630) 527-2321 www.IMEGcorp.com



CIVIL ENGINEER: V3 COMPANIES 7325 JANES AVE. WOODRIDGE, IL 60517 T: (630) 724-9200 www.v3co.com



LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com

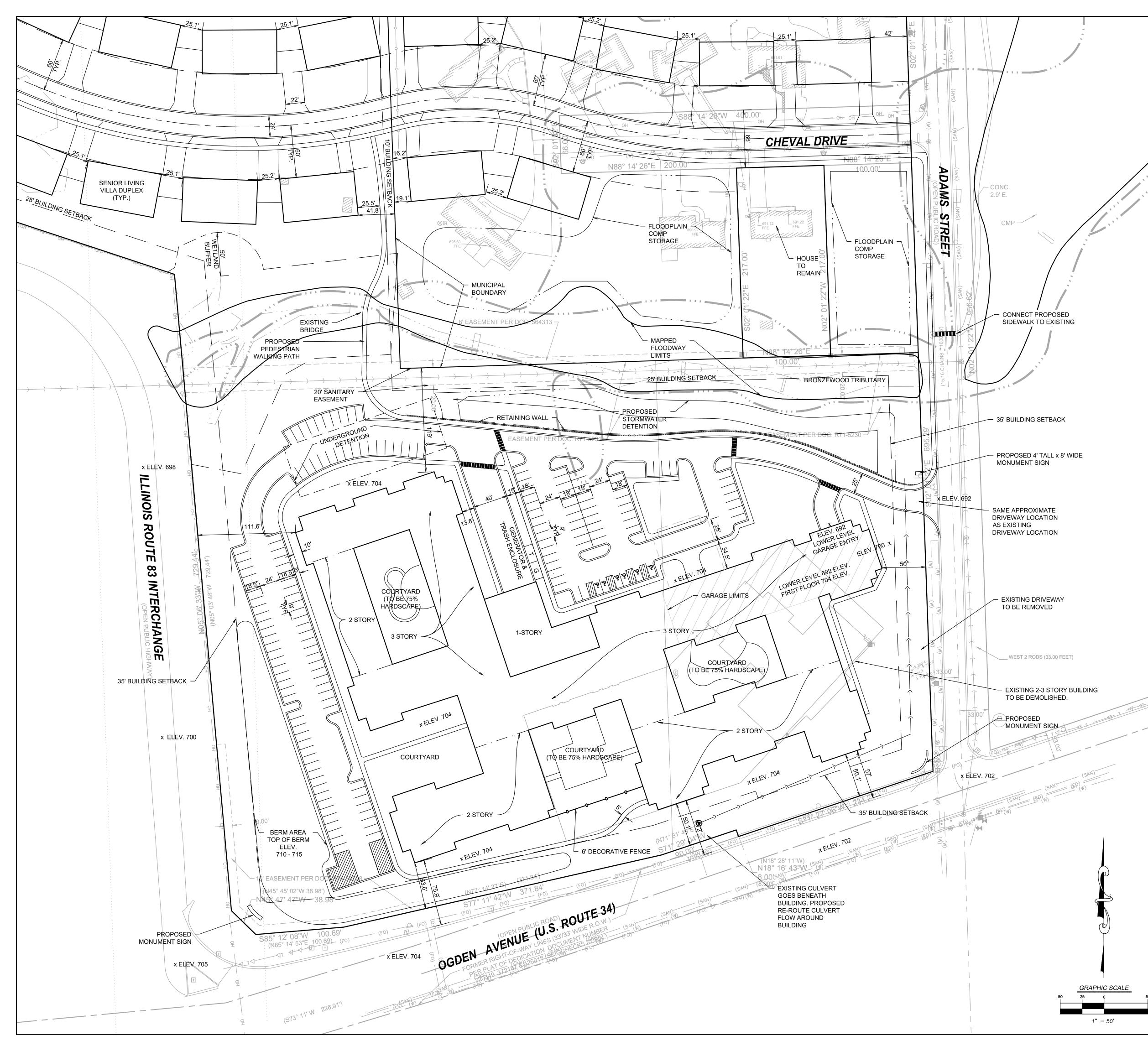
Connect proposed sidewalk to existing

Proposed monument sign
Lower level garage entry

Proposed monument sign

NORTH SCALE: 1" = 80' 0' 40' 80' ISSUE DATE: March 9, 2020

240'





RYAN COMPANIES DEVELOPMENT

SENIOR LIVING OGDEN AVENUE & ADAMS STREET HINSDALE, IL



architecture | interiors | planning

ARCHITECT:

PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



STRUCTURAL ENGINEER: IMEG CORP. 1100 WARRENVILLE RD., STE. 400W NAPERVILLE, IL 60563 T: (630) 527-2320 F: (630) 527-2321 www.IMEGcorp.com



CIVIL ENGINEER: V3 COMPANIES 7325 JANES AVE. WOODRIDGE, IL 60517 T: (630) 724-9200 www.v3co.com



LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com

SITE SUMMAF	RY
EXISTING PROPERTY AREA	= 16.84 ACRES
PROPERTY AREA (OUTSIDE FLOODPLAIN)	=14.14 ACRES
PROPERTY AREA (OUTSIDE FLOODPLAIN POST DEVELO	= 15.83 ACRES PMENT)
IMPERVIOUS AREA (75% OF COURTYARDS IMPERVIOUS)	= 6.82 ACRES
PERVIOUS AREA OPEN SPACE RATIO	= 10.02 ACRES = 60.0%
MAIN BUILDING GROSS FLOOR SIZE W/ GARAGE GROSS FLOOR SIZE W/O GARAGE	= 330,000 SF = 300,000 SF
VILLA GROSS FLOOR SIZE W/ GARAGE (EXCLUDING BASEMENTS)	= 43,800 SF
(EXCLUDING BASEMENTS) GROSS FLOOR SIZE W/O GARAGE (EXCLUDING BASEMENTS)	= 34,000 SF
TOTAL BUILDINGS GROSS FLOOR SIZE W/ GARAGE GROSS FLOOR SIZE W/O GARAGE	= 373,800 SF = 334,000 SF
FLOOR AREA RATIO (F.A.R.)	= 0.46
UNIT BREAKDOWN MAIN BUILDING UNITS INDEPENDENT LIVING ASSISTED LIVING MEMORY CARE TOTAL MAIN BUILDING UNITS VILLAS TOTAL UNITS IN PROPERTY	= 135 = 70 = 40 = 245 = 17 = 262
PARKING SUMM	ARY
PROVIDED STALLS (9' x 18	3.0')
	- 150

