

AGENDA
Village Of Hinsdale
Plan Commission
Wednesday, November 11, 2015
Memorial Hall, Memorial Building
7:30 PM

- 1. Minutes** - Minutes of October 14, 2015
- 2. Findings and Recommendations**
 - a. Case A-22-2015 – 12 Salt Creek –Med Properties –Major Adjustment (Trex)
 - b. Case A-23-2015 – 10 Salt Creek–Med Properties–Major Adjustment (Dumpster)
 - c. Case A-24-2015 – 120 N. Oak St. – SprintCom Inc.– Exterior Appearance and Site Plan for new Telecommunication Equipment at existing cell box location
 - d. Case A-26-2015 - 125 S. Vine St. – Vine Academy – Major Adjustment for 90 Students
 - e. Case A-30-2015 – 50 S. Washington Ave. – Lee Wisch - Exterior Appearance for Façade Improvements to commercial building in the B-2 business district
- 3. Scheduling of Public Hearing** – No discussion will take place except to determine a time and date of hearing.
 - a. Case A-35-2015 – 20 E. Ogden Ave. – LaMantia – Text Amendment to allow Showrooms for Interior Design and Remodeling in the O-2 Limited Office District. This item is for scheduling for a public meeting.
- 4. Exterior Appearance and Site Plan Review**
 - a. Case A-36-2015 – 222 E. Ogden Ave. – AMITA Health – Exterior Appearance and Site Plan for Main Entrance Removal for new Façade Wall and Sign. An ADA ramp at the front entrance is also proposed. This is a Public Meeting item that has followed the Notice Requirements for Nonresidential properties within 250 feet from a single family zoning district.
 - b. Case A-40-2015 – 25 E. Hinsdale Ave. (Downtown Train Station) – Casa Margarita - Exterior Appearance and Site Plan for Restaurant at Brush Hill Train Station
- 5. Other Business**
- 6. Adjournment**

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: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
October 14, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, October 14, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Ryan and Commissioner Fiascone, Commissioner Krillenberger, Commissioner Cashman, Commissioner Unell and Commissioner McMahon

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Cases: A-21-2015, A-33-2015, A-30-2015
and A-26-2015

Approval of Minutes

Chairman Byrnes asked the Plan Commission (PC) to review the minutes and for any comments from the September 9, 2015 meeting. With no comments, Chairman Byrnes asked for a motion to approve the minutes. Commissioner Fiascone motioned and Commissioner Cashman seconded. The motion passed unanimously.

Sign Permit Review

Case A-21-2015 – 54 S. Washington – Luxxe Organix – Sign Color Revisions

Chairman Byrnes welcomed back Luxxe Organix and asked the applicant to please review the revised color scheme.

Jennifer Del Giudice introduced herself and highlighted some of the services and retail offered at her new business. She next asked the PC for any comments in regards to the two (2) sign revisions. Ms. Giudice explained that they made the signs a few shades darker. She then reiterated the importance of the sign on the turret.

Commissioner Ryan asked to clarify, if the background color was more beige and the fonts changed from black to blue.

Ms. Giudice replied yes. She also added it looks classier, nice against the building, and that her landlord is happy.

Commissioner Ryan commented that she likes it better.

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Chairman Byrnes asked if the sign has increased in size.

Ms. Giudice replied yes, and referenced feedback from friends that it was not visible. For this reason, the proposed sign has increased in size.

Commissioner Ryan asked if the exhibit shown in the application portrays the proposed sign.

Ms. Giudice replied yes.

Village Planner Chan asked Jim, the sign company representative in attendance to verify.

Jim verified it is accurate.

Chan also explained the new entrance nameplate sign exhibit better portrays the sign compared to the one in the initial application. The dimensions did not change. However, the illustration is more accurate.

Jim concurred.

Commissioner McMahon acknowledged it is a lot different.

Ms. Giudice explained that she plans to make the sign smaller.

Chairman Byrnes expressed that'd be good since it is out of scale compared to the wall.

Ms. Giudice agreed and proposed decreasing the sign by six (6) inches.

Chairman Byrnes proposed twenty (20) percent smaller.

Ms. Giudice said agreed.

Chairman Byrnes commented it looks good now, and asked the PC for their thoughts.

Commissioner Krillenberger agreed and complimented the pictures in the application.

Commissioner Crnovich agreed with Commissioner Krillenberger.

Commissioner Cashman commented that it was nice that she's been open for business for the past few weeks.

Ms. Giudice thanked Commissioner Cashman and asked the PC for help with spreading the word.

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Chairman Byrnes asked the PC for any further comments. With none, he asked for a motion to approve the proposed two (2) signs with the caveat for the nameplate sign to be twenty (20) percent smaller.

Commissioner Krillenberger motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

Case A-33-2015 – 1 and 16 Grant St. – Evergreen Bank Group – 5 Wall Signs

Chairman Byrnes introduced this case and asked the applicant to please review the proposed signs.

Al Santa Maria introduced himself from Aurora Sign Company, and presented the proposed signs at 1 Grant Street. The materials, sizes and locations were also reviewed to the PC.

Commissioner Crnovich commented that she has concerns for the number of signs in the application. She explained that she interprets the Zoning Code to allow two wall signs on the building. She referred to section 9-106(i)(3)(b), and believes a wall sign can be proposed on the west and north side of the building. However, the proposed wall sign facing east should not be allowed because it does not face a street or parking lot.

Commissioner Krillenberger commented good point.

Commissioner Crnovich added the west side of the building should only be allowed one wall sign, and that once the building changes ownership, any legal nonconforming signs would lose its status.

Chairman Byrnes asked about the height.

Commissioner Crnovich explained her concern for the proposed height at 24 feet, because the maximum height allowed is 20 feet, or below the second story window (whichever is less).

Mr. Maria replied correct.

Chairman Byrnes asked if it is 24 feet to the top or bottom of the sign.

Mr. Maria replied it is 24 feet to the top of the sign.

Chairman Byrnes asked staff what the regulation is.

Chan replied 20 feet is the highest a wall sign is allowed to be.

Mr. Maria asked if they could lower it to 20 feet.

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Commissioner Cashman asked if the location is in the middle of the gable.

Mr. Maria replied yes.

Commissioner Cashman responded that he wouldn't have a problem with the proposed location.

Mr. Maria mentioned it would be more aesthetically pleasing in the middle.

Commissioner Crnovich explained her concern for the height is due to it being the highest signs in the Village, even though the PC is able to grant a small variation. She asked Chan if he could explain this.

Chan explained that the PC is allowed to consider a maximum height increase of 20%. Thus, the proposed 24 feet can be approved by the PC.

Commissioner Crnovich pointed out that the applicant would need to reference a hardship.

Chan concurred.

Commissioner Cashman asked the applicant what the height of the wall sign is.

Mr. Maria replied 24 feet.

Chairman Byrnes asked if this was to the top of the sign.

Mr. Maria responded yes.

Chairman Byrnes asked to clarify, in this case, if the PC can consider the modification to the maximum height.

Commissioner Cashman replied yes.

Commissioner Unell asked if the Evergreen Bank tree is the third sign.

Commissioner Cashman replied yes, but that is the second sign on the wall facing west.

Commissioner Crnovich explained that she has an issue with this, and the height and location of the third sign.

Chan explained that Commissioner Crnovich's interpretation of the number of signs is correct. After speaking with the Village attorney, the Code allows for one wall sign per face only. Chan explained his initial interpretation allows for one sign per entrance. However, the (separate) entrance turned out to be the prerequisite to allow for a wall sign. In short, you are allowed one wall sign per building face.

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Commissioner Cashman asked if the proposed wall sign facing east could be requested on the wall facing north (Chicago Ave.).

Chan replied yes.

Chairman Byrnes expressed due to the building layout, it may not be the best location for a sign.

Commissioner Crnovich referenced other examples of denied signs based on similar heights and added there needs to be a hardship.

Chairman Byrnes mentioned again the building layout and gable could be a hardship.

Commissioner McMahon mentioned it doesn't look like the sign could be any lower due to the gable.

Mr. Maria asked if the building to the east is the reason why there cannot be a sign facing east.

Commissioner Cashman explained that it doesn't face a street or parking lot. The sign would face private property. However, in lieu of one, they could propose a ground sign.

Commissioner Crnovich stated that they could still put a wall sign facing Chicago Avenue.

Chan explained the wall sign height on Chicago Avenue however, would be dictated by the height of the windows, and must be below them.

Chairman Byrnes expressed that he has an issue with the "tree" sign at the second entrance.

Commissioner Cashman reflected that the "tree" sign is out of the picture.

The notion of a hardship based on the building design and trees for the wall sign facing west ensued.

Mr. Maria asked if there are any directional signs at the property.

The PC in general expressed uncertainty.

Mr. Maria explained that may be the reason his client is proposing for the signage.

Chairman Byrnes and Commissioner Cashman stated there is a sign with a list of tenants at Grant Square.

Commissioner McMahon believes a ground sign would make sense at the north side of the property.

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Commissioner Cashman agreed and explained it may work better than a wall sign due to all the trees and plants near the wall.

Mr. Maria asked for clarification of the north side of the property.

Chairman Byrnes and Commissioner Cashman explained that it is the side facing Chicago Avenue.

Commissioner Crnovich asked if that is permitted.

Commissioner Cashman responded yes.

Commissioner McMahon asked if Evergreen Bank purchased the building.

Mr. Maria said he wasn't sure.

Chan believes they will be tenants, since the owners have been paying "rent" with no tenants for a while.

Chairman Byrnes moved the discussion to the proposed wall signs at the 16 Grant Street location.

Commissioner Cashman clarified that the proposed two wall signs face the parking lot and roughly Chicago Avenue due to the angle of the building.

Chairman Byrnes asked if the proposed wall sign on each side of the building meets Code.

Commissioner Cashman reiterated that he believes it faces the parking lot and the streets given the corner location and angle of the building (which he noted is a bit unusual).

Commissioner Crnovich also reviewed that each wall facing a parking lot or street can potentially propose a sign.

Commissioner Cashman added these signs make functional sense based on the flow of traffic.

Chairman Byrnes agreed.

Chairman Byrnes reviewed the signs considered for the motion, which includes the suggested hardship due to the building design for the proposed 24' height of the "gable" sign.

Commissioner Krillenberger concurred the building design is a hardship.

Commissioner Crnovich expressed that she still wished the PC would stick with the 20' maximum height.

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Commissioner Cashman disagreed, and believes it looks odd due to the gable height and pointed out that there was a sign previously in the location.

Commissioner Crnovich suggested possibly a hanging sign between the pillars in the center.

Chairman Byrnes also believes a hanging sign would look odd.

Mr. Maria asked if the columns are wooden.

Commissioner Cashman expressed he is against a hanging sign and prefers a sign on the gable.

Commissioner Crnovich explained that she admits that she is a bit of a purist with respect to the Zoning Code, and wished that the applicant could come up with another solution.

Commissioner Cashman believes this is a situation where the PC can grant a small variation that fits the relief purpose of the Code for an existing building such as this one.

Commissioner Krillenberger asked if this is called a "variation".

Commissioner Crnovich asked what it is referred to in the Code.

Chan replied a "modification".

Chairman Byrnes asked the PC for a motion to approve the ("gable") wall sign facing west, with the modification to allow the height as submitted (20% increase), with no sign facing east, or secondary entrance facing the west side of the building, and approving the 2 wall signs at the 16 Grant Street ("ATM") location.

Commissioner Krillenberger motioned to approve. Commissioner Crnovich seconded. The motion passed 7 Ayes, 1 Nay and 0 absent.

Exterior Appearance Review

Case A-30-2015 – 50 S. Washington St. – Lee Wisch – New Awning, Windows and Paint at a Commercial Building in the B-2 District

Lee Wisch introduced himself as the owner of the property and proposed the project as a means to clean the façade up. The scope of work he presented includes new windows, shutters, awning and beige paint.

Chairman Byrnes asked what the dark color is.

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Lee Wisth replied black, and further explained that the colors he chose, he believes, looks nice and would be an improvement to the building.

Chairman Byrnes agreed.

Commissioner McMahon concurred and added it is easy on the eyes and truly an improvement.

Commissioner Cashman asked when the building was originally built.

Lee Wisth replied 1978 and mentioned it was one of the first buildings downtown.

Commissioner Cashman complimented Lee on the improvement plans

Chairman Byrnes asked to clarify if this is only up for exterior appearance review with no site plan component.

Chan replied correct.

Chairman Byrnes asked the PC for a motion to approve the exterior plan as submitted.

Commissioner Cashman motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

Case A-26-2015 – 125 S. Vine Street – Vine Academy – Major Adjustment – Enrollment for up to an additional 130 Students (180 total)

Chairman Byrnes introduced the next item on the agenda and asked Chan to clarify what the Board has already approved and what the PC is considering.

Chan replied that the Board has already approved the major adjustment for 20 additional students (70 total). The PC is considering the applicant's request for an additional 130 students.

Commissioner Krillenberger asked if the applicant can approach the podium and introduce the request.

While the applicant approached the podium, Chairman Byrnes summarized the application and what the PC will be considering.

Amanda Vogel introduced herself as the director and owner of Vine Academy. She explained that the private school has been slowly growing and been a tenant of Zion Lutheran for the last 3 years. The school started with 11 students and now has around 50 students. She revealed that the school building used to hold a little over 200 students when Zion Lutheran

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utilized it. She explained another purpose of the request is to plan for when the school will potentially outgrow the space. Thus, finding out what is allowed will serve the schools planning process. She wants to remain a small school and does not anticipate the school exceeding 180 students. Ms. Vogel also mentioned that the community has always been welcoming and that she likes Hinsdale.

Commissioner Cashman asked if the school changed its name at some point.

Ms. Vogel replied yes. Nurturing Wisdom Tutoring, she explained was the parent company. However, she mentioned her boss recommended to her being more independent and branching out.

Commissioner McMahon asked which geographical area your students are from.

Ms. Vogel replied 26% are from Hinsdale, and the next largest populations are from Burr Ridge, Oak Brook, Westmont, Clarendon Hills, Western Springs and Westchester. Only about 10 to 15% are from further suburbs. She also explained they are not a therapeutic school or have a high needs population. Therefore, people are not coming from far distances for specific services.

Commissioner Crnovich stated that she asked that question (to staff) and reviewed the breakdowns as: Hinsdale (26%), Western Springs (20%), Burr Ridge (8%), Clarendon Hills (8%), Westmont (6%), Downers Grove (6%), LaGrange (6%), Oakbrook (6%), and other (14%).

Commissioner Krillenberger concluded that the school serves the area, which is great.

Chairman Byrnes asked about traffic and drop off coordination, and referenced the application's staggered plan.

Ms. Vogel explained that there are 4 distinct, grade based programs that already follow staggered pick-up times. She also intends to plan for ways to prevent wrapping around the block as the school grows. Currently, students are dropped off on Second Street but she will have a plan as the school grows.

Chairman Byrnes asked if students are being dropped off coming from Grant Street.

Ms. Vogel replied yes, and parents use a block on Second Street too. She estimates about 35 cars come to pick up the children. A shared bus was also referenced, and it takes away from the aforementioned 35 car figure. She explained that there is no spill over and no guidance needed during the transportation period.

Commissioner Cashman asked if the current school year is already at 70 since it was approved for 70 students.

Ms. Vogel replied no, we are right over 50 students. However, we continue to enroll students throughout the year.

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Commissioner Cashman asked when she believes the school will surpass the 70 student mark.

Ms. Vogel explained that she doesn't know if they would reach that figure this year. However, that means they should be OK for the current school year. She mentioned again that she does not want the school to grow as fast as it has recently. And given the current staff, she would not exceed more than 70 students.

Commissioner Cashman asked what the issue would be if she were to come back next July after experiencing the logistics of 70 students. The reason for the question is due to concerns by some residents; it has nothing to do with the school, and more about traffic and parking in the neighborhood. He also believes parents, traffic and plans do not necessarily always work as expected. He also pointed out that there is no traffic study in the application.

Ms. Vogel replied the school at full capacity, with over 200 students, used to be released all at the same time. However, she's OK with reapplying next year. She also reiterated, that part of the application reflects her long term plan for the space.

Chairman Byrnes asked if the old school used to contain more neighborhood kids, and thus have less traffic in the area.

Commissioner Cashman recalled growing up, most of the people he knew were from town. He also reiterated the issue is the potential traffic in the area. A traffic study by an engineer would help his comfort level to consider the full 180 student request. Commissioner Cashman also asked what the issues were by the Board.

Ms. Vogel replied there was some confusion with which body the application should go to. At the meeting, she explained it was a mixture of how major the application appeared to the Board. On the one hand, they were comfortable with 20 additional students. However, the full 180 requested was referred to the PC.

Commissioner Crnovich stated her concern for the full 180 students and potential 30 staff members as too much for the school and neighborhood. She also explained that the area serves as a buffer zone between the business and residential districts. Commissioner Crnovich also referenced the high number of applications in the buffer zone the PC reviews. She'd also like to know who the other tenants are at the school.

Ms. Vogel replied staff should have emailed that to you, and asked if she received it.

Commissioner Crnovich said yes.

Commissioner Cashman asked if the tutoring school is still operating.

Ms. Vogel responded yes, and they occupy one room. And over time she explained, the church would like the school to take over the building. Ms. Vogel also explained the gym is rented out

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by another group during after school hours and a private tutor also uses a room. Eventually, once the entire school is Vine Academy's, the plan is to invest in the building.

Commissioner Crnovich reiterated that she likes the idea of a school in the building. However, again, she believes the school would be too large for the building. The planned development, is so built up and features very little open space. The buffer zone was mentioned again, and offers little relief between the residential district and business district. She explained that she'd like to protect the residents' property value. Lastly, she believes the school is trying to grow too fast and 200 students is too much.

Ms. Vogel replied that she does not want to grow over 180 students in that building. Moreover, she does not believe it fits the building, and again, is not requesting over 180.

Commissioner Crnovich explained even if you stagger the drop off times, you are still nevertheless dealing with 60 cars, and that will be a problem.

Commissioner Cashman likes the idea of growing into the space. He also reflected that 180 is considered a small school. In addition, he likes the services it provides for the community.

Commissioner Crnovich reiterated her concerns for the neighborhood and the potential traffic and parking by the proposed amount of students. To wrap up, she believes, as the PC, it should look out for the residents in the area.

Chairman Byrnes stated that he likes Commissioner Cashman's suggestion for a two-step process. He also mentioned he'd hate to propose the expense of a traffic study for the applicant.

Commissioner Crnovich added that traffic studies aren't always accurate.

Commissioner Cashman commented that's why a growth period to next July to see the results would be more meaningful.

Ms. Vogel explained again that her staff number is set, so she would not want the school to grow any faster.

Commissioner Cashman replied that's good because we have a couple of concerned neighbors who'd prefer the school to grow organically. With a more gradual approach, he believes the neighbors will eventually warm up to the higher number of students. But at this time, he is not comfortable with recommending the full 180 student figure.

Commissioner Crnovich added she doesn't believe she ever will. The reason being other schools have more open and green space.

Commissioner Krillenberger expressed, on the other hand, the neighbors moved into an area with an existing school. And to that end, would love to see the school flourish, for the reasons Commissioner Cashman mentioned earlier.

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Commissioner Crnovich reminded everyone, that it is still a for profit business. She also referenced the standards for special use permits in Zoning Code section 11-602.

Commissioner Krillenberger asked what it says in the code.

Commissioner Crnovich read section 11-602(E)- (1) parts (b), (c), (e), and (3)(a); and she concluded we must review the project as a whole, protect the residential community and consider the buffer zone.

Commissioner Krillenberger explained but we must also consider the educational and diversity of educational opportunities that are offered here.

Commissioner Cashman agreed, and stated it would better the educational system here. However, the location of the school is the primary concern.

Chairman Byrnes asked what if we met half way to the proposed 180 students.

Commissioner Fiascone mentioned Union Preschool for example, is well over 150 students, grew organically and was able to control their parking and drop off issues. She dislikes potentially hindering the schools growth. However, she would like to see a long term parking lease.

