

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
February 10, 2016
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, February 10, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Ryan, Commissioner Peterson, Commissioner Unell Commissioner Fiascone and Commissioner McMahon

ABSENT: Commissioner Krillenberger, Commissioner Crnovich and Commissioner Cashman

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Case: A-36-2015

Approval of Minutes

Chairman Byrnes asked the Plan Commission (PC) for any comments from the January 13, 2016 meeting. With no comments, Chairman Byrnes asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner Fiascone seconded. The motion passed unanimously (6 Ayes and 3 absent).

Findings and Recommendations

Case A-46-2015 – 339 W. 57th St. – SAC Wireless for AT&T – Exterior Appearance and Site Plan for Additional Telecommunication Equipment on an Existing Antenna Location.

Chairman Byrnes provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner McMahon motioned to approve. Commissioner Peterson seconded. The motion passed unanimously (6 Ayes and 3 absent).

Case A-47-2015 – 21 Spinning Wheel Rd. – SAC Wireless for AT&T – Exterior Appearance and Site Plan for Additional Telecommunication Equipment on an Existing Antenna Location.

Chairman Byrnes provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Ryan motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously (6 Ayes and 3 absent).

Public Hearing

Case A-42-2015 – Village of Hinsdale – Text Amendment to Remove Registering Home Occupations to Match Municipal Code.

Chairman Byrnes reviewed the text amendment application by the Village, and summarized that it is to align the Zoning Code with the municipal code's policy for licensing and registering home occupations. He asked Chan, Village Planner, as a representative for the Village, if there's anything else he'd like to add.

Chan replied, yes, Ordinance O2015-45, Attachment 1 in the application, was approved by the Board of Trustees, to permit home occupations to not have to license or register with the Village. However, since the Zoning Code requires licensing and registering, a text amendment is needed to align with the municipal code.

Chairman Byrnes opened up the public hearing, and asked if there is anyone wishing and willing to comment on the application in the audience. With none, he closed the public hearing period.

Chairman Byrnes asked the PC for any comments.

Commissioner Ryan commented that it is pretty straight forward.

Chairman Byrnes, with no additional comments, asked for a motion to approve the text amendment application to eliminate home occupation licensing in the Zoning Code to match the municipal code.

Commissioner McMahon motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously (6 Ayes and 3 absent).

Exterior Appearance and Site Plan Review

Case A-36-2015 (Initial Application on 11/15/15) – 222 E. Ogden Ave. – AMITA Health – Exterior Appearance and Site Plan for Removing 2 Windows to install a Wall Sign. An ADA ramp at the front entrance is also proposed.

Chairman Byrnes provided a brief review that this is a revision to their initial application, and introduced the applicant to present.

Jeffrey Myers, the project Architect, introduced himself as the representative, on behalf of the applicant, Adventist Midwest Health (AMH). He explained that he and Cathy Slawkin, AMH representative, reviewed the revision with Chan before requesting to fill in two non-functioning windows for a new wall sign, and leaving the existing entrance as is. The request

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February 10, 2016

to replace the non-compliant ramp with a new ADA ramp has not changed from the initial application. He reiterated that the non-functioning windows are internally covered for the X-ray room, and that the proposed brick to cover them up will match the existing red colonial brick on the building façade. An internally lit wall sign is proposed to be installed on the new wall where the two windows will be covered up.

Chairman Byrnes asked if the new wall sign is only white in color.

Jeffrey replied correct.

Commissioner McMahon asked if the attachment depicted the new ramp, and if it will be on the opposite side of the existing ramp.

Jeffrey replied correct.

Commissioner McMahon asked if the new one will connect to the parking lot.

Jeffrey replied correct, it will have two landings approaching the curb level. The existing ramp is too steep.

Chairman Byrnes asked if they are taking out any of the ramp railing, because some of it is damaged and bent.

Jeffrey replied they are using all new railing for the project.

Chairman Byrnes asked if the landscaping in the exhibit is new.

Jeffrey explained no, it's existing. However, any landscaping disturbed will be replaced equally.

Commissioner Unell asked what the dimensions are for the proposed sign.

Chan replied it is 25 square feet, 1'10" tall and 13'8" wide.

Commissioner Peterson asked if they have an exact match of the brick.

Jeffrey replied correct. It's a common red and they have several brick distributors.

Commissioner Peterson explained that he wants to make sure it's not a noticeable fill out.

Jeffrey explained the only thing possibility noticeable is the mortar joint color (old existing vs. new).

Chairman Byrnes asked Chan if the wall sign application is also under tonight's review.

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Chan explained correct, but it is contingent on how the vote goes for the exterior appearance and site plans. If the PC is in favor of the application, they may consider the wall sign application (since the wall sign is dependent on the exterior appearance plan).

Commissioner Ryan expressed that the applicant did a good job in the revision since it keeps the façade that maintains the character of the building.

Jeffrey thanked the Commissioner Ryan, and believed they did also. He pointed out the white sign matches the white columns and trim of the building.

Commissioner Fiascone agreed with Commissioner Ryan's comments.

Commissioner Unell agreed too, and added that it addressed the concerns expressed by the PC in November.

Chairman Byrnes agreed, and believes the changes worked out well.

Jeffrey thanked everyone for their feedback and Chan for meeting with them prior to the revision.

Chairman Byrnes asked for any additional comments. With none, he asked for a motion to approve the Exterior Appearance Plan.

Commissioner Ryan motioned to approve. Commissioner McMahon seconded. The motion passed unanimously (6 Ayes and 3 absent).

Chairman Byrnes asked for a motion to approve the Site Plan application.

Commissioner Fiascone motioned to approve. Commissioner Unell seconded. The motion passed unanimously (6 Ayes and 3 absent).

Chairman Byrnes asked if the proposed wall sign is code compliant.

Chan replied correct.

Chairman Byrnes asked if everyone was content with the size of the sign.

Commissioner McMahon replied yes.

Chairman Byrnes asked for a motion to approve the sign application.

Commissioner McMahon motioned to approve. Commissioner Ryan seconded. The motion passed unanimously (6 Ayes and 3 absent).

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Other Business

Chairman Byrnes added an item of business, and announced that this is his last PC meeting, and moving into the vacant Board of Trustees position. He explained the Trustee he is replacing is moving out of Hinsdale, and that Village President Cauley asked him if he'd be willing to take the position. Chairman Byrnes also announced that Commissioner Cashman will be taking over the PC Chairman responsibilities. He lastly added that it's been pleasure working with everyone, had a lot of fun and looks forward to reading all the recommendations coming from the PC.

The meeting was adjourned after a motion was made by Commissioner Fiascone and seconded by Commissioner McMahon at 7:43 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-36-2015 – Applicant: Cathy Slawkin, for AMITA Health (application address: 222 E. Ogden Ave.)

Request: Exterior Appearance and Site Plan Review for removing 2 windows and to install an ADA ramp in the B-3 General Business District.

DATE OF PLAN COMMISSION REVIEW:

**February 10, 2016 (revised request)
(November 11, 2015 [initial request])**

DATE OF BOARD OF TRUSTEES 1ST READING:

March 1, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission (PC) heard testimony from the applicant, initially on November 11, 2015, to remove the existing porch and columns to construct a new façade wall for a new wall sign. However, the PC strongly believed the proposal would eliminate the historic features of the building. On February 10, 2016, the applicant returned with revised exterior appearance and site plans to keep the front entrance, and to instead, fill in the two windows on the west end of the building face. A new, single colored wall sign is also requested, to be installed on the wall after the two windows are filled in.
2. The applicant explained the current ramp is non-compliant (too steep), and is requesting to replace it with an ADA compliant ramp to the west of the main entrance. The project includes all new railings. Any disturbed landscaping will be replaced equally.
3. The applicant clarified that the two windows are not functional, and are covered up from the inside for the X-ray room. The proposed brick to fill the windows will match the current brick façade. The plan is to install an internally lit wall sign on the new wall after the windows are filled. The applicant confirmed the wall sign is white only (no color gradient, as requested initially) and illuminated white at night too.
4. The PC in general, complimented the applicant for the revision that addresses their previous concerns, to preserve the historic architectural features of the building.
5. No one was present to comment at the public meetings on November 11, 2015, and February 10, 2016.
6. The exterior appearance and site plan were found to be in conformance with the requirements of Sections 11-604 and 11-606 of the Hinsdale Zoning Code.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plan, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan to remove two windows and install an ADA ramp in the B-3 General Business District.

Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the site plan to remove two windows and install an ADA ramp in the B-3 General Business District.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2016.

HINSDALE PLAN COMMISSION

RE: Case A-42-2015 – Applicant: Village of Hinsdale

Request: Text Amendment to Zoning Code to Remove Registering Home Occupations to match Municipal Code

DATE OF BOARD OF TRUSTEES Referral: November 17, 2015
DATE OF PLAN COMMISSION Scheduling: January 13, 2016
DATE OF PLAN COMMISSION REVIEW: February 10, 2016
DATE OF BOARD OF TRUSTEES 1ST READING: March 1, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission (PC) heard testimony from Chan Yu (Village Planner), on behalf of the Village (applicant) for the proposed text amendment application to eliminate home occupation business licensing provisions per Section 9-102.C.7. Chan reviewed that this request will help align the municipal code and Zoning Code.
2. The municipal code license and annual registration requirements will not be required for home occupations per Ordinance O2015-45. Chan reviewed that Ordinance O2015-45 was already approved (on December 8, 2015).
3. The PC, in general, expressed that this is a straight forward request, and had no concerns. There were also no comments or questions during the Public Hearing session.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed Zoning Code text amendment, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the proposed text amendment to remove Section 9-102(C)(7) in the Zoning Code is necessary to align with the changes, per Ordinance O2015-45, to the Village Code, Title 3, Business and License Regulations.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2016.

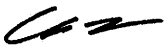


MEMORANDUM

DATE: April 13, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 20 E. Ogden Ave. – LaMantia Design and Remodeling – Ground Sign Approval

Summary

The Village of Hinsdale has received an application from Olympic Signs on behalf of LaMantia Design and Remodeling, requesting approval to replace an existing ground sign at 20 E. Ogden Avenue. The site features a two-story commercial office building in the O-2, Limited Office District.

Request and Analysis

The ground sign is located at the north east property line on Ogden Avenue. The new sign face is aluminum, internally illuminated and attached to horizontal supports. The double sided sign is 21 square feet (3' tall by 7' wide) per face. The supporting structure is 4'6" tall and 9' wide, and not included in the calculation for signage area. The setback from the lot line is 15'.

The maximum signage area is 50 square feet per face and the maximum ground sign height is 8'. The minimum setback from the front lot line is 10' in the O-2 District. Thus, the proposed ground sign application is Code compliant. There are no existing LaMantia signs on the property.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 20 E. Ogden Ave.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: LAMANTIA DESIGN
Address: 20 E. OGDEN AVE
City/Zip: HINSDALE, IL 60513
Phone/Fax: (630) 708 / 387-9900
E-Mail: MGACEK@LAMANTIA.COM
Contact Name: MIKE GACEK

Contractor

Name: OLYMPIC SIGNS
Address: 1130 N. GARFIELD
City/Zip: LOMBARD IL 60148
Phone/Fax: (630) 652 / 4103
E-Mail: RWHITEHEAD@OLYSIGNS.COM
Contact Name: ROBBY WHITEHEAD

ADDRESS OF SIGN LOCATION: 20 EAST OGDEN AVE.

ZONING DISTRICT: Please Select One (OZ)

SIGN TYPE: Please Select One

ILLUMINATION Please Select One

*Illumination cannot exceed 50 foot-
candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 21 (3' x 7')

Overall Height from Grade: 4' 6" Ft.

Proposed Colors (Maximum of Three Colors):

- ① BLACK
- ② YELLOW/GOLD
- ③ _____

Site Information:

Lot/Street Frontage: 209.35

Building/Tenant Frontage: 209.35

Existing Sign Information:

Business Name: LAMANTIA

Size of Sign: TO BE REMOVED 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.

R. WHITEHEAD
Signature of Applicant

3-16-16
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: LAMANTIA DESIGN
Address: 20 E. OGDEN AVE
City/Zip: HINSDALE, IL 60513
Phone/Fax: (630) 708 / 387-9900
E-Mail: M.GACEK@LAMANTIA.COM
Contact Name: MIKE GACEK

Contractor

Name: OLYMPIC SIGNS
Address: 1130 N. GARFIELD
City/Zip: LOMBARD IL 60148
Phone/Fax: (630) 652 / 4103
E-Mail: R.WHITEMEND@OLYSIGNS.COM
Contact Name: ROBBY WHITEMEND

ADDRESS OF SIGN LOCATION: 20 EAST OGDEN AVE.

ZONING DISTRICT: Please Select One (OZ)

SIGN TYPE: Please Select One

ILLUMINATION Please Select One

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 21 (3' x 7')

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- ① BLACK
- ② YELLOW/GOLD
- ③ _____

Site Information:

Lot/Street Frontage: 209.35

Building/Tenant Frontage: 209.35

Existing Sign Information:

Business Name: LAMANTIA

Size of Sign: TO BE REMOVED Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Signature of Applicant: R. WHITEMEND

Date: 3-16-16

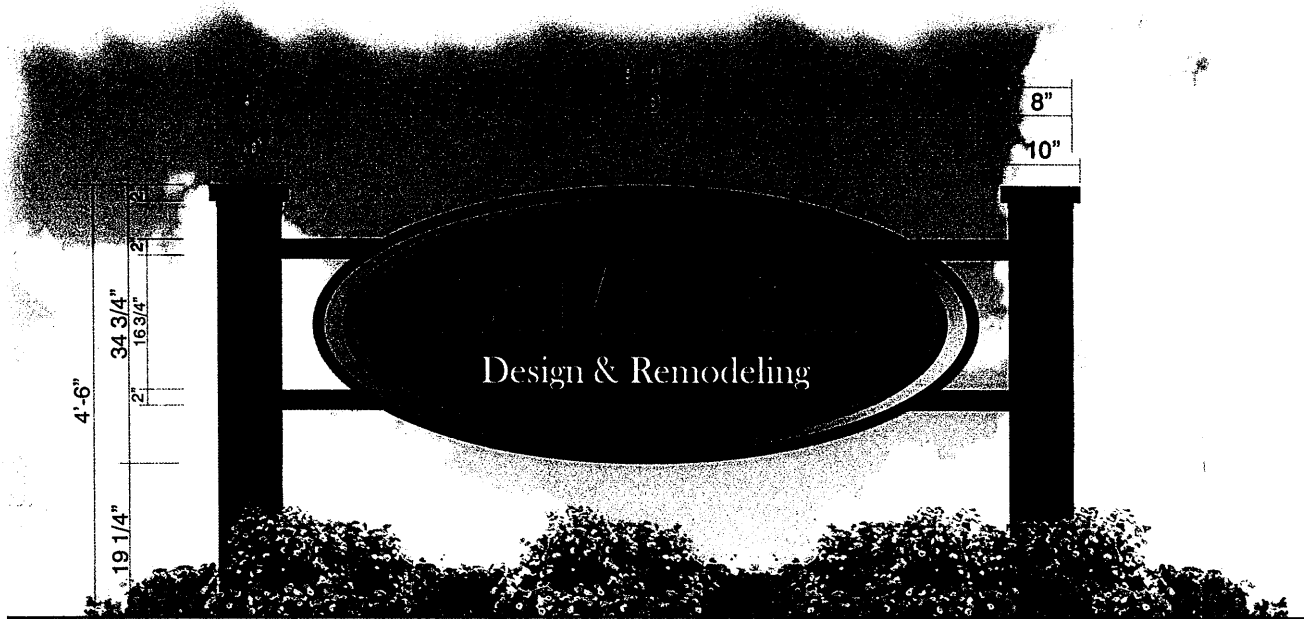
Signature of Building Owner: [Signature]

Date: 3/18/16

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



ONE (1) D.F. LED. ILLUMINATED MONUMENT DISPLAY

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

ALUM. CABINET, RETAINERS AND POLE SUPPORTS PAINTED BLACK.
8" POLE SUPPORTS TO HAVE FABRICATED CAPS AND PAINTED BLACK
POLYCARBONATE FACE W/ GRAPHICS TO BE FULL COLOR DIGITAL PRINT.