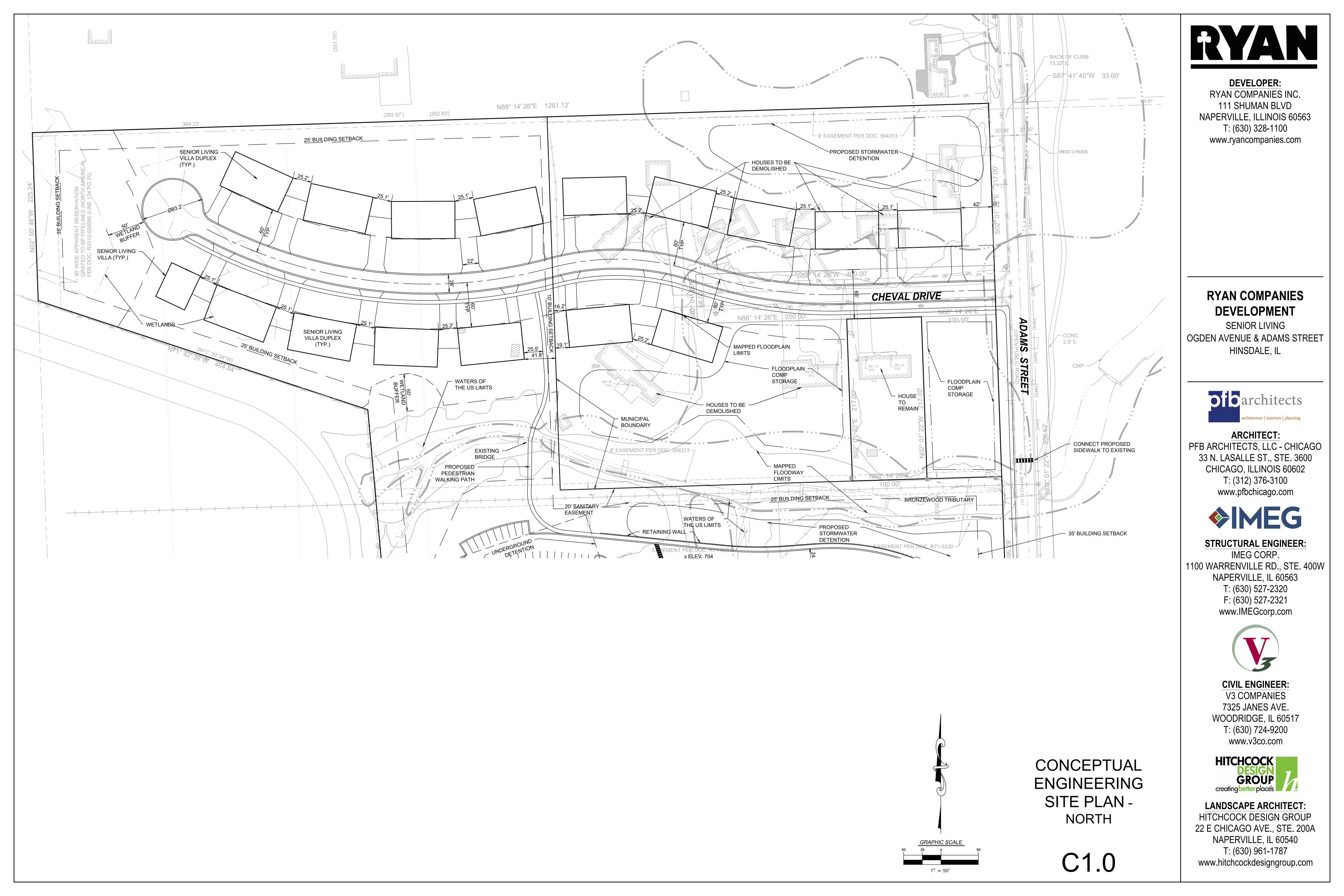
STANDARD STALLS ACCESSIBLE STALLS PARKING GARAGE TOTAL PARKING PROVIDED

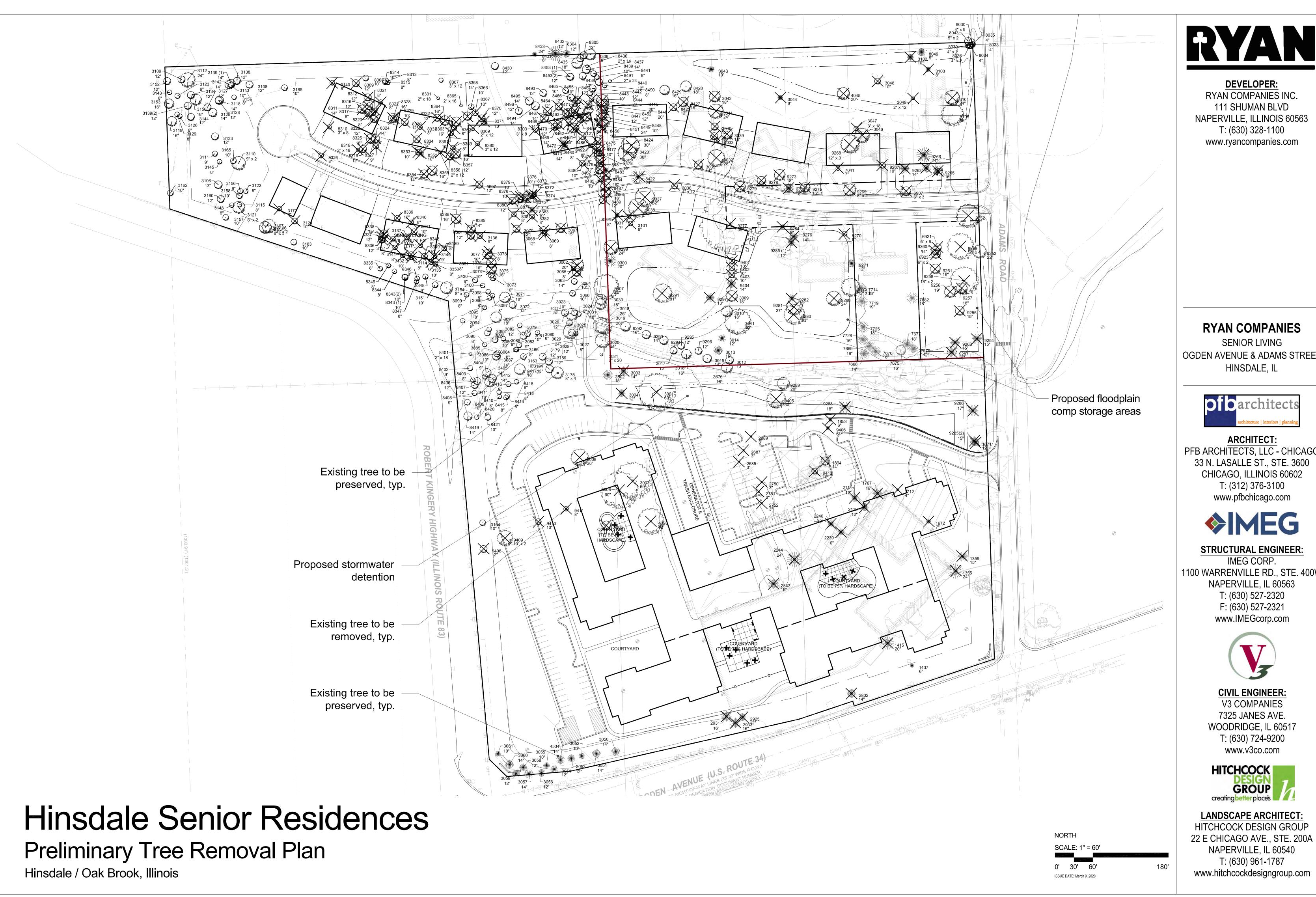
= 158

= 6= 40= 204

PRELIMINARY ENGINEERING SITE PLAN SOUTH March 7, 2020

C3.0





OGDEN AVENUE & ADAMS STREET

PFB ARCHITECTS, LLC - CHICAGO

1100 WARRENVILLE RD., STE. 400W

Hinsdale Senior Residences Preliminary Tree Removal Plan

Hinsdale / Oak Brook, Illinois

X 241 8	8312	12		X 289	8359	8			
	8313	8		X 290	8360)			
	8314	10		X 291	8361	-			
	8315	8		X 292		-			
	8316	12		X 293		-			
	8317	8		- X ²⁹⁴		1			
~ `				295	8365	-			
	8318	2		296					
	8319	12		X297	8367				
	8320	8		- X ²⁵⁷		-			
	8321	8		- X ²⁹⁸		-			
	8322	8		- X 300		-			
	8323	12			8371	-			
	8324	14		X 301					
	8325	16		X 302		-			
	8326	8		X 303					
	8327	9		$\frac{X_{304}}{X_{305}}$					
	8328	16		X 305					
	8329	10		X 306		-			
	8330	12		X307		-			
	8331		18,18	X 308		1			
	8332	12		X 309		1			
X 262 8	8333	8		X310		+			
X 263 8	8334	12		X311	8381	-			
264 8	8335	8		X312		-			
X265 8	8336	12		X313		s 10			
	8337	12		X 314	8384	l 12			
	8338	14		X 315					
	8339	10		X 316	8386	6 16			
	8340	8		317	8401	-			
	8341	10		318	8402	2 9	Ulmus pumila	Siberian Elm	5
37	8342	8		319	8403	8 8	Ulmus pumila	Siberian Elm	4
	8343	10		320	8404	l 9	Populus deltoides	Eastern Cottonwood	3
	8343	10		321	8406	5 12	Ulmus pumila	Siberian Elm	4
	8344	8		322	8407	/ 12	Populus deltoides	Eastern Cottonwood	4
	8345	8		323	8408	3 9	Ulmus pumila	Siberian Elm	4
	8346	8		324	8409	10	Ulmus pumila	Siberian Elm	4
	8347	8		325	8410) 8	Ulmus pumila	Siberian Elm	3
	8348	9		326		. 16	Populus deltoides	Eastern Cottonwood	2
	8349	10		327	8412	-	Populus deltoides	Eastern Cottonwood	2
	8350	8		328		-	Ulmus pumila	Siberian Elm	3
	8351	8		329		1	Ulmus americana	American Elm	3
				330		-	Ulmus pumila	Siberian Elm	5
	8352	10		331	8416	-	Ulmus pumila	Siberian Elm	5
	8353	10		331		-	Fraxinus pennsylvanica	Green Ash	6
	8354	14		333			Morus alba	White Mulberry	3
	8355	16		334			Ulmus pumila	Siberian Elm	3
	8356		12,12						
~ ~	8357	12		335			Ulmus pumila	Siberian Elm	3
X 288 8	8358	16		336	8421	. <u> 10</u>	Ulmus americana	American Elm	3
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15 Ju 6 P 20 P 12 7 Ju 4 P 16 Ju 20 18 6 Ju 14 A 10 Ju 12 Ju 6 Ju 12 Ju 6 Ju 12 Ju 16 P 3 P 3 P 3 P 3 P	Species Name* Pinus nigra uniperus virginiana Picea pungens Picea glauca uniperus virginiana Picea pungens uniperus virginiana No Tree Double Tag No Tree Double Tag uniperus virginiana uniperus virginiana uniperus virginiana uniperus virginiana uniperus virginiana uniperus virginiana Uniperus virginiana Uniperus virginiana Uniperus virginiana Picea glauca Picea pungens Picea pungens Picea pungens	Eastern Red Cedar Norway Maple Eastern Red Cedar Eastern Red Cedar Eastern Red Cedar Eastern Red Cedar Eastern Red Cedar Eastern Red Cedar White Spruce Blue Spruce Blue Spruce Blue Spruce	Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6) 5 3 3 4 4 3 3 3 3 3 3 5 4 4 4 4 4 4 4 4	Multi- stem Sizes (Inches)		62 63 64 65 66 67 68	3017 3018 3019 3020 3021 3022 3023 3024 3025 3026 3027 3028 3029 3030 3031 3032 3033 3034 3035 3036 3037 3038	26 Pi 26 Pi 26 Pi 20 Pi 10 8 10 12 8 N 12 N 12 N 12 N 12 N 12 N 12 N 13 U 28 8 12 14 32 32	Iorus alba opulus deltoides opulus deltoides ead runus serotina Iorus alba runus serotina Iorus alba Imus pumila	White Mulberry Eastern Cottonwood Dead Black Cherry White Mulberry Black Cherry White Mulberry Black Cherry Siberian Elm Siberian Elm Image: Siberian Elm		3 4 3 6 3 3 4 4 4 4
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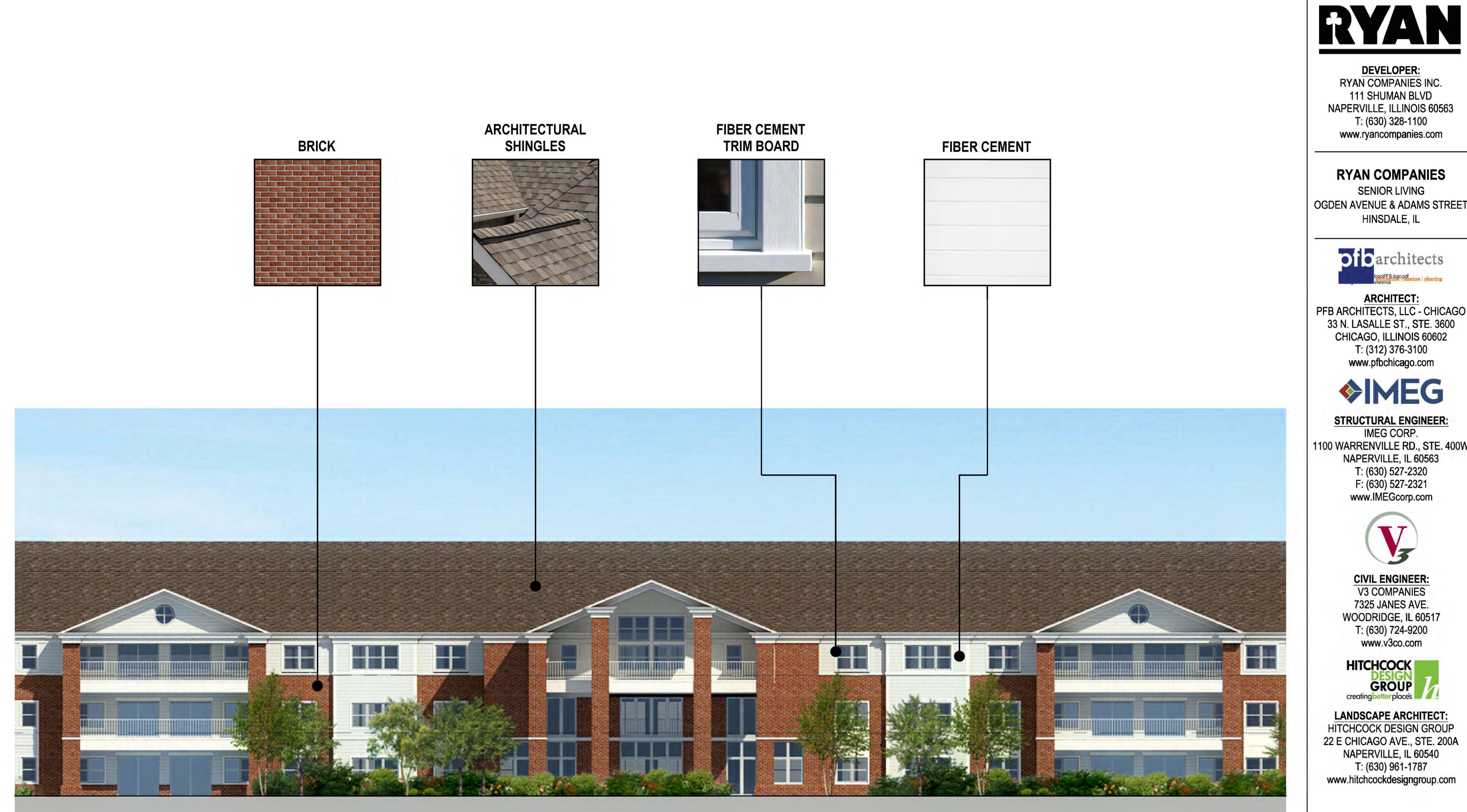
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BUILDING RENDERING VIEW OF MAIN ENTRY 3/26/2020





ENLARGED NORTH ELEVATION SCALE: 1/8" = 1'-0"

OGDEN AVENUE & ADAMS STREET

PFB ARCHITECTS, LLC - CHICAGO

1100 WARRENVILLE RD., STE. 400W



TRAFFIC IMPACT STUDY

REPORT FOR:

IBLP Redevelopment



<u>NW CORNER OF OGDEN AVENUE (US 34) & ADAMS STREET</u> <u>OAK BROOK & HINSDALE, ILLINOIS</u>

PREPARED BY:



V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517

V3 Project No. 19187

December 6, 2019 Updated March 13, 2020



TABLE OF CONTENTS

I. INTRODUCTION	I
II. PROJECT CONDITIONS	Ļ
Land Uses	ļ
Roadway System	ļ
Roadway Descriptions	ļ
Intersection Descriptions	ļ
Traffic Volumes	7
Proposed Development	7
Land Use Development7	7
Roadway Development7	7
III. TRAFFIC FORECASTS)
Project Traffic Volumes10)
Trip Generation10)
Trip Distribution and Assignment11	I
Background Traffic Volumes12	2
Future Traffic Volumes	3
IV. TRAFFIC ANALYSIS	7
Auxiliary Lane Analysis17	7
Capacity Analysis	
V. CONCLUSIONS	I



FIGURES

Figure 1: Site Location Map	2
Figure 2: Conceptual Site Plan	3
Figure 3: Land Use Map	5
Figure 4: Existing Lane Configuration	6
Figure 5: Existing Traffic Volume	9
Figure 6: Project Traffic Volumes	.14
Figure 7: Background Traffic Volumes	.15
Figure 8: Future with Project Traffic Volumes	.16
Figure 9: Future Lane Configuration	.20

TABLES

Table 1: Project Trip Generation	11
Table 2: CMAP Growth Rates	12
Table 3: Additional Background Trip Generation	12
Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections	18
Table 5: Unsignalized Intersection Capacity Analysis	18

APPENDICES



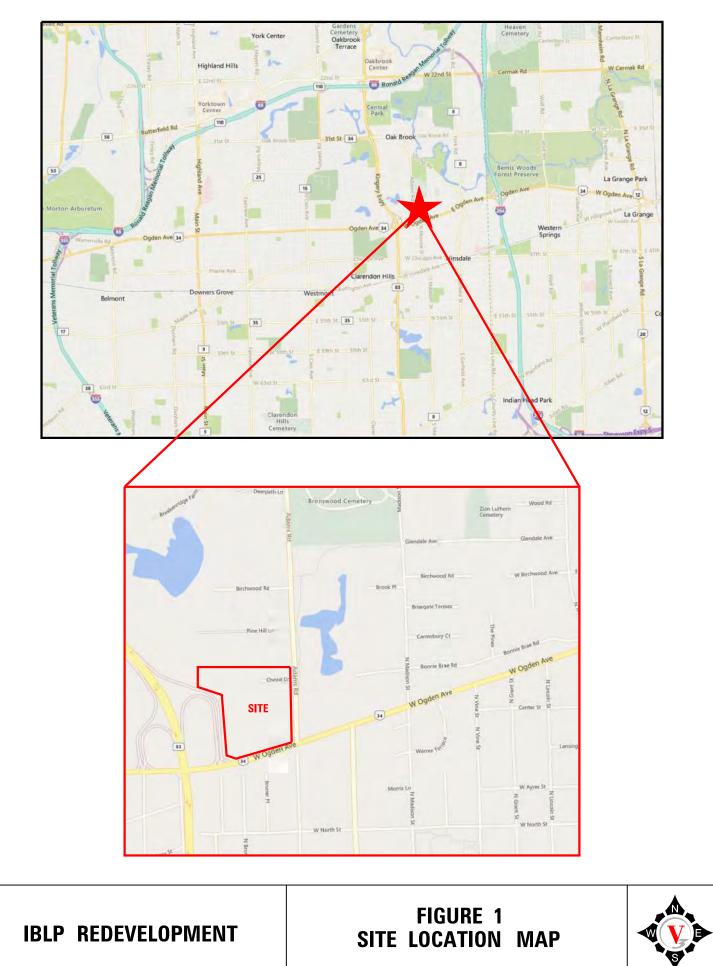
I. INTRODUCTION

V3 Companies has been retained by Ryan Companies to conduct a traffic impact study for the redevelopment of properties located at the northwest corner of Adams Street and Ogden Avenue which falls within the Villages of Oak Brook and Hinsdale, Illinois. The proposed redevelopment consists of senior housing, including independent living, assisted living, memory care, and independent living senior villas using existing driveways on Adams Street and proposed driveways on Cheval Drive. A site location map is included in Figure 1.