Ms. Vogel concurred, and wants the teachers to know they have parking available for them. This is something she aims to put in the annual parking lease.

Commissioner Fiascone also expressed the need for a detailed drop off and pick up plan, since she is dealing with the same issues despite a plan in place at another school.

Ms. Vogel reviewed that letters were sent out by Chan, on the school's behalf for the public hearings. She was pleased to hear no complaints about the proposal or anyone showing up at the meeting.

Commissioner Cashman explained there were concerns by residents who could not attend the meetings. The letters supported slower growth, versus against the use in general.

Commissioner Fiascone stated that she's been inside the school and feels 180 isn't a reach for the building.

Ms. Vogel replied that she doesn't know if she'd want over 120 students, and is still configuring class sizes.

Commissioner Fiascone expressed that she understands the importance to plan for the growth of the school. In unfortunate cases, some schools fail due to low attendance.

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Ms. Vogel explained last year, the school was around 30 to 32 students. This year, the school year began around 50 students.

Commissioner Cashman asked if she could get through an additional school year if the PC considered an additional 20 students (over the approved 20 additional by the Board).

Ms. Vogel expressed support for that.

Commissioner Cashman explained this would allow you to gradually grow and continue to be successful; and get a feel for 2 years of experience with the additional parking and traffic.

Commissioner Krillenberger asked if the PC can recommend this.

Chairman Byrnes explained the PC can decide on an interim number, and as an advisory committee, makes a recommendation to the Board of Trustees.

Commissioner Crnovich stated that she would like to stay at the 70 student mark, and in the meantime, ask the applicant to talk to the neighbors. Thereafter, come back with a growth and parking plan.

Commissioner Cashman asked the PC for their comfort level for 40 additional students (90 students total). This figure, would allow the school to grow incrementally for 2 years.

Commissioner Krillenberger asked the church staff, which may be neighbors themselves, for any comments.

A representative from the church property board, Keith Larson expressed support for the application. He also expressed support for a single tenant rather than multiple tenants in the building.

Commissioner Krillenberger asked if he has received any feedback from the residents.

Mr. Larson replied no.

Commissioner Crnovich recommended having church enrollment figures ready for the Board meeting. And reiterated that as Plan Commissioners, it is our job to follow the Zoning Code, versus whether or not we like something. Thus, she urged everyone to read the section on special use permits (11-602).

Commissioner Cashman mentioned hosting neighborhood meetings half way through the school year to discuss potential issues and what's worked, should they surpass the 90 total students.

Chairman Byrnes asked how many students the Board approved.

Commissioner Cashman replied 70 students.

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Commissioner Crnovich reflected that she likes 70 because that's the number the Board came up with.

Commissioner Krillenberger commented that's as arbitrary as anything.

Commissioner Cashman reiterated 90 students, to allow the potential for progressive growth.

Several other Commissioners concurred with the 90 figure.

Ms. Vogel explained this would allow for an additional classroom at the start of next school year.

Commissioner Cashman continued, and that you would not need to reapply for relief next year. He asked how many students there was initially.

Ms. Vogel responded 11 students, and reflected that these types of schools typically start out at 2 to 4 kids. She added Nurturing Wisdom has been in the community for 10 years. She continues to be the vice president of Nurturing Wisdom, and they chose Hinsdale because of the support shown by the families here.

Commissioner Cashman asked how the school grows.

Ms. Vogel responded, word of mouth. That's the only thing that appears to work she explained.

Commissioner Ryan supports the additional 20 students over the approved 70 because it allows the school to plan in advance. She expressed concern if the school were to fail and vacated the building. A middle ground at 90 is a number she supports.

Commissioner Crnovich and Commissioner Cashman reiterated hosting a neighborhood meeting for feedback to address any potential concerns.

Chairman Byrnes asked the PC for number they are comfortable with.

The PC showed general support for 90 students.

Chairman Byrnes asked for a motion to approve the special use major adjustment for an additional 40 to allow a maximum of 90 students.

Commissioner Cashman motioned to approve. Commissioner Krillenberger seconded. The motion passed unanimously.

The meeting was adjourned after a motion was made by Commissioner Krillenberger and seconded by Commissioner Cashman at 8:38 p.m.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', with a stylized, sweeping flourish at the end.

Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-22-2015, 12 Salt Creek Ln. – Applicant: Med Properties, Bill Dvorak

Request: Major Adjustment review to previously approved Exterior Appearance and Site Plan (O2015-05).

DATE OF BOARD OF TRUSTEES Referral: July 30, 2015

DATE OF PLAN COMMISSION REVIEW: September 9, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: October 6, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant representative, Kenton Rehmer (Eckenhoff Saunders Architects) reviewed that the new brick masonry columns have not changed in the original plan. However, the major adjustment application reflects Trex fencing material in lieu of the initially proposed aluminum mechanical louver screening.
2. The generator and its Trex screening material is located in the parking lot and confirmed to not add to the total lot coverage.
3. The Plan Commission showed general support for the look of the generator screening compared to the others in the area. However, one Commissioner voted against the use of Trex for the enclosures.
4. After discussing the height of the screening and the generator, the PC has requested the fence screening to be a foot taller than the height of the generator.
5. The PC has requested an updated generator landscape plan by the next Board meeting, to show additional and adequate landscaping around the generator enclosure.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans to use Trex fencing for the mechanical equipment and generator screening subject to the following condition:

- The generator fence screening must be a foot taller than the generator.

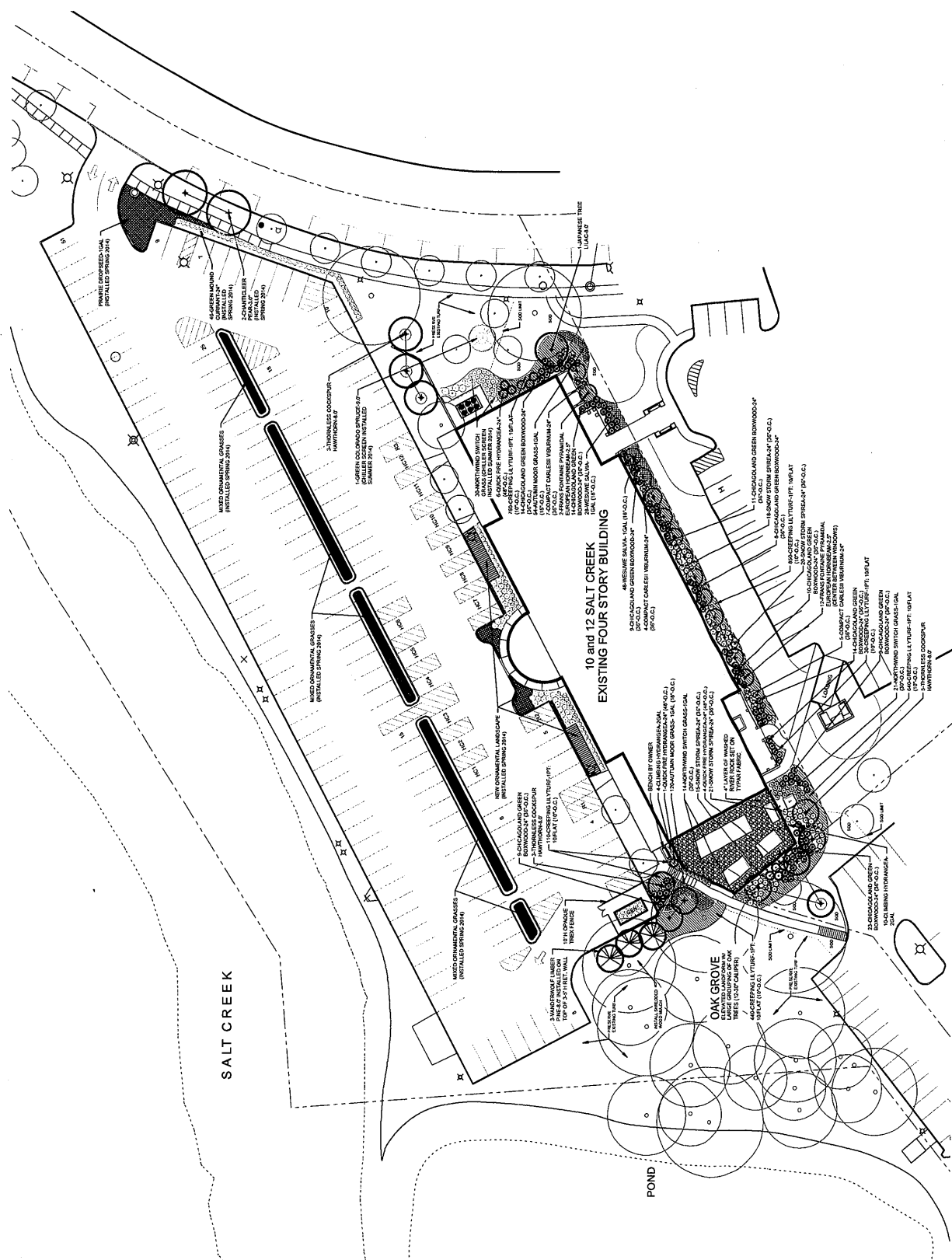
Following a motion to recommend approval of the proposed site plans, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the site plans to use Trex fencing for the mechanical equipment and generator screening subject to the following condition:

- An updated landscape plan must be submitted for landscaping details around the generator (attached).

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.



10 and 12 Salt Creek Lane

MedProperties Group

Appearance Review

Plant Material List

Botanical Name	Common Name	Size	Qty	Remarks
Shade, Intermediate, and Evergreen Trees				
Carpinus b. 'Frans Fontaine'	Pyramidal European Hornbeam	2.5" C	14	Matching Specimens
Crataegus c. var. inermis	Thornless Cockspur Hawthorn	8.0' clump	11	Matching Specimens
Syringa reticulata	Japanese Tree Lilac	8.0' clump	1	Specimen
Pinus flexilis 'Vanderwolf'	Vanderwolf Limber Pine	8.0' H	3	Matching Specimens
Flowering and Evergreen Shrubs				
Buxus 'Glencoe'	Chicagoland Green Boxwood	24" S	121	Matching Specimens
Hydrangea p. 'Bulk'	Quick Fire Hydrangea	30" H	11	Matching Specimens
Spiraea x. media 'Darsnorm'	Snow Storm Spirea	24" H	74	Matching Specimens
Viburnum carlesii 'Compactum'	Compact Carlesii Viburnum	24" H	16	Matching Specimens
Perennials, Groundcover, Vines, and Ornamental Grasses				
Liriope spicata	Creeping Lilyturf	1 pt.	2,830	10"-O.C.
Hydrangea a. subsp. Petiolaris	Climbing Hydrangea	3 gal.	14	
Panicum v. 'Northwind'	Northwind Switch Grass	1 gal.	35	30"-O.C.
Salvia n. 'Wesuwe'	Wesuwe Salvia	1 gal.	76	18"-O.C.
Sesleria autumnalis	Autumn Moor Grass	1 gal.	174	18"-O.C.

HINSDALE PLAN COMMISSION

RE: Case A-23-2015, 10 Salt Creek Ln. – Applicant: Med Properties, Bill Dvorak

Request: Major Adjustment review to previously approved Exterior Appearance and Site Plan (O2015-04).

DATE OF PLAN COMMISSION REVIEW: September 9, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: October 6, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant representative, Kenton Rehmer (Eckenhoff Saunders Architects) reviewed that the purpose for the new proposed trash loading area is to serve the 12 Salt Creek building.
2. The applicant confirmed there is no net change in impervious area (lot coverage) by removing a parking space and shrinking the drop off zone at the north east corner of the lot. This was verified later again during the presentation regarding the "Area Reserved for Future Equipment" labeled on the site plan.
3. The applicant reviewed the two additional sidewalks on the north end of the lot, as a request by the Village. (in question currently, email sent to applicant)
4. The applicant reviewed Trex as the proposed material for both trash enclosures on the north east and south east ends of the lot. The architect also reviewed other similar enclosure examples of the area.
5. The applicant pointed out the additional landscaping, including 3 additional (net gain on the site) trees and new shrubbery on all sides of the new loading zone and trash enclosure.
6. The PC asked to clarify the function of the loading zone. The applicant explained it would serve as the loading zone for deliveries for 12 Salt Creek Ln. (building north of 10 Salt Creek Ln.).
7. The applicant reviewed removing a parking spot and replaced it with an off-lot space owned by Med Properties. This was later asked by the PC if this was allowed. Staff reviewed the initial staff report referencing Section 9-104 (D)(3), allowing remote parking spaces. Staff asked the applicant to confirm the required 108 parking spaces of the new site plan. The applicant replied that this is correct.
8. The PC asked about the area labeled "Area Reserved for Future Equipment by Tenant". The applicant explained this area would serve cooling equipment for imaging equipment. The applicant acknowledged that future exterior appearance review approval would be necessary in the future.
9. The PC asked why the use of Trex. The applicant replied it matches with the existing cedar enclosures nearby. Moreover, he explained that cedar wears down while Trex was specifically designed to retain its color.
10. General disapproval, per the 2 nay votes revolved around the use of Trex material.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," two (2) "Nayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans to use Trex fencing for the trash enclosures and new loading zone.

Following a motion to recommend approval of the proposed site plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," two (2) "Nayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the site plans to use Trex fencing for the trash enclosures and new loading zone.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

HINSDALE PLAN COMMISSION

RE: Case A-24-2015 – Applicant: CCSI Agent for Sprint

Request: Exterior Appearance Plan Review within 250 feet of a Single-Family Residential District for additional cell phone equipment at an existing location and on existing infrastructure.

DATE OF PLAN COMMISSION REVIEW: September 9, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: October 7, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant's proposal to install: two (2) new antennas, (2) new remote radio units (RRU) on an existing antenna mount on an existing Hinsdale Hospital smokestack with a new hybrid cable routed on the exterior of the smokestack, vertically, using new hoisting grips on existing J-hooks. The applicant also reviewed the proposed new growth cabinet on an existing steel platform next to existing equipment cabinets and concrete pad.
2. The applicant stressed that the new equipment will be placed in locations consistent with the existing hardware and colored to match.
3. The applicant explained the reason for the new telecommunications equipment is due to an engineering analysis that showed a gap in the coverage area.
4. The Plan Commission showed general interest for a comprehensive list of existing cell phone equipment locations and its carrier/equipment owners; in particular, if it is located near residential districts.
5. The Plan Commission asked if there was a public notice sent for the application and meeting. Staff replied yes, a 250 foot notice was necessary per the Code and received no questions or comments relevant to the equipment. Further, there were no comments after the Chairman asked if there were any public comments from the audience.
6. The Plan Commission, in general, expressed that the proposed equipment appears to make no noticeable difference to the appearance of the smokestack.
7. A few members of the Plan Commission expressed concern for approving future new telecommunication equipment, without a long term Village plan to potentially limit the number of them. A vote against the application stems from this premise.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan for additional new cell phone equipment on existing infrastructure at 120 N. Oak Street – Hinsdale Hospital.

Following a motion to recommend approval of the proposed site plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President

and Board of Trustees approve the site plan for additional new cell phone equipment on existing infrastructure at 120 N. Oak Street – Hinsdale Hospital.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

HINSDALE PLAN COMMISSION

RE: Case A-26-2015 – Applicant: Vine Academy (Amanda Vogel) at 125 S. Vine St.

Request: Major Adjustment to Planned Development/Special Use for up to 180 Students in IB District

DATE OF PLAN COMMISSION REVIEW: October 14, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: November 3, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant's proposal to increase the maximum student enrollment from 50 to 180. It was clarified however, that the Board of Trustees approved the request for 20 additional students for a maximum of 70.
2. The applicant explained the reason for additional students was due to growth in the school. Ms. Vogel introduced herself as the director and owner of Vine Academy. She indicated that she has been at the location for the last 3 years, starting with 11 students to the current 50. Ms. Vogel also explained the building at 125 S. Vine (former Zion Lutheran School building) used to hold a little over 200 students.
3. The applicant explained another function of the request is to plan for when the school will potentially outgrow the space. Thus, finding out what is potentially allowed will serve its planning process.
4. The Plan Commission asked if the name of the school was ever "Nurturing Wisdom Tutoring". This was confirmed by the applicant.
5. The Plan Commission asked how they plan to stagger the drop off times to prevent potential traffic issues. Ms. Vogel explained that there are 4 distinct, grade based programs that already follow staggered pick-up times. She also intends to plan for ways to prevent wrapping around the block as the school grows.
6. The Plan Commission asked the applicant how long they expect the approved 70 maximum students to be a limitation at Vine Academy. She replied it should be OK for the current school year. She also noted that she does not want the school to grow any faster, as experienced recently.
7. The Plan Commission asked if there would be an issue with seeing how the 70 students would affect the area, and to subsequently apply again next summer based on the experience. Ms. Vogel replied she's OK with that. However, her goal was to secure a long term plan goal for the space.
8. The Plan Commission strongly expressed concern for the potential traffic and its affect to the residential neighborhood. It was also brought up that the area is a buffer zone between businesses and the residential district.
9. The Plan Commission, in general, explained that they are not comfortable with the requested full amount of 180 students. Zoning Code section 11-602(E) was referenced by a Commissioner, to be considered when reviewing special use permits. However, the Commission also wanted to make sure the school would be allowed to grow, should the demand exceed 70 students during the school year.
10. For consideration of additional students over 90, the Plan Commission would like to see a detailed traffic, pick-up and drop off plan. In addition, neighborhood meeting(s) was also requested for any potential requests.

11. The Plan Commission asked a representative of Zion Lutheran Church if any resident has approached them in regards to the proposal. He responded no. In response to another question, he explained that the school building has been there since 1930 and an addition was completed in 1960.

II. RECOMMENDATIONS

Following a motion to recommend approval for up to a maximum of 90 students, the Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes," and zero (0) "Nay," (a Commissioner resigned) recommends that the President and Board of Trustees approve the major adjustment to a planned development/special use for up to a maximum of 90 students.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

HINSDALE PLAN COMMISSION

RE: Case A-30-2015 – Applicant: Lee Wisch (Property Owner of 50 S. Washington St.)

Request: Exterior Appearance Plan Review for Façade Improvements to a Commercial Building at 50 S. Washington

DATE OF PLAN COMMISSION REVIEW: October 14, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: November 3, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant's proposal to replace the 4 windows, shutters, awning, and complete tuckpointing and new paint on the façade of his building at 50 S. Washington Street.
2. Chairman Byrnes asked for clarification of the color on the windows and awning. The applicant replied it is black.
3. The Plan Commission asked when the building was built. The applicant responded in 1978, and pointed out that it is one of the first buildings downtown.
4. The Plan Commission expressed support for the proposed work and commented that it is an improvement of the current facade.

II. RECOMMENDATIONS

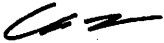
Following a motion to recommend approval of the proposed exterior appearance plan, the Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes," and zero (0) "Absent," recommends that the President and Board of Trustees approve the Exterior Appearance Plan Review for Façade Improvements to a Commercial Building at 50 S. Washington.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: November 2, 2015
Re: 20 E. Ogden – Esposito & Staubus LLP on behalf of Anthony LaMantia
Scheduling of Public Hearing for Text Amendment to allow Remodeling and Showrooms
in the O-2 District as a Permitted Use or Special Use

BACKGROUND

Summary

The applicant, LaMantia Design & Construction Company, needs a text amendment to allow showrooms in the O-2 district. Currently, the Code only allows interior design and decorating services in the O-2 district, not showrooms. The applicant's business plan includes "Remodeling" services and showrooms for "Interior Design, Remodeling and Decorating Services." If this is approved by the Board of Trustees, LaMantia plans to purchase and establish its business at 20 E. Ogden Ave (O-2 district).

The first step for a text amendment application is preliminary consideration by the Board of Trustees (BOT) to determine as to whether it merits a hearing and review by the Plan Commission (PC). On October 20, 2015, the Board unanimously approved to refer the application to the PC for a public hearing of the text amendment, to allow remodeling services and showrooms in the O-2, Limited Office District, as a permitted use or a special use.