**OLYMPIC
SIGNS**

account representative

RW

client

20 EAST OGDON AVE. HINSDALE, IL.

drawn by

Dan S.

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100 Fx.# 630.424.6120

WWW.OLYSIGNS.CO

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

Retaining Wall
Pavement
0.5' SW

09-01-120-028
"Rajababu Chigurapati"

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

09-01-120-004
"Robert & Catherine Knott"

09-01-120-005
"Darius Narbutaitis"

09-01-202-008
"Shahid Yusuf Trust"

"J.D. Bergman"
No. 603844

ADDITIONAL LAND SURVEY

DATED THIS 29TH DAY OF FEBRUARY, 2016.

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS
FIRST AMERICAN TITLE
OGDEN ENTERPRISES I
HINSDALE NEUROSCIEN
INLAND BANK & TRUS

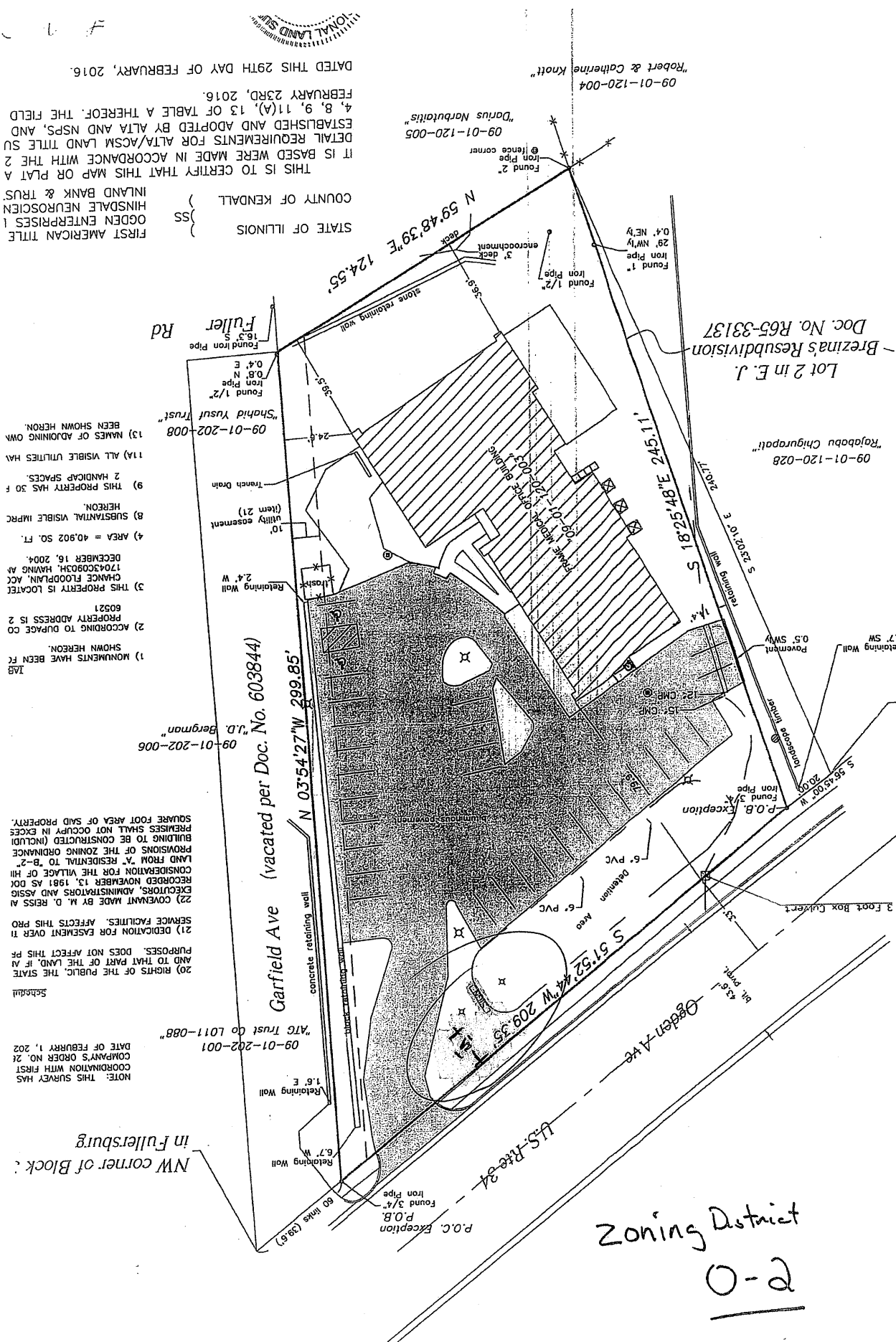
THIS IS TO CERTIFY THAT THIS MAP OR PLAT A
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2
DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SU
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
4, 8, 9, 11(A), 13 OF TABLE A THEREOF. THE FIELD
FEBRUARY 23RD, 2016.

- TAB
- 1) MONUMENTS HAVE BEEN FC SHOWN HEREON.
 - 2) ACCORDING TO DUPAGE CO PROPERTY ADDRESS IS 2 60521
 - 3) THIS PROPERTY IS LOCATED CHANCE FLOODPLAIN, ACC 17043C0903H, HAVING AN DECEMBER 16, 2004.
 - 4) AREA = 40,902 SQ. FT.
 - 8) SUBSTANTIAL VISIBLE IMPRC HEREON.
 - 9) THIS PROPERTY HAS 30 F 2 HANDICAP SPACES.
 - 11A) ALL VISIBLE UTILITIES HAY
 - 13) NAMES OF ADJOINING OWN BEEN SHOWN HEREON.

4 7 0



Zoning District
0-2



NW corner of Block in Fullersburg

NOTE: THIS SURVEY HAS COORDINATION WITH FIRST COMPANY'S ORDER NO. 21 DATE OF FEBRUARY 1, 202

Schedule

20) RIGHTS OF THE PUBLIC, THE STATE AND TO THAT PART OF THE LAND, IF ANY PURPOSES, DOES NOT AFFECT THIS PRO
21) DEDICATION FOR EASEMENT OVER IT SERVICE FACILITIES, AFFECTS THIS PRO
22) COVENANT MADE BY M. D. REISS IN RECORDED NOVEMBER 13, 1981 AS DO NOT CONSIDERATION FOR THE VILLAGE OF HILL LAND FROM 7A RESIDENTIAL TO "B-2" PROVISIONS OF THE ZONING ORDINANCE BUILDING TO BE CONSTRUCTED (INCLUDING PREMISES SHALL NOT OCCUPY IN EXCESS SQUARE FOOT AREA OF SAID PROPERTY.

09-01-202-006 "J.D. Bergman"
09-01-202-008 "Shahid Yusuf Trust"
09-01-202-008 "Shahid Yusuf Trust"

1) MONUMENTS HAVE BEEN RE SHOWN HEREON.
2) PROPERTY ADDRESS IS 2 60321
3) THIS PROPERTY IS LOCATED CHANCE FLOODPLAIN, ACC 1704300903H, HAVING AN DECEMBER 16, 2004.
4) AREA = 40,902 SQ. FT.
5) SUBSTANTIAL VISIBLE IMPROV HEREON.
6) THIS PROPERTY HAS 50 F 2 HANDICAP SPACES.
7) ALL VISIBLE UTILITIES HAVE NAMES OF ADJOINING OWN BEEN SHOWN HEREON.

STATE OF ILLINOIS
COUNTY OF KENDALL
SS }
FIRST AMERICAN TITLE
GODEN ENTERPRISES
HINSDALE NEUROSCIENCE
INLAND BANK & TRUS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN A IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SU ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND 4, 8, 9, 11(A), 13 OF TABLE A THEREOF. THE FIELD FEBRUARY 23RD, 2016.
DATED THIS 29TH DAY OF FEBRUARY, 2016.

Chan Yu

From: Rob Whitehead <rwhitehead@olysigns.com>
Sent: Monday, March 21, 2016 1:04 PM
To: Chan Yu
Subject: 20 E. Ogden Ave Hinsdale La Mantia
Attachments: Scanner@olysigns.com_20160321_124133_0201.pdf

Hi Chan

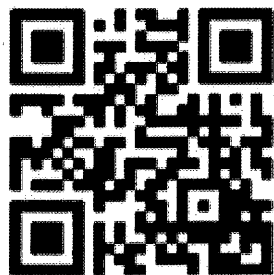
Great seeing you today. Regarding the existing sign at 20 E. Ogden please see attached which shows the existing sign at 15' set back from sidewalk which is the property line per the existing property stakes which are marked. The neighbors signs are much closer to Ogden than the existing sign for LaMantia. Please let me know if anything else is needed at this time.

Sincerely

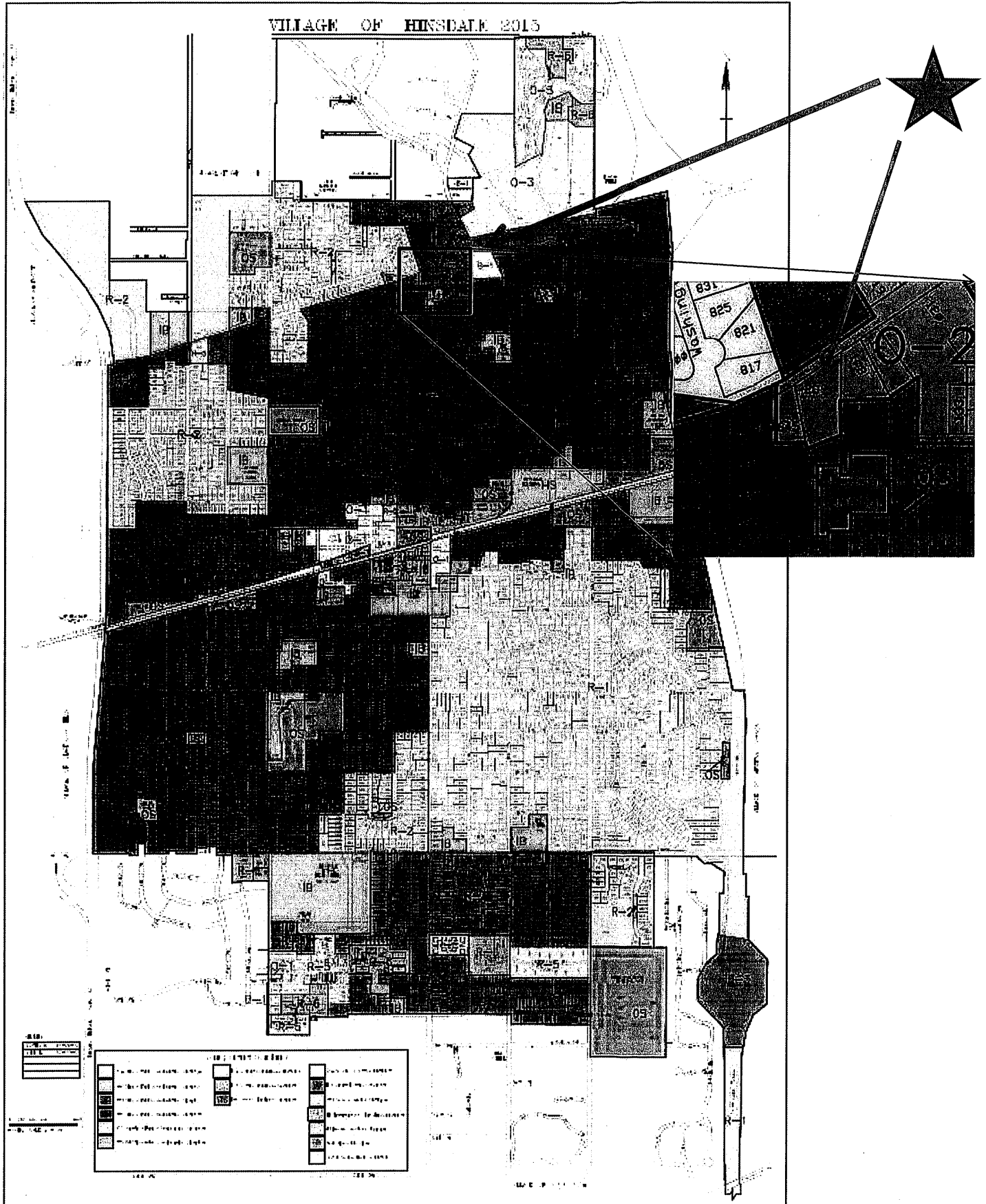
Robert J. Whitehead | *President*



1130 N. Garfield | Lombard IL 60148
D: (630)652-4103 | O: (630)424-6100

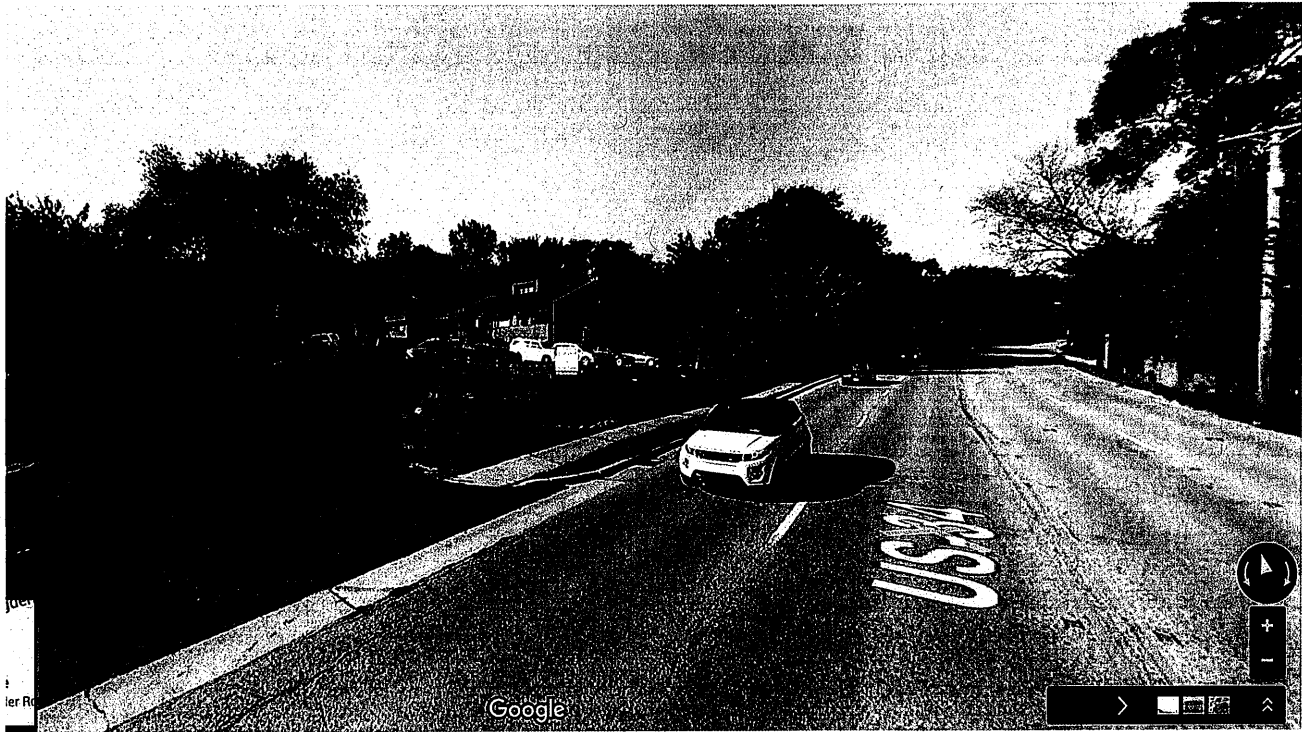


Attachment 2: Village of Hinsdale Zoning Map and Project Location ★



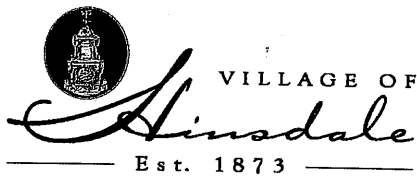
Attachment 3: Street View 20 E. Ogden Ave.