The overall site consists of redevelopment pods with direct access on the existing roadway network and no cross access to other pods. Pod 1 is located in the northwest quadrant of the Ogden Avenue/Adams Street intersection and consists of up to 135 residential units of attached senior independent living housing and an assisted living/memory care facility with 128 total beds. Pod 2 is located on Cheval Drive north of Pod 1 and consists of 31 independent living senior villas. A conceptual site plan is included as Figure 2.

The purpose of this report is to evaluate the potential traffic impacts of the proposed redevelopment which is expected to start construction in 2021 and be built out in 2023. Traffic estimates are projected for 2028, which is five years beyond the anticipated opening date. The study area consists of the existing stop controlled intersection of Ogden Avenue/Adams Street as well as the driveways on Adams Street.

This report includes a description of existing conditions, data collection, capacity analysis, evaluation of data, and conclusions.



HINSDALE

ILLINOIS



NOT TO SCALE

IBLP REDEVELOPMENT

FIGURE 2 CONCEPTUAL SITE PLAN



HINSDALE

ILLINOIS



II. PROJECT CONDITIONS

Land Uses

A variety of land uses exist near the project site, primarily consisting of residential, recreational, and medical office uses. The surrounding land uses are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

Ogden Avenue (US 34) is an east-west principal arterial roadway with two lanes in each direction of travel and a posted speed limit of 35 mph. No sidewalks are provided on either side of the roadway. There are several residential street intersections present on Ogden Avenue in the project area as well as driveways for the medical office buildings to the south. Ogden Avenue (US 34) is under IDOT jurisdiction.

Adams Street is a north-south local roadway with one lane in each direction and a posted speed limit of 30 mph. A sidewalk is provided on the east side of Adams Street. A number of residential streets and private driveways are present on both sides of the roadway. Adams Street is under the jurisdiction of the Village of Hinsdale.

Intersection Descriptions

The intersection of *Ogden Avenue/Adams Street* is a minor street stop-controlled T-intersection. The southbound approach on Adams Street is stop controlled and has one shared left/right turn lane. The eastbound and westbound approaches on Ogden Avenue are free-flow. The eastbound approach has one shared left/through lane and one through lane. The westbound approach provides one through lane and one shared through/right turn lane. There are no pedestrian crosswalks at this intersection.



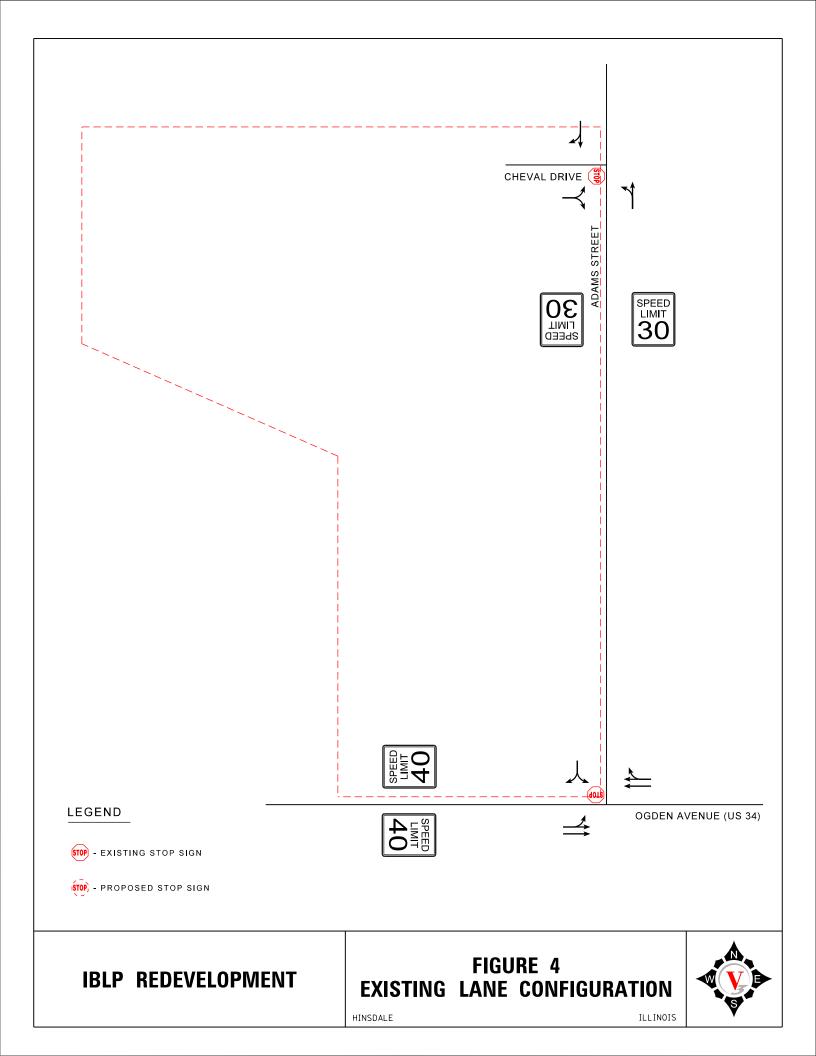
IBLP REDEVELOPMENT





HINSDALE

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Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed redevelopment, existing vehicular volumes were collected at the intersection of Ogden Avenue/Adams Street.

Existing traffic counts were collected on Thursday, August 22, 2019. The morning peak period counts occurred from 7:00 am to 9:00 am and the evening peak period counts occurred from 4:00 pm to 6:00 pm. The count periods were selected to be consistent with traditional peak hours for arterials.

The traffic volumes collected indicate that the weekday peak hours occur from 7:45 am to 8:45 am and 4:30 pm to 5:30 pm. The existing peak hour vehicular volumes at the study area intersections are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen minute increments is provided in Appendix A.

Proposed Development

Land Use Development

The property on the east side of Adams Street is currently vacant and available for redevelopment. The area is currently zoned for R-2 Residential uses which would allow for the development of single family homes. Based on the likely size of the potential lots, approximately 42 single family homes could be developed on this property. For the purposes of this study, assumed values for this potential redevelopment will be included in the background traffic conditions.

It is also worth noting that several properties exist on the project site that will be redeveloped, including a 91,000 square foot building at the northwest corner of Ogden Avenue and Adams Street and several residential homes. The 91,000 square foot building was mostly vacant at the time of traffic counts, and the removal of potential trips associated with the existing homes is expected to be minor. Therefore, no adjustments are made to the existing or background traffic volumes to account for the removal of trips associated with these properties, which will maintain conservative analysis.

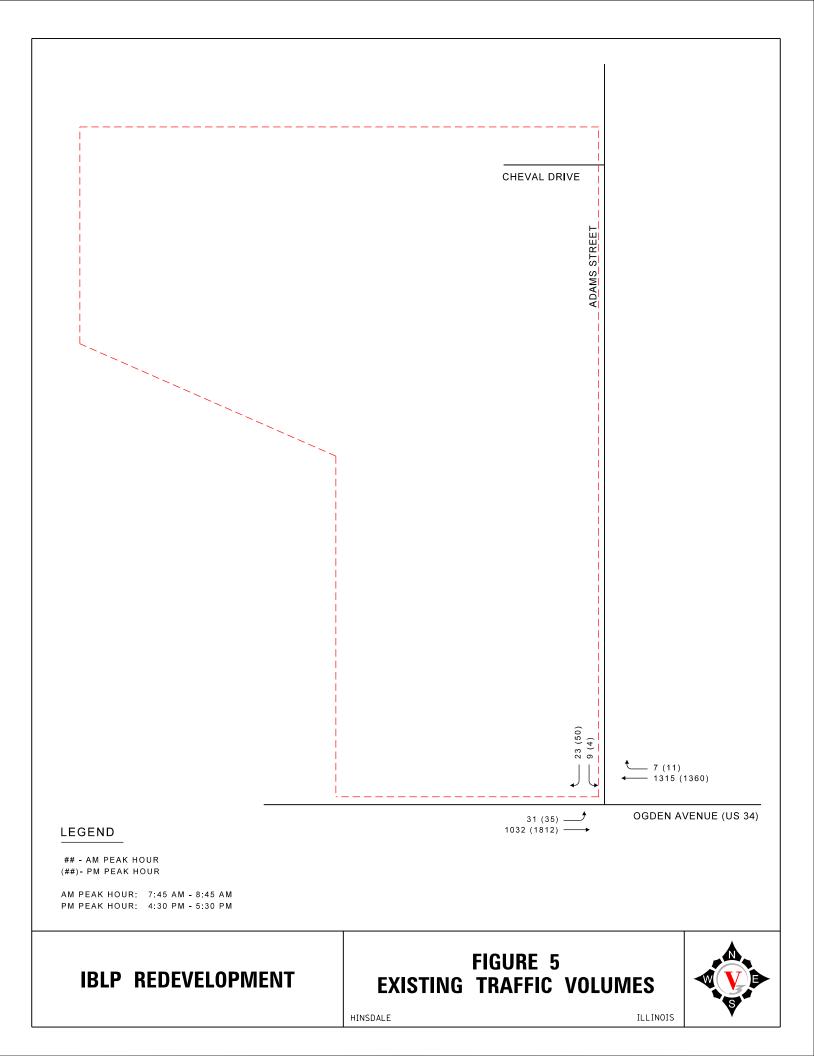
There are no other known proposed land development projects in the vicinity of the site that will impact the study area.

Roadway Development

There are no known proposed roadway projects in the vicinity of the site that will impact the study area. The redevelopment within Pod 1 will accessed via a full access driveway on Adams Street and consists of one inbound and one outbound lane with no auxiliary lanes provided on



Adams Street. Pod 2 will be accessed via the existing intersection of Adams Street & Cheval Drive.





III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

The proposed development consists of several different land uses related to senior housing. For the purposes of this study the proposed development is sorted into discrete pods based on the access points to that portion of the development. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The following land use categories are used to determine project traffic:

Senior Adult Living - Attached (ITE Land Use Code 252) – Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and onsite medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired.

Assisted Living (ITE Land Use Code 254) – An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required.

The *Trip Generation Manual, 10th Edition* assigns trip generation rates based on a peak period and an independent variable. In this case, dwelling units is the applicable variable for the senior adult living land use, and beds is the applicable variable for assisted living. The am and pm trip generation rates are selected as the average rate for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm.

The *Trip Generation Manual, 10th Edition* includes a note that the peak hour of trips generated by age-restricted housing land uses typically do not coincide with the peak hour of the adjacent street traffic. This is due to the fact that residents are largely retired and do not travel during traditional commuting hours. The operator of the proposed development has also confirmed that employee shift-changes for the proposed senior living community will be scheduled at 7:00 am, 3:00 pm, and 11:00 pm, which are outside of the am and pm peak hours. The peak hour of the



adjacent roadway network is used in this analysis because the higher peak hour volumes on Ogden Avenue will likely represent the highest delays that may occur into and out of the proposed redevelopment.

A summary of trip generation is provided in Table 1.