Application

Currently, the permitted uses in the office districts O-1, O-2 and O-3 allow, "Interior design and decorating services, but not including painters and paperhangers or showrooms or retail sales on the premises," per Section 6-103(E)(14). The Village of Hinsdale has received a Zoning Code Text Amendment application from Nicholas Esposito, Burr Ridge, Illinois, an attorney on behalf of Anthony LaMantia, requesting to allow (proposed in **bold**) "Interior design **and remodeling** and decorating services **including showrooms**, but not including painters and paperhangers or showrooms or retail sales on the premises" in the O-2 Limited Office District (Attachment 1).

Analysis

Per the Zoning Code, the O-2 district is designed to provide for the general needs of business and professional offices and related business uses on smaller sites in scattered areas throughout the Village.

Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses. Staff has counted seven (7) scattered O-2 districts in the Village. Six (6) of the seven (7) districts abut arterials such as Ogden Avenue and Chicago Avenue (Attachment 2). Six (6) of the seven (7) are surrounded by both residential and non-residential zoning districts. The subject property in particular abuts R-4 Single Family Residential to the north and south and O-2 Limited Office to its east and west.

The applicant's text amendment application explains and illustrates the proposal, per the factors the PC should weigh, among other factors, according to Section 601(E):

- 1) The consistency of the proposed amendment with the purposes of this code.
- 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, including changes, if any, in 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 its 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.

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 Board of Trustees for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.

At the October 20, 2015, BOT meeting, the Board unanimously approved to refer the application to the PC for a public hearing of the text amendment to allow remodeling services and showrooms in the O-2, Limited Office District, as a permitted use or a special use.

The purpose of the application at the November 11, 2015, Plan Commission meeting is to schedule the public hearing to consider both the text amendment and special use. No discussion will take place except to determine the time and date of the hearing.

Attachments:

Attachment 1 – Text Amendment Application Request and Exhibits

Attachment 2 - Special Use Permit Criteria Application

Attachment 3 – Zoning Map with O-2 Limited Office Districts Highlighted



**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 20 East Ogden, Hinsdale, IL

Description of the proposed request: Text Amendment to Hinsdale Village Code, Title 6, Sec. 6-103: Permitted Uses: E. Services: 14. Interior design and Decorating Services -- to include Showroom

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 Rider, Par. 1.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
See Attached Rider, Par. 2.
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.
See Attached Rider, Par. 3.

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

See Attached Rider, Par. 4.

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

See Attached Rider, Par. 5.

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

See Attached Rider, Par. 6.

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

See Attached Rider, Par. 7.

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

See Attached Rider, Par. 8.

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

See Attached Rider, Par. 9.

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.

See Attached Rider, Par. 10.

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.

See Attached Rider, Par. 11.

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.

See Attached Rider, Par. 12.

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

See Attached Rider, Par. 13.

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.

See Attached Rider, Par. 14.

**Rider to
Text Amendment Application
Title 6, Sec. 6-103:
Permitted Uses: E. Services: 14. Interior design and Decorating Services**

1. The consistency of the proposed amendment with the purpose of this Code.

The current text states: Hinsdale Village Code, Title 6, Sec. 6-103: Permitted Uses: E. Services: 14. Interior design and decorating Services (7389), but not including painters and paperhangers or showrooms or retail sales on the premises.

Applicant/Purchaser requests a text amendment to state: "Interior design *and remodeling* and decorating services *including showrooms* but not including painters and paperhangers or showrooms or retail sales on the premises."

The office districts accommodate a range of suburban office space alternatives in keeping with the residential and local business atmosphere in the village.

The requested Text Amendment of the O-2 District meets the general needs of businesses and is compatible with the needs of Sec. 6-101.

The Text Amendment would permit a showroom within the premises adjacent to office and conference rooms for purposes of displaying kitchen cabinetry and related products. No products are sold retail. No products will be warehoused or fabricated on site. The building is setback from Ogden Avenue and therefore the proposed Showroom will have limited if any street visibility.

The subject site is an existing one-story split-level office building West of York Road on the South side of Ogden Avenue. It is currently owner-occupied. It has been primarily leased by medical practitioners to medical practitioners. The owner-seller, including Dr. Helge Frank, states that a majority of the building has been vacant for almost two years.

Adjacent property to the North across Ogden includes a gas station, office buildings, and residential. To the East there is a variety of retail, commercial and office business. The adjacent property to the West is zoned O-2. The adjacent property to the South is zoned R-4.

The O-2 limited office district is designed to provide for the general needs of business and professional offices and related business uses on smaller sites in scattered areas throughout the village. Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

Upon purchase, the site will be owner-occupied. Applicant/Purchaser intends to maintain and enhance the existing architecturally consistent and compatible structure and landscaping. The requested Text Amendment will have no negative impact on the surrounding properties, but rather will upgrade and enhance the existing building and exterior site features.

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.

The Text Amendment would allow flexible office use and other existing uses in the area, including similar to the substantially similar office and showroom to the East of York Road, except that Applicant's showroom would be far less visible than that of the substantially similar office to the East of York Road.

To the East of York Road are a grocery store, car dealerships, rug cleaners, a bank, and insurance company, a wellness clinic, a shredding company, a medical office, and a gas station. From York Road west to the subject premises there is a donut shop, a tire shop, an office building with various businesses including a construction company, and a retail audio store. To the North of Ogden is gas station, office buildings and residential. To the South of the premises is residential. To the West of the premises is a parcel zoned O-2 and then residential.

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.

See 2 above. The trend of development is various forms of flexible office and other business uses, some retail. The text amendment is consistent with the trend including the fact that, among other varied businesses, East of Ogden is a substantially similar business.

4. 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 has been mostly vacant for almost two (2) years. Its tenants were/are medical practices. Because of substantial additional construction and new construction in the vicinity, medical practitioners are moving into larger medical parties or larger medical practitioner use buildings. The current owners, doctors, have been unable to lease and/or sell the building to other medical practitioners.

The value of the subject property is diminished by the existing O-2 classification in that it inhibits office use flexibility including as here non-over-the-counter product display which is incidental to sales functionality.

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

The purchaser intends to renovate and upgrade the exterior, interior, parking lot and landscaping, and thereby enhance the site. Further, there will be sales tax revenue which currently does not exist from the site.

There would be no emissions, no noxious odors; no off-street parking; no change in the character of the general office use of the site.

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

There should be no negative affect to adjacent properties. Rather, the text amendment will enhance the ability for the mostly empty building to be sold for

office use. It will have no effect on the use and enjoyment of adjacent property owners. The building is setback from Ogden. The proposed Showroom is thus also setback and with limited effect upon adjacent property owners across Ogden Avenue to the North.

Further, the exterior and landscaping upgrades and enhancements will increase the visible enjoyment of the premises.

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

There should be no negative affect to the value of the adjacent properties. Further, the exterior and landscaping upgrades and enhancements will increase the visual appeal of the premises.

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

This is not applicable to the Application.

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

In office sales will be the primary function of the Applicant/Purchaser. The showroom is an integral part of the office and conference setting for those sales.

Among other uses, the site is presently zoned for: "Interior design and decorating services (7389), but not including painters and paperhangers or showrooms or retail sales on the premises." Essentially, the purchaser will be using offices and conference rooms to sell design and installation services for kitchen and

other interior remodeling. The Showroom is ancillary to its central function and is used to display and demonstrate the type of products being offered.

The products are shipped from an off-site facility directly to the home-sites being remodeled, and are not sold "over-the-counter." No product will be fabricated or warehoused at the site. Product will be shipped direct from the manufacturer to the remodeling customer. There will be limited if any retail out-the-door sales on the premises; except for the occasional pick-up of a handle, drawer stop and the like.

By comparison, there is a retail over-the-counter audio business with Showroom just to the East of the subject site within the same O-2 district.

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.

Most business is conducted via appointment and telephone. There is limited walk-in business. There exists a wide entry point for ingress to and egress from a large parking lot and code-sufficient outdoor parking to the North, East and Northeast of the existing building. The text amendment in and of itself will not impact ingress and egress, nor traffic conditions in the immediate vicinity any more than other current use of the site medical patients.

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.

The existing building has adequate utilities and essential public services 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.

The facility has been more than fifty percent (50%) vacant for almost two (2) year, resulting from the consolidation and physical move of a medical practice. There is a single smaller medical practice tenant that will vacate when the sale is closed.

There are new major medical facilities being constructed and/or remodeled within one mile and primarily to the East of the site. On information and belief from the Seller, Dr. Helge Frank, medical groups would not purchase such a small facility. Seller has also been unable to find replacements tenants.

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

a. Like the substantially similar business located on Ogden Avenue just East of York Road, the Applicant/Purchaser has done and continues to do business with Hinsdale residents and residents in the surrounding communities.

b. Where the site occupants currently do not pay sales tax to any material degree, the proposed amendment will allow a sales tax paying occupant to display its products to existing and prospective Hinsdale and other area customers.

c. The amendment will allow the Applicant/Purchaser to move his office closer to his customer base for his and their mutual benefit. The purchaser intends to enhance the exterior look of the building, parking lot and landscaping.

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.

The proposed text amendment intends to maintain current codes while addressing a special need that has minimal if any impact to the surrounding properties and the permitted uses, while providing business opportunity consistent with the needs of the community.

Ingress and egress will not be materially greater than the current medical practitioner use when the site was fully occupied. There is more than code-required on-site parking.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>Anthony LaMantia</u>
Address: <u>9100 Ogden Ave.</u>
City/Zip: <u>Brookfield, IL 60513</u>
Phone/Fax: (<u>708</u>) <u>387</u> / <u>9900</u>
E-Mail: _____

Owner
Name: <u>Same</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

Name: <u>Peter F. Tromp</u>
Title: <u>Principal, Tromp Architects</u>
Address: <u>4711 Willow Springs Rd., Ste. 8</u>
City/Zip: <u>La Grange, IL 60525</u>
Phone/Fax: (<u>708</u>) <u>588-1956</u> / _____
E-Mail: <u>tromparchitects@sbcglobal.net</u>

Name: <u>Nicholas F. Esposito</u>
Title: <u>Partner, Esposito & Staubus LLP</u>
Address: <u>7055 Veterans Blvd., Unit B</u>
City/Zip: <u>Burr Ridge, IL 60527</u>
Phone/Fax: (<u>630</u>) <u>323-5310</u> / _____
E-Mail: <u>nfe@eslaw500.com</u>

<p>Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)</p> <p>1) <u>None</u></p> <p>2) _____</p> <p>3) _____</p>

II. ~~SITE INFORMATION~~

Address of subject property: 20 East Ogden Avenue, Hinsdale, IL

Property identification number (P.I.N. or tax number): 09 - 01 - 120 - 003

Brief description of proposed project: Purchase and Renovation of Existing Office Building and Landscaping

with no building additions or other structural improvements. Purchaser to retain the office use for purposes of display and sale of

remodeling and home improvement services in the greater Hinsdale area. The site will be owner-occupied.

General description or characteristics of the site: The site is a mostly vacant medical practice office building.

There is one medical practice tenant. The site contains an underground garage and ample exterior code-compliant parking.

The site has an existing exterior handicap ramp.

Existing zoning and land use: O-2 Office

Surrounding zoning and existing land uses:

North: O-2 Office and R-4 Residential (across Ogden Ave.)

South: R-4 Residential

East: O-2 Office

West: O-2 Office

Proposed zoning and land use: O-2 E.14. Office - Interior Design Services (with Showroom)

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☒ Map and Text Amendments 11-601E

Amendment Requested: Text Amendment

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 20 East Ogden, Hinsdale

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	25,000 S.F.	40,902 S.F.
Minimum Lot Depth	125 FT.	250 FT.
Minimum Lot Width	100 FT.	201.7 FT.
Building Height	40 FT.	22 FT.
Number of Stories	3	1
Front Yard Setback	25 FT.	79.9 FT.
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	10 FT./10 FT.	14.4 FT./24.6 FT.
Rear Yard Setback	20 FT.	36.9 FT.
Maximum Floor Area Ratio (F.A.R.)*	20,451 S.F. (50%)	13,617 S.F.
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	32,721.6 S.F. (80%)	23,425 S.F.
Parking Requirements	33 STALLS	33 STALLS
Parking front yard setback	25 FT.	32 FT.
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	1	1
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 30th day of September, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

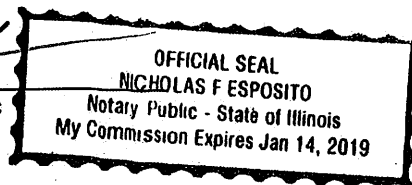
Signature of applicant or authorized agent

ANTHONY LAMANTA
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 30th day of
September, 2015.

[Signature]
Notary Public



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

Application for Certificate of Zoning Compliance

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

Applicant's name: Anthony LaMantia

Owner's name (if different): Same

Property address: 20 East Ogden, Hinsdale, IL

Property legal description: [attach to this form]

Present zoning classification: O-2, Limited Office District

Square footage of property: 40,902 SF

Lot area per dwelling: N/A

Lot dimensions: 209 x 299

Current use of property: Offices for Interior Design Services & Kitchen Showroom

Proposed use: ☐ Single-family detached dwelling
☒ Other: Office/Kitchen Showroom

Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☒ Other: O-2 Text Amendment to Allow Showroom

Brief description of request and proposal:

Site purchaser seeks text amendment to allow kitchen showroom along with offices/conference rooms

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>79.9'</u>	<u>25'</u>
interior side(s)	<u>14.4' / 24.6'</u>	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>36.9'</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>79.9'</u>	<u>25'</u>
interior side(s)	<u>14.4' / 24.6'</u>	<u>10' / 10'</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>36.9'</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>112.9'</u>	<u>100</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>22'</u>	<u>40' or 3 st.</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Maximum Elevations:

principal building(s):	<u>22'</u>	<u>40' or 3 st.</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>N/A</u>	<u>N/A</u>
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Total lot coverage:	<u>23,425 SF</u>	<u>32,721.6 S</u>
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Floor area ratio:	<u>13,617 SF</u>	<u>20,451 SF</u>
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Accessory building(s):	<u>N/A</u>
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Spacing between buildings: [depict on attached plans]

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

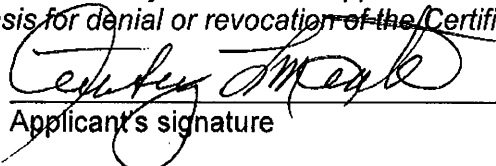
Number of off-street parking spaces required: 33

Number of loading spaces required: 1

Statement of applicant:

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

By:



Applicant's signature

Anthony LaMantia

Applicant's printed name

Dated: 9/30, 2015

09/17/2015



Windsor News

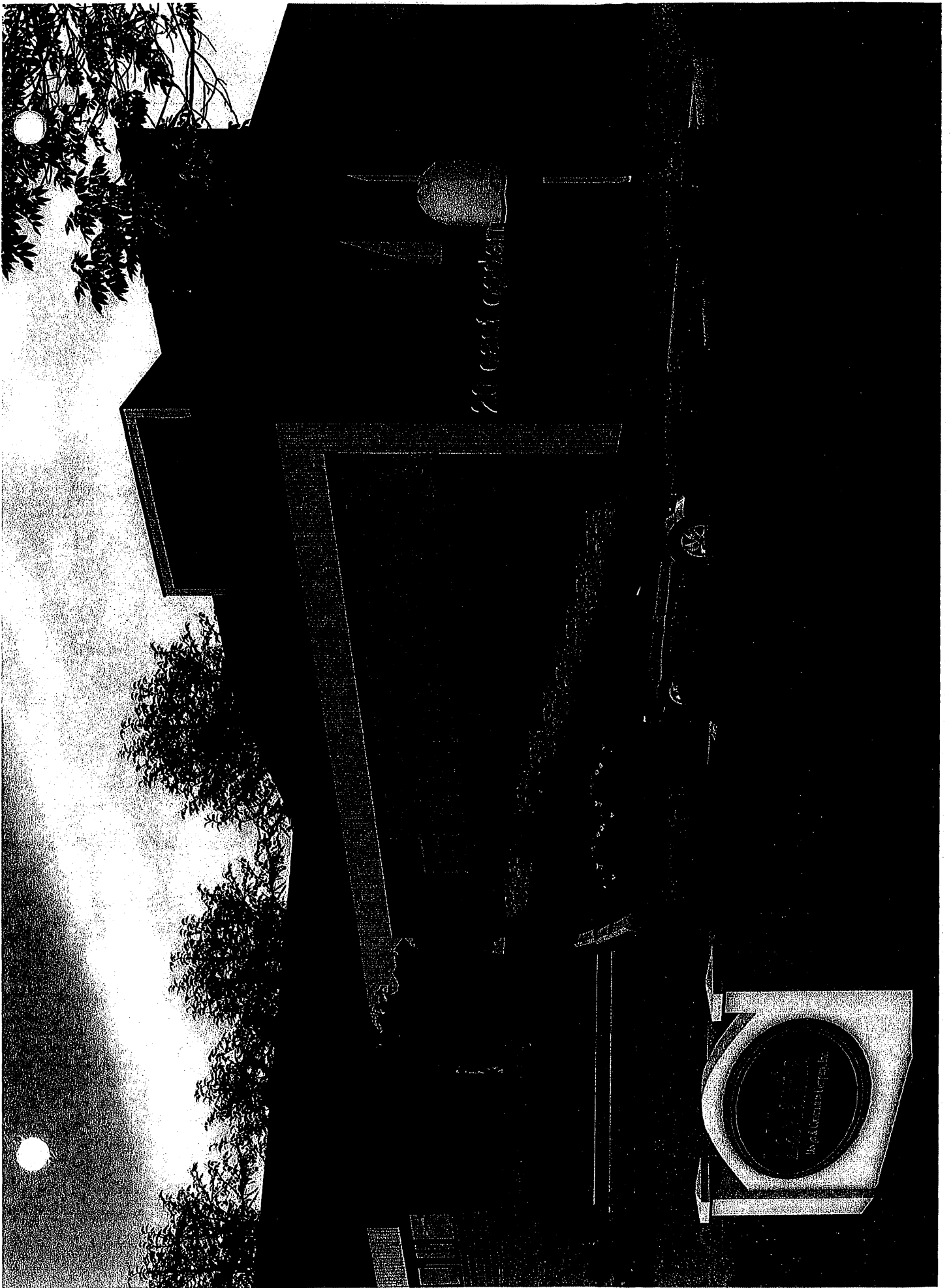
09/17/2015

09/17/2015



09/17/2015





THAT PART OF THE PROPERTY KNOWN AS THE OLD FULLERSBURG SCHOOL PROPERTY, BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DRAPE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

beginning at an iron pipe (LAND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GORDON AVENUE, U.S. ROUTE 34 (MAIN STREET), SAID POINT OF BEGINNING BEING 80.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE SOUTH 51°54'44" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 209.85 FEET TO AN IRON BOLT (LAND) BEING 20.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID BLOCK 3; THENCE SOUTH 89°00'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 100.00 FEET TO A POINT OF BEGINNING OF WARDEN'S RESUBDIVISION OF STEUDENBERG ADDITION TO MINNEAPOLIS, SAID BEGINNER'S RESUBDIVISION BEING RECORDED AS DOCUMENT NUMBER 88-31137; THENCE SOUTH 64°45'07" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 100.00 FEET TO A POINT OF BEGINNING OF WARDEN'S RESUBDIVISION OF STEUDENBERG ADDITION TO MINNEAPOLIS, SAID POINT BEING 28.93 FEET SOUTHERLY OF SAID NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG AS MEASURED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 28°02'07" EAST, ALONG THE EAST LINE OF SAID WARDEN'S RESUBDIVISION OF STEUDENBERG ADDITION TO MINNEAPOLIS, 124.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 IN E. A. GREENE'S RESUBDIVISION, THENCE NORTH 58°48'51" EAST, 124.56 FEET, TO AN IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY OF WEAVER GARFIELD AVENUE (FORMERLY NEWBERG AVENUE), LOCATED PER SAID POINT OF BEGINNING; THENCE NORTH 25°42'37" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 299.85 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCEMENT AT SMO IRON FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDON AVENUE, U.S. ROUTE 34 (HANN STREET), SARD POINT OF CONVEYANCE BEARS NO LINKS SOUTHWESTWARDLY OF SARD NORTHWEST CORNER OF BLOCK 3 IN PLEASERSBURGH; THENCE SOUTH 81°58'04" WEST, ALONG SARD SOUTHERLY RIGHT-OF-WAY LINE, 208.33 FEET TO THE POINT OF BEGINNING AT SMO IRON FOUND ON THE NORTHEAST CORNER OF LOT 2 IN E. A. BREZINA'S RESUBDIVISION; THENCE SOUTH 84°42'01" WEST ALONG SARD SOUTHERLY RIGHT-OF-WAY LINE, 120.00 FEET TO SMO IRON FOUND ON THE SOUTHWEST CORNER OF LOT 2 IN E. A. BREZINA'S RESUBDIVISION; THENCE SOUTHWESTWARDLY ALONG THE SOUTHWEST CORNER OF LOT 2 IN E. A. BREZINA'S RESUBDIVISION, 245.11 FEET TO THE POINT OF BEGINNING.