Heading West



Heading East



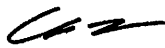


MEMORANDUM

DATE: April 13, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 20 E. Ogden Avenue – LaMantia Design and Remodeling
Exterior Appearance and Site Plan Review for Roof Addition, Windows and Landscaping

Summary

The Village of Hinsdale has received an application from LaMantia Design and Remodeling, requesting approval for various renovations to the exterior of the building. LaMantia is the new building owner at 20 E. Ogden Avenue and is planning to add/remove windows, construct a roof addition to conceal mechanical equipment, paint the façade and improve the landscaping.

Request and Analysis

The existing structure at 20 E. Ogden Avenue was a former medical office building. On January 19, 2016, the Village approved a text amendment and special use permit to allow a home remodeling business and showroom in the O-2 Limited Office District. LaMantia subsequently purchased the building after the approval.

Per the applicant, the façade improvements and new roof addition will be visually compatible with the building by matching the existing materials and color. The shape of the new roof and screen addition will function to conceal the new roof top mechanical equipment (but not a proposed gas fireplace metal flue). The new roof and screen addition will not be taller than the existing roofline. And the project will not affect the minimum Code requirements as shown on the application's table of zoning compliance.

New windows are planned to be added to the north wall of the building. The existing windows on the east wall will be replaced with larger ones; however, one window will be eliminated. A landscape plan is also included for review.

The project site is located in the O-2 Limited Office District and abuts the O-2 District to the east and west and R-4 Single Family Residential District to the north and south. The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential project property is within 250 feet from a single-family zoning district.



MEMORANDUM

Process

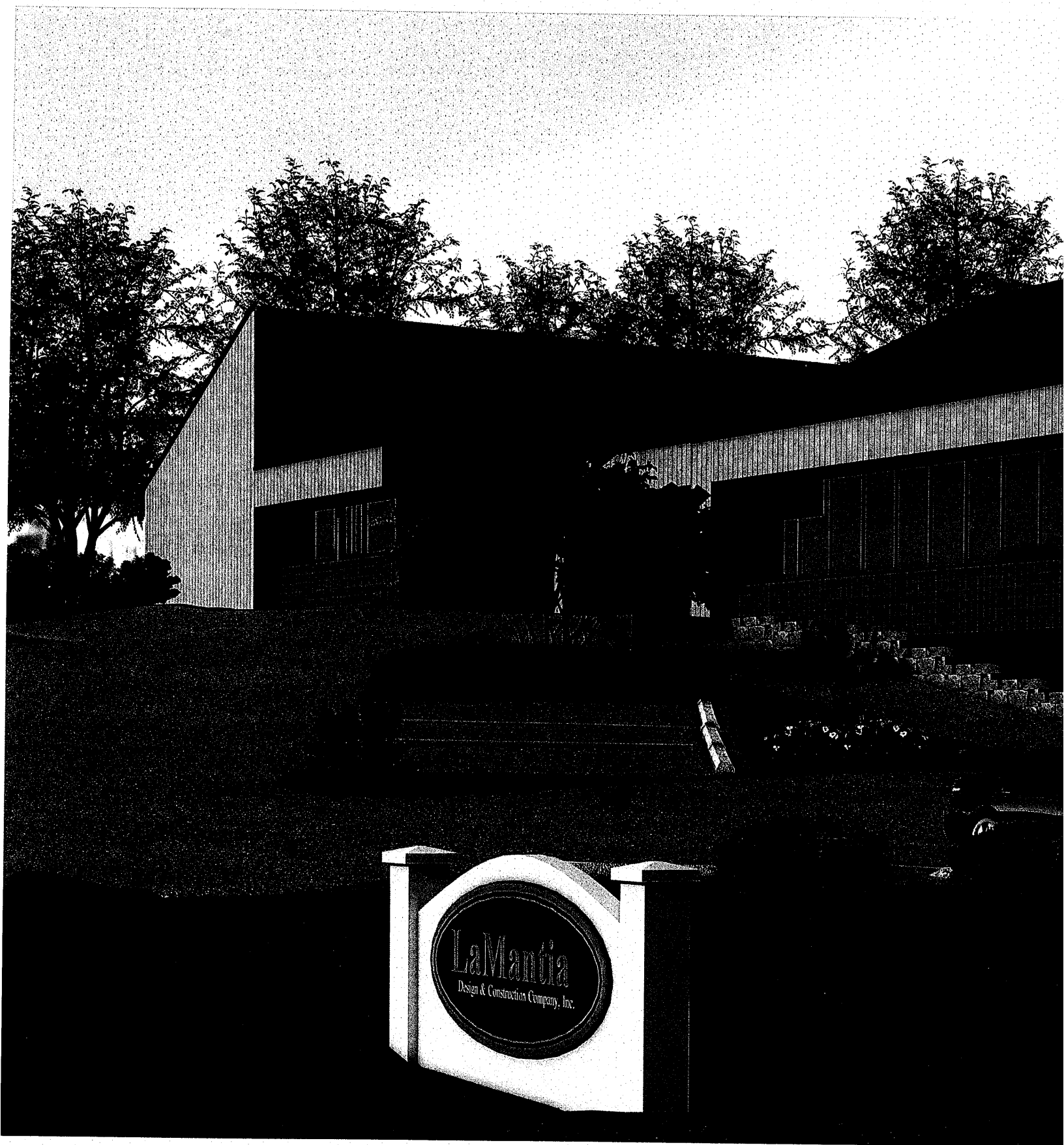
Pursuant to Section 11-604, the Chairman of the Plan Commission (PC) shall at the public meeting on the application for site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public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

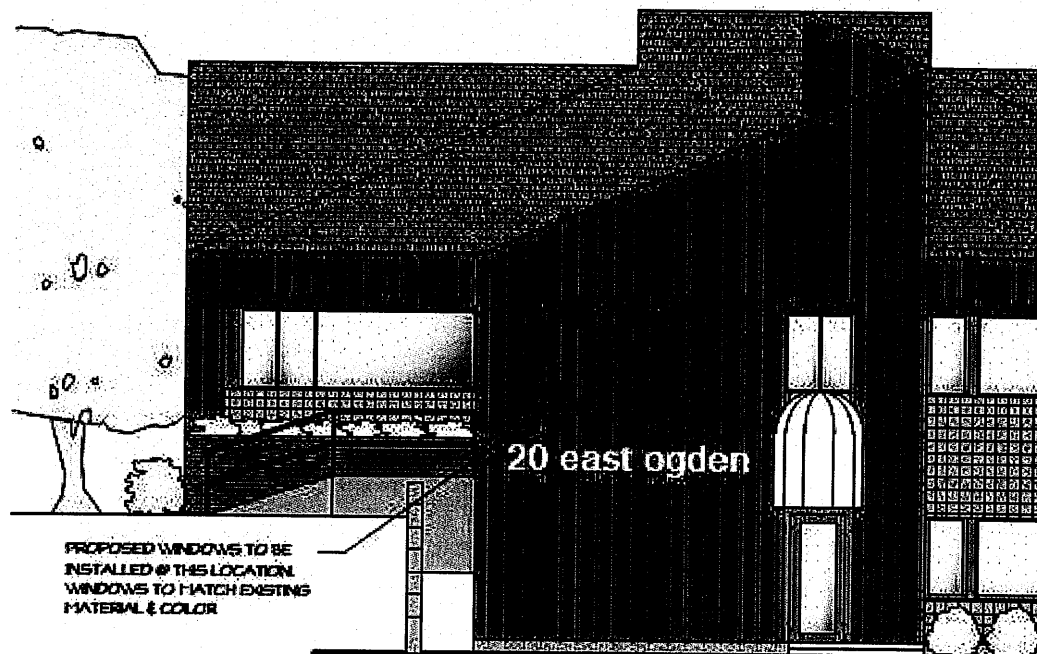
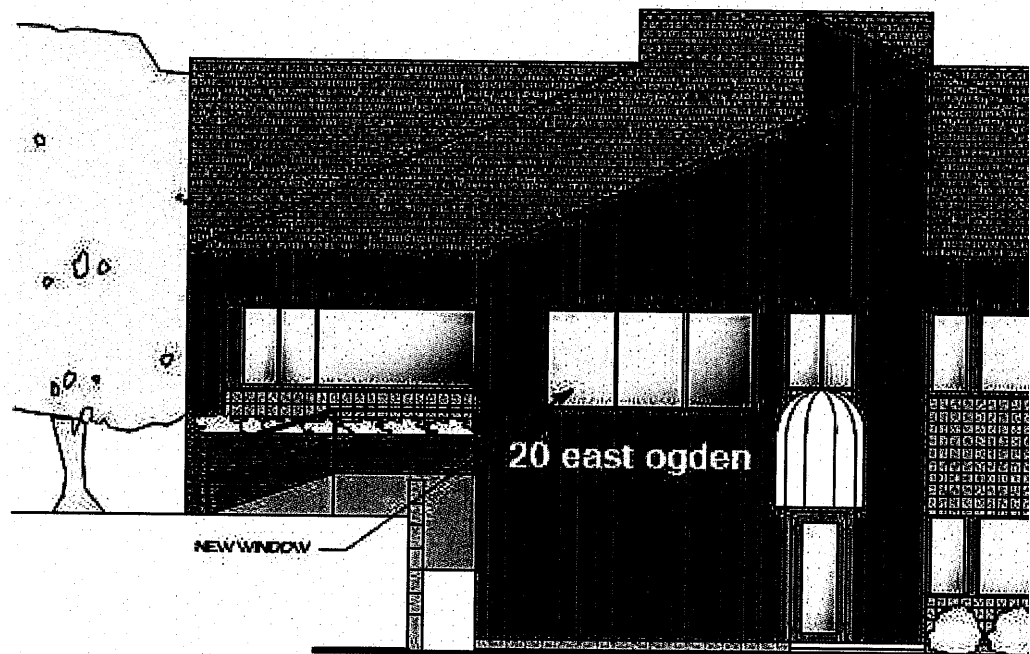
Attachments:

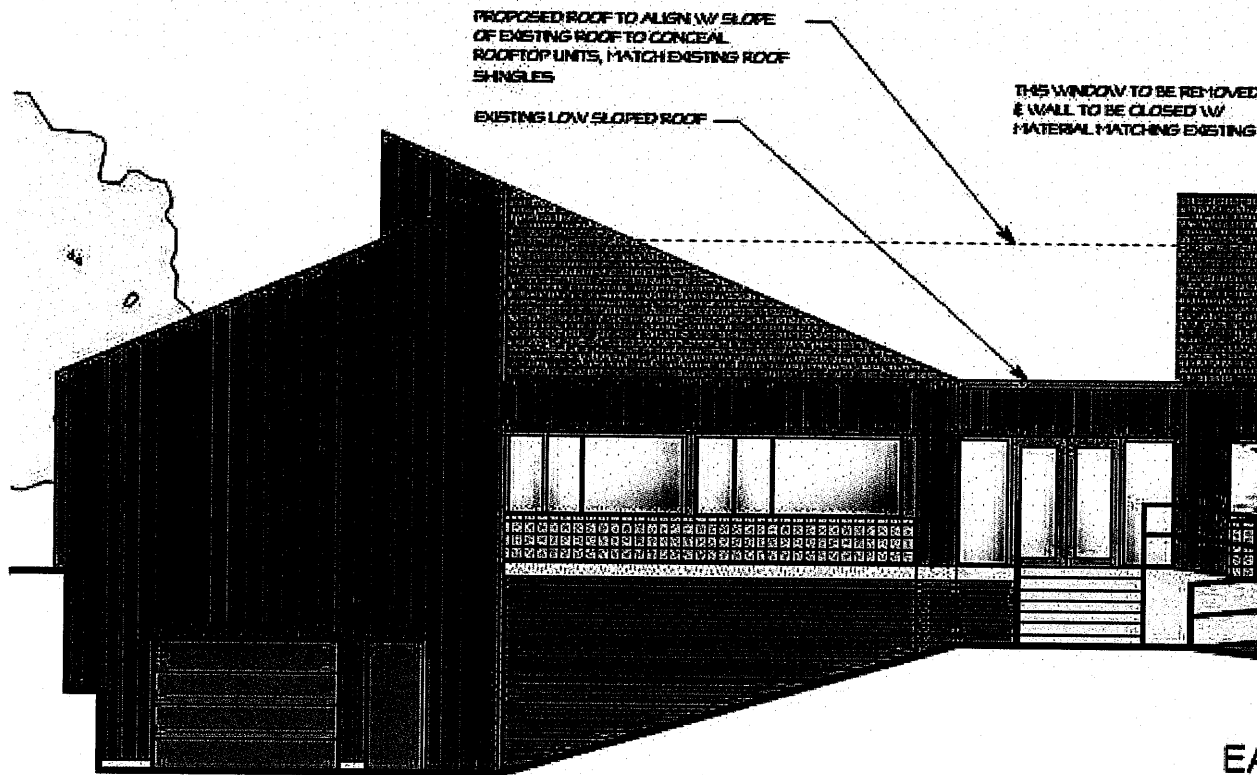
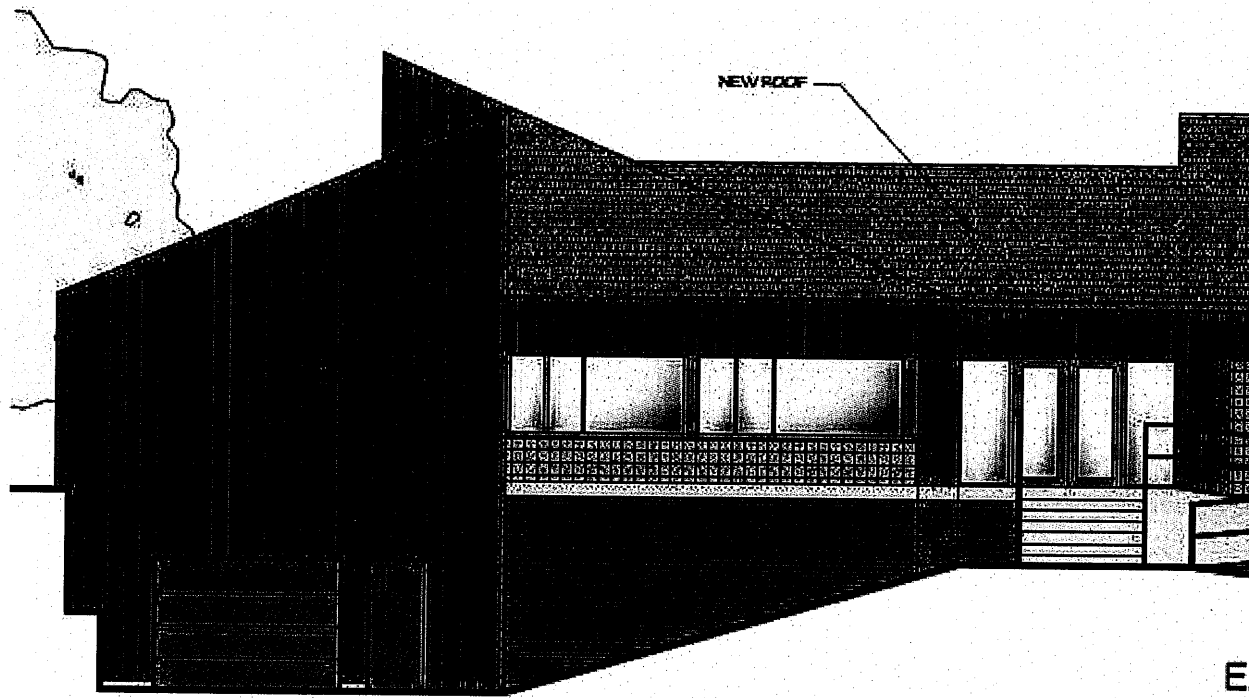
Attachment 1 – Exterior Appearance and Site Plan Application Request and Exhibits