					AM			PM		
POD	LUC	C Land Use		Size	In	Out	Total	In	Out	Total
	252	Senior Adult Living - Attached	135	Dwelling Units	9	18	27	19	16	35
1	254	Assisted Living	128	Beds	15	9	24	12	21	33
S		S	ub-Total:	24	27	51	31	37	68	
2	252	Senior Adult Living - Attached	31	Dwelling Units	2	4	6	5	5	10
2			ub-Total:	2	4	6	5	5	10	
	TOTAL TRIP GENERATION:			26	31	57	36	42	78	

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, employment centers, and commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

This distribution will be applied to the southbound left and right turning vehicles for the exiting trips and for the eastbound left and westbound right turning vehicles for the entering trips. For example, the southbound/outbound vehicle trips will be assigned the same vehicle split as the existing 23 southbound right turns and 9 southbound left turns during the am peak hour and as the 50 southbound right turns and 4 southbound left turns during the pm peak hour. The project trip distribution percentages for the Ogden Avenue/Adams Street intersection for the exiting and entering vehicles are illustrated in the inset of Figure 6.



The directional distribution and assignment of new project traffic is illustrated in Figure 6.

Background Traffic Volumes

Traffic is projected to 2028, which is five years beyond the anticipated build out in 2023. The anticipated growth rates in the area are based on projections from the Chicago Metropolitan Agency for Planning (CMAP). The AADT for Ogden Street was obtained from the IDOT website. A summary of the CMAP growth rate for Ogden Avenue is provided in Table 2. CMAP correspondence, including supporting historical AADT information, is provided in Appendix B.

Street	AADT	г	Total Growth		Total Growth from 2019 to 2028	
Street	Existing AADT (Year)	2050 Proj.		Yearly Rate		
Ogden Avenue	30,300 (2017)	33,900	11.88%	0.36%	3.24%	

Table 2: CMAP Growth Rates

The CMAP projections indicate that the yearly growth rate is 0.36 percent per year. This amounts to total growth of 3.24 percent from 2019 to 2028. This growth factor is applied to the existing peak hour counts for the Ogden Avenue through movements to obtain the background volumes.

Additionally, areas to the east of Adams Street are currently vacant and could be redeveloped in the future. This area is currently zoned for R-2 Residential, which will allow for the construction of single family homes. For the purposes of this study, it is assumed that 42 single family homes will be constructed in this area by 2028. A summary of the trip generation associated with the assumed single family homes development is provided in Table 3.

LUC	Londlloo	Ci		AM		РМ				
	Land Use	Size	In	Out	Total	In	Out	Total		
210	Single Family	Dwelling	10	30	40	28	18	46		
1 2 10 1	Detached Housing	42 Units	10	50	40	20	10	40		

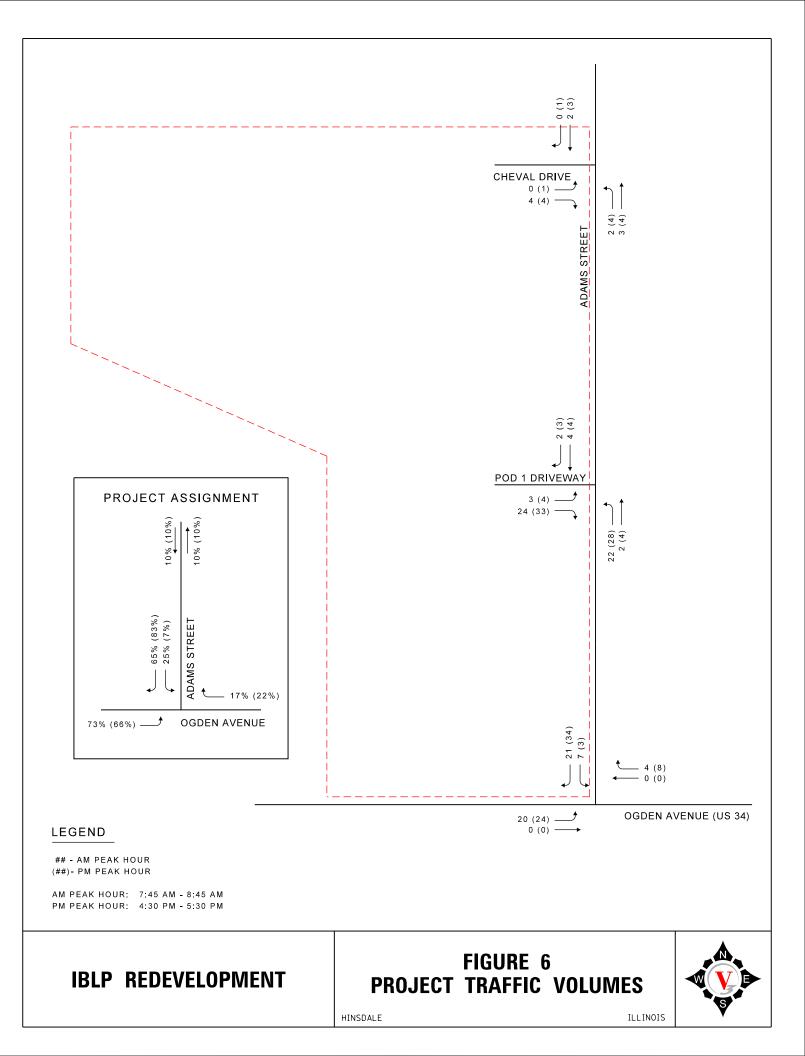
Table 3: Additional Background Trip Generation

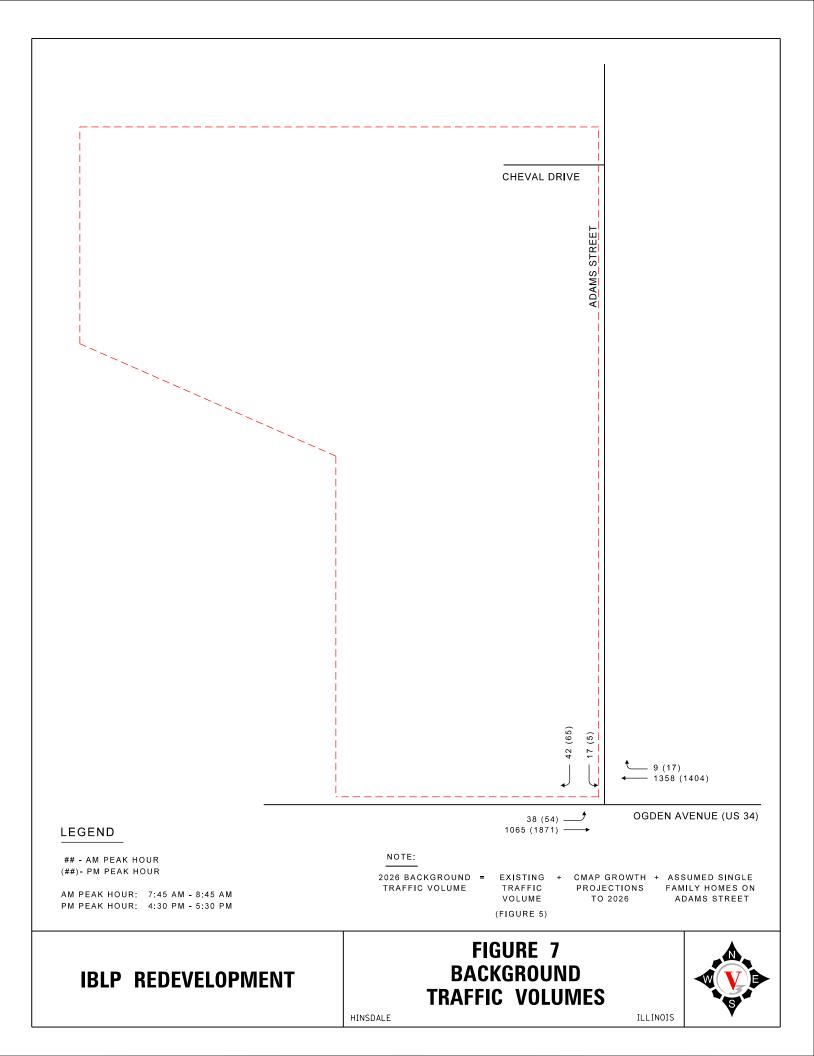
It is assumed that the trip distribution and assignment of the assumed single family development will be consistent with the assignment and distribution of the proposed development. The assumed trip generation is added to the CMAP based background growth to obtain the background traffic volumes. The 2028 background traffic volumes are illustrated in Figure 7.

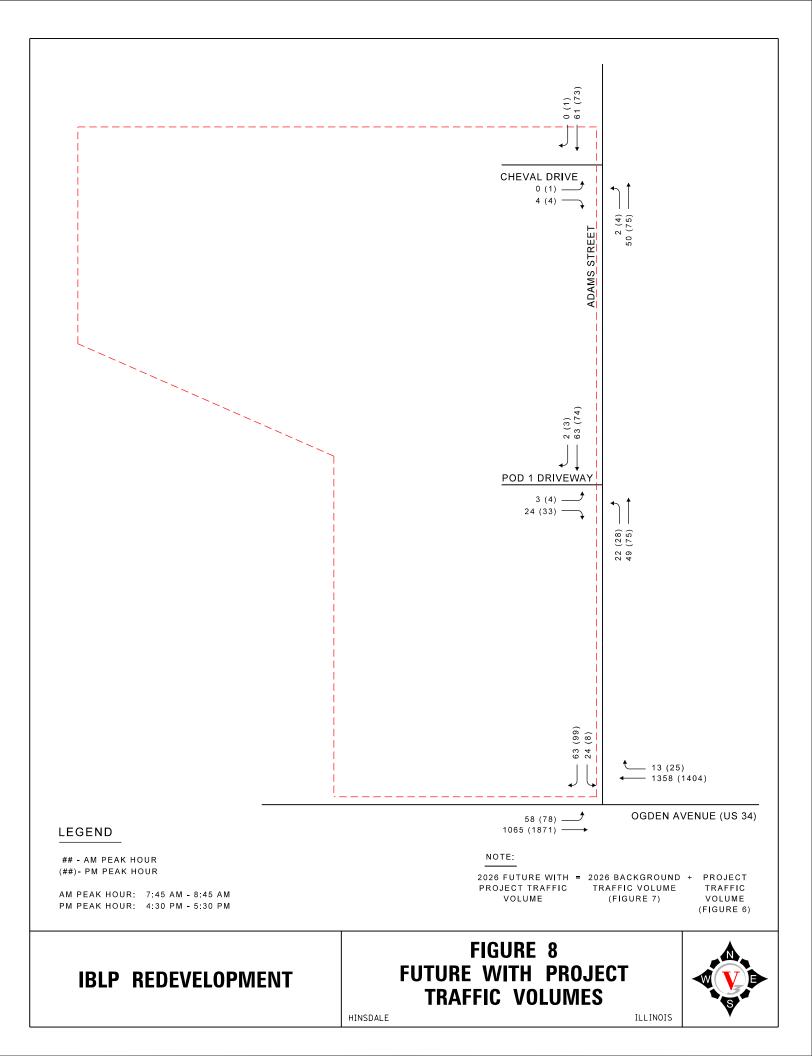


Future Traffic Volumes

The project traffic volume is added to the background volume to obtain the future traffic volumes for the study intersections. Future with project traffic volumes are depicted in Figure 8.









IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at the study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual* (BDE). Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left turn lanes and right turn lanes, and factors such as design speed.

The right turn movements at the intersection of Ogden Avenue and Adams Street do not meet the warrant for an auxiliary right turn lane. Additionally, few driveways in the area have dedicated right turn lanes. Therefore, right turn lanes are not recommended.

The eastbound left turn movement at the intersection of Ogden Avenue and Adams Street does not meet the warrant for an auxiliary left turn lane during either peak hour. Additionally, there are no unsignalized driveways or intersections along the corridor east of IL 83 that have dedicated left turn lanes. Therefore, left turn lanes are not recommended.

Supporting information for the auxiliary lane analysis is included in Appendix C.

Capacity Analysis

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition.* The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.



Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	<u><</u> 10	≤ 10.0
В	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
С	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Source: Transportation Research Board, *Highway Capacity Manual* 6th *Edition*, National Research Council, 2016.

The study area consists of the stop controlled intersection of Ogden Avenue/Adams Street and the proposed site driveways on Adams Street. Capacity analysis was performed with Synchro 9.1 (9.1.912). Models were created for the weekday am and weekday pm peak hours for the existing, 2028 background, and 2028 future with project scenarios. Multiple scenarios are created to evaluate the existing, background, and future with project traffic volumes for the weekday am and pm peak hours. Results for the unsignalized intersections are summarized in Table 5. Supporting analysis worksheets for the existing, background and future traffic conditions are provided in Appendices D, E and F.