CONTRACT
4202 SQ. FT.

☐ **Standard of priority**
☐ **Special Safety status**
☐ **Call Stop**
☐ **Force**
☐ **Dismiss**

P.O.B. Point of Beginning
P.O.C. Point of Commencement

**NE corner of Block 1
in Stutenroth's Addition**

Lot 2 in E. J.
Brezina's Resubdivision
Doc. No. R65-33137

STATE OF ILLINOIS }
COUNTY OF KENDALL } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL AT OSWEGO, ILLINOIS THIS 29TH DAY OF SEPTEMBER, 2014.

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

NOTE.

Legal Description, and Liability Easement are shown herein per the Plat of Survey by Bollinger, Loch, and Associates, Inc., dated July 1983. The surveyor has not been provided a title commitment and this plat does not represent a full title search.

THE UNIVERSITY OF CHICAGO

Learn to Use Power

Aug 26 1984

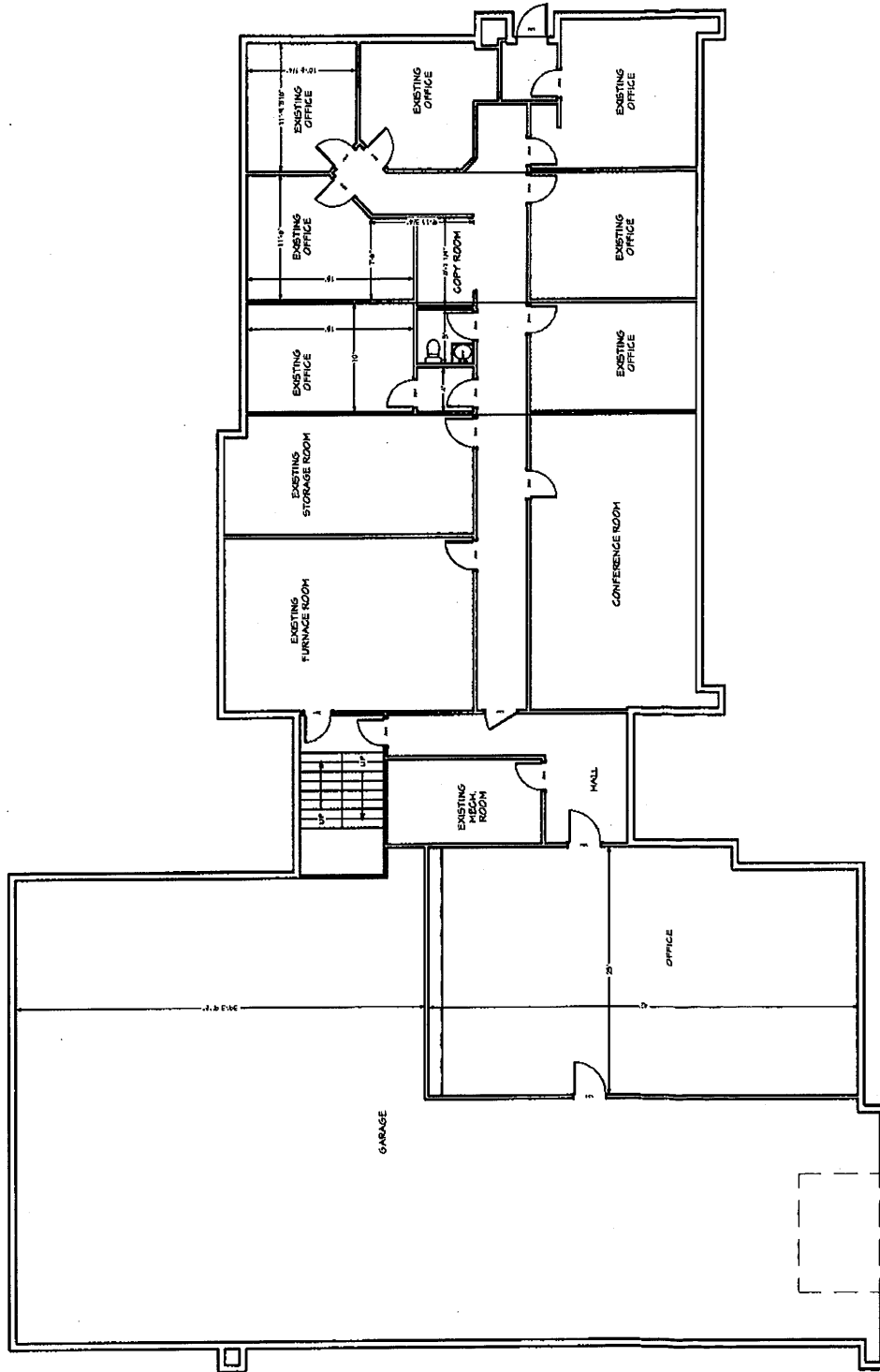


20 E. Ogden
Hinsdale, IL

Date: 9.11.15

SHOWROOM
LOWER LEVEL
FLOOR PLAN

Approved:
Date:



Scale: 1/16"=1'-0"

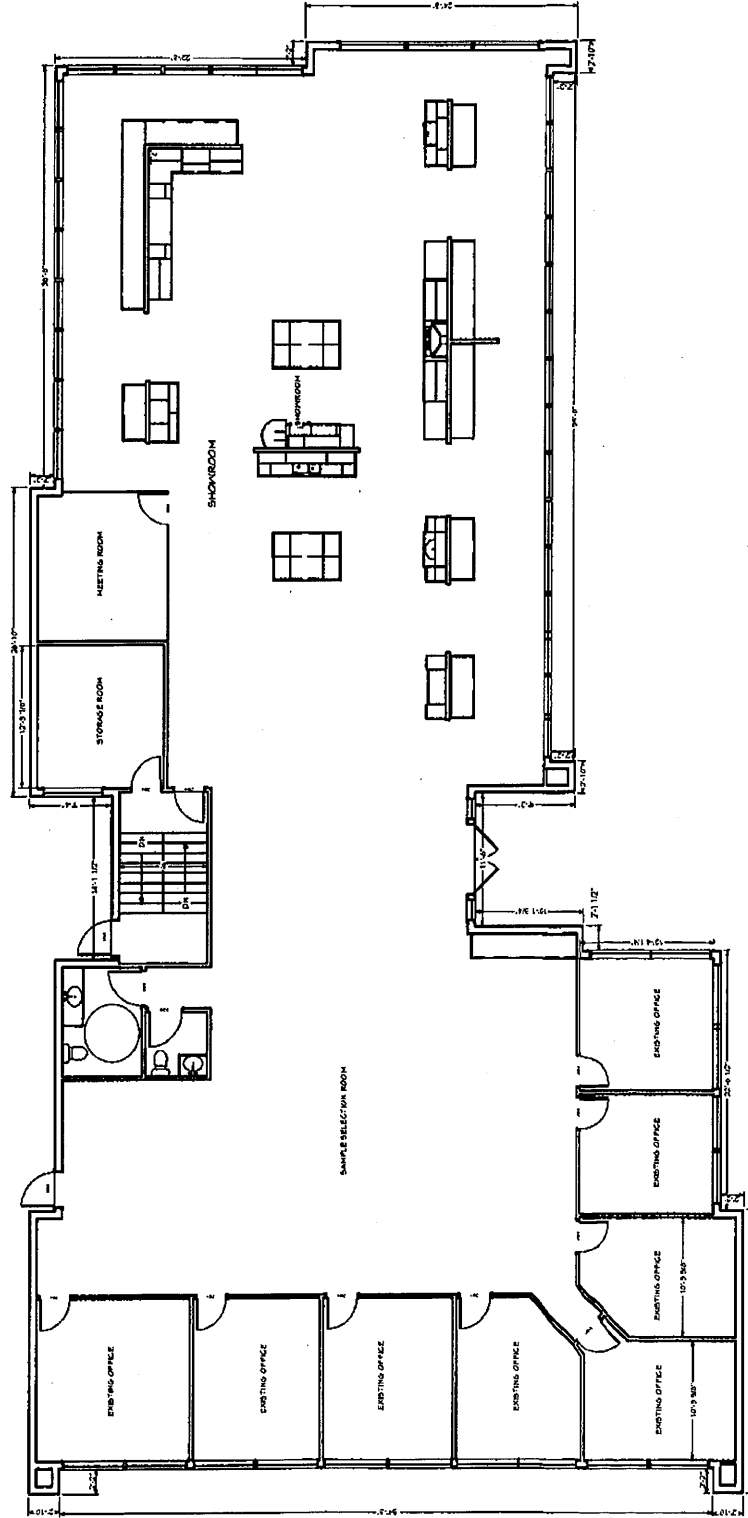


20 E. Ogden
Hinsdale, IL

Date: 9.11.15

SHOWROOM UPPER LEVEL FLOOR PLAN

Approved:
Date:



Scale: 1/16"=1'-0"

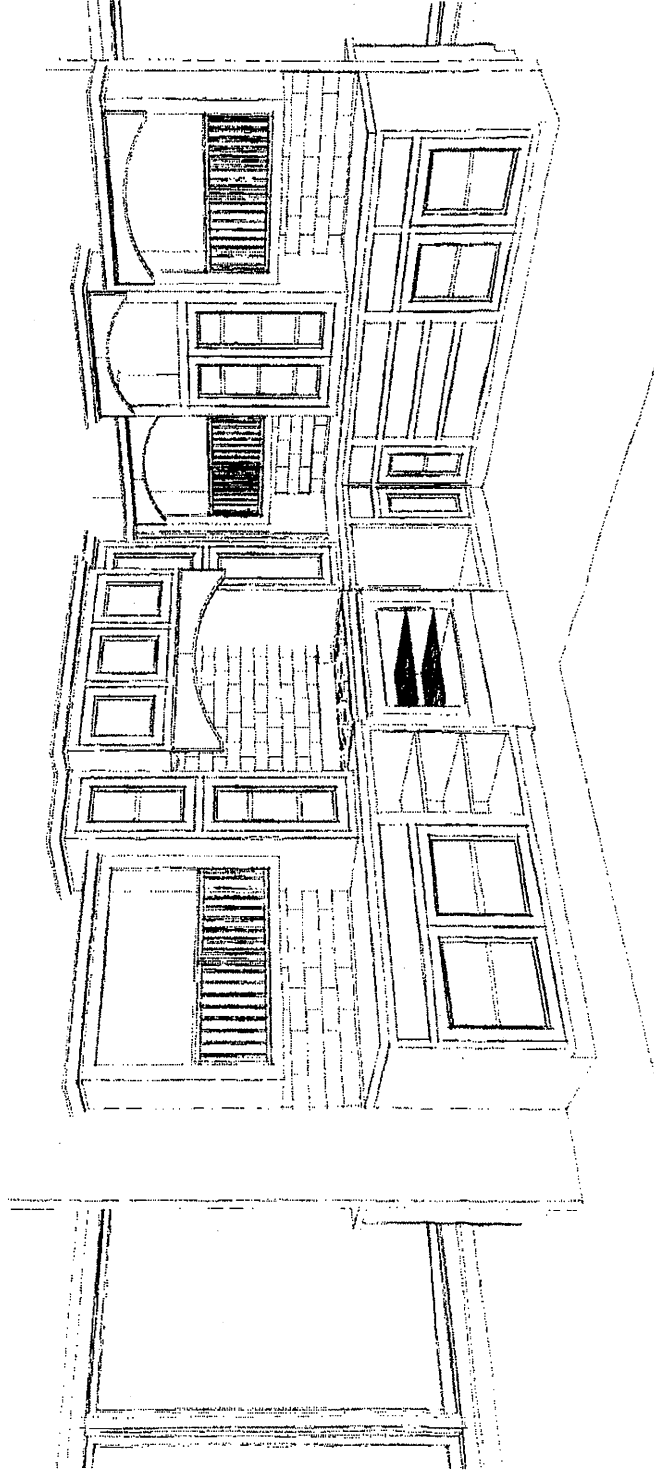


20 E. Ogden
Hinsdale, IL

Date: 9.11.15

SHOWROOM
PERSPECTIVES

Approved:
Date:



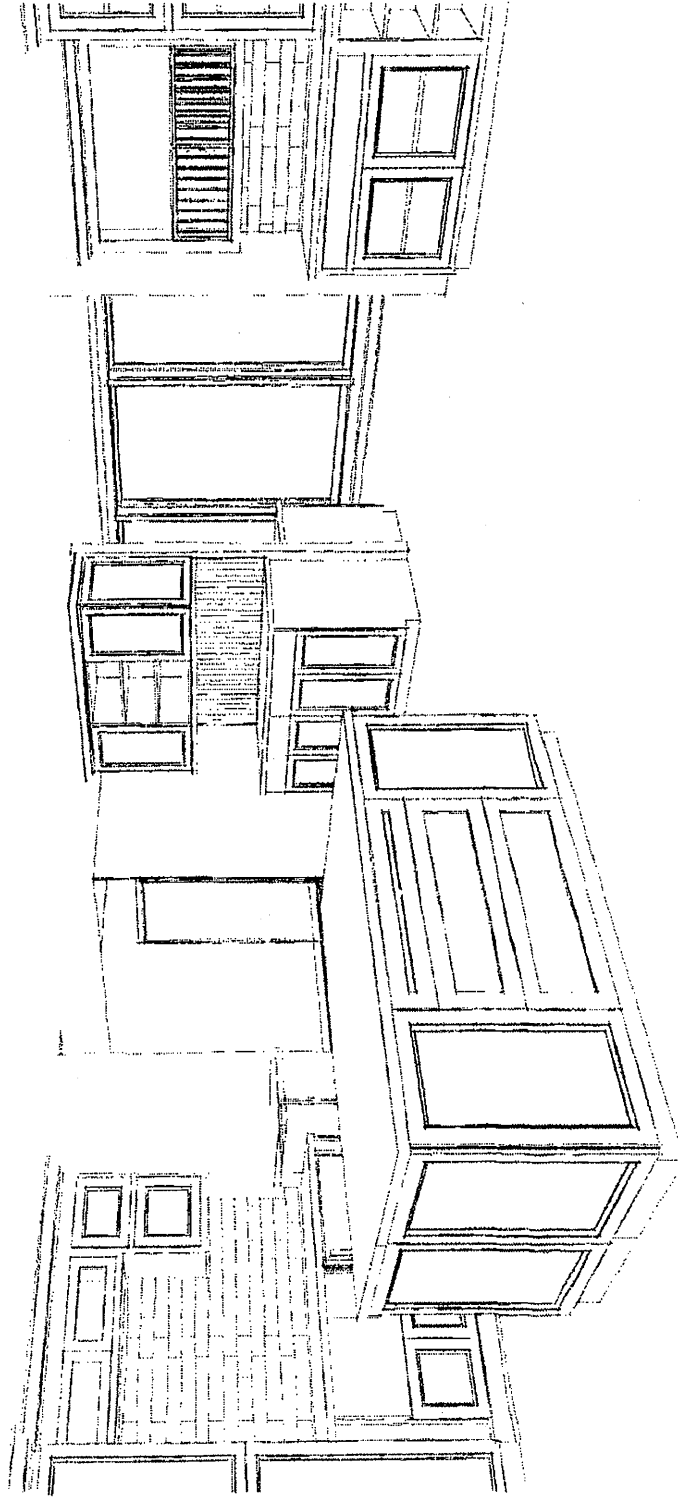


20 E. Ogden
Hinsdale, IL

Date: 9.11.15

SHOWROOM
PERSPECTIVES

Approved:
Date:



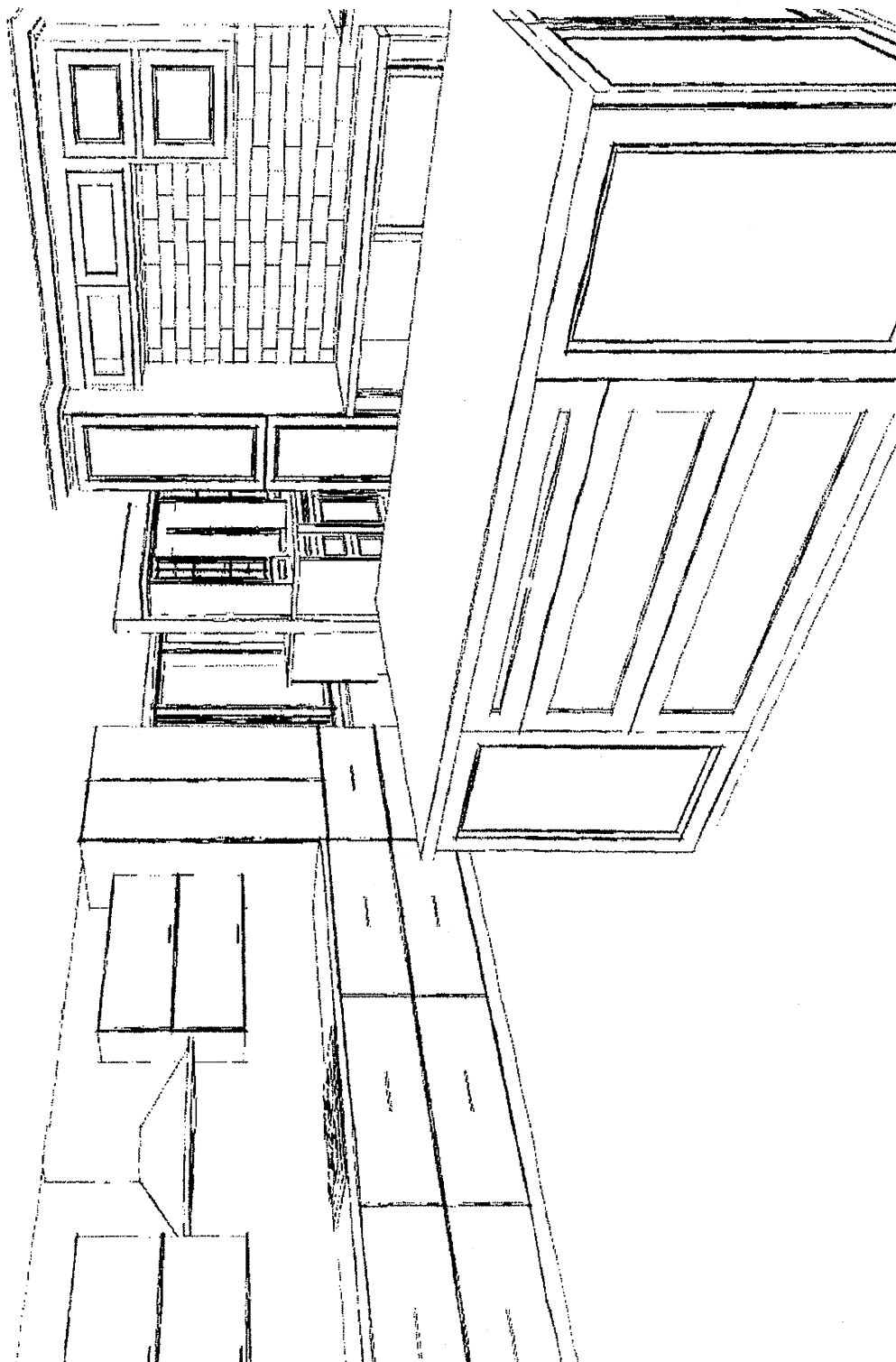


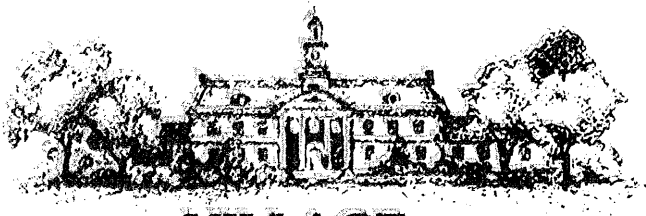
20 E. Ogden
Hinsdale, IL

Date: 9.11.15

SHOWROOM
PERSPECTIVES

Approved:
Date:





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 20 East Ogden Avenue, Hinsdale, IL

Proposed Special Use request: See Attached Rider, Par. 1

Is this a Special Use for a Planned Development? ☒ **No** ☐ **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 questions 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 Rider, Par. 1

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.