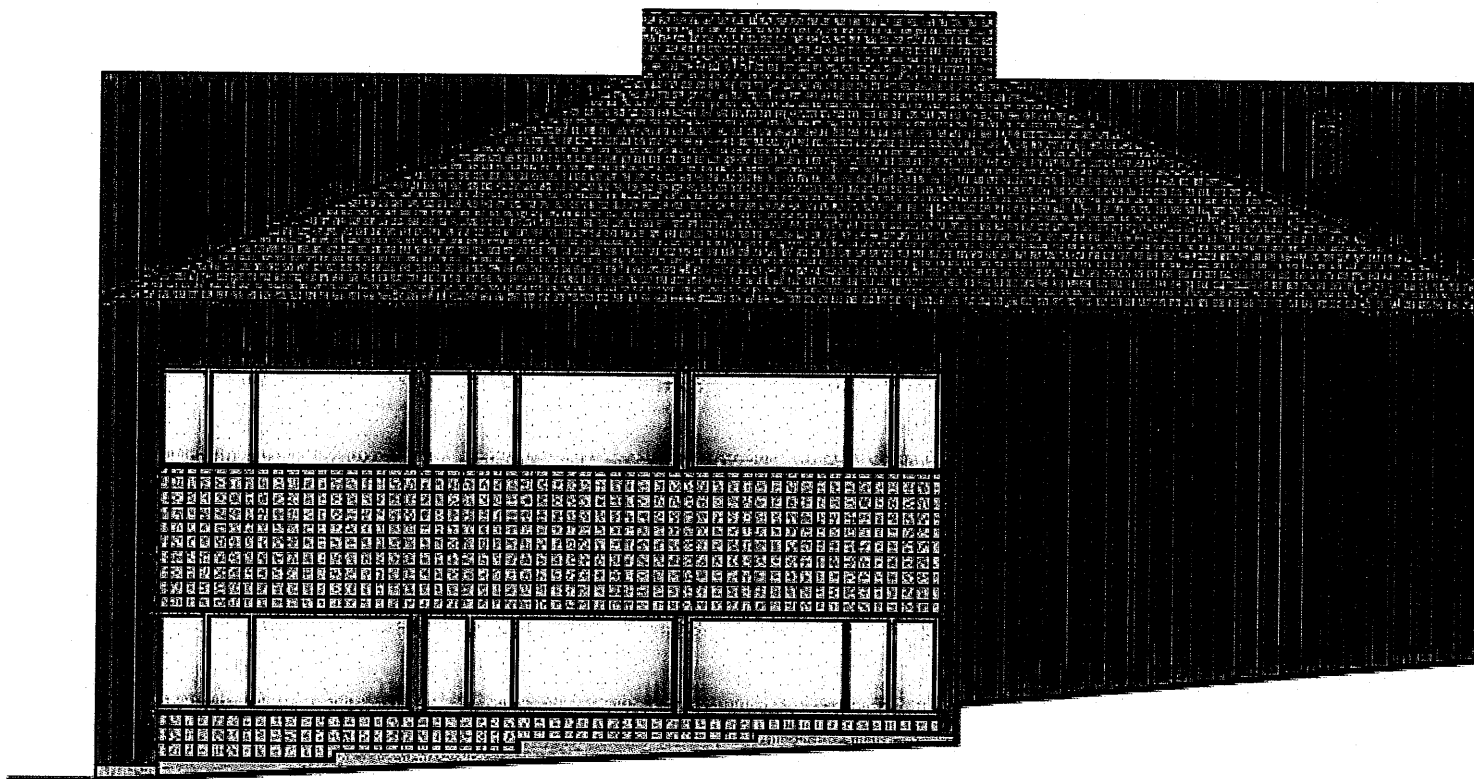
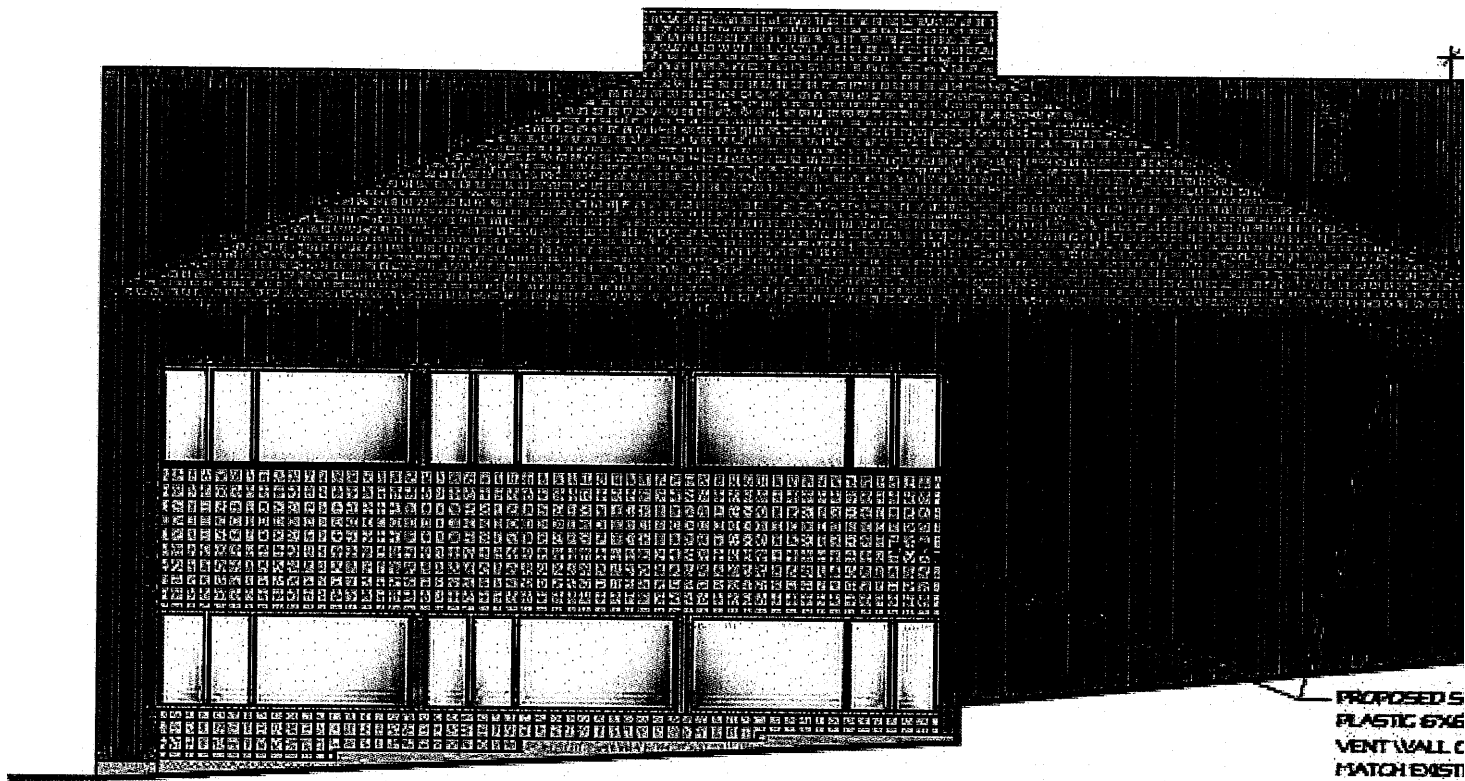
Attachment 2 - Public Meeting Notice and Certification of Proper Notice

Attachment 3 - Zoning Map and Project Location









LaMan

DESIGN & CONSTRUCTION

20 OGDEN AVENUE

PROJECT SCOPE: RENOVATE EXISTING
SPRINKLERED, 2 STORY, 2B CONSTRUCTION

NOTE: ALL LUMBER INSTALLED TO BE FIRE-TREATED

UNIT MASONRY SYSTEM

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Concrete masonry units, reinforcement, anchorage and accessories.

1.02 SUBMITTALS

- A. Product Data: Provide masonry units and fabricated wire reinforcement.
- B. Samples: Submit four mockups of decorative face brick units to illustrate color, texture and extremes of color range.

1.03 QUALITY ASSURANCE

- A. Perform Work in accordance with ACI 530 and ACI 530.1.
- B. Hot weather requirements: IMAC Recommended practices and guide specifications for Cold Weather Masonry Construction.
- C. Cold weather requirements: IMAC Recommended practices and guide specifications for Hot Weather Masonry Construction.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Cold weather requirements: IMAC Recommended practices and guide specifications for Cold Weather Masonry Construction.
- B. Hot weather requirements: IMAC Recommended practices and guide specifications for Hot Weather Masonry Construction.

PART 2 PRODUCTS

2.01 CONCRETE MASONRY UNITS

- A. Hollow Load Bearing Block Units: ASTM C90, Type 1, Moisture controlled, lightweight.
- B. Solid Load Bearing Block Units: ASTM C90, Type 1, Moisture controlled, lightweight.

2.02 BRICK UNITS

- A. Face Brick: ASTM C216, Type FBS, grade SW color as selected by Owner.
- B. Size and shape: To be selected by Owner.
- C. Solid Brick: Provide solid brick at exposed edge conditions.

2.03 REINFORCEMENT AND ANCHORAGE

- A. Single Wire Joint Reinforcement: Truss or ladder type, cold drawn steel wire conforming to ASTM A62.
- B. Reinforcing Steel: ASTM A615, 10-44 yield grade, billet bars.
- C. Wall Tie: Computed formed sheet metal.
- D. Anchor Bolts: 1/2 inch with 4 inch standard hook, 7 inch length as required into concrete footing.

2.04 MORTAR AND GROUT

- A. Mortar and Grout: As specified in previous section.

2.05 FLASHINGS

- A. Plastic Flashings: Sheet polyvinyl chloride, 20 mil thick.

2.06 ACCESSORIES

- A. Weeps: Full head joint with wicks or plastic tubes.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

- A. Verify that field conditions are acceptable and are ready to receive work.
- B. Coordinate placement of anchors supplied to other Sections.

3.02 COURSEWORK

- A. Maintain masonry courses to uniform dimensions. Form vertical and horizontal joints of uniform thickness.

3.03 WEEPS

- A. Install weeps in masonry at 32 inches o.c. horizontally at foundation and 18 inches o.c. above wall openings. Locate above through wall flashing, above shelf angles and lintels, and at bottom of walls.

3.05 MASONRY FLASHINGS

- A. Extend flashing horizontally at foundation walls, above ledge or shelf angles and lintels, under parapet caps, and at bottom of walls.
- B. Turn flashing up mortar joint and bed into mortar joint of masonry, seal to concrete.
- C. Lap and joints and seal watertight.
- D. Turn flashing, fold, and seal at corners, bands and interruptions.

3.06 LINTELS

- A. Install loose steel, lintels over openings.
- B. Maintain minimum 4 inch bearing on each side of opening.

1.07 BUILT-IN WORK

- A. As work progresses, install built-in metal door and glazed frames, anchor bolts, bracing plates and other items to be built in the work furnished by other sections.
- B. Bed anchors of metal door frames in adjacent mortar joints. Fill frame voids with grout.

1.08 TOLERANCES

- A. Maximum Variation from Plumb: 1/4 inch per story non-cumulative.
- B. Maximum Variation from Level: 1/8 inch in 3 feet and 1/4 inch in 10 feet; 1/2 inch in 30 feet.

1.09 CLEANING

- A. Remove excess mortar and mortar smears as work progresses.
- B. Clean soiled surfaces with cleaning solution. Do not use acid.

STRUCTURAL STEEL NOTES

1. Structural steel work shall be in accordance with "Manual of Steel Construction", AISC Ninth Edition.
2. Welding shall be performed by a certified welder.
3. Shop connections shall be welded.
4. Welding shall be in accordance with the AISC specifications for design, fabrication and erection of structural steel for buildings, latest edition and American Welding Society.
5. Beam to tube column connections shall be WT sections with minimum web thickness of 3/8 inch. Use 3/4 inch diameter A325-N type bolts for WT web to channel web connections. WT sections shall be shop welded to the tube columns with a 3/16 inch minimum weld.
6. Beam to beam connections shall be per Table 11.4 of the "Manual of Steel Construction", AISC Ninth Edition with n=2, minimum thickness of 3/8 inch and A325-N type bolts.
7. STEEL
- A. Structural steel shall conform to ASTM A36. Bolts shall be ASTM A325 unless noted otherwise.
- B. All coped beams to be designed in accordance with Appendix B of the AISC Manual "Engineering for Steel Construction". Provide reinforcing as required. All re-entrant corners to be shaped, notched, to a radius of at least 1/2 inch.
- C. All beam splices, not indicated on the contract documents, shall be penetration welded to restore full capacities of the original beam. Bolted connections shall be used for erection purposes only, unless approved in writing by the engineer of record. If splices are required for construction purposes, contractor shall coordinate all splice locations with the Architect and the various project consultants to avoid any interference and/or conflicts with other trades.
- D. See Architectural drawings for miscellaneous steel, lintels, plates, etc.
- E. Verify all openings for mechanical equipment, etc., with mechanical contractors before erection of any steel. Provide angle frames for all openings larger than 12 inches square, and provide all auxiliary framing as required.