	AM Peak Hour						PM Peak Hour					
Intersection / Approach	Existing (2019)		Background (2028)		Future w/ Project (2028)		Existing (2019)		Background (2028)		Future w/ Project (2028)	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Ogden Avenu	e & Ada	ms Stre	eet									
EB Left	9.6	А	9.6	А	9.7	А	9.6	А	10.2	В	10.4	В
SB Approach	15.3	С	16.5	С	18.2	С	15.8	С	19.2	С	28.6	D
Adams Street	& Pod 1	Drivev	vay		-							
NB Left	-	-	-	-	7.4	А	-	-	-	-	7.4	А
EB Approach	-	-	-	-	8.8	А	-	-	-	-	9.0	А
Adams Street & Pod 2 Driveway (Chevel Drive)												
NB Left	-	-	-	-	7.3	А	-	-	-	-	7.4	А
EB Approach	-	-	-	-	8.6	А	-	-	-	-	8.8	А

Table 5: Unsignalized Intersection Capacity Analysis

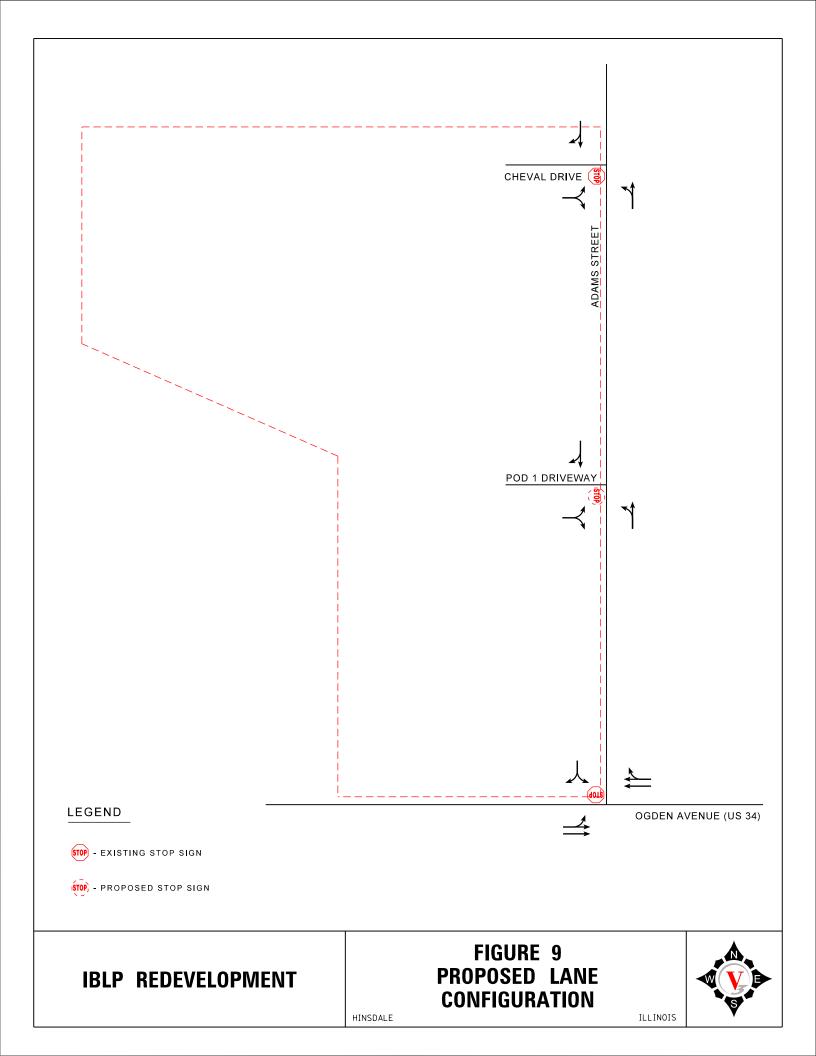
All minor approaches and movements at the unsignalized intersection of Ogden Avenue and Adams Street operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no



changes in level of service. The addition of the project related trips again slightly increases the delay for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.

All movements and approaches for the development driveways operate at LOS A during both the am and pm peak hours along Adams Street.

Overall, it is concluded that no modifications are necessary at the study area intersections. The proposed lane configuration is illustrated in Figure 9





V. CONCLUSIONS

The purpose of this study is to evaluate the potential traffic impacts for the redevelopment of properties located at the northwest corner of Adams Street and Ogden Avenue which falls within the Villages of Oak Brook and Hinsdale, Illinois. The proposed redevelopment consists of senior housing, including independent living, assisted living, memory care, and independent living senior villas accessed via driveways on Adams Street.

Pod 1 is located in the northwest quadrant of the Ogden Avenue/Adams Street intersection and consists of up to 135 residential units of attached senior independent living housing and an assisted living/memory care facility with 128 total beds. Pod 2 is located on Cheval Drive north of Pod 1 and consists of 31 independent living senior villas.

Traffic estimates are projected to 2028, which is five years beyond the anticipated build out in 2023, utilizing growth rates from CMAP that project traffic volumes to 2050. The background condition also includes the assumed development of 42 single family homes in a separate development on Adams Street.

The proposed development will be accessed through driveways on Adams Street. A substantial portion of traffic is anticipated to approach and depart the site via the intersection of Ogden Avenue and Adams Street. Left turn lane and right turn lane analyses have been conducted following the warrants documented in the IDOT BDE Manual. Results of the warrant analyses indicate that left turn and right turn lanes are not warranted at any study area intersections and driveways.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

All minor approaches and movements at the unsignalized intersections on Ogden Avenue operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no changes in level of service. The addition of the project related trips again slightly increases the delay times for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.

All movements and approaches for the development driveways operate at LOS A during both the am and pm peak hours along Adams Street.



Overall, it is concluded that no modifications are necessary at the intersection of Ogden Avenue/Adams Street and that no auxiliary turn lanes are necessary at the proposed intersections on Adams Street.



Laube Consulting Group LLC 200 S. Wacker Dr., Suite 3100 Chicago, Illinois 60606

Michael S. Laube mlaube@laubecompanies.com **Direct** (312) 674-4537

November 18, 2019

Mr. Brandon Raymond Ryan Companies

Dear Brandon:

It is a pleasure to present this draft fiscal impact analysis of your proposed seniors housing development in Hinsdale, Illinois. This report addresses the following:

• Estimating the total incremental direct revenue sources and costs to the Village of Hinsdale, School District 86 and 181 as a result of this real estate redevelopment over a 20-year period.

The analysis is dependent on a number of financial and market assumptions that were developed in connection with this report. Since future events are not subject to precise forecasts, some assumptions may not materialize in the exact form presented in this analysis. In addition, other unanticipated events or circumstances may occur which could influence the future outcome and performance of the project. Nonetheless, we believe that the underlying assumptions provide a reasonable basis for this analysis.

We appreciate the opportunity to work with you on this engagement and look forward to discussing the results of the report with you.

Very truly yours, Laube Consulting Group LLC

DRAFT

By Michael S. Laube

I. EXECUTIVE SUMMARY

The development program is currently contemplated to be 245 market-rate senior living residences.

We have analyzed the net cost/benefit to the Village, School District 86, and School District 181. The net (cost)/benefit over 20-years for each is as follows:

- Village of Hinsdale Net Benefit of \$1.3 million
- School District 86 Net Benefit of \$6.5 million
- School District 181 Net Benefit of \$11.5 million

Please see the Appendix for the further detail of these summaries.

Additional calculations made on Tables 9 - 11 of the Appendix include the employment and economic impact estimates of the Project. They are summarized as follows:

- Full Time Equivalent Jobs Created by the Project 95
- Direct Temporary Construction Jobs Created 409
- Direct Economic Impact \$57 million
- Direct and Indirect Economic Impact \$125 million

II. DEVELOPMENT PROGRAM

The development program for this site is planned to entail the construction of 245 senior living residences, consisting of 122 independent living units, 85 assisted living units and 38 memory care units. The development is called the Clarendale of Hinsdale Senior Residences.

The development site is located at the northwest corner of Ogden Ave. & Adams St. in the Village.

Hereinafter referred to as the "Property".

III. PROPERTY TAXES

Overview

The assessment process involves several steps. First, the County assessor's office establishes the fair market value ("FMV") of the property. The FMV is the most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to a fair rate. The FMV is determined by any number of factors including, but not limited to: property location, age, type, and condition of facilities and infrastructure.

Second, the "assessed value" is calculated by multiplying the property's FMV by an assessment rate. The assessment rate is determined by county ordinance, in the case of DuPage County, wherein this development resides.

Third, the property's assessed value is multiplied by an equalization factor to determine the equalized assessed value ("EAV"). The equalization factor is used to ensure that property is assessed consistently throughout the state. The equalization factor for Cook County is determined by the Illinois Department of Revenue. Finally, the EAV is multiplied by the property tax rate to determine the tax for the property.

Key Assumptions

- We have used an income approach to valuation and then adjusted for the market (comparable) approach. We capitalized stabilized income by 9% and then discounted that value by 27.5% to get to an assumed tax per unit. We believe this is reasonable and conservative in projecting the taxes for this development.
- We have trended the initial assessed value by a reassessment growth rate of 2.5% annually.

For a complete list of all assumptions used, please see the Appendix.

Collections

(All shown in aggregate dollars over a 20-year period)

- Total Property Tax Collections \$23,793,835
- Village of Hinsdale \$1,318,583
- School District 86 Collections \$6,490,914
- School District 181 Collections \$11,493,554

Please see the Appendix for the annual cash flows and all detail.

IV. INCREMENTAL MUNICIPAL COSTS

Overview

In order to objectively look at the impact to the Village, the incremental cost of this proposed project must also be evaluated. Incremental municipal costs can come in the form of the need for increased fire, police or emergency services. Additionally, there can also be incremental costs of providing water and sewer as well as Village staff time in order to evaluate the proposed plans for construction, the related zoning. This section will provide a discussion of all of them.

Police, Fire and Ambulance Services

These types of facilities require very little service from municipal police, fire or emergency. Furthermore, this is an infill site that already exists in the Village and is serviced by police and fire. The Village should not need to add staff or additional equipment to service this site.

Police

These types of seniors housing developments experience very few incidents. While it is conceivable that the police may need to respond on occasion, these incidents are very rare.

Emergency

Due to the nature of the development, being a senior residential development, the need for emergency services will occur, but should be able to be serviced by existing capacity due to on-site 24-hour care staff.

Village Staff Costs

The time incurred by Village staff to review and work through the zoning and building process is covered by the normal permits and fees paid for a facility like this. Based upon industry averages, the permit fees are approximately 0.75% - 1% (all in) of the hard costs of the project aggregately. At a minimum, this will cover the costs of review and time.

Water and Sewer Costs

This facility will be a user of the municipal water and sewer and will pay the normal and customary charges for this service. Therefore, this use will not have a negative impact on the Village.

V. SCHOOL DISTRICT 86 AND 181 COSTS

Overview

We have looked at the incremental costs of the new student generation to School District 86 and 181 as a result of the proposed seniors housing development.

Because this is age-targeted seniors housing, the development will not create any additional students or additional demands on the school district. Therefore, all property taxes generated by this Project are accretive to the school district's tax base.

VI. NET COST BENEFIT CALCULATIONS OVER 20-YEARS

Village of Hinsdale

- Total Revenues Collected -- \$1,318,583
- Incremental Costs \$0
- Net (Cost)/Benefit to the Village \$1,318,583

Year	Co	llections	Costs	Net (C	ost)/Benefit
Year 1	\$	0	\$0	\$	0
Year 2	\$	55,065	\$0	\$	55,065
Year 3	\$	56,441	\$0	\$	56,441
Year 4	\$	57,852	\$0	\$	57,852
Year 5	\$	59,299	\$0	\$	59,299

Village 5-Year Cash Flow

School District 86

- Total Revenues Collected \$6,490,914
- Incremental Costs \$0
- Net (Cost)/Benefit to SD 86 \$6,490,914

School District 86 5-Year Cash Flow

Year	Collections		Costs	Net (C	Cost)/Benefit
Year 1	\$	0	\$0	\$	0
Year 2	\$	271,065	\$0	\$	271,065
Year 3	\$	277,841	\$0	\$	277,841
Year 4	\$	284,787	\$0	\$	284,787
Year 5	\$	291,907	\$0	\$	291,907

School District 181

- Total Revenues Collected \$11,493,554
- Incremental Costs \$0

Net (Cost)/Benefit to SD 181 - \$11,493,554

School District 181 5-Year Cash Flow

Year	Collections		Costs		Net (Cost)/Benefit	
Year 1	\$	0	\$	0	\$	0
Year 2	\$	479,978	\$	0	\$	479,978
Year 3	\$	491,977	\$	0	\$	491,977
Year 4	\$	504,277	\$	0	\$	504,277
Year 5	\$	516,884	\$	0	\$	516,884



CLA (CliftonLarsonAllen LLP) 220 South Sixth Street, Suite 300 Minneapolis, MN 55402-1436 612-376-4500 | fax 612-376-4850 CLAconnect.com

September 6, 2019

MEMORANDUM

то:	Brandon Raymond Ryan Companies US, Inc.
FROM:	Peter Baum CliftonLarsonAllen LLP

RE: Hinsdale, Illinois Enhanced Demand Analysis Summary

Introduction

Ryan Companies US, Inc. ("Ryan," "you") engaged CliftonLarsonAllen ("CLA," "we") in June 2019 to conduct a high-level Enhanced Demand Analysis for senior housing at a site in Hinsdale, Illinois. That study, completed in August 2019, found significant demand for all levels of care in the defined primary market area ("PMA").