See Attached Rider, Par. 2

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

See Attached Rider, Par. 3

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.

See Attached Rider, Par. 4

5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

See Attached Rider, Par. 5

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.

See Attached Rider, Par. 6

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.

See Attached Rider, Par. 7

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.

Not Applicable.

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.

See Attached Rider, Par. 9

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.

See Attached Rider, Par. 9

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.

See Attached Rider, Par. 9

**Rider to
Special Use Permit Criteria
Title 6, Sec. 6-103:**

Permitted Uses: E. Services: 14. Interior design and Decorating Services

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.

The Applicant/Property Purchaser LaMantia seeks a Special use Application to Hinsdale Village Code, Title 6, Sec. 6-103: Permitted Uses: E. Services: 14. Interior design and Decorating Services -- to include Showroom.

The office districts accommodate a range of suburban office space alternatives in keeping with the residential and local business atmosphere in the village.

The requested special use Application of the O-2 District meets the general needs of businesses and is compatible with the needs of Sec. 6-101.

A. The special use application would permit a showroom within the premises adjacent to office and conference rooms for purposes of displaying kitchen cabinetry and related products.

B. No products are sold retail.

C. No products will be warehoused or fabricated on site.

D. The building is setback from Ogden Avenue.

E. The proposed Showroom will have limited if any street visibility.

The subject site is an existing one-story office building on the South side of Ogden Avenue, West of York Road.

The site is currently owner-occupied.

It has been primarily leased by medical practitioners to medical practitioners.

The owner-seller, including Dr. Helge Frank, states that a majority of the building has been vacant for almost two years.

The adjacent property to the West is zoned O-2.

The adjacent property to the South is zoned R-4.

The O-2 limited office district is designed to provide for the **general needs** of business and professional offices and related business uses on smaller sites in scattered areas throughout the village.

Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

Upon purchase, the site will be owner-occupied. For the first time, there will be sales tax revenue from the property.

Applicant/Purchaser intends to maintain and enhance the existing architecturally consistent and compatible structure and landscaping.

Applicant/Purchaser's architect is Peter Tromp of La Grange. Peter has worked often with the Village on other projects and understands the Village needs and requirements.

The requested special use Application will have **no** negative impact on the surrounding properties, but rather will upgrade and enhance the existing building and exterior site features (which are in general disrepair).

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.

The purchaser intends to renovate and upgrade the exterior, interior, parking lot, and landscaping, and thereby enhance the site.

There would be no emissions, no noxious odors; no off-street parking; no change in the character of the general office use of the site.

The special use application will enhance the ability for the mostly empty building to be sold for office use. It will have no effect on the use and enjoyment of adjacent property owners. The building is setback from Ogden. The proposed Showroom will have limited if any street visibility or visibility by adjacent property owners.

The exterior and landscaping upgrades and enhancements will increase the visible enjoyment of the premises. There should be no negative affect to adjacent properties.

Further, the exterior and landscaping upgrades and enhancements will increase the visual appeal of the premises. There should be no negative affect to the value of the adjacent properties

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.

The special use Application would allow flexible office use and other existing uses in the area, including similar to the Normandy Builders office and showroom to the East of York Road, except that Applicant/Purchaser's showroom would be far less visible than that of Normandy Builders. The proposed showroom will not be similarly visible.

The trend of development is various forms of office and other business, some retail.

To the North across Ogden includes a gas station, office buildings, and residential.

To the South of the premises is residential.

To the East, there is a variety of retail, commercial and office business including a grocery store, car dealerships, rug cleaners, a bank, and insurance company, a wellness clinic, a shredding company, a medical office, and a gas station.

West from York Road to the subject premises there is a donut shop, a tire shop, an office building with various businesses including a construction company, and a retail audio store.

To the West of the premises is a parcel zoned O-2 and then residential.

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.

The existing building has adequate utilities and essential public services to accommodate the uses permitted or permissible under the present zoning classification. The property slopes to Ogden Avenue at its northern border. Ingress and egress is easily accessible from the Ogden Avenue entrance and the parking garage runs along the east and southern sides of the building adjacent to the building and also has an existing handicap ramp making it accessible to police and fire personnel and equipment. There is a fenced and shielded refuse disposal area in the southeast corner of the parking lot away from the building.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Most business is conducted via appointment and telephone. There is limited walk-in business. There exists a wide entry point for ingress to and egress from a large parking lot and code-sufficient outdoor parking to the North, East and Northeast of the existing building. There is also an underground indoor garage.

The special use will not impact ingress and egress, nor traffic conditions in the immediate vicinity any more than other current use of the site medical patients.

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.

None; other than necessary to enhance the existing architecturally consistent and compatible structure and landscaping.

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.

The proposed special use application intends to maintain current codes while addressing a special need that has minimal if any impact to the surrounding properties and the permitted uses, while providing business opportunity consistent with the needs of the community.

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.

Not applicable.

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.

a. Like Normandy Builders located on Ogden Avenue just East of York Road, the Applicant/Purchaser has done and continues to do business with Hinsdale residents and residents in the surrounding communities.

b. Where the site occupants currently do not pay sales tax to any material degree, the proposed application will allow a sales tax paying occupant to display its products to existing and prospective Hinsdale and other area customers.

c. The application will allow the Applicant/Purchaser to move his office closer to his customer base for his and their mutual benefit. The purchaser intends to enhance the exterior look of the building, parking lot and landscaping.

***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.**

See 9.a.-c. above.

***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.**

Most business is conducted via appointment and telephone. There is limited walk-in business. There exists a wide entry point for ingress to and egress from a large parking lot and code-sufficient outdoor parking to the North, East and Northeast of the existing building. There is also an underground indoor garage.

The special use application in and of itself will not impact ingress and egress, nor traffic conditions in the immediate vicinity any more than other current use of the site medical patients.

The subject property has been mostly vacant for almost two (2) years.

Its tenants were/are medical practices.

Because of substantial additional construction and new construction in the vicinity, medical practitioners are moving into larger medical parties or larger medical practitioner use buildings.

The value of the subject property is diminished by the existing O-2 classification in that it inhibits office use flexibility including as here non-over-the-counter product display which is incidental to sales functionality.

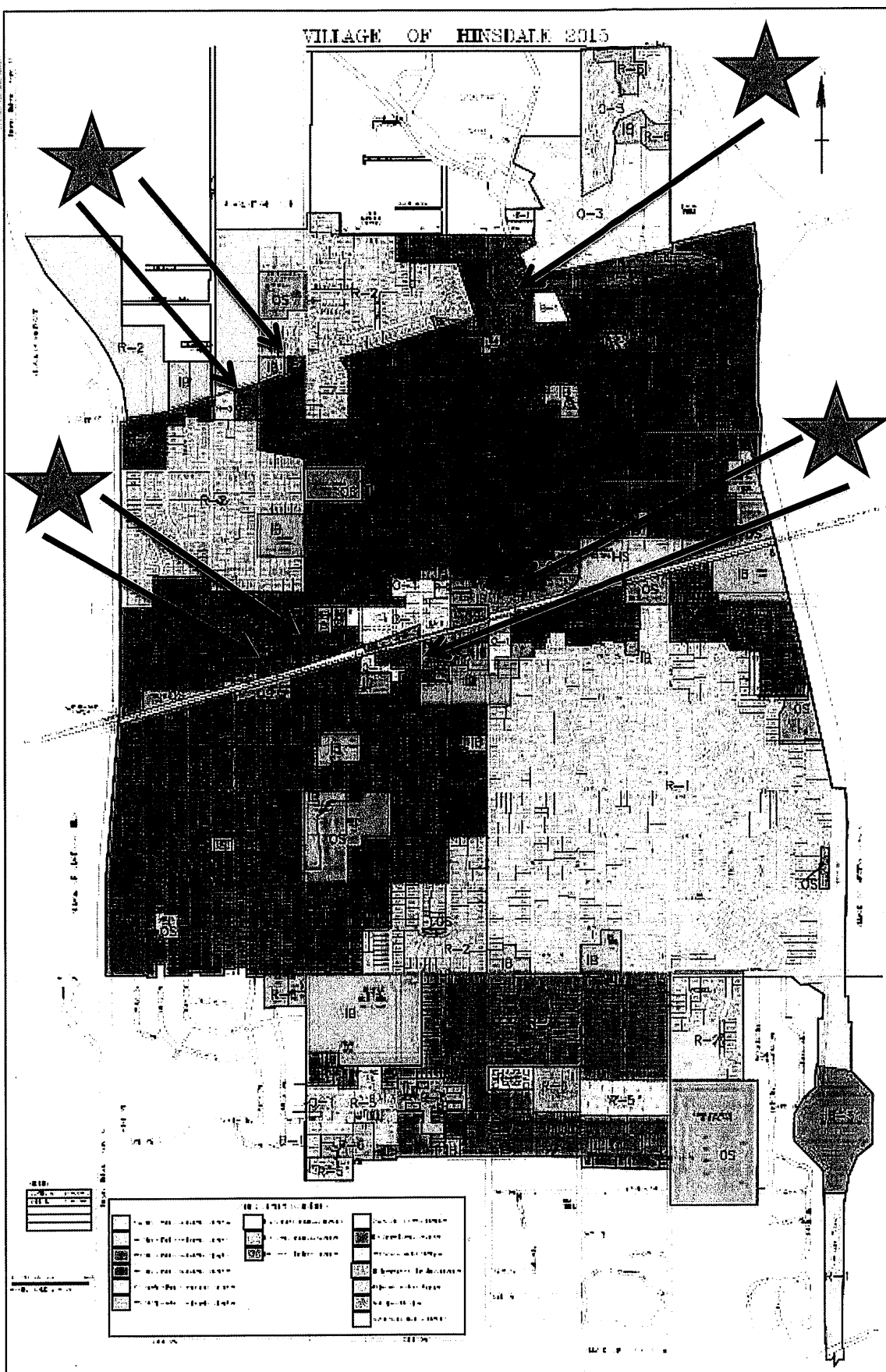
In-office sales will be the primary function of the Applicant/Purchaser. The showroom is simply an integral part of the office and conference setting for those sales.

The site is presently zoned for "Interior design and decorating services (7389), but not including painters and paperhangers or showrooms or retail sales on the premises." Essentially, the purchaser will be using offices and conference rooms to sell design and installation services for kitchen and other interior remodeling. The Showroom is ancillary to its central function and is used to display and demonstrate the type of products being offered.

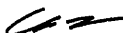
The products are shipped from an off-site facility directly to the home-sites being remodeled, and are not sold "over-the-counter." No product will be fabricated or warehoused at the site. Product will be shipped direct from the manufacturer to the remodeling customer. There will be limited if any retail out-the-door sales on the premises; except for the occasional pick-up of a handle, drawer stop and the like.

By comparison, there is a retail over-the-counter audio business with Showroom just to the East of the subject site within the same O-2 district.

Attachment 3: Village of Hinsdale Zoning Map and O-2 Districts



Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner
Date: November 2, 2015
Re: 222 E. Ogden Avenue – Exterior Appearance and Site Plan Review to Remove and Construct a New Entrance, Wall, Wall Sign and ADA Ramp in the B-3 District

BACKGROUND

Summary

The Village of Hinsdale has received an application from Cathy Harvey-Slawkin of Elm Creek Property Management, requesting for an exterior appearance and site plan review to remove the existing porch, ADA ramp and columns at the main entrance at 222 E. Ogden Avenue. The applicant also proposes to subsequently construct a new façade wall to install a new wall sign. The final component of the application includes constructing a new ADA ramp to the west of the main entrance, to replace the one to the east of the entrance (Attachment 1).

The public meeting notice requirements have been followed since the nonresidential property is within 250 feet from a single-family zoning district (Attachment 2).

Application and Analysis

The building is located on a major arterial at 222 E. Ogden Avenue in the B-3 General Business District. It abuts the (O-3) General Office district to the north, (R-4) Single Family Residential to the south, (B-3) General Business to the east and (B-3) and Design Review Overlay district to the west (Attachments 3 and 4). Of note, the Design Review Overlay district is mapped in areas that have the potential to provide cultural and civic benefits for the residents of the Village by reason of the prevalence of at least two of the following factors: historical interest, special character, historical architectural style, local architectural value, distinguished buildings or structures and/or transitional areas (Section 8-103).

The current building entrance features a four (4) column porch and a Palladian window feature that projects a classical expression (Attachment 5). Per the application, the proposed project would eliminate the front entry to construct a new masonry and aluminum entrance. For color, it will be dark charcoal and light grey. The two awnings over the side windows have been removed from the scope of work. The new wall above it would be flush with the building face, where an internally illuminated wall sign is proposed to be installed.

The sign is a discussion item to review the color gradient (also known as “color progression”) feature that transitions from green, to teal, to blue. Per Section 9-106(E)(2), signs shall not employ more than 3 colors. An exhibit of the proposed color gradient is attached to the sign application in Attachment 1. The proposed size is 14 feet 10 inches wide by 3 feet tall for an area of 44.5 square feet.

The final component of the application includes removing an existing ADA ramp on the east side of the entrance and constructing a new one on the opposite side. The applicant plans to relocate the landscaping from one side to the other. The new ramp is longer and adds 100 square feet to the lot coverage, which increases the total lot coverage ratio to 86 percent. However, this is under the maximum total lot coverage of 90 percent allowed in the B-3 district.

Per Section 11-606(E) and 11-605(E), the Plan Commission and Board of Trustees shall be guided by the following standards and considerations in passing upon applications for exterior appearance review:

1. *Quality Of Design And Site Development:* New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

(a) *Open Spaces:* The quality of the open spaces between buildings and in setback spaces between street and facade.

(b) *Materials:* The quality of materials and their relationship to those in existing adjacent structures.

(c) *General Design:* The quality of the design in general and its relationship to the overall character of neighborhood.

(d) *General Site Development:* The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile 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.

2. *Visual Compatibility:* New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

(a) *Height:* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

(b) *Proportion Of Front Facade:* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

(c) *Proportion Of Openings:* The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

(d) *Rhythm Of Solids To Voids In Front Facades:* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

(e) *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.

(f) *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.

(g) *Relationship Of Materials And Texture*: The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

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

(i) *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.

(j) *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.

(k) *Directional Expression Of Front Elevation*: A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Process

Pursuant to Section 11-604, the Chairman of the Plan Commission (PC) shall at the public meeting on the application for site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plans based on the standards set forth in subsection F1 of this section (11-604) and section 11-606.

Attachments:

- Attachment 1 – Exterior Appearance/Site Plan and Sign Application (and 11"x17" colored exhibits)
- Attachment 2 - Public Hearing Notice and Certification of Proper Notice
- Attachment 3 - Design Review Overlay District Map
- Attachment 4 - Zoning Map and Project Location
- Attachment 5 - Building Elevation Photos
- Attachment 6 - Plat of Survey



PLAN COMMISSION APPLICATION

Applicant

Name: Cathy Harvey-Slawkin
Address: 15 Spinning Wheel Rd #124
City/Zip: Hinsdale, IL 60521
Phone/Fax: (⁶³⁰) 371-1043 / _____
E-Mail: Cathy.Harvey-Slawkin@ahss.org

Name: Adventist Midwest Health
Address: 120 N. Oak Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 856-7525 /
E-Mail:

Name: Jeffrey A. Myers
Title: Architect
Address: 10395 Glen Abbey Close
City/Zip: Rockford, IL 61107
Phone/Fax: (⁸¹⁵) 540-5823 /
E-Mail: j.a.myers@mchsi.com

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

II. SITE INFORMATION

Address of subject property: 222 E. Ogden Avenue

Property identification number (P.I.N. or tax number): 09 - 01 - 209 - 003

Brief description of proposed project: New handicapped ramp and entrance. New facade at entry for new signage.

General description or characteristics of the site: Business - no change

Existing zoning and land use: B-3 General Business District

Surrounding zoning and existing land uses:

North: O-3 General Office

South: B-1 Community Business District and B-3

East: B-3 General Business District

West: B-3 General Business District

Proposed zoning and land use: No change to existing use.

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 222 E. Ogden Avenue

The following table is based on the B-3 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250 SF	54,764 SF
Minimum Lot Depth	125 FT	241.1 FEET
Minimum Lot Width	50 FT	215.1 FEET
Building Height	30 FT	19'-10"
Number of Stories	2 STORIES	2 STORIES
Front Yard Setback	25 FT	66 FEET
Corner Side Yard Setback	25 FT	NA
Interior Side Yard Setback	10 FT	19 FEET
Rear Yard Setback	20 FT	84 FEET
Maximum Floor Area Ratio (F.A.R.)*	0.50	0.24
Maximum Total Building Coverage*	NA	13,000 SF
Maximum Total Lot Coverage*	90%	47,097 sf=86%
Parking Requirements	1 FOR EACH 275 SF=48 CARS	66 CARS
Parking front yard setback	10 FT	NO CHANGE
Parking corner side yard setback	10 FT	NO CHANGE
Parking interior side yard setback	10 FT	NO CHANGE
Parking rear yard setback	10 FT	NO CHANGE
Loading Requirements	10 FT	NA
Accessory Structure Information	15 FT	NA

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 20th day of OCTOBER, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Cathy Harvey-Slawkin
Signature of applicant or authorized agent

Signature of applicant or authorized agent

CATHY HARVEY-SLAWKIN
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 20th day of
OCTOBER, 2015.

Margaret A. Cosper
Notary Public



VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Cathy Harvey-Slawkin, 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 OCTOBER 19, 2016.

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

By: Cathy Harvey-Slawkin AS AGENT FOR
Name: CATHY HARVEY-SLAWKIN ADVENTIST MINNEAPOLIS HEALTH
Address: ECPM, 15 SPINNING WHEEL RD, SUITE 124
HINSDALE IL 60521

Subscribed and sworn to before me

This 20th day of OCTOBER, 2015

By: Margaret A. Cospers
Notary Public





COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 222 E. Ogden Avenue

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

Existing, no change.

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

Masonry and aluminum storefront. Similar to adjacent structures.

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

Using masonry & aluminum storefront to create a clean and identifiable entrance.

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.

No change. Relocating any disturbed landscaping.

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

Removing old pediment and columns. The new height will be compatible with the adjacent buildings.

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

The entry facade has been lowered and is more visually compatible with adjacent buildings.

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.

No changes to existing windows.

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.

No changes to existing relationship of solids to voids.

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.

No visual changes to open spaces and adjacent buildings.

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.

Covered porch and columns to be removed.

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 masonry and aluminum entrance materials are visually compatible with the existing and adjacent buildings.

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

Eliminating old colonial covered entry. New signage with a lower roof height.

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.

Existing structure, N/A.

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.

Lowering the entry facade and adding new signage.

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.

Not changing the horizontal character of the existing building.

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.

Using masonry and aluminum entrance to tie into the existing materials.