Rough Carpentry

1. All plywood shall be DFLA grade marked to comply with PS4-68 and shall be Standard G-30 Ply. Plywood shall be 3/4" T&G APA 4624.
2. All stud walls shown on the structural drawings shall have 2x4 or 2x6 studs spaced 16" o.c. as shown.
3. Top plates shall be doubled on all stud walls.
4. Cripples under headers shall be 2x4 or 2x6.
5. Block all stud walls as required for sheathing.
6. Ledgers shall be treated and bolted to concrete with 1/2" dia. x 10" anchor bolts at 16" o.c. maximum spacing, staggered.
7. All wall sheathing shall be applied as follows:

- A. Apply gypsum board so that joints of adjacent courses do not occur over the same stud.
- B. Seven lumber calculations are based on Item F17, except as shown otherwise on the drawings, graded in accordance with Standard Grading Rules of WPPA or Rule #16 of WCLB, as follows:

1. Light framing-No. 2 and better.
2. Studs-No. 1 and better (light framing)
3. Joists and Planks-No. 1 and better.
4. Beams and Stringers-Dense No. 1 and better.
5. Posts and Timbers-Dense No. 1 and better.
6. All 2" lumber shall be seasoned to 19% maximum moisture content.
7. All wood in contact with concrete, masonry or soil shall be pressure treated.

8. All adjacent and parallel framing studs with differing spans or lengths shall be blocked solid with same depth pieces 2x4" o.c. their full length.

Masonry

1. Concrete masonry units shall be lightweight block conforming to ASTM C90, min 1500 PSI (min).
2. Mortar to be type M or S and joints are to be tooled concave.
3. Brick veneer anchors to be placed every second course vertically, 16" o.c.
4. Provide fabric flashing over exterior steel lintels with weep holes at 2x4" o.c. with cotton rope wick.
5. Use clean sand, well graded and free of any deleterious substances. Use only potable water.
6. All work shall be done in a first class manner by experienced mechanics skilled in their trade.
7. Cold weather installation: When air temperature is below 40 degrees F, but above 25 degrees F, sand and mixing water shall be pre-heated to minimum of 70 degrees F, and maximum of 160 degrees F.
8. Keep all bricks free from mortar prior to placement.
9. Set all bricks plumb, level and true.
10. Set all units, both bottom and ends, in full bed of mortar with joints uniform in thickness.
11. Clean bricks of all excess mortar upon completion of installation. No solid shall be used unless approved by the Architect.

Masonry

Part One GENERAL

1.01 SECTION INCLUDES

- A. Mortar and grout for masonry

1.02 ENVIRONMENTAL REQUIREMENTS

- A. Cold weather requirements: IMAC Recommended practices and guide specifications for cold weather masonry construction.
- B. Hot weather requirements: IMAC Recommended practices and guide specifications for hot weather masonry construction.

Part Two PRODUCTS

- A. Portland Cement: ASTM C150, Type 1.
- B. Mortar Aggregate: ASTM C144, standard masonry type.
- C. Hydrated Lime: ASTM C207, Type 6.
- D. Mortar Color: Buff to match SFS.
- E. Grout Aggregate: ASTM C404.
- F. Water: Clean and potable.

2.02 MORTAR MIXES

- A. Mortar for Load Bearing Walls and Partitions: ASTM C270, Type S using the Proper Method.
- B. Mortar for Non-Load Bearing Walls and Partitions: ASTM C270, Type N using the Proper Method.
- C. Mortar for Reinforced Masonry: ASTM C270, Type S using the Proper Method.
- D. Mortar for Masonry Foundation Walls: ASTM C270, Type M using the Proper Method.

2.03 MORTAR MIXING

- A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270.
- B. Add mortar color and admixtures in accordance with manufacturer's instructions.
- C. Do not use anti-freeze compounds to lower the freezing point of mortar.

2.04 GROUT MIXES

- A. Bond Beams, Lintels, and Engineered Masonry: 3000-psi strength above grade, 4000-psi strength at 28 days for masonry walls below grade.
- B. 9-10 inches slump, mixed in accordance with ASTM C476.

2.05 GROUT MIXING

- A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C476.
- B. Do not use anti-freeze compounds to lower the freezing point of grout.

Part Three EXECUTION

3.01 INSTALLATION

- A. Install mortar in accordance with ASTM C780. Install grout in accordance with ASTM C270.
- B. Work grout into masonry cores and cavities to eliminate voids. Do not displace reinforcement.

CONTRACTOR RESPONSIBILITIES

THE SCOPE OF THE WORK DESCRIBED HEREIN INCLUDES FURNISHING ALL MATERIALS, LABOR, TOOLS, PLANT, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERVISION, INSURANCE, TAXES AND ALL OTHER SERVICES AND FACILITIES NECESSARY TO COMPLETE THE INTENT OF THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING ITS BID TO DETERMINE ACTUAL FIELD CONDITIONS WHICH MAY AFFECT ITS BID. THE SUBMITTING OF A BID AFORESAID DETERMINATIONS, AS NO ADDITIONAL SUMS WILL BE ALLOWED FOR FAILURE TO DO SO. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR OMISSION IN THE CONSTRUCTION DOCUMENTS WHICH AFFECT THE WORK, PRIOR TO SUBMITTING HIS BID.

GUARANTEE

ALL WORK PERFORMED AND MATERIALS UTILIZED SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR (MINIMUM) UNLESS NOTED OTHERWISE, AFTER THE DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS IN WORKMANSHIP AND/OR MATERIALS. CONTRACTOR AGREES TO REMEDY SUCH DEFECTS IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

INSURANCE

CONTRACTOR SHALL SUBMIT, PRIOR TO COMMENCEMENT OF WORK, CERTIFICATE OF INSURANCE NAMED OWNER, ARCHITECT AND THEIR AGENTS AS ADDITIONAL INSURED, CONFORM WITH OWNER THESE MINIMUM REQUIREMENTS.

(A) PUBLIC LIABILITY OF NOT LESS THAN \$2,000,000.00 (INCLUDING) CONTRACTOR'S PROTECTIVE LIABILITY, COVERING EXPLOSION AND COLLAPSE, COMPLETED OPERATIONS COVERAGES AND BROAD FORM BLANKET CONTRACTUAL LIABILITY COVERAGE.

(B) WORKMAN'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE AS REQUIRED BY ANY EMPLOYEE BENEFIT ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT OWNER'S CONTRACTOR FORM LIABILITY UNDER AFORESAID.

(C) COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE, INCLUDING THE OWNERSHIP MAINTENANCE, AND OPERATION OF ANY AUTOMOTIVE EQUIPMENT OWN, HIRED AND UNOWNED, \$500,000/1,000,000.00 LIMITS.

CONTRACTOR AGREES TO HOLD AFORESAID HARMLESS ON ALL O.S.H.A. AND WORKER SAFETY REQUIREMENTS, AND SHALL FULLY COMPLY WITH ALL SUCH REQUIREMENTS AS THEY APPLY TO THE METHODS AND DEVICES USED IN THE EXECUTION OF THE WORK. ADDITIONALLY, SHALL ALSO COMPLY WITH SUBSTITUTE ORDINANCE PASSED JANUARY 2000, NEW SECTIONS 13-124-380-440.

CLEANUP

CONTRACTOR SHALL KEEP THE PROJECT AREA REASONABLY CLEAN AT ALL TIMES, AND THOROUGHLY REMOVE WASTE MATERIALS, RUBBISH AND DEBRIS EVERY FRIDAY DURING THE COURSE OF THE CONSTRUCTION. FINAL CLEANING SHALL BE PERFORMED JUST PRIOR TO ACCEPTANCE BY THE OWNER.

OWNERSHIP OF DOCUMENTS

THE DRAWINGS HEREWITH AND THE ARCHITECTURAL DESIGN INFERRED FROM AND THE RIGHTS THEREOF AS DEFINED BY COPYRIGHT LAWS BELONG TO THE AUTHOR (TROMP ARCHITECTS, LTD) AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION FROM THE ARCHITECT.

APPLICABLE STANDARDS

IN PROCURING MATERIALS AND INSTALLING SAME FOR THIS PROJECT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DETAILED REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS AS WELL AS MANUFACTURER'S STANDARDS, RECOMMENDATIONS AND SPECIFICATIONS, AND COMPLY FULLY WITH SAID REQUIREMENTS. THE BUILDING CODES AND ADDENDA OF CHICAGO, COOK COUNTY, WILL BE CONSIDERED AS A MINIMUM STANDARD IN THE LACK OF ANY BETTER INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS.

BUILDING PERMITS

ALL BUILDING PERMITS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO START OF WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INTERFERENCES.

Village of H

2012 International
2006 International
2006 International
2014 Illinois State
2006 International
2005 National Elec
2003 NFPA101 L

FIRE PREVENTION

THE FIRE ALARM AND SPRINKLER RENOVATION.

THE FIRE ALARM SYSTEM SHALL BE REQUIRED FOR THE UPDATES.

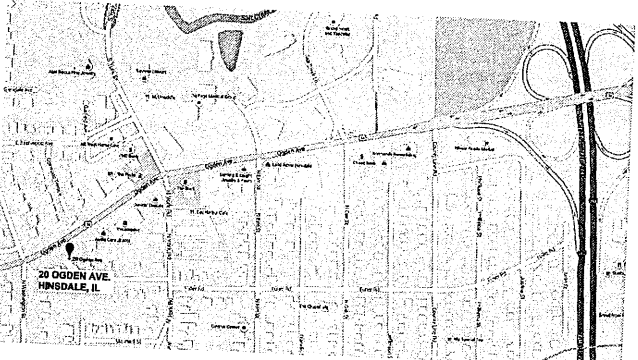
EMERGENCY LIGHTS LOCAL AND OPERATIONAL.

FIRE EXTINGUISHERS ARE REQUIRED FOR PROJECT. EXTINGUISHERS LOCATIONS.

THE SPRINKLER SYSTEM AND SPRINKLER PLANS WILL BE CONTRACTOR, IF THE WORK.

ILLINOIS ACCESSIBILITY

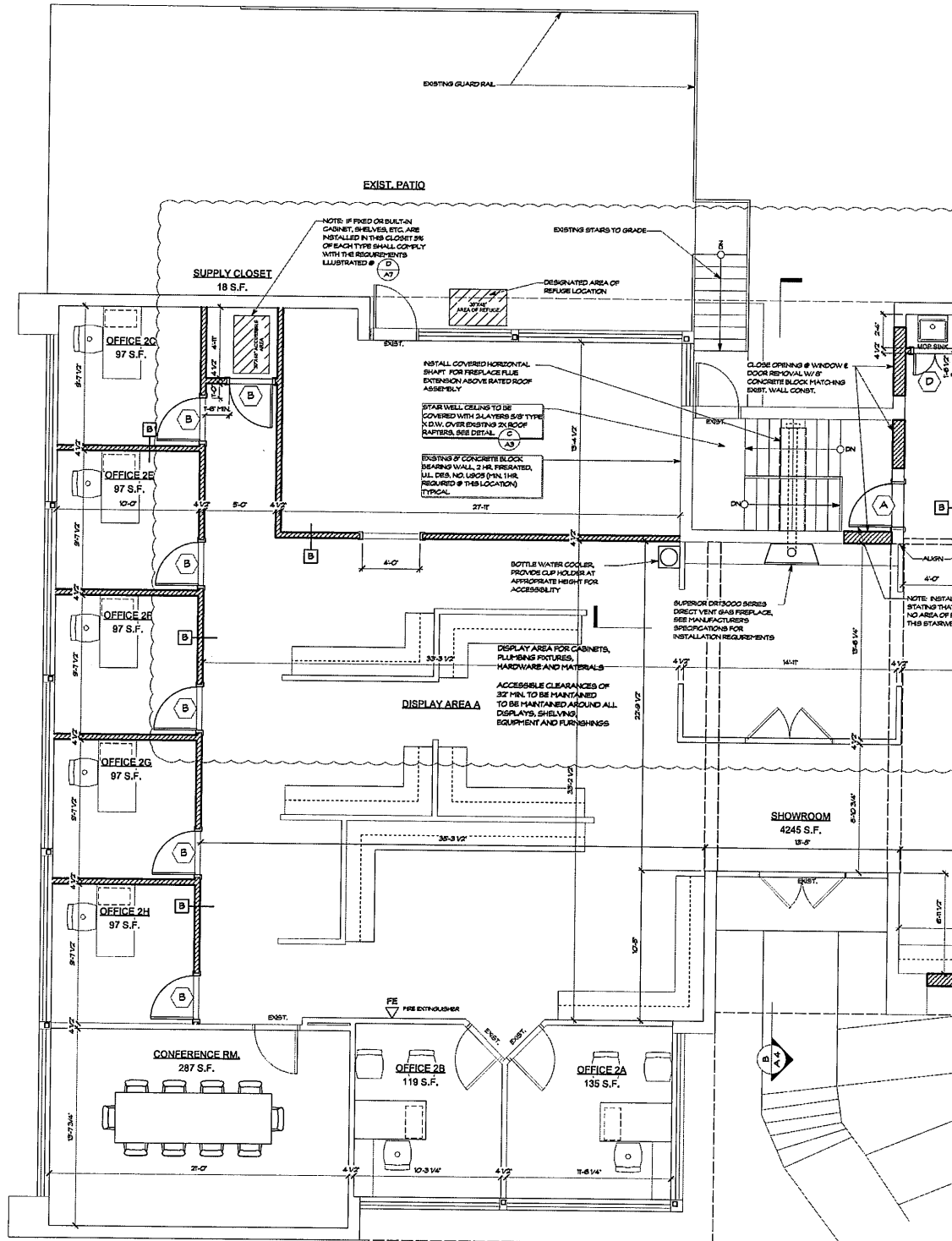
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LOCATION MAP

GYPSUM WALLBOARD, WOOD
Base layer 1/2" Type X gypsum wallboard applied
o.c. with 1 1/4" Type W or S drywall screws
wallboard or gypsum veneer shall applied at
S drywall corners 12" o.c. at joint and end
corners 12" o.c. spaced 24" back on other side
of joint. Wood studs supporting 1/2" gypsum
to joints with 3d nails. Appropriate nail or
nailhead protection for bending, include

C TYP.1 HO
Scale: 1/4" = 1'-0"