The study consisted of a demographic analysis including senior population and household growth, household income, and senior household tenure trends, home value analysis, and analysis of current market conditions for market-rate senior housing (including pending projects). The study also provided an estimate of the potential for future demand for the proposed Project.

The following presents a summary of the key findings from the study.

The Project

The site for Ryan's proposed project is located at 707 Ogden Avenue, Hinsdale, Illinois. The project is planned to include independent living, assisted living, and memory care assisted living. A PMA made up of 61 census tracts was defined to represent where a majority of potential future residents would originate from, and used as a basis for the demographic and competitor analysis included in the study.

Demographic Analysis

Seniors age 65-and-over are estimated to total 53,533 persons in 2019, representing an increase of 11,612 persons, or 28 percent, from 2010. By 2024, seniors age 65-and-over are projected to total 60,815, a 14 percent increase from 2019 estimates.

The proportion of seniors age 75-and-over in the PMA, compared to the overall population, is estimated to have increased from 2010 to 2019 from 8.1 percent to 8.8 percent. It is projected to increase further to 9.4 percent by 2024. For comparison, the proportion of seniors age 75-and-over in the Chicago Metro Area was 5.3 percent in 2010, estimated to be 5.8 percent in 2019, and projected to be 6.6 percent in 2024 (The Chicago, IL Metro Area includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will counties in Illinois, Jasper, Lake, Newton, and Porter Counties in Indiana, and Lake and Kenosha Counties in Wisconsin).

The estimated median incomes in the PMA were also significantly higher than the Chicago, IL Metro Area. Seniors age 65-to-74 in the PMA had an estimated median income of \$78,619 in 2019. For seniors age 75-to-84, the estimated median income in 2019 was \$48,792, and for seniors age 85-and-over the estimated 2019 median income was \$37,011.

Real estate data from the Illinois MLS shows that cities representing the PMA had an average residential home sale price of \$610,615 in 2017, and \$610,946 in 2018. Specifically in the City of Hinsdale, the average sales price was \$1,127,614 in 2017, and \$1,133,962 in 2018.

Competitive Market Analysis

CLA identified 7 market-rate independent living communities with a total of 1,275 units in the PMA. The weighted average occupancy rate at the time of research was 93.1 percent for all seven communities. Excluding communities in the initial lease-up phase, the weighted average occupancy rate was 97.2 percent.

There were 13 assisted living communities identified with 877 total units in the PMA. The weighted average occupancy at those communities was 88.7 percent at the time of research. Excluding a new community in the initial lease-up phase, the weighted average occupancy rate was 94.6 percent.

There were also 13 memory care assisted living communities identified in the PMA, with a total of 479 units. The weighted average occupancy rate at the time of research was 80.0 percent. However, excluding new communities in the initial lease-up phase, the weighted average occupancy rate was 89.3 percent.

CLA contacted staff at city planning departments to determine if any senior housing projects were pending approval or under construction in the PMA. Three total projects offering independent living, assisted living, or memory care assisted living were identified. Only one of the three was under construction at the time of research and therefore included in the unit demand estimations. However, if all three projects were to move forwards there would still be significant demand for Ryan's project in Hinsdale.

Demand Analysis

- Demand for market-rate independent living units with anticipated resident rates was estimated at 532 units in 2022 and 528 units in 2024.
- Demand for market-rate assisted living units with anticipated resident rates was estimated at 466 units in 2022 and 494 units in 2024.
- Demand for market-rate memory care assisted living units with anticipated resident rates was estimated at 146 units in 2022 and 156 units in 2024.

The estimated demand shown for each level of care is net of existing units; that is, demand for new development.

Recommendation

Based on the results of the study, CLA recommends Ryan continue with plans to develop a senior living community at the site in Hinsdale.



COMMUNITY DEVELOPMENT DEPARTMENT ZONING CODE TEXT AND MAP AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment

 Text Amendment

Address of the subject property Northwest Corner of Ogden Avenue & Adams Street

Description of the proposed request: Rezone IB to R-2 & then R-2 to R-2PD

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

- 1. The consistency of the proposed amendment with the purpose of this Code. See attached for all items.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

- 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- 13. The community need for the proposed amendment and for the uses and development it would allow.
- 14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Clarendale of Hinsdale Senior Residences Map Amendment Responses

The consistency of the proposed amendment with the purpose of this code:

The proposed amendment will allow the site to be developed in an orderly fashion. The amendment will not alter any purpose, goal, objective or standard of the Village code.

The existing uses and zoning classifications for properties in the vicinity of the subject property: The vast majority of the existing land uses in northwest Hinsdale are residential. To the north of the subject property is Oak Brook.

The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification:

The proposed amendment will continue and complement the trend of development.

The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it:

The current zoning classification of IB adversely impacts the economic viability of the property by limiting the marketable land uses.

The extent to which any such diminution in the value is offset by an increase in the public health, safety, and welfare:

The existing IB zoning does not offer an additional public health, safety or welfare advantages that cannot be achieved in the residential zoning district.

The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment:

The adjacent properties would benefit from the proposed use as the proposed use would better complement their properties. The amendment will not alter the community character of the area.

The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment:

The amendment would result in high quality new senior housing construction in lieu of IB uses which will increase the adjacent property valuation. The amendment would not provide for uses that would negatively affect the adjacent properties.

The extent, if any, to which the future orderly development of the adjacent properties would be affected by the proposed amendment:

The amendment will have no negative impact to adjacent properties within Hinsdale.

The suitability of the subject property for uses permitted or permissible under its present zoning classification:

The current IB zoning allows primarily for government related uses along with museums, schools, daycares and youth centers. None of these uses are needed by the current taxing bodies in this area. The parcels are too large to be economically feasible for other uses and some of those uses have been recently approved (Kensington School) to be constructed in close proximity to the site.

The availability of adequate ingress to an egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment:

The development will not adversely affect the surrounding traffic. There is adequate ingress/egress via Adams Street.

The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification: The property benefits from adequate utilities and essential public services under either zoning classification.

The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property:

The property is not vacant at this time.

The community need for the proposed amendment and for the uses and development it would allow: The proposed amendment would allow for uses that are currently underrepresented or not represented by the Village's current senior housing stock. The land uses through their architecture, site features and economics would preserve and enhance the historic character of the Village of Hinsdale.

The reasons, where relevant, why the subject property should be established as part of an overly district and the positive and negative effects such establishment could be expected to have on persons residing in the area:

The map amendment should be granted because it will provide for the orderly development of the property. It will complete the trend of development in this part of the Village of Hinsdale. The IB uses are neither needed in this area nor are they viable. The map amendment will provide for product that complements and enhances the values of the surrounding properties. The map amendment will not adversely affect the overall public health, safety or welfare of the community.



Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment O Text Amendment 💿

Address of the subject property Northwest Corner of Ogden Avenue & Adams Street

Description of the proposed request: Reduce the minimum lot area for a planned development from 20 acres to 15 acres

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

- 1. The consistency of the proposed amendment with the purpose of this Code. See attached for all items.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

- 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- 13. The community need for the proposed amendment and for the uses and development it would allow.
- 14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Clarendale of Hinsdale Senior Residences Text Amendment Responses

The consistency of the proposed amendment with the purpose of this code:

The proposed amendment will allow the site to be developed in an orderly fashion. The amendment will not alter any purpose, goal, objective or standard of the Village code.

The existing uses and zoning classifications for properties in the vicinity of the subject property: The vast majority of the existing land uses in northwest Hinsdale are residential. To the north of the subject property is Oak Brook.

The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification:

The proposed amendment will continue and complement the trend of development.

The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it:

The subject property is currently located in two separate zoning districts and does meet the twenty acres minimum PD requirement which adversely impacts the economic viability of the property by limiting the marketable land uses.

The extent to which any such diminution in the value is offset by an increase in the public health, safety, and welfare:

The existing IB zoning does not offer an additional public health, safety or welfare advantages that cannot be achieved in a residential planned development.

The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment:

The adjacent properties would benefit from the proposed use as the proposed use would better complement their properties. The amendment will not alter the community character of the area.

The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment:

The amendment would result in high quality new senior housing construction in lieu of IB uses which will increase the adjacent property valuation. The amendment would not provide for uses that would negatively affect the adjacent properties.

The extent, if any, to which the future orderly development of the adjacent properties would be affected by the proposed amendment:

The amendment will have no negative impact to adjacent properties within Hinsdale.

The suitability of the subject property for uses permitted or permissible under its present zoning classification:

The current IB zoning allows primarily for government related uses along with museums, schools, daycares and youth centers. None of these uses are needed by the current taxing bodies in this area. The

parcels are too large to be economically feasible for other uses and some of those uses have been recently approved (Kensington School) to be constructed in close proximity to the site.

The availability of adequate ingress to an egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment:

The development will not adversely affect the surrounding traffic. There is adequate ingress/egress via Adams Street.

The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification: The property benefits from adequate utilities and essential public services under either zoning classification.

The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property: The property is not vacant at this time.

The community need for the proposed amendment and for the uses and development it would allow:

The proposed amendment would allow for uses that are currently underrepresented or not represented by the Village's current senior housing stock. The land uses through their architecture, site features and economics would preserve and enhance the historic character of the Village of Hinsdale.

The reasons, where relevant, why the subject property should be established as part of an overly district and the positive and negative effects such establishment could be expected to have on persons residing in the area:

The text amendment should be granted because it will provide for the orderly development of the property. It will complete the trend of development in this part of the Village of Hinsdale. The IB use is neither needed in this area nor are they viable. The text amendment will provide for product that complements and enhances the values of the surrounding properties. The text amendment will not adversely affect the overall public health, safety or welfare of the community.

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:	Ryan Companies US, Inc.			
Owner's name (if different):	Institute of Basic Life Principles			
Property address:	Northwest Corner of Oge	den Ave. & Adams St.		
Property legal description:	[attach to this form]			
Present zoning classificatio	n: R-2, Single Family Re	esidential		
Square footage of property:	16.4 Acres			
Lot area per dwelling:	TBD			
Lot dimensions:	x			
Current use of property:	Institutional Building & Single Family Residential			
Proposed use:	Single-family detached dwelling			
Approval sought:	 Building Permit Special Use Permit Site Plan Design Review Other: 	 □ Variation ☑ Planned Development ☑ Exterior Appearance 		
Brief description of request				
Request for R-2 PD with Special Us	se & Modifications per Attache	d		
Plans & Specifications:	[submit with this form]			

	Provided:	Required by Code:
Yards:		
front:		
interior side(s)	1	/

Required by Code:

Provided:

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:	1	
Accessory building(s):	None	
Spacing between buildings	s:[depict on attac	hed plans]
principal building(s): accessory building(s):		
Number of off-street parkir Number of loading spaces		red:
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.

Applicant's signature		
	Director of Real Estate	Developmen
Applicant's printed na		

Dated: 11/11 ,2019.

Clarendale of Hinsdale Senior Residences R2 PD Requested Concept Level Modifications (3-26-2020) Final Modifications to be Determined at Detail Plan Level

- 1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
- 2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
- 3. Site improvements and architecture per submitted plans.
- 4. Bulk regulations per attached chart.
- 5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
- 6. The park requirement for the site shall be satisfied in full by the property owner committing to provide the maintenance of the creek and floodplain area located on the property. Owner will also maintain the four large courtyard spaces that are being created for the residents to enjoy outdoor spaces. In addition, improvements include a sidewalk extension to tie the west side of Adams Street to the open space/ponds/walking trails along the east side of Adams. And lastly, the applicant will contribute \$250,000 to the Village for local park improvements. This contribution would be provided at certificate of occupancy.

Hinsdale Senior Residences

R2 PD Bulk Regs. Concept Level Modifications 3/26/2020

	R2 Requirements	Senior Living - Main Building Modifications	Senior Living - Villa Modifications
Minimum Lot Area	20,000SF	No modifications requested	
Minimum Lot Area Per Unit	20,000SF	2,80	OSF
Minimum Lot Width (interior or corner lots)	100'	No modificatio	ons requested
Minimum Lot Depth	125'	No modificatio	ons requested
Minimum Front Yard*	35'	No modificatio	ons requested
Minimum Corner Side Yard	35'	No modificatio	ons requested
Minimum Interior Side Yard**	10'	No modifications requested	
Minimum Total Side Yard**	30% of lot width	50'	10'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25' for 1-story villas	
Maximum FAR	.20 of Lot Area + 2,000SF	0.46	
Maximum Building Coverage	25%	22% (No mod. requested)	
Maximum Lot Coverage	50%	40% (No mod. requested)	
Maximum Height	33' with 34' side setback 34' with 44' side setback	42'9" (Max Mean Roof) with 50' side setback (East Main Building) 42'9" (Max Mean Roof) with 111' side setback (West Main Building)	No modifications requested
Maximum Stories	3	3 (No mod. requested)	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	42'9" (Max Mean Roof)	No modifications requested

* The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

** The proposed modification is a minimum measurement of building separation between the lots/units

*** The proposed modification is a minimum measurement of building separation to the perimeter lot line



19 East Chicago Avenue Hinsdale, Illinois 60521-3489 Community Development Dept. (630) 789-7000

Plan Commission Application Directions

*The following items must be submitted: Do not make copies of the directions.