REVIEW CRITERIA – Site Plan Review

- N/A

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

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



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant Elm Creek Property

Name: Cathy Harvey-Slawkin
Address: 15 Spinning Wheel Rd, #124
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 371-1043
E-Mail: Cathy.Harvey-Slawkin@
Contact Name: Cathy ahss.org

Contractor Poblacki Sign Co.

Name: Katie Conroy
Address: 922 S. 70th Street
City/Zip: West Allis, WI 53214
Phone/Fax: (414) 453-14010
E-Mail: KConroy@poblacki.com
Contact Name: Katie Conroy

ADDRESS OF SIGN LOCATION: 222 E. Ogden Avenue
ZONING DISTRICT: Please Select One IB
SIGN TYPE: Please Select One Wall Sign
ILLUMINATION Please Select One Internally Illuminated

Sign Information: 44.5sf 14'-10" x 3'
Overall Size (Square Feet): 42sf (24 x 3)
Overall Height from Grade: +12 Ft.
Proposed Colors (Maximum of Three Colors):
① Light Blue
② Slate Grey
③ Red

Site Information:
Lot/Street Frontage: 54,764sf / 233.47'
Building/Tenant Frontage: 140'-5"
Existing Sign Information:
Business Name: _____
Size of Sign: _____ Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Cathy Harvey-Slawkin
Signature of Applicant

9-16-15
Date

Cathy Harvey-Slawkin
Signature of Building Owner

9-16-15
Date

AS AGENT FOR ADVENTIST MINISTERS HEALTH
FOUR OFFER FINE ONLY - DO NOT WRITE BELOW THIS LINE

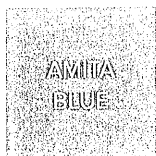
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

CORPORATE COLORS

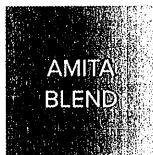
CORPORATE COLOR

The main color of AMITA Health is a light blue. It should be used with white for a clean, friendly look on various materials, collateral, typography, broadcast and signage where an additional color is desired or necessary.



P659
RGB 123-163-220
CMYK 51-28-0-0
#7BA3DC

THREE COLOR GRADIENT



AMITA Health uses a gradient in the logo that can also be used sparingly in marketing materials. The gradient is constructed from the AMITA GREEN to AMITA TEAL to AMITA BLUE. It is very important to use the colors in that order only.

SUPPORTING COLORS

There are four supporting corporate colors. Two are also used in the AMITA Health logo. They compliment the corporate color and are to be used sparingly in marketing and signage materials.



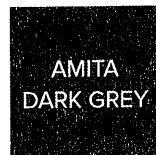
P3252
RGB 27-207-201
CMYK 65-0-29-0
#1BCFC9



P375
RGB 148-213-0
CMYK 46-0-100-0
#94D500



Cool Gray 6
RGB 169-168-169
CMYK 0-0-0-30
#A9A8A9



Cool Gray 9
RGB 138-138-141
CMYK 0-0-0-60
#8A8A8D

MARKETING COLOR PALETTE

In addition to the corporate colors, six supporting colors are also available for use in marketing efforts when more colors are necessary such as signage and infographics. For body copy in marketing materials, black or 90% black should be used to optimize legibility.



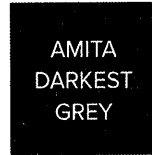
P716
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CMYK 3-57-77-0
#ED874E



P186
RGB 216-80-91
CMYK 11-83-58-1
#D8505B



P2582
RGB 191-118-206
CMYK 29-61-0-0
#BF76CE



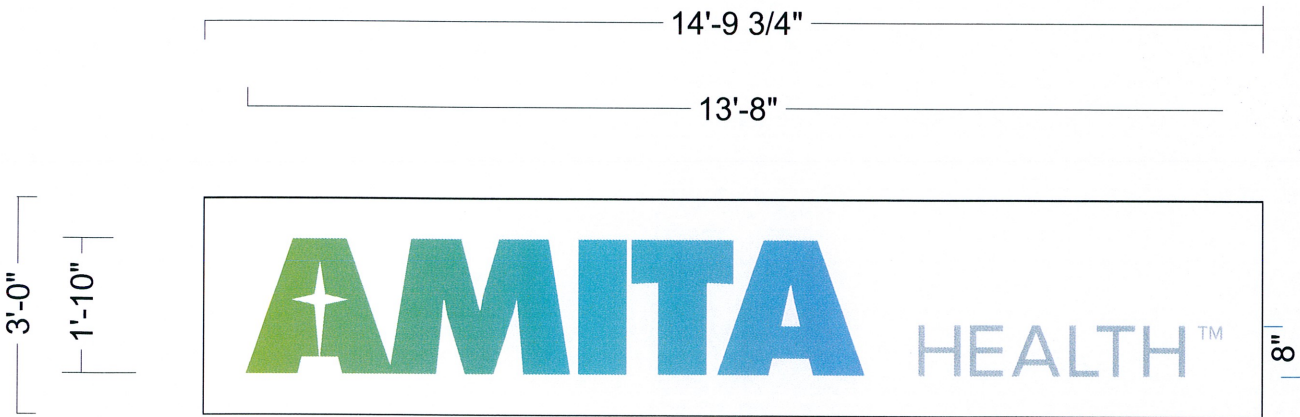
Cool Gray 11
RGB 123-124-128
CMYK 0-0-0-75
#7B7C80



90% BLACK



Black
RGB 0-0-0
CMYK 0-0-0-100
#000000



Existing Entrance



922 S. 70th St., West Allis, WI 53214
414.453.4010 • www.poblocki.com

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This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project

Amita Health
222 E. Ogden
Hinsdale, IL

NTS

ge Size: 11" x 17"



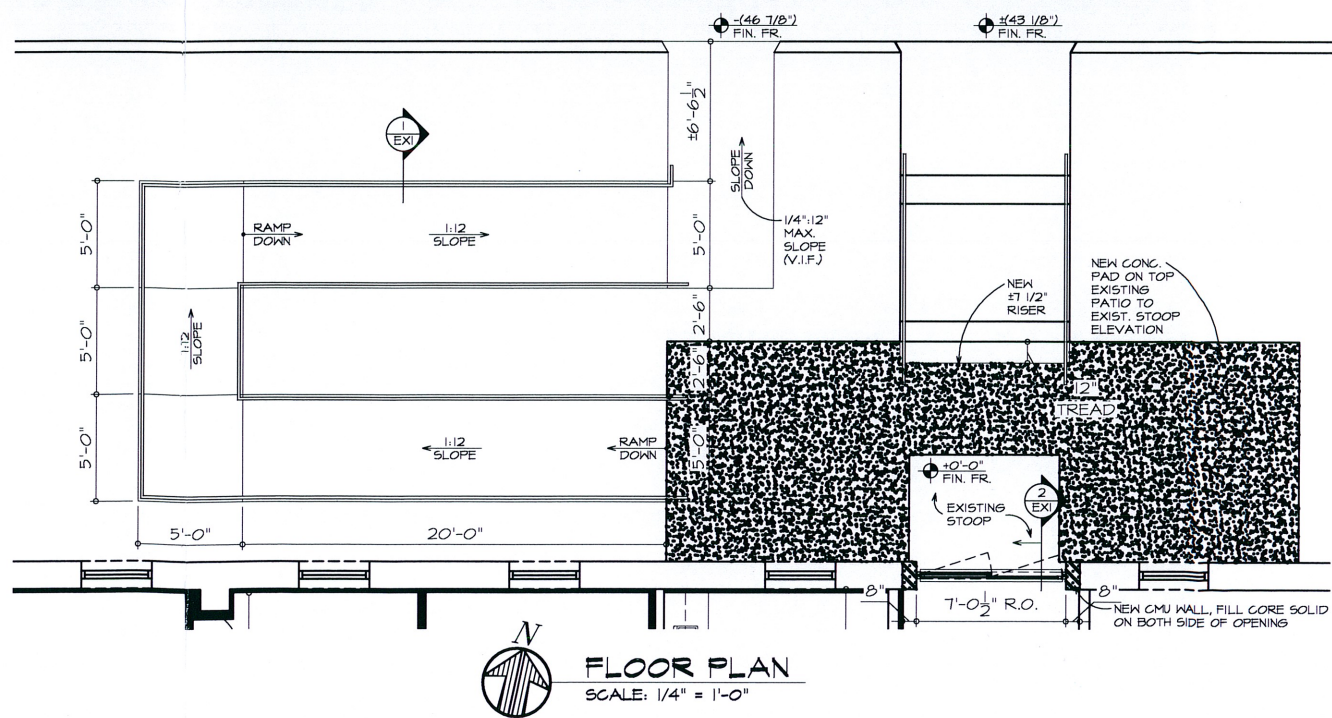
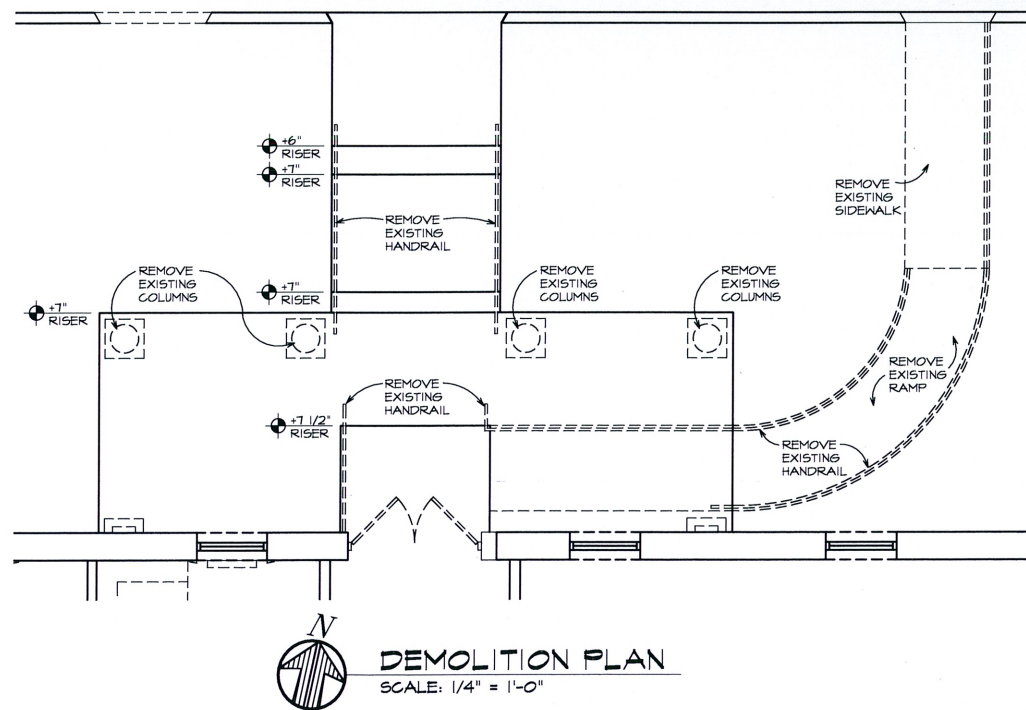
Scale:
Original Pa
Notes

RIPTION BY DATE

Conroy
arah Watson Orig. Date: 004/01/15

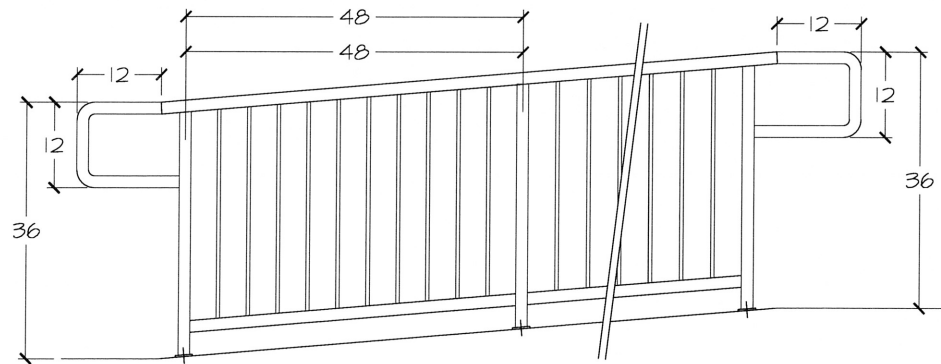
No. .
LL-01
Lit Letters
Sign. Type

ect - Job No. Design

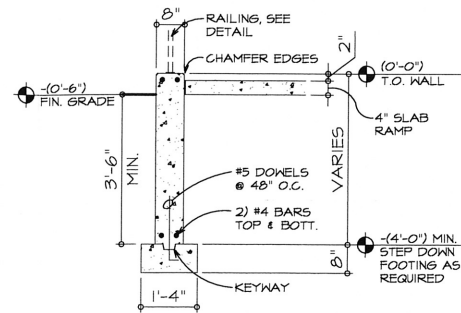


PHYSICIANS IMMEDIATE CARE URGENT CARE CLINIC 222 E OGDEN AVE., SUITE 4 ILLINOIS ROUTE 34 HINSDALE, IL 60521		OWNERS: ELM CREEK PROPERTY MANAGEMENT 15 SPINNING WHEEL ROAD, SUITE 124 HINSDALE, ILLINOIS 60521 (414) 453-4010		ARCHITECT: JEFFREY A. MYERS, P.C. 10395 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 885-3500 (815) 885-3522 FAX		DATE: 01/19/15		PROJECT NO.: 12-14	
						REVISIONS:			
						1 01/13/15			
						2 01/27/15			
						3 04/16/15			
						As-Built Drawing			
						Ext. Remodeling			
						Ext. Remodeling			
						EX1			

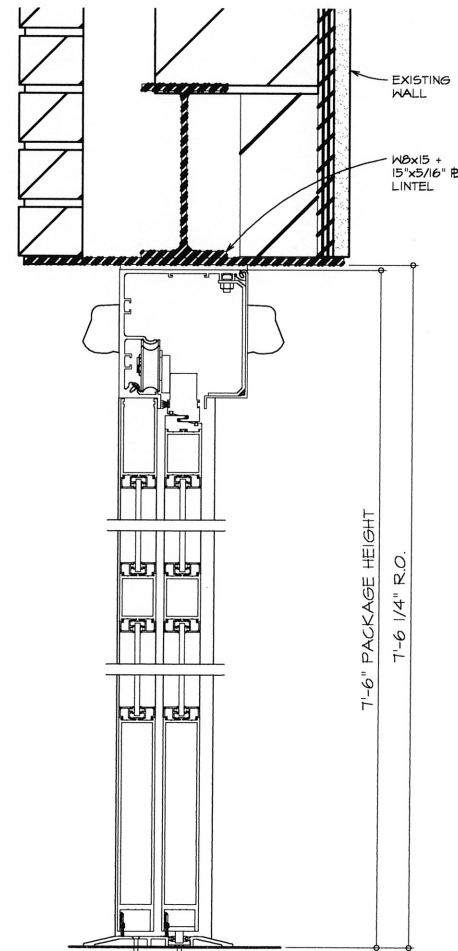
- 1/4" PIPE TYP.
- 1/2" SQR. PICKETS
- STANDARD BASEPLATES
- FINISH BLACK TYP.



RAILING DETAIL
SCALE: 1" = 1'-0"



RAMP SECTION
SCALE: 3" = 1'-0"



WALL SECTION
SCALE: 3" = 1'-0"

**PHYSICIANS IMMEDIATE CARE
URGENT CARE CLINIC**

222 E OGDEN AVE., SUITE 4
ILLINOIS ROUTE 34
HINSDALE, IL 60521

OWNERS:
ELM CREEK PROPERTY
MANAGEMENT
15 SPINNING WHEEL ROAD,
SUITE 124
HINSDALE, ILLINOIS 60521
(414) 453-4010

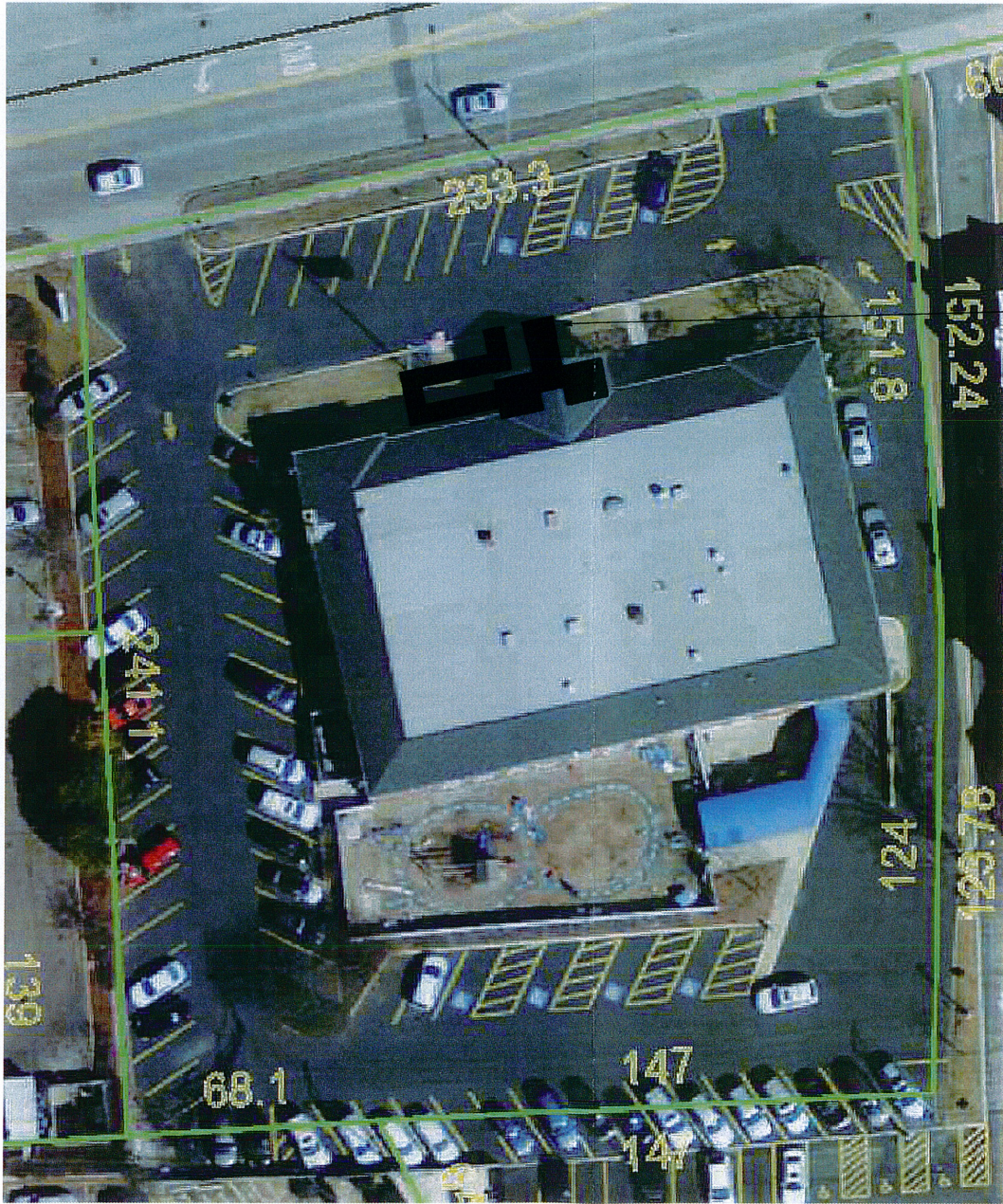
ARCHITECT:
JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 885-3500
(815) 885-3522 FAX

DATE: 01/14/15

REVISIONS:
01/13/15 As-Built Drawing
01/27/15 Ext. Remodeling
04/16/15 Ext. Remodeling

PROJECT NO.: 112-14

EX2



SITE PLAN
SCALE: 1" = 20'-0"

AREA OF
CONSTRUCTION

**PHYSICIANS IMMEDIATE CARE
URGENT CARE CLINIC**

222 E OGDEN AVE., SUITE 4
ILLINOIS ROUTE 34
HINSDALE, IL 60521

OWNERS:
ELM CREEK PROPERTY
MANAGEMENT
15 SPINNING WHEEL ROAD,
SUITE 124
HINSDALE, ILLINOIS 60521
(414) 453-4010

ARCHITECT:
JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 885-3500
(815) 885-3522 FAX

DATE: 01/19/15
REVISIONS:
△ 01/15/15
As-Built Drawing
△ 01/27/15
Ext. Remodeling
△ 04/16/15
Ext. Remodeling

PROJECT NO.: 112-14

EX3

This document is owned by and the information contained in it is proprietary to Poblocki Sign Company, LLC. By receipt hereof, the holder agrees not to use the information, disclose it to any third party or reproduce this document without the prior written consent of Poblocki Sign Company, LLC. Holder also agrees to immediately return this document upon request by Poblocki Sign Company, LLC.