NOTE:
ALL WOOD JOIST, SHEATHING & WOOD
BLOCKS TO BE FIRE RETARDANT

LOW SLOPED ROOF CONSTRUCTION

- SINGLE PLY FULLY ADHERED ROOF MEMBRANE
- 3/4" PLYWOOD SHEATHING
- 2X12 @ 12" O.C. W/ MIN. R-38 BATT INSULATION

2X6 WOOD PLATE EA. SIDE OF POST
TO BE THRU BOLTED W/ 3/4" DIA.
BOLTS & NAILED EA. END

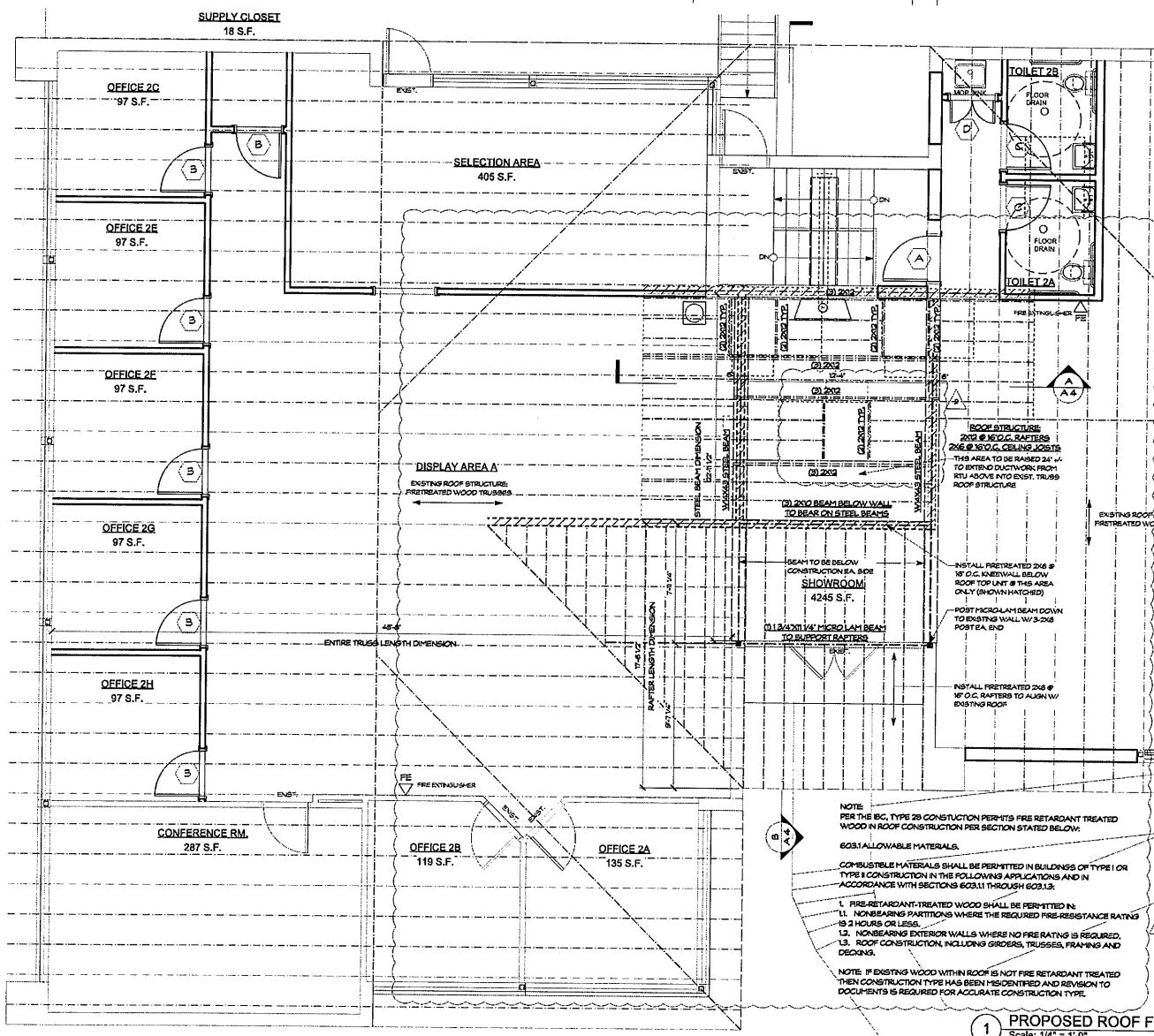
1X6 CEDAR SIDING TO MATCH EXIST.
2X4 BRACING @ WOOD 4X4 POST

PRELACE CHIMNEY TERMINATION
3/8" PLYWOOD GUSSET BOTH
SIDES NAILED TO 4X4 POSTS

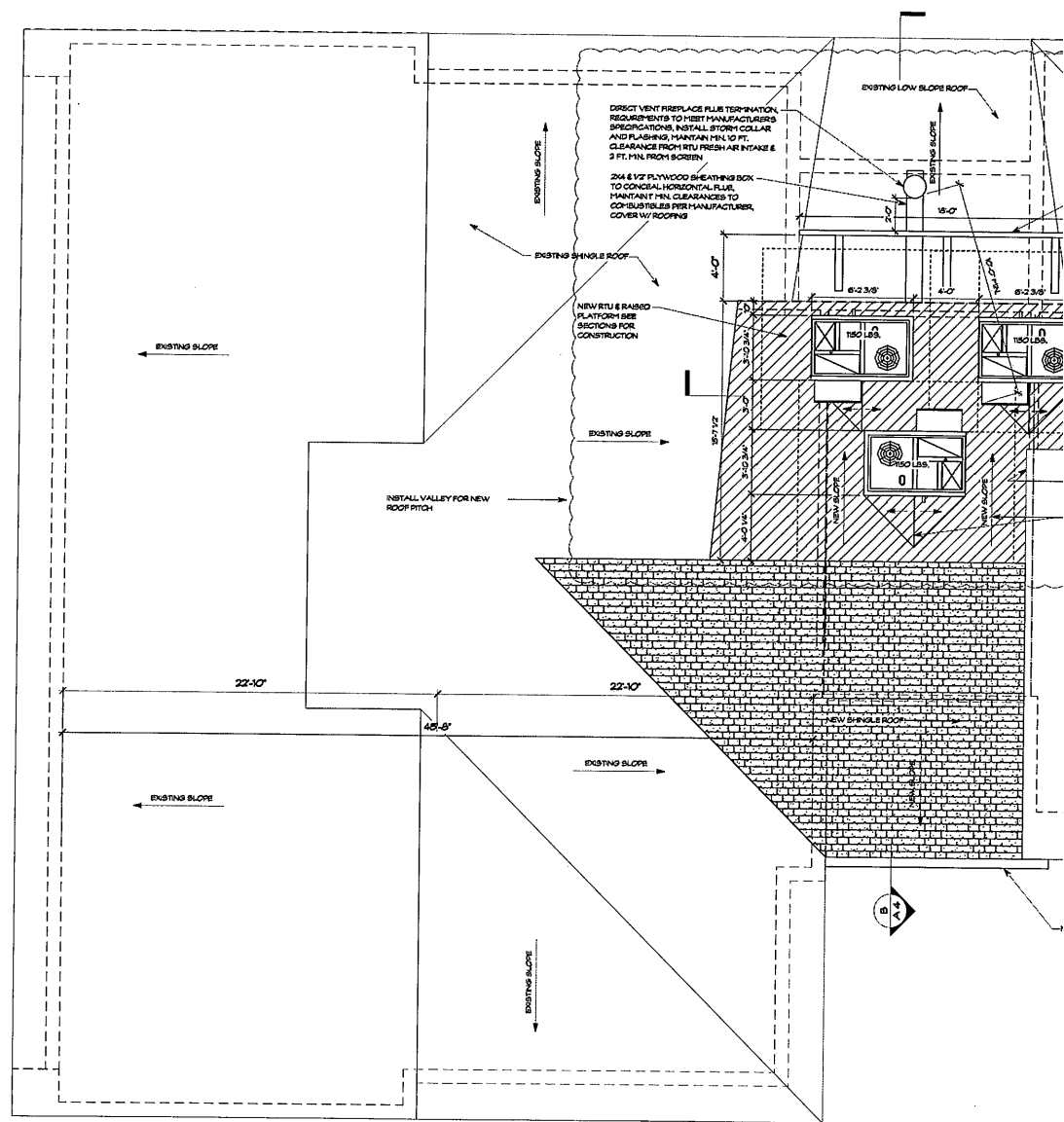
WOOD 4X4 BASE ATTACH TO
EXIST. ROOF STRUCTURE W/ 3/8" DIA. BOLTS

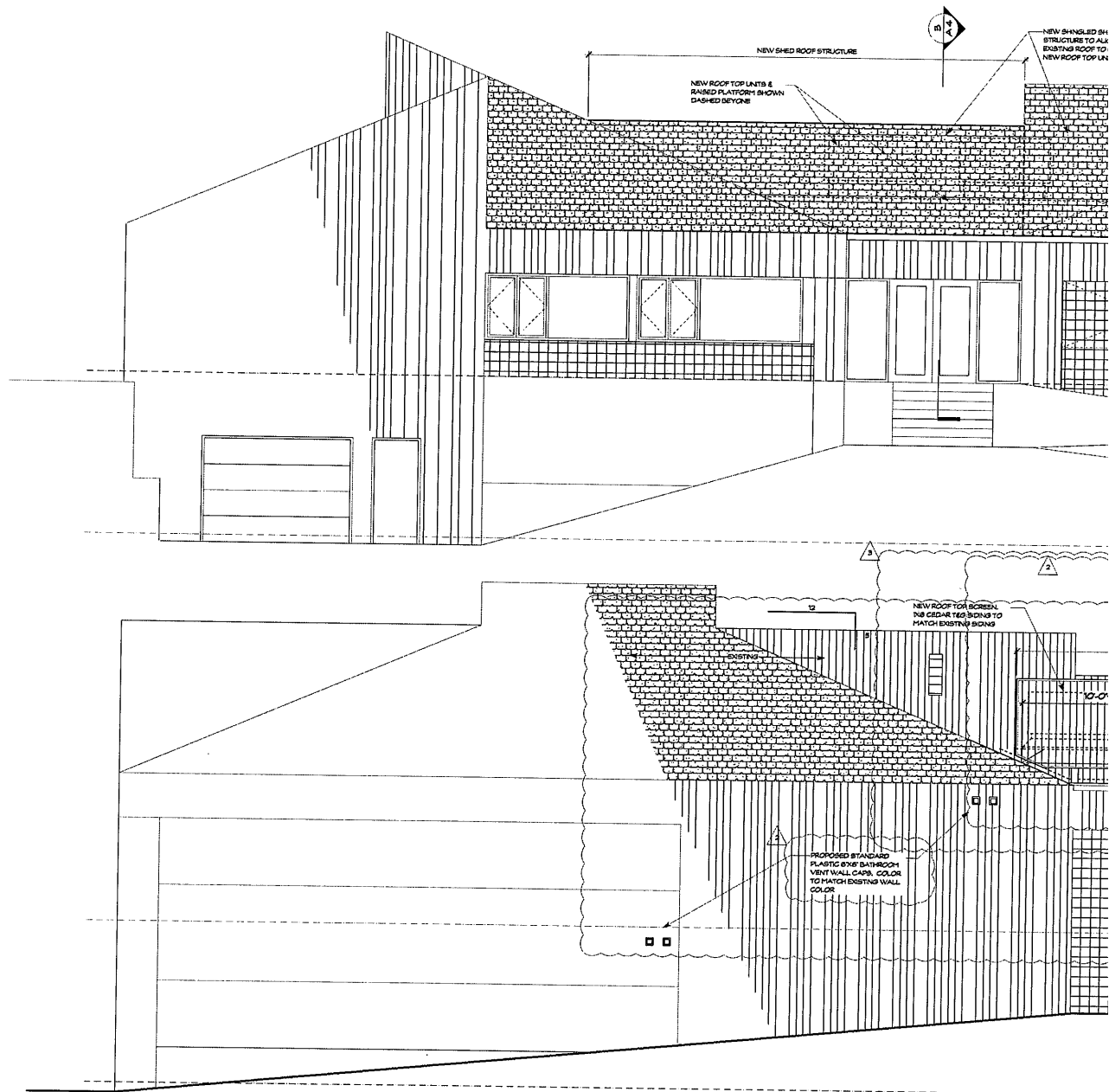
DIRECT VENT PRELACE FLUE
MAINTAIN MIN. CLEARANCE
FROM ALL COMBUSTIBLES

2-LAYERS 5/8" TYPE X D.W.
TYPICAL SEE DETAIL C/A-3



NOTE:
PER THE E.C. TYPE 2B CONSTRUCTION PER ITS FIRE RETARDANT TREATED
WOOD IN ROOF CONSTRUCTION PER SECTION STATED BELOW:
603.1 ALLOWABLE MATERIALS.
COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR
TYPE II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN
ACCORDANCE WITH SECTIONS 603.11 THROUGH 603.13:
1. FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN:
1.1. NON-BEARING PARTITIONS WHERE THE REQUIRED FIRE RESISTANCE RATINGS
ARE 2 HOURS OR LESS;
1.2. NON-BEARING EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED;
1.3. ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING AND
DECOR.
NOTE: IF EXISTING WOOD WITHIN ROOF IS NOT FIRE RETARDANT TREATED
THEN CONSTRUCTION TYPE HAS BEEN IDENTIFIED AND REVISION TO
DOCUMENTS IS REQUIRED FOR ACCURATE CONSTRUCTION TYPE.





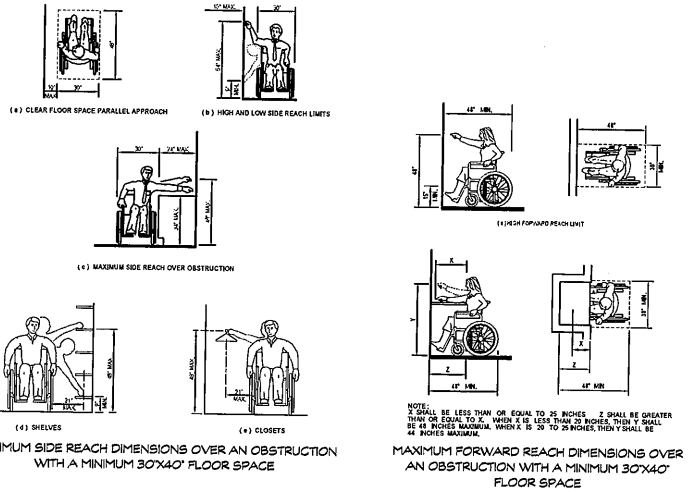
CLIMATE ZONE	ZONE UTILIZED							
	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7	8
Vertical fenestration								
U-factor								
Fixed fenestration	0.50	0.50	0.46	0.38	0.38	0.36	0.29	0.29
Operable fenestration	0.65	0.65	0.60	0.45	0.45	0.43	0.37	0.37
Entrance doors	1.10	0.83	0.77	0.77	0.77	0.77	0.77	0.77
SHGC								
SHGC	0.25	0.25	0.25	0.40	0.40	0.40	0.45	0.45
Skylights								
U-factor	0.75	0.65	0.55	0.50	0.50	0.50	0.50	0.50
SHGC	0.35	0.35	0.35	0.40	0.40	0.40	NR	NR

NR = No requirement.