Submittal: 28, legible copies of the following to be provided on legal (8.5" or 11") ledger (11" x 17") size paper or folded to those sizes:

- Completed <u>Plan Commission Application</u>, including supplementary information which includes building elevations, site plan, landscape plan, traffic study, etc., and the one page certification that must be signed and notarized. One full size copy in also required. Any other drawings shall be folded to aforementioned dimensions. <u>Please note that larger projects may require a CD/USB Drive to</u> <u>be submitted with all drawings in PDF Format.</u>
- Completed <u>standards for approval</u>, relevant to the request, to be submitted at the same time as the basic application.
- Plat of Survey or Site Plan of the subject site drawn to scale. One full size copy (24" x 36") is required in addition.
- One copy of the completed Application for Certificate of Zoning Compliance with \$50 fee (checks made payable to the Village of Hinsdale).
- One copy of Proof of Ownership and, if needed, a letter of authorization.
- Application Fee

General Information

Applicant must complete <u>ALL</u> sections of the application. Failure to complete any section of the application could result in delay in the consideration of the application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate area.

*In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Ordinance.

Important Boards and Commission meeting dates

Plan Commission 2 nd Wednesday of each month. Consists of 9 members recommending to the Board of Trustees.	Board of Trustees 1 st and 3 rd Tuesday of each month. Consists of the Village President and 6 Trustees.	Please note, the Board of Trustees typically meets on the 2 nd Tuesday in December and January.
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Please note that a representative familiar with the application must be present at all meetings to present the application.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	14-1-1	and the second of the
Name:	SEE	ATTACHED
Address:		
City/Zip:		
Phone/Fax: (_)	1
E-Mail:		
D-101011.		

SEE	ATTACHED
_	
_)	/
_	
	_)

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

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

II. SITE INFORMATION

Address of subject property:
Property identification number (P.I.N. or tax number):
Brief description of proposed project: Residential PD with special
uses à modifications. Uses include servior
living suites é villas
General description or characteristics of the site: Primarily vacant
with an existing institutional building
5
Existing zoning and land use: R-2 4, IB
Surrounding zoning and existing land uses:
North: Oak Brook R-2 South: Hinsdale R-4
East: Hinsdale R-2 West: Route 83 onramp
Proposed zoning and land use: <u>R-2</u> PD

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

 Image: Special Use Requested:
 Image: Special Use Requested:

 Im

TABLE OF COMPLIANCE

Address of subject property: _

SEE ATTACHED

The following table is based on the R-2 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)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

Clarendale of Hinsdale Senior Residences Plan Commission Application Addendum November 11, 2019

General Information:

Applicant: Ryan Companies US, Inc. Brandon Raymond 111 Shuman Blvd., Suite 400 Naperville, Illinois 60563 Office: 630-328-1142 Email: brandon.raymond@ryancompanies.com

Owner:

Institute of Basic Life Principles Robert Barth 707 W Ogden Avenue Hinsdale, Illinois 60521 Office: 630-323-9800 Email: rbarth@iblp.org

Project Consultants:

Engineering, Survey, Wetlands, Environmental & Traffic V3 Companies Ryan Wagner 7325 Janes Avenue Woodridge, Illinois 60517 Office: 630-729-6261 Email: <u>rwagner@v3co.com</u>

Land Planning & Landscape Architecture: Hitchcock Design Group Geoff Roehll 22 E Chicago Avenue, Suite 200A Naperville, Illinois 60540 Office: 630-961-1787 Email: groehll@hitchcockdesigngroup.com

Architecture:

Seniors Housing PFB Architects, LLC Brian Pugh 33 N LaSalle St., Suite 3600 Chicago, Illinois 60602 Office: 312-376-3100 Email: <u>bpugh@pfbchicago.com</u>

Fiscal Impact Study:

Laube Companies Michael Laube 200 S Wacker Drive, Suite 3100 Chicago, Illinois 60606 Office: 312-674-4537 Email: <u>mlaube@laubecompanies.com</u>

Market Study:

CliftonLarsonAllen LLP Peter Baum 220 South Sixth Street, Suite 300 Minneapolis, Minnesota 55402 Office: 612-373-1431 Email: peter.baum@claconnect.com

Subject Property Addresses & PIN: IBLP Properties

707 W Ogden Avenue 09-02-204-011 09-02-204-010

RT 83 09-02-203-004

Clarendale of Hinsdale Senior Residences R2 PD Requested Concept Level Modifications (3-26-2020) Final Modifications to be Determined at Detail Plan Level

- 1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
- 2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
- 3. Site improvements and architecture per submitted plans.
- 4. Bulk regulations per attached chart.
- 5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
- 6. The park requirement for the site shall be satisfied in full by the property owner committing to provide the maintenance of the creek and floodplain area located on the property. Owner will also maintain the four large courtyard spaces that are being created for the residents to enjoy outdoor spaces. In addition, improvements include a sidewalk extension to tie the west side of Adams Street to the open space/ponds/walking trails along the east side of Adams. And lastly, the applicant will contribute \$250,000 to the Village for local park improvements. This contribution would be provided at certificate of occupancy.

Hinsdale Senior Residences

R2 PD Bulk Regs. Concept Level Modifications 3/26/2020

	R2 Requirements	Senior Living - Main Building Modifications	Senior Living - Villa Modifications
Minimum Lot Area	20,000SF	No modificatio	ons requested
Minimum Lot Area Per Unit	20,000SF	2,80	OSF
Minimum Lot Width (interior or corner lots)	100'	No modificatio	ons requested
Minimum Lot Depth	125'	No modificatio	ons requested
Minimum Front Yard*	35'	No modificatio	ons requested
Minimum Corner Side Yard	35'	No modificatio	ons requested
Minimum Interior Side Yard**	10'	No modifications requested	
Minimum Total Side Yard**	30% of lot width	50'	10'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25' for 1-story villas	
Maximum FAR	.20 of Lot Area + 2,000SF	0.46	
Maximum Building Coverage	25%	22% (No mod. requested)	
Maximum Lot Coverage	50%	40% (No mod. requested)	
Maximum Height	33' with 34' side setback 34' with 44' side setback	42'9" (Max Mean Roof) with 50' side setback (East Main Building) 42'9" (Max Mean Roof) with 111' side setback (West Main Building)	No modifications requested
Maximum Stories	3	3 (No mod. requested)	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	42'9" (Max Mean Roof)	No modifications requested

* The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

** The proposed modification is a minimum measurement of building separation between the lots/units

*** The proposed modification is a minimum measurement of building separation to the perimeter lot line

Clarendale of Hinsdale Senior Residences Special Use Standards

Introduction

The Clarendale of Hinsdale development requires a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Clarendale of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums. Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and

these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 245 independent, assisted and memory care units and approximately 17 independent living senior villas. The modifications that petitioner proposes at this concept level are attached.

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 while the independent living senior villas are north of Bronzewood Tributary between Adams and Route 83. Existing homeowners on adjacent properties are not impacted adversely by either of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties. 3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development will add a much needed product to the Village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The independent, assisted, memory care units and senior villas generate limited resident, visitor and employee traffic. Additionally, most added traffic is during off-peak hours.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with Village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

SEE ATTACHED

Must be accompanied by completed Plan Commission Application

Address of proposed request:

Proposed Special Use request: ____

Is this a Special Use for a Planned Development? ONo • Yes (If so this submittal also requires a *completed* Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to guestions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

SEE ATTACHED

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

- 3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations
- 4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- 5. *No Traffic Congestion*. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- 7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
- 8. Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Clarendale of Hinsdale Senior Residences Special Use Standards

Introduction

The Clarendale of Hinsdale development requires a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Clarendale of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums. Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 245 independent, assisted and memory care units and approximately 17 independent living senior villas. The modifications that petitioner proposes at this concept level are attached.

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 while the independent living senior villas are north of Bronzewood Tributary between Adams and Route 83. Existing homeowners on adjacent properties are not impacted adversely by either of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties. 3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development will add a much needed product to the Village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The independent, assisted, memory care units and senior villas generate limited resident, visitor and employee traffic. Additionally, most added traffic is during off-peak hours.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with Village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT PLANNED DEVELOPMENT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request:	SEE ATTACHED
	RZPD
Proposed Planned Development request	Ra V

REVIEW CRITERIA

Section 11-603 of the Hinsdale Zoning Code regulates Planned developments. The Board of Trustees, in accordance with the procedures and standards set out in Section 11-603 and by ordinance duly adopted, may grant special use permits authorizing the development of planned developments, but only in the districts where such developments are listed as an authorized special use. Planned developments are included in the Zoning Code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in the Code in recognition of the fact that traditional bulk, space, and yard regulations of substantially developed and stable areas may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

1. Special use permit standards. No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code.



SEE ATTACHED

2. Additional standards for all planned developments. No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

a.	Unified ownership required. Ryan Companies US, Inc.
b.	Minimum area. Text Amendoment to 15 (16.4 Ac)
c.	Covenants and restrictions to be enforceable by village. TBD
d.	Public open space and contributions. TBD

e.	Common open space.
	Amount, location, and use.
	Preservation.
	Ownership and maintenance. Serior Living Owner Operator
	Property owners' association.
f.	Landscaping and perimeter treatment. to be provided
g.	Building and spacing. per Bulk & ModiFicati
h.	Private streets. <u>Yes</u>
i.	Sidewalks Provided
j.	Utilities. Public Sewert, Water Private Stormwater
Addi	tional standards for specific planned developments.
l waiv	ers being requested as part of the planned development. SEE ATTACHEI

Clarendale of Hinsdale Senior Residences Special Use Standards

Introduction

The Clarendale of Hinsdale development requires a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Clarendale of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums. Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and

these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 245 independent, assisted and memory care units and approximately 17 independent living senior villas. The modifications that petitioner proposes at this concept level are attached.

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 while the independent living senior villas are north of Bronzewood Tributary between Adams and Route 83. Existing homeowners on adjacent properties are not impacted adversely by either of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties. 3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development will add a much needed product to the Village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The independent, assisted, memory care units and senior villas generate limited resident, visitor and employee traffic. Additionally, most added traffic is during off-peak hours.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with Village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

Clarendale of Hinsdale Senior Residences R2 PD Requested Concept Level Modifications (3-26-2020) Final Modifications to be Determined at Detail Plan Level

- 1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
- 2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
- 3. Site improvements and architecture per submitted plans.
- 4. Bulk regulations per attached chart.
- 5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
- 6. The park requirement for the site shall be satisfied in full by the property owner committing to provide the maintenance of the creek and floodplain area located on the property. Owner will also maintain the four large courtyard spaces that are being created for the residents to enjoy outdoor spaces. In addition, improvements include a sidewalk extension to tie the west side of Adams Street to the open space/ponds/walking trails along the east side of Adams. And lastly, the applicant will contribute \$250,000 to the Village for local park improvements. This contribution would be provided at certificate of occupancy.

Hinsdale Senior Residences

R2 PD Bulk Regs. Concept Level Modifications 3/26/2020

	R2 Requirements	Senior Living - Main Building Modifications	Senior Living - Villa Modifications	
Minimum Lot Area	20,000SF	No modifications requested		
Minimum Lot Area Per Unit	20,000SF	2,800SF		
Minimum Lot Width (interior or corner lots)	100'	No modifications requested		
Minimum Lot Depth	125'	No modifications requested		
Minimum Front Yard*	35'	No modifications requested		
Minimum Corner Side Yard	35'	No modifications requested		
Minimum Interior Side Yard**	10'	No modifications requested		
Minimum Total Side Yard**	30% of lot width	50'	10'	
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25' for 1-story villas		
Maximum FAR	.20 of Lot Area + 2,000SF	0.46		
Maximum Building Coverage	25%	22% (No mod. requested)		
Maximum Lot Coverage	50%	40% (No mod. requested)		
Maximum Height	33' with 34' side setback 34' with 44' side setback	42'9" (Max Mean Roof) with 50' side setback (East Main Building) 42'9" (Max Mean Roof) with 111' side setback (West Main Building)	No modifications requested	
Maximum Stories	3	3 (No mod. requested)	No modifications requested	
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	42'9" (Max Mean Roof)	No modifications requested	

* The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

** The proposed modification is a minimum measurement of building separation between the lots/units

*** The proposed modification is a minimum measurement of building separation to the perimeter lot line



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

See Attached Addendum

REVIEW CRITERIA

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

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

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

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

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

Extensive open spaces are provided throughout the development per cthe oncept plan. These include large open areas and building setbacks.