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project

Amita Health
222 E. Ogden
Hinsdale, IL

Scale: NTS
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

Rep.: Katie Conroy
Drawn By: Sarah Watson Orig. Date: 004/01/15

Sign Loc. No. .
LL-01
Lit Letters
Sign. Type



Existing Entrance



Proposed Entrance

VILLAGE OF HINSDALE

NOTICE OF PLAN COMMISSION PUBLIC MEETING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public meeting on Wednesday, November 11, 2015 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for site plan and exterior appearance review to remove the existing porch and columns at the main entrance at 222 E. Ogden Avenue, in the B-3 General Business District, and known as application A-36-2015. The applicant is subsequently requesting to construct a new lower façade wall and to install an internally illuminated 44.5 square foot wall sign. The last component of the request is to install an ADA ramp at the front entrance.

The petitioner is: Cathy Harvey-Slawkin, Elm Creek Property Management/, Jeffrey Myers, Architect/, Brent Johnson, Contractor and Kathy Conroy, Sign Contractor. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 222 E. Ogden and legally described as follows:

“Schwendener’s ReSubdivision of part of the Northeast ¼ of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded September 14, 1970 as Document R70-33025, in DuPage County, Illinois”

At said public meeting, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: October 16, 2015

Christine M. Bruton, Village Clerk

Published in the Hinsdalean on October 22, 2015

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Cathy Harvey-Slawkin, 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 OCTOBER 19, 2016.

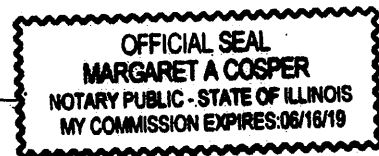
Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: Cathy Harvey-Slawkin, AS AGENT FOR ADVENTIST MINNEAPOLIS HEALTH
Name: Cathy Harvey-Slawkin
Address: ECPM 15 SPINNING WHEEL RD, SUITE 124
HINSDALE IL 60521

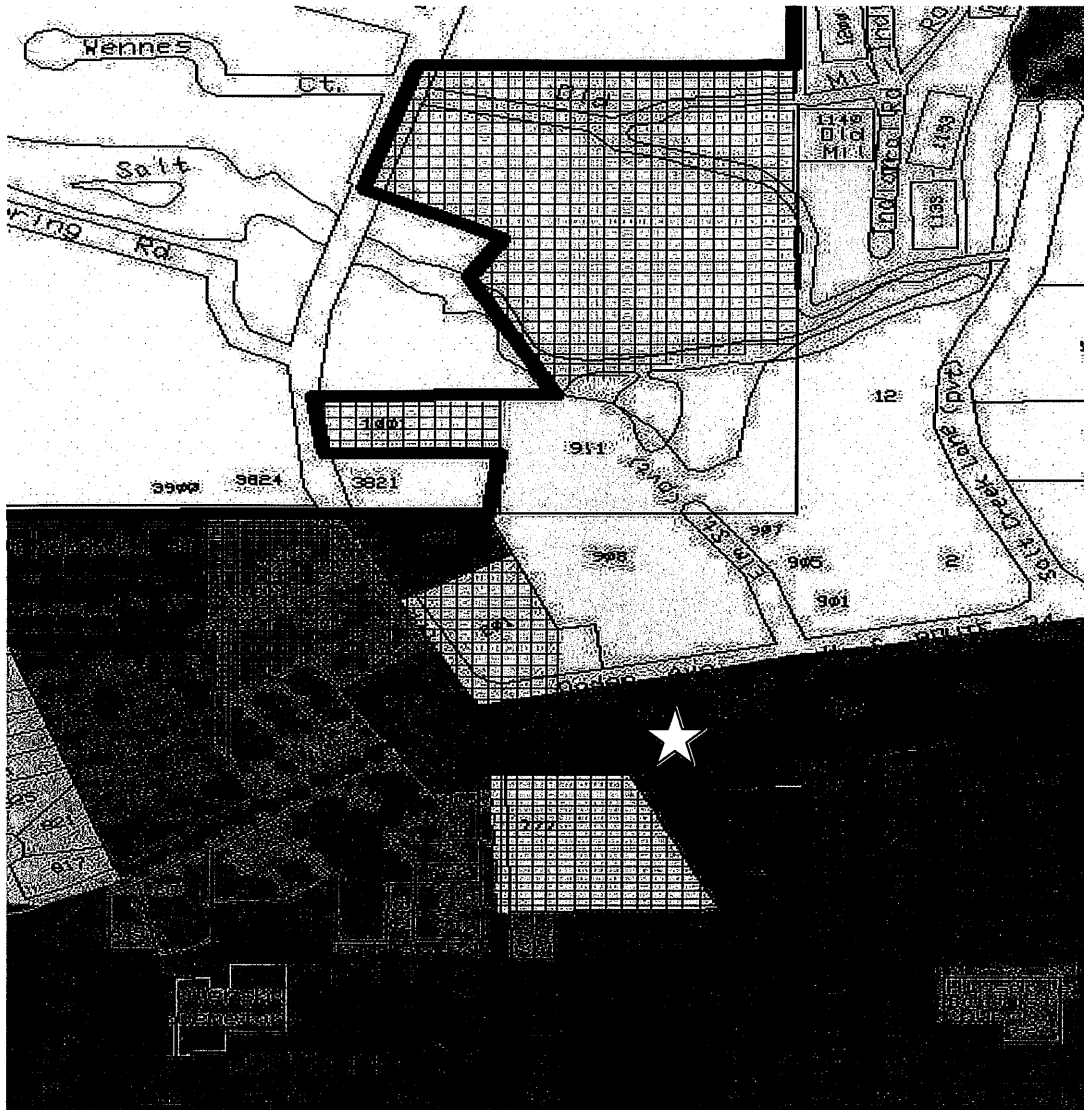
Subscribed and sworn to before me

This 20th day of OCTOBER, 2015











By: Margaret A. Cosper
Notary Public



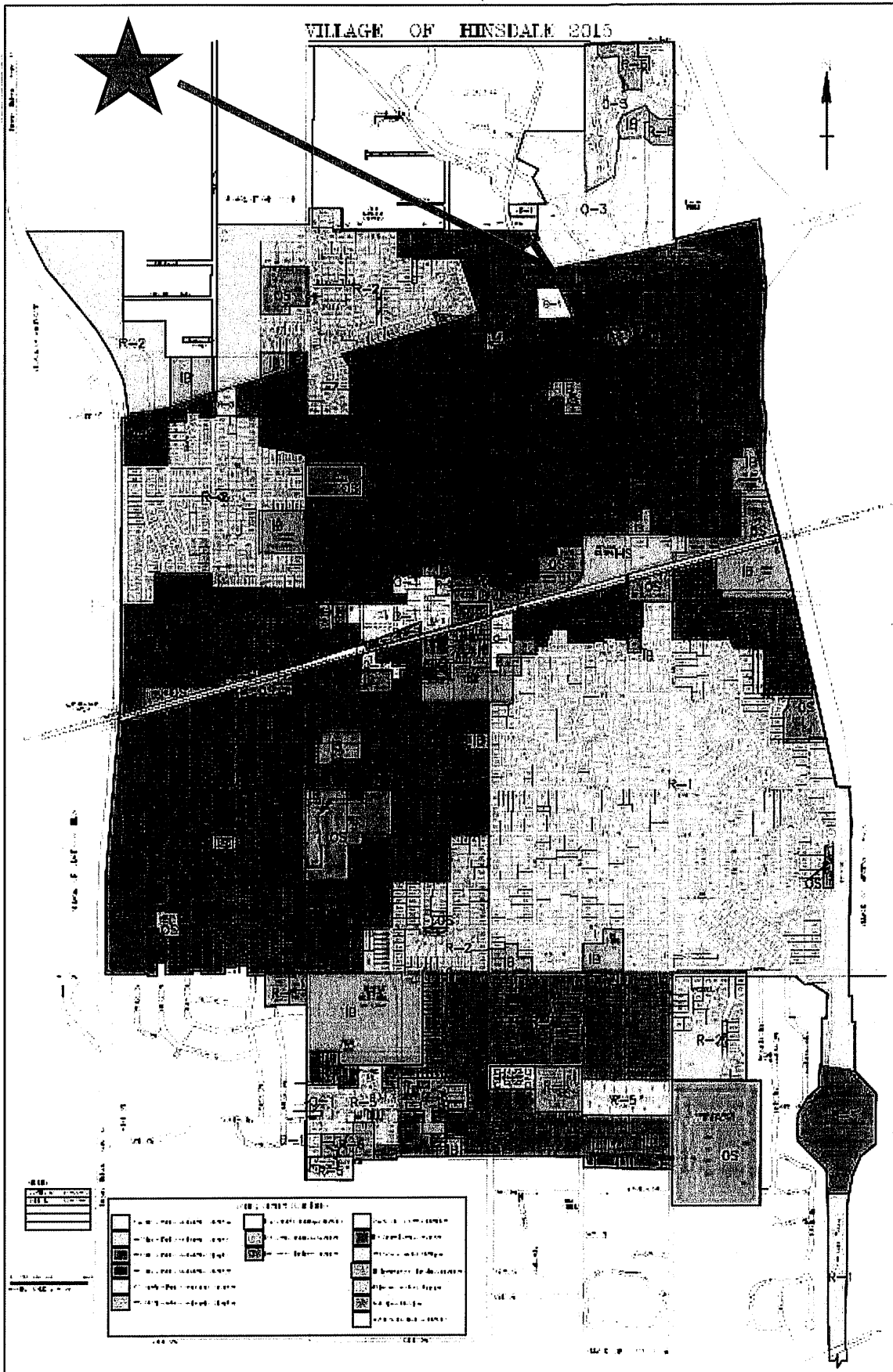
Attachment 3: Village of Hinsdale Design Review Overlay



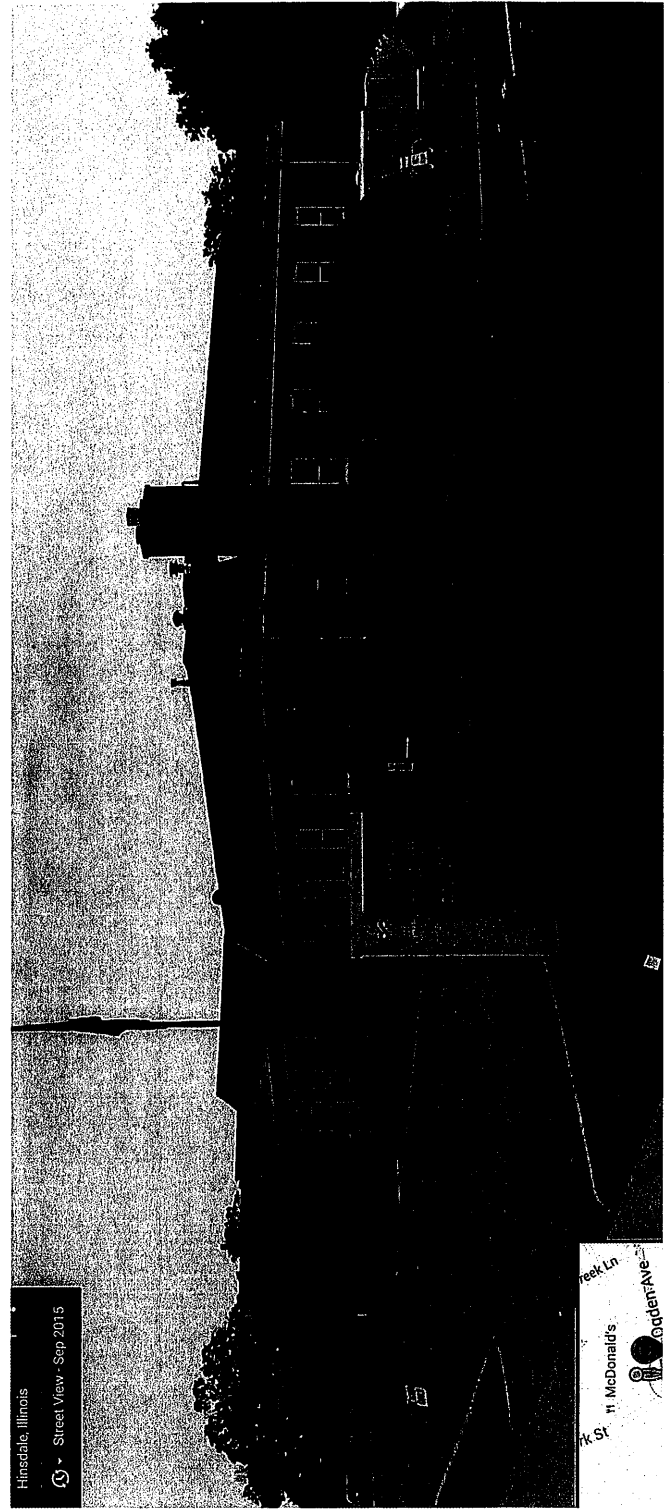
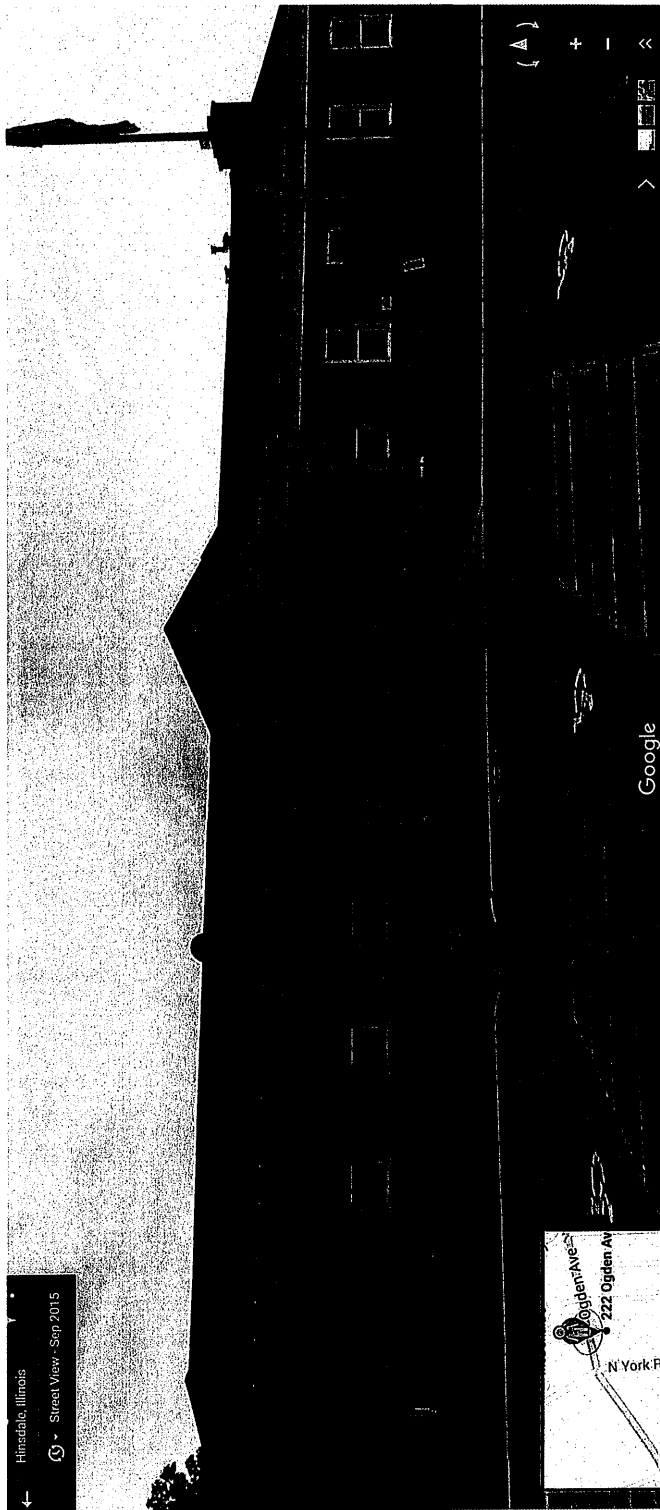
Zoning District Boundaries

	B-1 Community Business District		D-1 Specialty Office District
	B-2 Central Business District		D-2 Limited Office District
	B-3 General Business District		D-3 General Office District
			IB Institutional Buildings District
			HS Health Services District
			Open Space District
			Design Review Overlay District

Attachment 4: Village of Hinsdale Zoning Map and Project Location★



Attachment 5: Building Elevation Photos



Schwendener's ReSubdivision of part of the Northeast 1/4 of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded September 14, 1970 as Document R70-33025, in DuPage County, Illinois

Schwendener's ReSubdivision of part of the Northeast 1/4 of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded September 14, 1970 as Document R70-33025, in DuPage County, Illinois

- Catch Basin
- 🚩 Flag Pole
- ↖ Guy Wire
- Inlet
- ⚡ Light Standard
- ⊙ Manhole
- Power Pole
- Power Pole w/ Transformer
- Sign
- Telephone Splice Box
- ① Water Valve

(IN FEET)
1 inch = 20 ft.

Ogden Avenue
Bituminous Pavement

und Cut Cross
7'N & On Line
ound Iron Pipe
2'S & On Line
Edge of Walk
is 0.8'N

Back of Curb
is 0.8°F

Lot 1
Plat of the Town of
Fullersburgh

**Lot 4
Owners Assessment Plat**

" Concrete Block Retaining Wall Corner 0.8'W

Concrete Block
Retaining Wall
Corner 0.8'W

Dimensions Shown Thus: 50.25' are Feet and Decimal Parts Thereof.
Angular Data Shown Thus: 90°00'00" Indicates Degrees, Minutes and Seconds.

50.25' / N 90°00'00" E Indicates Measured Dimension / Bearing.
(50.25') / (N 90°00'00" E) Indicates Record Dimension / Bearing.
Bearings Shown Hereon, if any, are per Local or Assumed Data,
Unless Otherwise Indicated.

This Survey was Prepared Without the Benefit of a Commitment for Title Insurance. There May Be Easements, Restrictions and Encumbrances of Record That are Not Shown.

State of Illinois
County of DuPage

We, Bollinger, Lach and Associates, Inc., Illinois Professional Design Firm No. 184-001129, hereby certify that the plat drawn hereon, and the survey that it represents, were prepared and performed by us, and that this professional service conforms to the current Illinois Minimum Standards for Boundary Surveys.

Dated at Oak Brook, Illinois, this 27th day of February, 2006.

Bollinger, Lach & Associates, Inc.
Gilbert B. Evans, IPLS No 35-2685
License Expires 11-30-2006

Dated at Oak Brook, Illinois, this 27th day of February, 2006

Gilbert B. Evans

Giltinger, Coch & Associates, Inc.
Gilbert B. Evans, ILS No 35-2685
License Expires 11-30-2006

GILBERT B. EVANS
036-2685
OAK BROOK, ILLINOIS
PROFESSIONAL LAND SURVEYOR

222 East Ogden Avenue, Hinsdale, Illinois

Being a Part of the Northeast 1/4 of Section 1, Township 38 North,
Range 11 East of the 3rd Principal Meridian, DuPage County, Illinois


FIELD WORK:	02/08/08
DRAWN BY:	TCB
CHECKED BY:	GBE
PROJECT No.:	587-008
FIELD BOOK:	1252
FILE LOCATION:	106A
DRAWING FILE:	58'-000s2.dwg



Bollinger, Lach & Associates, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
1010 JORIE BLVD OAK BROOK, IL 60523
PHONE: (630)990-1385 FAX: (630)990-0038

Attachment F

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: November 6, 2015
Re: 25 E. Hinsdale Avenue – Brush Hill Train Station
Casa Margarita Exterior Appearance & Site Plan for Awnings and Ventilation Screening

BACKGROUND

Application

Margarita Blue, Inc., a restaurant DBA Casa Margarita, has entered into a lease agreement with the Village at 25 E. Hinsdale Avenue. The commercial space is a 3,224 square foot one-story building commonly known as the Brush Hill Train station, and is located along the Burlington, Northern and Santa Fe Railway (BNSF).