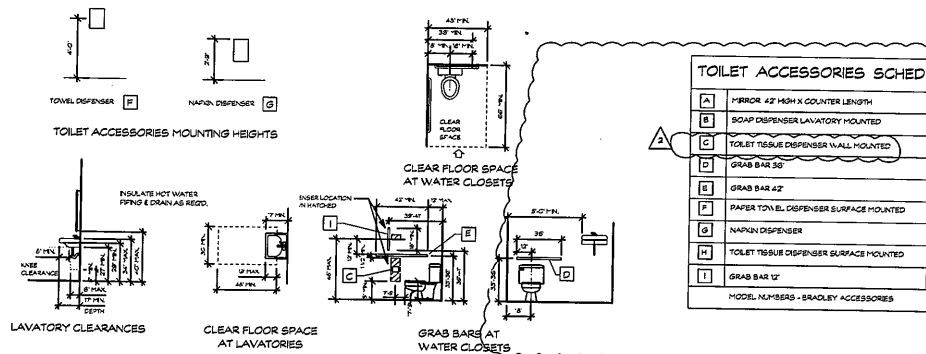
Signage TACTILE 'EXIT' SIGN REQUIREMENTS

Accessible signage shall comply with the following applicable provisions:

- Character Proportion.** Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10. (ADAAG 4.30.2)
- Character Height.** Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted. When signs are suspended or projected overhead in compliance with subsection (a)(4) of this Section, minimum character height shall be 3 inches or 75 mm.
- Raised and Brailled Characters and Pictorial Symbol Signs (Pictograms).** Letters and numerals shall be raised 1/32 in. (3.2 mm) upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8 in. (16 mm) high, but no higher than 2 in. (50 mm). Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6 in. (152 mm) minimum in height. (ADAAG 4.30.4)
- Finish and Contrast.** The characters and background of signs shall be eggshell, matte, or other non-gloss finish. Characters and symbols shall contrast with their background - either light characters on a dark background or dark characters on a light background. (ADAAG 4.30.5)
- Mounting Location and Height.** Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in. (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in. (76 mm) of signage without encountering protruding objects or standing within the swing of a door. (ADAAG 4.30.6)

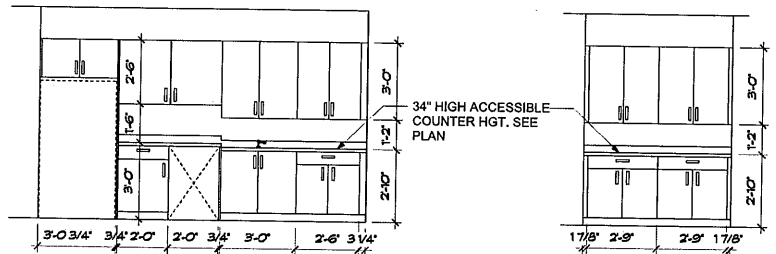


D TYPICAL ACCESSIBLE REQUIREMENTS



C TYPICAL BATHROOM REQUIREMENTS

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

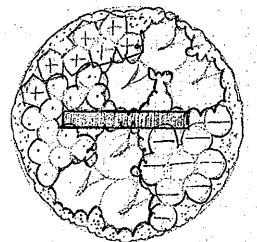
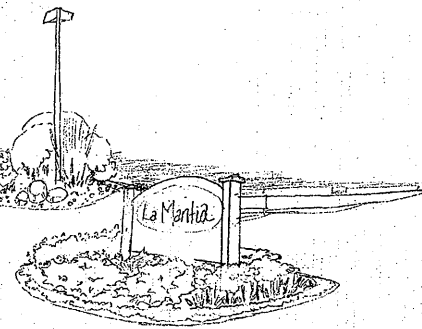
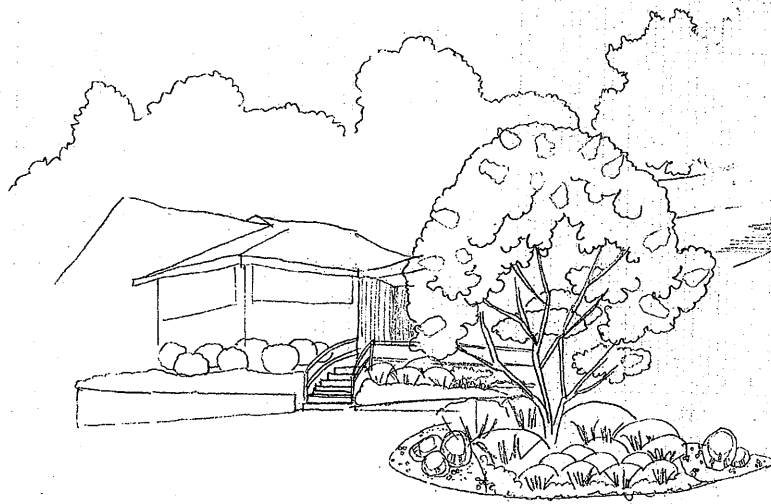


B CABINET ELEVATION

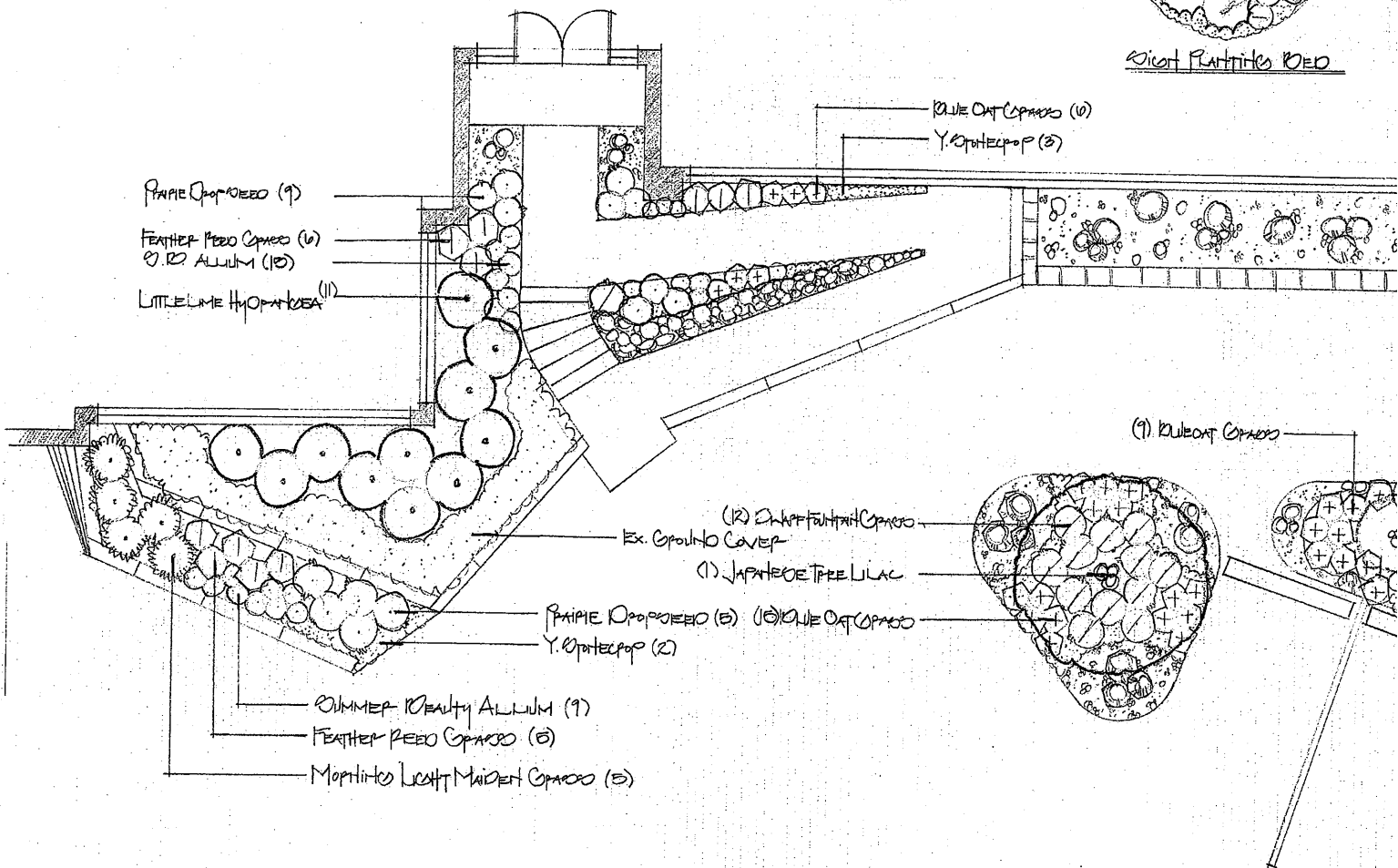
Scale: 3/8" = 1'-0"

A CABINET ELEVATION

Scale: 3/8" = 1'-0"



RIGHT PLANTING BED





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: OGDEN ENTERPRISES LLC, Anthony LaMantia
Address: 20 E. Ogden Avenue
City/Zip: Hinsdale, IL
Phone/Fax: (708) 387-9900 /
E-Mail: _____

Owner

Name: OGDEN ENTERPRISES LLC
Address: Same
City/Zip: _____
Phone/Fax: () /
E-Mail: _____

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

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

Name: Nicholas F. Esposito
Title: Partner, Esposito & Staubus LLP
Address: 7055 Veterans Blvd., Unit B
City/Zip: Burr Ridge, IL 60527
Phone/Fax: (630) 323-5310 / 323-5490
E-Mail: nfe@eslaw500.com

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) None
- 2) _____
- 3) _____

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: Renovation of Newly Acquired Existing Office Building Exterior, Installation of New Windows,
and Upgrading Existing Landscaping. The site will be owner-occupied.

General description or characteristics of the site: The site is a vacant one-story former medical practice office building.

The site contains an underground garage and ample exterior code-compliant parking. The site has an existing exterior handicap ramp.

The building has existing windows. Applicant proposes to make the window opening a bit larger. /

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. Offices for Remodeling & 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

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

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

The following table is based on the 0-2 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: _____



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

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

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

See Attachment.

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

See Attachment.

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

See Attachment.

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.

See Attachment.

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

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.

See Attachment.

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

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.

See Attachment.

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.
See Attachment.
2. The proposed site plan interferes with easements and rights-of-way.
See Attachment.
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.
See Attachment.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
See Attachment.
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.
See Attachment.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
See Attachment.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
See Attachment.
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.
See Attachment.
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.
See Attachment.

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.

See Attachment.

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

See Attachment.

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

See Attachment.

BASIC EXTERIOR APPEARANCE AND SITE PLAN REVIEW

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.

The building is setback from Ogden Avenue and separated by a parking lot and landscaping. The adjacent property to the West is vacant. The adjacent residential property to the South has ample open space between single family residences and the premises office building. The adjacent commercial property to the East is separated vacant.

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

The new owner is a design and construction company with showroom. The exterior renovation will include repainting, installing new larger show windows, new landscaping and parking lot repairs and treatment. The materials used will be greater than minimal Village requirements and in keeping with the architectural integrity of the business community and the structures. As a designer and builder it is imperative that the owners' own premises suggests the quality of building renovation products it proposes to sell.

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

The structure, a former medical office building, has existed for many years and is in keeping with if not of higher quality than the overall character of the other commercial and retail establishments. For example, the office and business neighborhood includes Normandy Builders office and showroom to the East of York Road, several gas stations, a grocery store, car dealerships, rug cleaners, a bank, an insurance company, a wellness clinic, a shredding company, and a medical office.

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

The subject site is an existing one-story office building on the South side of and setback from Ogden Avenue, West of York Road. The purchaser intends to renovate and upgrade the exterior, interior, parking lot, and landscaping, and thereby enhance the site. The proposed interior showroom will have limited if any street visibility or visibility by adjacent property owners. Further, the exterior and landscaping upgrades and enhancements will increase the visible appeal and enjoyment of the premises. There is a ramp to the main entrance for the handicapped. There is more than code-required on-site parking. 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. There will not be any greater traffic impact than existed when the building was used for medical offices. If anything, traffic may be less.

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

There will be no change to the top height of the existing buildings and structures. Within the existing height will be added a roof screen of the rooftop HVAC unit.

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 width and height of the front elevation are more than visually compatible with buildings, public ways, and places to which it is visually related. Site slopes. The front elevation conveys a one-story visual appearance with a downward slopping drive to an interior garage.

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

The relationship of the width to the height of present windows is visually compatible with buildings, public ways, and places to which the building is visually related. The window size for new windows will be modestly increased so as not to change the visual relationship.

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.

The relationship of solids to voids in the front façade of the existing building will not be altered except incidental to the exterior upgrades but shall remain visually compatible with buildings, public ways, and places to which it is visually related.

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

The relationship of the existing buildings to the open space between it and adjoining buildings or structures will remain as present and shall remain visually compatible with the buildings, public ways, and places to which it is visually related.

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

The relationship of existing entrances and other projections to sidewalks will remain as present and shall remain visually compatible with the buildings, public ways, and places to which it is visually related.

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

The relationship of the existing materials and texture of the façade will generally remain as present and shall remain visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

Applicant intends to move the HVAC unit to the roof and add a small screening roof structure within the existing building height, and which would remain visually compatible with the buildings to which it is visually related.

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

Building facades and appurtenances such as walls, fences, and landscape masses currently 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. Such structures will be upgrade, repaired and/or repainted consistent with the existing visual compatibility.

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

The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies will not be changed except to the extent necessary move the HVAC unit to the roof and add a roof and add a small screening roof structure but shall remain visually compatible with the buildings, public ways, and places to which they are visually related.

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

The buildings shall remain visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

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

N/A.

REVIEW CRITERIA – Site Plan Review

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

Applicant has received a special use permit allowing it to install a non-retail showroom for its business proposes. Thus, the existing site plan adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

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

The proposed site plan does not interfere with easements and rights-of-way. Vehicular access to the site is from a single ingress and egress point off Ogden Avenue directly onto the sire.

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

The existing site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. The proposed site plan including new landscaping will upgrade and enhance the natural, topographical, or physical features of the site.

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

The exiting site does not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The proposed site plan will not change the location of the buildings and will include new landscaping, and parking lot repairs and treatment.

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

The current site, as a former medical office building did not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. The proposed site plan will not result in any material alteration in that most vehicular traffic results from employees and appointment based customers.

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

The current screening of the site provides adequate shielding from or for nearby uses including the limited residential nearby uses. The current screening will be maintained.

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

See 4 above.

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

The site was submitted for an application for a special use permit of an interior showroom, which the Plan Commission and Village Board unanimously approved. The proposed site plan preserves the existing open space and includes landscaping upgrade.

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

The proposed site plan preserves current drainage and with new landscaping will not cause erosion in the integration of the site into the overall existing and planned ordinance system serving the community.

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

serving the Village.

The proposed site plan will maintain or decrease utility system usage for the site, in that the prior water usage for the former medical office building consumed more water than the current intended use as an office and showroom, and electric utility usage should remain static, and the site's utilities should remain consistent with the overall existing and planned utility system serving the Village.

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

N/A

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

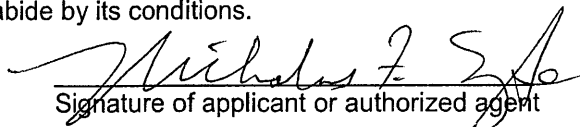
The proposed site plan does not otherwise adversely affects the public health, safety, or general welfare.