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

Highest quality of exterior and interior building materials as required by buyer's expectations at the price point

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

The design quality is of the upmost quality and is in character with the overall neighborhood.

4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The development will be professional landscaped and will provide for interconnectivity for both pedestrians & vehicles. Vehicle patterns and conditions will be adequately served by the exisit infrastructure.

5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The builings will be visually compareable to immediately adjacent buildings. Proposed multi-story buildings will be along Ogden Avenue & open spaces.

6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The building proportions are in line with the overall architecture, the subject property and the other properties along Ogden Avenue.

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

Building openings have been considered in teh overall design of the individual product.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

Special attention has been given in respect to the use of space for all of the different product as it relates to all of the building facades.

9. *Rhythm of spacing and buildings on streets*. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Spacing has be maximized throughout the development to provide for an open feel.

10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The vast majority of the proposed architecture is highlighted by entrance porches and covered areas.

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

The structures will use varied natural materials to provide texture throughout the development. Materials will include stone, brick, wood horizontial, shake and board and batton siding.

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

Architectural grade asphalt shinges will complientent the natural materials on the structures.

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

The building facades will be complemented by extensive professional landscaping and other common elements to provide for appropriate scale and visual attractivness.

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

The proposed buildings have been sized to complement the surrounding open areas. Building elements have been added and sized to enhance the visual appeal of each structure.

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

The proposed structures have been located on the site to maximize the overall open area views and minimize the exposure to existing exterior right-of-way.

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

N/A

REVIEW CRITERIA – Site Plan Review

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

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

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

The plan is extremely well thoughtout. It provides for orderly development, it maintains the village's historic character and does not alter the purpose or goals of the zoning code.

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

The plan in no instance interfers with easements or right-of way.

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

The plan preserves and enhances the existing features of the property

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

The site plan causes no harm to surrounding properties.

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

The proposed plan in fact improves the overall pedestrian and traffic patterns within the areas

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

Professional mature landscaping will be planted to provide exceptional screening for the new residents

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

Private amenities within small and large common areas in addition to within the structure will complement the surrounding areas.

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

The existing open space coridor will be enhanced with natural materials and professionally maintained by the future homeowners association.

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

The plan in fact will assist in correcting difficent drainage isues that currently occur on and off site.

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

The exisiting utility system has ample capacity. The overall system will be improved by this development's additional improvements that will provide for needed interconnectivity.

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

The plan provides for both private and public uses

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

In no instance will the public health, safety or general wealth be negatively be affected.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the <u>2nd</u>, day of <u>June</u>, 20<u>20</u>, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Dave Erickson Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 2nd day of 2020 June

Catherine Peters

Notary Public - State of Illinois My Commission Expires 3/08/2021

2017 Version

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions 1. to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25. 1989.
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ZnQ __, $20 \frac{20}{2}$, I/We have read the above certification, understand it, and Unp On the , day of agree to abide by its conditions.

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Signature of applicant or authorized agent ow ner

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Name of applicant or authorized agent OWNEr

SUBSCRIBED AND SWORN to before me this 2nd day of 2020 IUNE

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Name of applicant or authorized agent

Notary Publi

OFFICIAL SEAL **BEN W. ZIESEMER** Notary Public - State of Illinois Ay Commission Expires 6/08/2020

2017 Version

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, <u>Dave Erickson</u>, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on <u>May 26, 2020</u>.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By:

 Name:
 Dave Erickson, Vice President of Real Estate Development

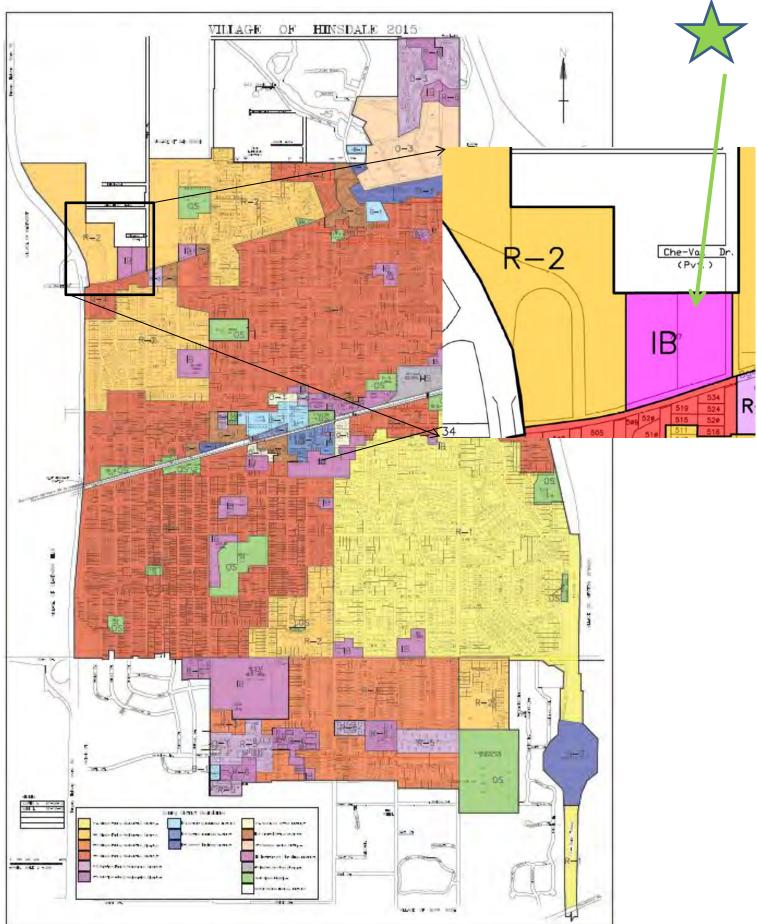
Address:

Ryan Cos.,	111 3	Shuman	Blvd.,	Ste.	400,	Naperville,	IL 60563
,			,		,	· ,	

Subscribed and sworn to before me

This	2nd	_day of <u>June</u> _,	2020 .
By: <u>(</u>	atherine	eleters	
	Notary Publi	C OFFICIAL SEAL CATHERINE L. PETERS Notary Public - State of Illinois My Commission Expires 3/08/2021	

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Trustee Byrnes introduced the item stating there was a question from the Board at the first reading about whether the cost of the observation quoted by Rempe-Sharpe was sufficient. Staff contacted the contractor who has provided a letter assuring the price is sufficient.

Trustee Byrnes moved to Award the engineering services for the 2020 Maintenance Project to Rempe-Sharpe & Associates, Inc. in the amount not to exceed \$76,510. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

Zoning & Public Safety (Chair Stifflear)

b) Refer the application packet to the Plan Commission for a hearing and consideration of a map amendment, text amendment to Section 3-106(B)(1) and concurrent planned development concept plan by Ryan Companies, US Inc.; or

Deny the map amendment, text amendment to Section 3-106(B)(1) and concurrent planned development concept plan by Ryan Companies, US Inc.

Trustee Stifflear introduced the item and reminded the Board the IBLP property encompasses 60 acres of property, but this application is only for the 16.8 acres west of Adams Street for the construction of 245 senior living residences. Ryan Companies presented at the last Board meeting regarding building height, density, setbacks, public need and waivers. Trustee Stifflear reviewed the process and explained that if the Board refers this to the Plan Commission, they will conduct a public hearing in March, all three matters will be concurrently considered; a map amendment to change 7.6 acres from an IB district to R2, which he noted is more restrictive; a text amendment to reduce the required acreage for a planned unit development (PUD) in a residential district from 20 acres to 15; and the PUD itself. The Plan Commission would recommend a concept plan to the Board, if approved, the Board will provide specific, definitive instructions to the applicant. lf approved, then a detailed plan will go back to the Plan Commission and include specifics including water management, building materials, traffic control, landscaping and aesthetics. The Plan Commission will make a recommendation to the Board that it can then approve or deny.

Trustee Stifflear provided summary feedback from Trustees to date; push the setback further back from Ogden Avenue, decrease the height from four to three-stories, use an architectural style the best fits with the residential architecture in the area, make the 540' foot wide front façade more appealing, and provide a public benefit commensurate with that recently provided by Eve Assisted Living and Hinsdale Meadows. He also referenced the site plan, specifically the villas on the north side of property, and noted that some are located in Hinsdale and some in Oak Brook. The applicant will need to go through this process in Oak Brook, but noted that our plan is not contingent on that outcome. If they say no, the 17 villas in Hinsdale can still be developed.

Mr. Dave Erickson, Vice President of Real Estate Development for Ryan Companies, representing Clarendale of Hinsdale, addressed the Board. With respect to parking, he

referenced a comparison of building size and parking for Clarendale's in other communities that was included in the Board packet. Generally, there are .8 stalls per unit. Director of Community Development Robb McGinnis said the proposed plan is only 12 spaces short of code requirements; 216 are required, 204 are provided. Mr. Erickson noted this compares favorably to the parking provided at Eve Assisted Living. Regarding the four story section of the building, he said they will continue to work with staff on this, but it is located 250' from Ogden Avenue.

Trustee Banke said his first impression is this is a worthy project. The exterior appearance is a concern, as this facility is a gateway to the Village. From the east, existing buildings along Ogden are a Georgian style, which is consistent with the Memorial Building and area residences. He would like the building to be consistent with this style, as it has stood the test of time. He thinks the setbacks should be pushed back from current renderings, and a four story building is inappropriate, as residents that live behind the building would be impacted.

Mr. Erickson said there would be 22,000' square feet on the fourth floor. President Cauley cautioned this Board likely won't vote for a fourth story, and to take the Board's recommendations seriously.

Trustee Hughes said he is concerned about traffic, Adams is a very quiet street, and would not want to impact this. He would like the fourth story issue be addressed in terms of number of feet. He said the appearance and standard of quality should fit with the Village character. He thinks the Clarendale name is odd, and should be taken into account when considering signage.

Trustee Haarlow commented four-stories is too high, and will appear massive, especially from Route 83. She is curious as to why there are 245 proposed units in Hinsdale, when there are much lower numbers in other communities. If developed as proposed, it seems outsized for our community. She thinks moving the building further from Ogden is a good idea, and noted there is nothing else in Hinsdale with a continuous façade such as the one proposed. She is concerned about the discernable benefit to Village stating a walking path is not really a benefit to a lot of people on a regular basis. Further, would there be parking to accommodate people if they wanted to use the path. It is laughable to think the area won't be impacted by additional traffic during construction or by visitors and residents in the future. This parcel remains the last undeveloped area of this size in Hinsdale and the Board should explore the use of the land as a park. It would be a compliment to Katherine Legge on the south side of the Village, and be an additional facility with the potential of a multitude of uses. While the Village cannot afford to buy the property at this time, it is a disservice to move forward without exploring ways to finance the purchase, such as a bond issue, or private donations. While she appreciates the proposal of senior living, and acknowledges there is a growing need, she does not believe this is the best use of the land for the Village.

Trustee Byrnes agrees with comments about height and setback, and while less concerned with the architectural style, he would not want it to look institutional. He questioned whether there is real demand for the use, and the public benefit.

Trustee Haarlow added that reducing the PUD from 20 to 15 acres is a dangerous precedent that could increase density.

Trustee Posthuma agreed in an ideal world the land would be made a park, but cautioned it might not be realistic from an economic standpoint. He seconded thoughts on setback, height, breaking up the façade, and looking for something more understated and subtle.

President Cauley added that he and Trustee Stifflear have looked at a number of proposed projects for this property. They concluded that senior and assisted living appears to be a need, and there would be less traffic with this type of residential development than others, and no additional burden on services. He wasn't thinking about the 245 units that will create traffic on Adams, so this may be more dense than he hoped. It should not be four-stories, and the façade should be broken up, possibly with an atrium. This building will take up more of the lot than the current building, and therefore should be set back further. He encouraged the applicant to take these comments to heart and to consider a community benefit, hopefully for the Village at large. Trustee Stifflear appreciates Trustee Haarlow's idea for a park, and suggested that the wetlands area might not be worthless from a park standpoint. Mr. Ericson thanked the Board for their clarity. He said they have no control over the east part of the property, and it is not currently on the market, but noted that 55% of the property is wetlands. The Board thinks this is worth exploring. There were no public comments at this time.

Trustee Stifflear moved to Refer the application packet to the Plan Commission for a hearing and consideration of a map amendment, text amendment to Section 3-106(B)(1) and concurrent planned development concept plan by Ryan Companies, US Inc. with the caveat that the Village Board of Trustees provided comments for review for setbacks, height, architectural style and public benefit. Trustee Hughes seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, and Byrnes NAYS: Trustee Haarlow ABSTAIN: None ABSENT: None

Motion carried.

DISCUSSION ITEMS

a) **Parking deck update** Mr. Bloom said plumbing work is being done, taking advantage of the favorable weather.

b) **Tollway update** - Nothing to report

DEPARTMENT AND STAFF REPORTS

- a) Treasurer's Report
- b) Economic Development
- c) Community Development

The report(s) listed above were provided to the Board. There were no additional questions regarding the content of the department and staff reports.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.