The lease identifies that the project is subject to the regular permitting review and process. Thus, the Plan Commission will review Casa Margarita's Exterior Appearance and Site Plan application (Attachment 1). Per Section 11-606 of the Zoning Code, the exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village.

The applicant is requesting awnings on all four (4) sides of the building, as well as screen enclosures for ventilation equipment on the south face of the building.

Process

Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan review based on the standards set forth in section 11-604 and subsection 11-606.

Attachments:

Attachment 1 – Exterior Appearance/Site Plan Application and Colored Exhibits (received Nov. 6, 2015)



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Chase Lotti
Address: 20 N. Tower Rd. 11k
City/Zip: Oakbrook 60523
Phone/Fax: (630) 639 1 8676
E-Mail: rcandrea22@gmail.com

Owner

Name: Al Lotti
Address: 45 Baybrook Ln.
City/Zip: Oakbrook 60523
Phone/Fax: (630) 805 1 4022
E-Mail: alotti1@yahoo.com

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

Name: Steve Flint
Title: Owner
Address: 314 S. Westmore Ave
City/Zip: Lombard, IL 60148
Phone/Fax: (630) 953 1 9220
E-Mail: seflint@flintarch.com

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

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

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

II. SITE INFORMATION

Address of subject property: 25 E. Hinsdale Ave.

Property identification number (P.I.N. or tax number): _____

Brief description of proposed project: Install new awnings where previous awnings were. Ventilation Screening. Signage.

General description or characteristics of the site: Downtown train station.

Existing zoning and land use: B2

Surrounding zoning and existing land uses:

North: OS

South: B2

East: B2

West: B2

Proposed zoning and land use: Restaurant

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property:

25 E. Hinsdale Ave.

The following table is based on the

B2

Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
		<i>* MA</i>
Minimum Lot Area (s.f.)		<i>* Please see footnote.</i>
Minimum Lot Depth		
Minimum 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:

** Building erected late 1800's. Our project proposal will not effect bulk space and yard requirements.*

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 22nd day of October, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

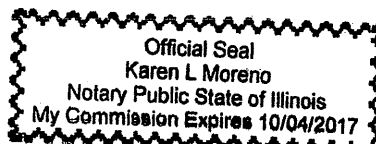
Chase Lotfi
Name of applicant or authorized agent

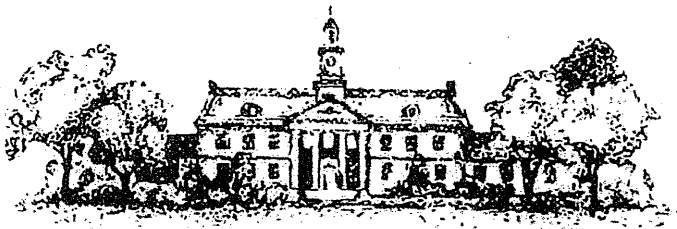
Signature of applicant or authorized agent

Karen L. Moreno
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 23rd day of
October, 2015.

Karen L. Moreno
Notary Public





**VILLAGE
OF HINSDALE**

FOUNDED IN 1873

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

Address of proposed request:

25 E. Hinsdale Ave.

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

N/A

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

~~N/A~~ Prefer to #11.

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

Prefer to #11.

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.

Not removing any greenspace

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

N/A

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.

N/A

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.

N/A

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.

Duct work enclosure will be compatible with the building

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.

N/A

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.

N/A

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.

Cedar and awning material will be consistent with train station and other downtown buildings.

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

N/A

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.

Refer to #11.

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.

N/A

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.

N/A

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 if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

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

Only site plan proposed changes are for ventilation screening.

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

Not further encroaching than the existing wall.

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.

N/A

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

N/A

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.

Screening will be surrounded by curb. Space is not in the path of pedestrians.

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

N/A

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

N/A

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.

N/A

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.

N/A

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.

N/A

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

N/A

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

The screening supplements code required ventilation system for a restaurant

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: Chase Lotti

Owner's name (if different): Al Lotti

Property address: 25 E. Hinsdale Ave

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: Restaurant

Proposed use: ☐ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:
Awning, signage and ventilation screening.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____

Provided:

Required by Code:

corner side
rear

N/A
N/A

N/A
N/A

Setbacks (businesses and offices):

front:

N/A

N/A

interior side(s)

N/A

N/A

corner side

N/A

N/A

rear

N/A

N/A

others:

N/A

N/A

Ogden Ave. Center:

N/A

N/A

York Rd. Center:

N/A

N/A

Forest Preserve:

N/A

N/A

Building heights:

principal building(s):

N/A

N/A

accessory building(s):

N/A

N/A

Maximum Elevations:

principal building(s):

N/A

N/A

accessory building(s):

N/A

N/A

Dwelling unit size(s):

N/A

N/A

Total building coverage:

N/A

N/A

Total lot coverage:

N/A

N/A

Floor area ratio:

N/A

N/A

Accessory building(s):

N/A

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

N/A

N/A

accessory building(s):

N/A

N/A

N/A

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

Statement of applicant:

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

By:

Applicant's signature

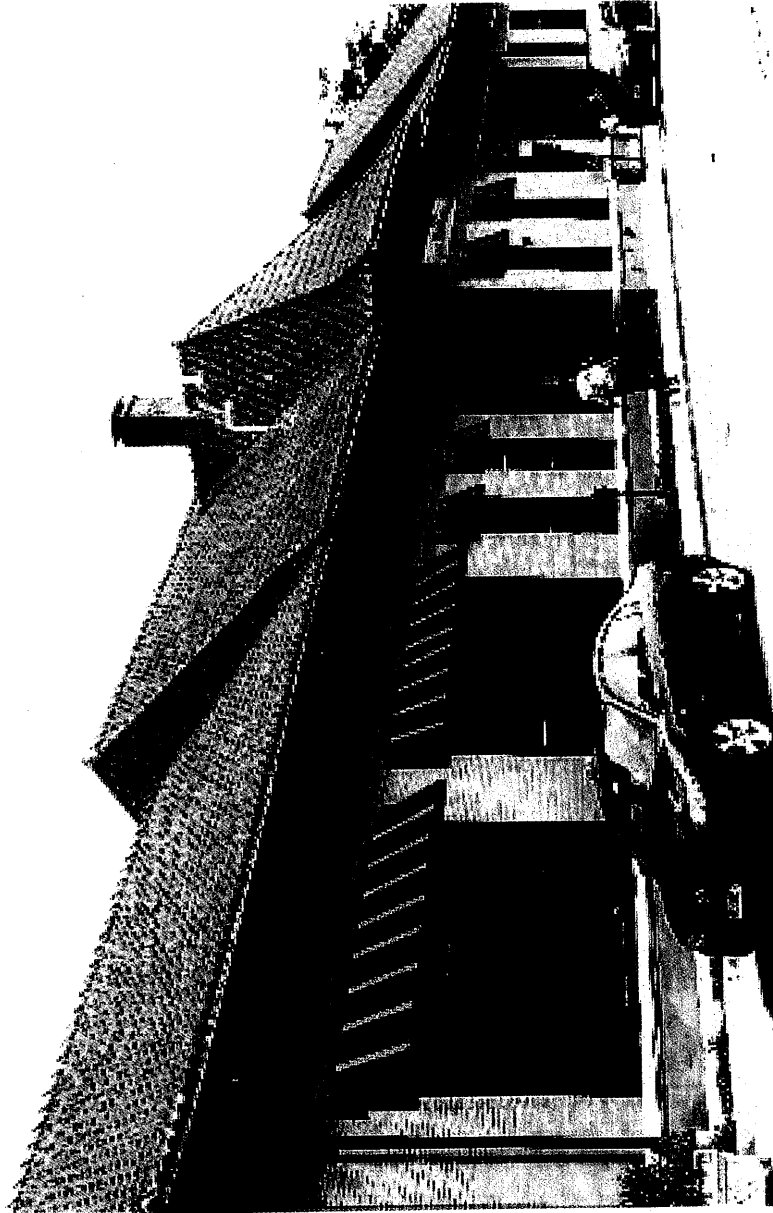
Applicant's printed name

Dated:

October 21, 2015.

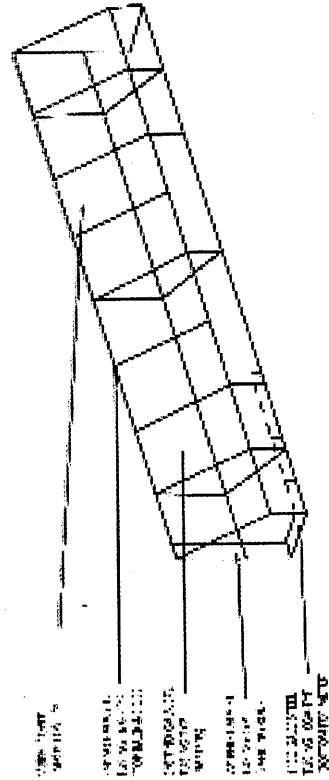
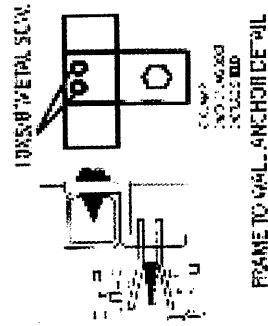
Job site: Casa Margarita

SOUTH SIDE



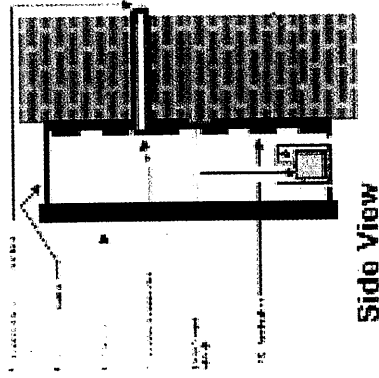
Ten new awnings fabric sunbrella,
red and yellow stripes

1. 17'-2" 6. 4'-6"
2. 17'-2" 7. 4'-6"
3. 4'-6" 8. 4'-6"
4. 4'-6" 9. 4'-6"
5. 4'-6" 10. 4'-6"

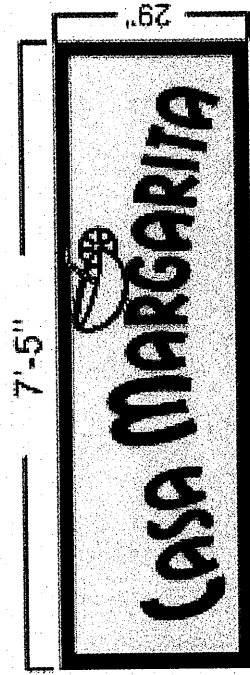


FRAME TO WALL ANCHOR BOLT

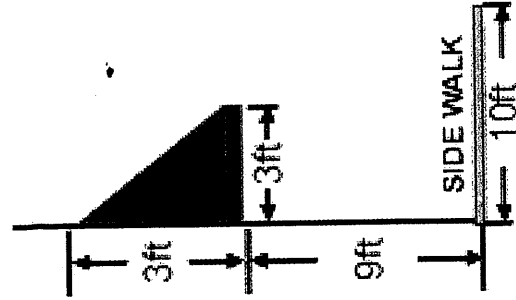
SIGN BOX W/L.E.D.S
w/vinyl print



Side View



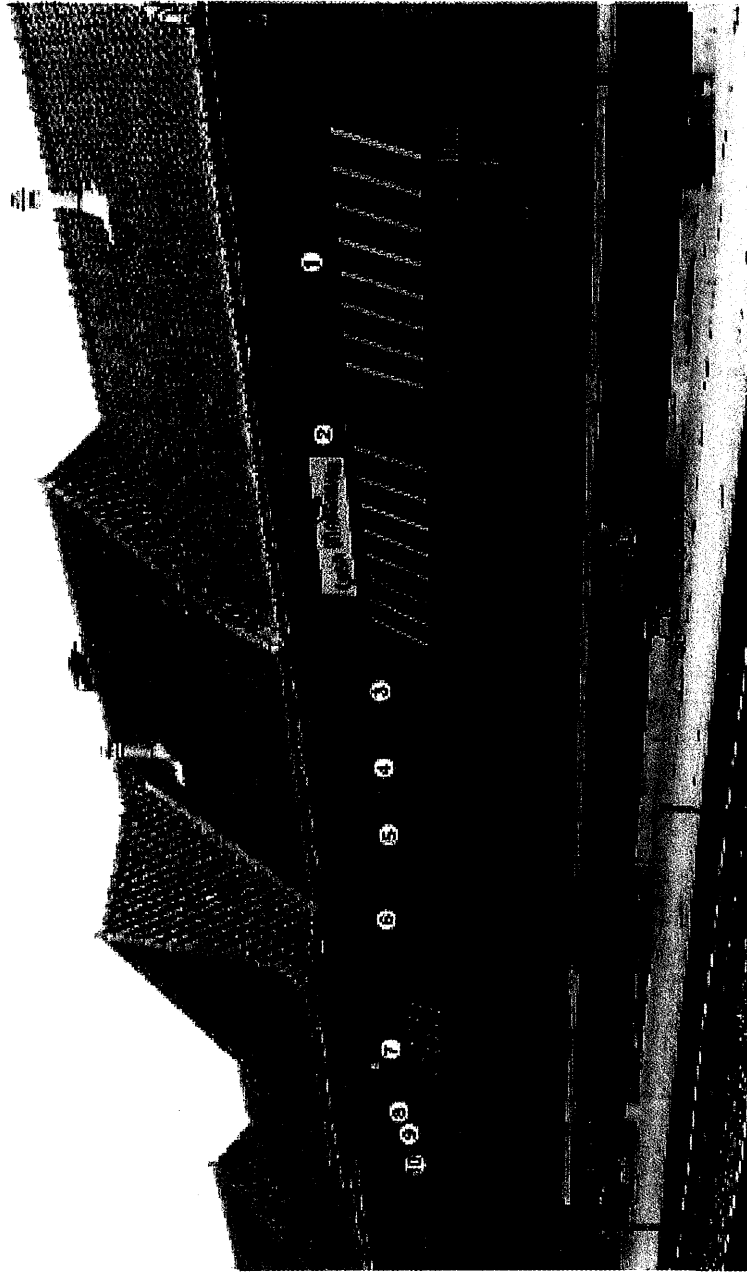
Sign box with L.E.D lights. Vinyl lettering



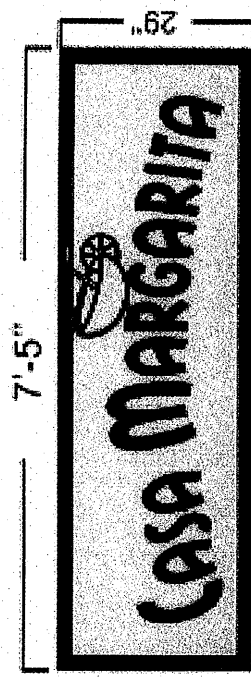
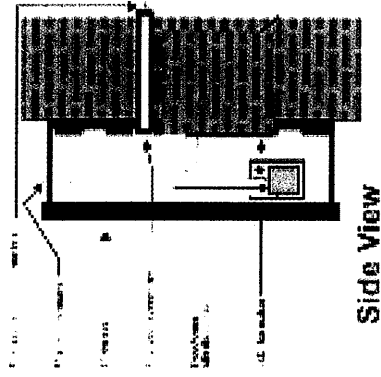
SIDE VIEW

Job site: Casa Margarita

NORTH SIDE



SIGN BOX W/L.E.D.S
w/vinyl print

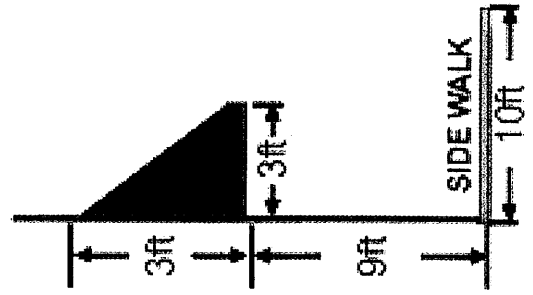
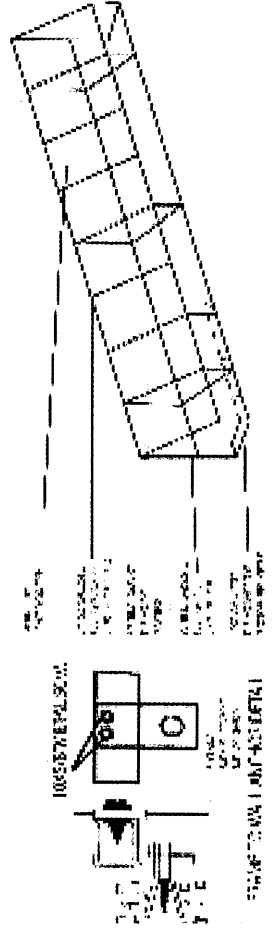


Sign box with L.E.D lights. Vinyl lettering

Ten new awnings fabric sunbrella,

red and yellow stripes

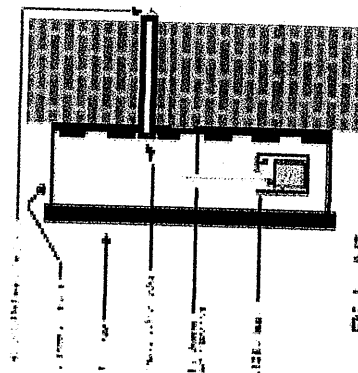
1. 17'-2" 6. 2'-9"
2. 17'-2" 7. 4'-6"
3. 4'-6" 8. 2'-9"
4. 4'-6" 9. 4'-6"
5. 4'-6" 10. 4'-6"



SIDE VIEW

EAST SIDE

SIGN BOX W/L.E.US
w/vinyl print



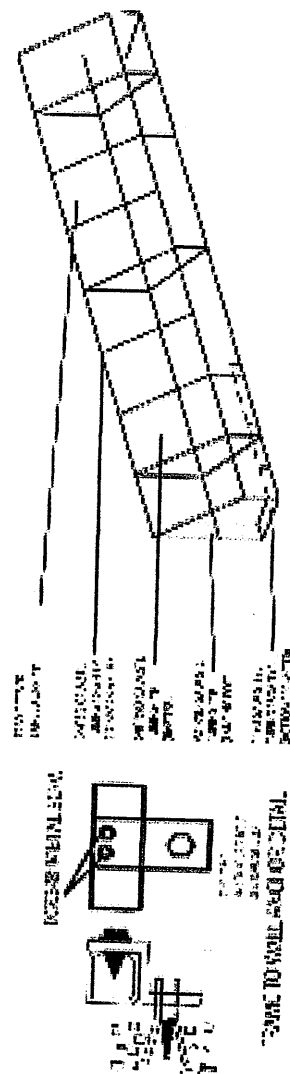
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CASA MARGARITA

Sign box with L.E.D lights. Vinyl lettering

Three new awnings fabric sunbrella, red and yellow stripes

1. 4'-6"



SIDE VIEW



BURLINGTON NORTHERN SANTA FE RAILROAD

EXISTING SINGLE
STORY BRICK BUILDING

NEW ENCLOSURE SCREENING FOR
MECHANICAL EQUIPMENT W/ A
STAINED CEDAR WOOD FINISH
(ATTACHED TO BUILDING, 8' - 6"
ABOVE GRADE).

HINSDALE AVE.

EXISTING GATED,
SCREENED DUMPSTER
AND A/C LOCATION

SITE PLAN : SCALE = 1:30