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 4th day of FEBRUARY, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

Signature of applicant or authorized agent

NICHOLAS F. ESPOSITO
Name of applicant or authorized agent

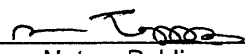
Name of applicant or authorized agent

ATTORNEY AND AGENT

SUBSCRIBED AND SWORN
to before me this 4th day of

Feb




Notary Public

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, April 13, 2016, at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for renovating the building exterior, parking lot area and landscaping improvements. For example, the applicant is proposing to add a compatible screening roof structure and add/remove windows to the building.

The petitioner is: Nicholas Esposito, Esposito & Staubus LLP, on behalf of Anthony LaMantia. 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 20 E. Ogden and legally described as follows:

PART OF THE PROPERTY KNOWN AS THE OLD FULLERSBURG SCHOOL PROPERTY, BEING A PART OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS: COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTH WEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST, A DISTANCE OF 229.35 FEET "MEASURED TO THE NORTH EAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH

18 DEGREES 12 MINUTES EAST ALONG THE SAID EAST LINE OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTHEASTERLY NORTH 64 DEGREES 27 MINUTES EAST, A DISTANCE OF 124.4 FEET MEASURED TO THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) FULLERSBURG; THENCE NORTH ALONG THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) A DISTANCE OF 300.6 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: TO WIT; COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTH WEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 209.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 20 FEET MEASURED TO THE NORTH EAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE EAST LINE OF SAID BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTH 13 DEGREES 35 MINUTES WEST TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-01-120-003

COMMONLY KNOWN AS: 20 E. OGDEN AVENUE
HINSDALE, IL 60521

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: March 14, 2016

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on March 17, 2016

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND
MEETINGS

I, Melanie Tapp, 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 March 15, 2016.

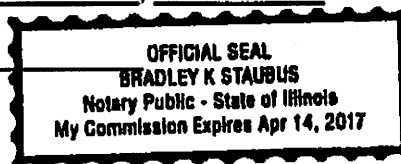
Attached is a list of all of the addresses of property to whom I gave such notice and the
receipts of mailings.

By: Ernesto & Staubus LLP
Name: [Signature]
Address: 7055 Veterans Blvd, Unit B, Burr Ridge

Subscribed and sworn to before me

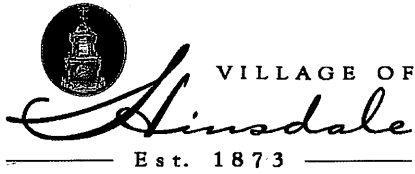
This 5th day of APRIL, 2016.

By: [Signature]
Notary Public



Attachment 3: Village of Hinsdale Zoning Map and Project Location ★



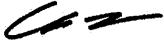


MEMORANDUM

DATE: April 13, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 414 Chestnut Street – Nail Salon Mani & Pedi
Exterior Appearance and Site Plan Review for New Chimney in the Rear of the Building

Summary

The Village of Hinsdale has received an application from Nail Salon Mani & Pedi, requesting approval to construct a new chimney to meet mechanical code requirements. 414 Chestnut Street is an existing 2-story masonry building in the B-3 General Business District. The chimney will extend 7' above the roof, made of wood and colored to match the masonry.

Request and Analysis

The Nail Salon Mani & Pedi, is a current business in Hinsdale, located at 410 Chestnut Street. The applicant plans to relocate into the building next to it at 414 Chestnut Street and intends to occupy the first floor of the 2-story building. This application is being driven by mechanical code requirements to expel flammable vapors. As such, a new chimney with 2 exhaust ducts is proposed to be constructed in the rear of the building.

The chimney will project from the rear building face 1'-3", and is 3' wide. It will be constructed on a new concrete foundation and located 40'-7.5" from the rear lot line. The rear of the building abuts a parking lot and the rear lot line abuts the Burlington Northern Railroad.

Per Section 5-110(G)(8)(e), chimneys may not project more than 2' from the exterior wall. Per Section 12-206, chimneys are not to be considered in determining the height of a building. As such, the project will not affect the minimum Code requirements as shown on the application's table of zoning compliance.

The project site is located in the B-3 General Business District and borders the B-3 District to the east and west, O-2 Limited Office District to the north and R-4 Single Family Residential District to the south. The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential project property is within 250 feet from a single-family zoning district.



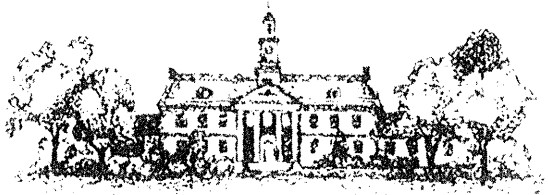
MEMORANDUM

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 (BOT) its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this section (11-604) and section 11-606.

Attachments:

- Attachment 1 – Exterior Appearance and Site Plan Application Request and Exhibits
- Attachment 2 - Public Meeting Notice and Certification of Proper Notice
- Attachment 3 - Zoning Map and Project Location
- Attachment 4 - Aerial Photo of 414 Chestnut Street
- Attachment 5 - Street View of 414 Chestnut Street



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Jesuck Paik
Address: 410 West Chestnut
City/Zip: Hinsdale, 60521
Phone/Fax: (630) 715 / 7310
E-Mail: jp1.mayfourteenth@sbcglobal.net

Owner

Name: Vivian Balducci
Address: 1551 Pinehurst Dr.
City/Zip: Darien, 60561
Phone/Fax: (630) 846 / 8995
E-Mail: donbalducci@comcast.net

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

Name: Linear Architects Inc.
Title: Peter Koroवessis / Principal
Address: 4849 N. Milwaukee Ave., Suite 306
City/Zip: Chicago, 60630
Phone/Fax: (773) 628 / 7273
E-Mail: pkorovessis@lineararch.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: 414 West Chestnut

Property identification number (P.I.N. or tax number): 09 - 12 - 101 - 002

Brief description of proposed project: Interior Remodeling of Nail Salon at ground level.

Mechanical exhaust requirements require that we exhaust ducts up past the roof level. Code required ducts will be enclosed in a new chimney
on the south elevation.

General description or characteristics of the site: Existing 2 story building with 1 commercial space on the ground floor and
3 residential apartments on the 2nd floor.

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

Surrounding zoning and existing land uses:

North: O-2

South: Directly south = Railroad tracks other side of tracks is R-4

East: B-3

West: B-3

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

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: 414 West Chestnut

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250	6,042
Minimum Lot Depth	125'	92.44'
Minimum Lot Width	50'	74.98'
Building Height	30'	20'-0" +/-
Number of Stories	2	2
Front Yard Setback	25'	5'-2" +/-
Corner Side Yard Setback	not applicable	not applicable
Interior Side Yard Setback	10'	13' and 0'
Rear Yard Setback	20'	53' +/- & 34' +/-
Maximum Floor Area Ratio (F.A.R.)*	0.50	Lot Area = 6042; Building Area = 4172 = 0.69
Maximum Total Building Coverage*	90%	35%
Maximum Total Lot Coverage*	not applicable	not applicable
Parking Requirements	not applicable	not applicable
Parking front yard setback	not applicable	not applicable
Parking corner side yard setback	not applicable	not applicable
Parking interior side yard setback	not applicable	not applicable
Parking rear yard setback	not applicable	not applicable
Loading Requirements	not applicable	not applicable
Accessory Structure Information	not applicable	not applicable

* 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: The site is existing and is not being changed on the exterior other than an exterior duct extending to the roof for required

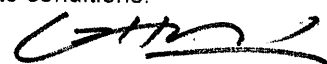
ventilation for the ground floor tenant as well as 2 condensing units being added to the site plan.

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 23rd, day of FEBRUARY, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.

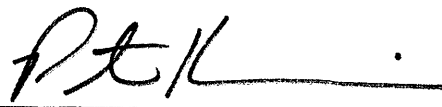

Signature of applicant or authorized agent

JESUCK PAIK
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 23rd, day of
FEBRUARY, 2016


Notary Public

OFFICIAL SEAL
PETER KOROVISSIS
Notary Public - State of Illinois
My Commission Expires Dec 10, 2016

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: JESUCK PAIK (TENANT)

Owner's name (if different): VINIAN BALDUCCI

Property address: 414 W. CHESTNUT

* Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 6042 S.F.

Lot area per dwelling: NOT APPLICABLE

Lot dimensions: 75' x 92.4'

Current use of property: 1st FLOOR COMMERCIAL; 2ND FLOOR RESIDENTIAL

Proposed use: ☐ Single-family detached dwelling
☒ Other: 1st FLOOR NAIL SALON TENANT

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

Brief description of request and proposal:

ADDING 2 CONDENSING UNITS IN REAR YARD FOR 1st FLOOR
TENANT BUILD-OUT AND CONSTRUCTION OF CHIMNEY FOR CODE REQUIRED

Plans & Specifications: [submit with this form] MECHANICAL EXHAUST.

Provided: Required by Code:

Yards:

front: 5'-2"
interior side(s) 13' / 0' _____ / _____

Provided:

Required by Code:

corner side
rear

N/A
33'-49'

Setbacks (businesses and offices):

front:
interior side(s)
corner side

5'-2"
13' / 0'
N/A

rear

33'-49'

others:

N/A

Ogden Ave. Center:

N/A

York Rd. Center:

N/A

Forest Preserve:

N/A

Building heights:

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

20'-6"
N/A

Maximum Elevations:

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

20'-6"
N/A

Dwelling unit size(s):

(3) 620 s.f.

Total building coverage:

4172

Total lot coverage:

2086

Floor area ratio:

0.69

Accessory building(s):

NOT APPLICABLE

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

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:

[Signature]
Applicant's signature

Jesuck Paik
Applicant's printed name

Dated:

3/07, 2016



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 414 W. CHESTNUT

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.

OPEN SPACES WILL REMAIN AS EXISTING.

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

NEW CHIMNEY COLOR TO MATCH EXISTING BRICK COLORS.

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

**THE NEW CHIMNEY IS IN THE BACK YARD AND WILL ONLY
BE VISIBLE BY CUSTOMERS PARKING IN BACK OF BUILDING.
REAR OF BUILDING ABUTS RAILROAD TRACKS.**

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.

GENERAL SITE DEVELOPMENT IS NOT BEING ALTERED.

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

A NEW CHIMNEY IS BEING ADDED THAT WILL EXTEND PAST THE EXISTING ROOF. THE HEIGHT OF CHIMNEY IS A MECH. CODE REQUNT

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.

NO CHANGES, NOT APPLICABLE.

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, NOT APPLICABLE.

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.

NOT APPLICABLE

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.

NOT APPLICABLE

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.

NOT APPLICABLE

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.

NEW CHIMNEY MATERIALS WILL BE HARDIE BOARD SIDING
AND COLORS WILL MATCH EXISTING BRICK VENEER.

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

EXISTING, NOT APPLICABLE.

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, NOT APPLICABLE

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.

EXISTING, NOT APPLICABLE.

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.

EXISTING, NOT APPLICABLE.

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.

NOT APPLICABLE.

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.

EXISTING SITE PLAN, NOT APPLICABLE.

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

EXISTING SITE PLAN, NOT APPLICABLE.

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.

EXISTING SITE PLAN, NOT APPLICABLE.

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

EXISTING SITE PLAN, NOT APPLICABLE.

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.

EXISTING SITE PLAN, NOT APPLICABLE.

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

EXISTING SITE PLAN, NOT APPLICABLE.

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

EXISTING SITE PLAN, NOT APPLICABLE.

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.

EXISTING SITE PLAN, NOT APPLICABLE.

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.

EXISTING SITE PLAN, NOT APPLICABLE.

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.

EXISTING SITE PLAN, NOT APPLICABLE.

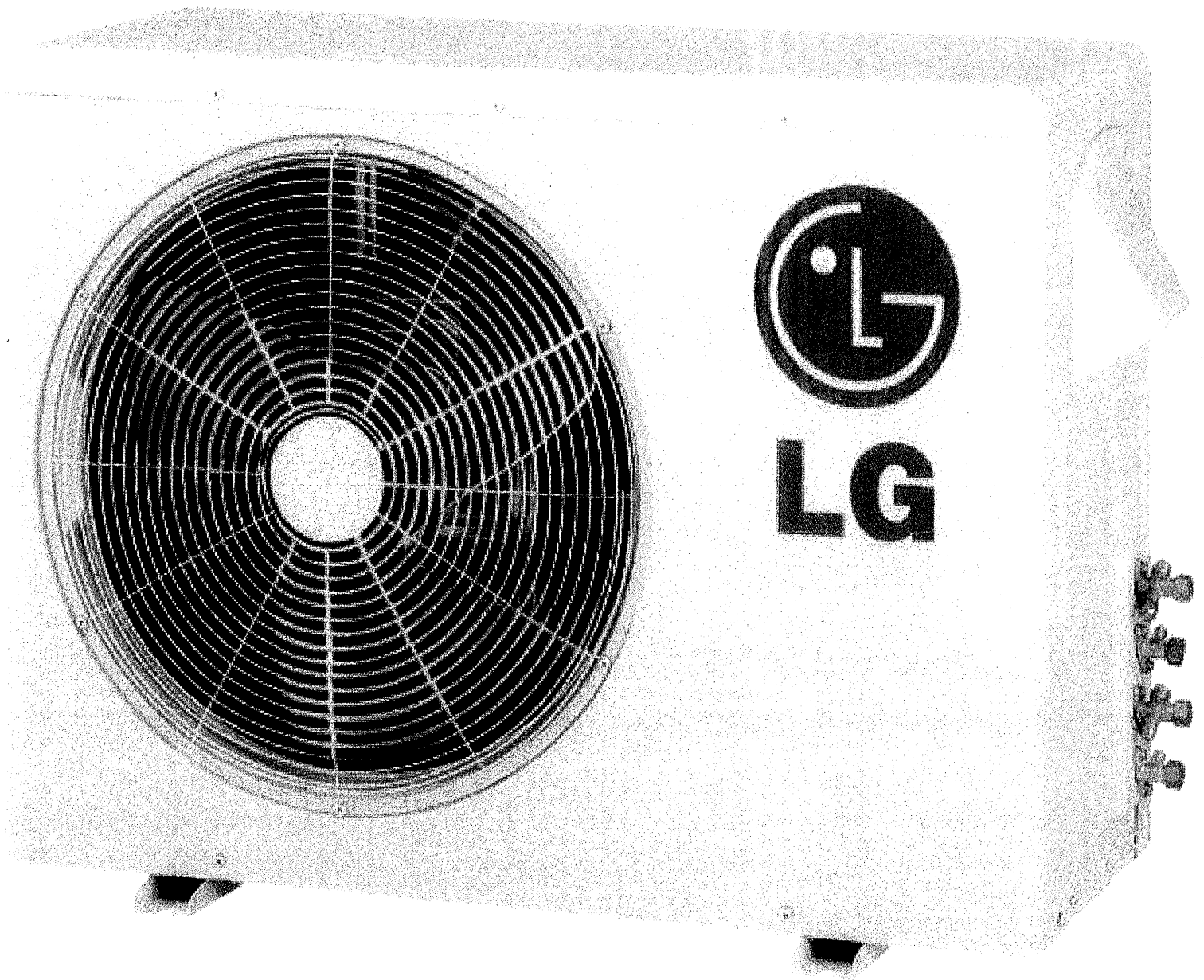
11. The proposed site plan does not provide for required public uses designated on the Official Map.

EXISTING SITE PLAN, NOT APPLICABLE.

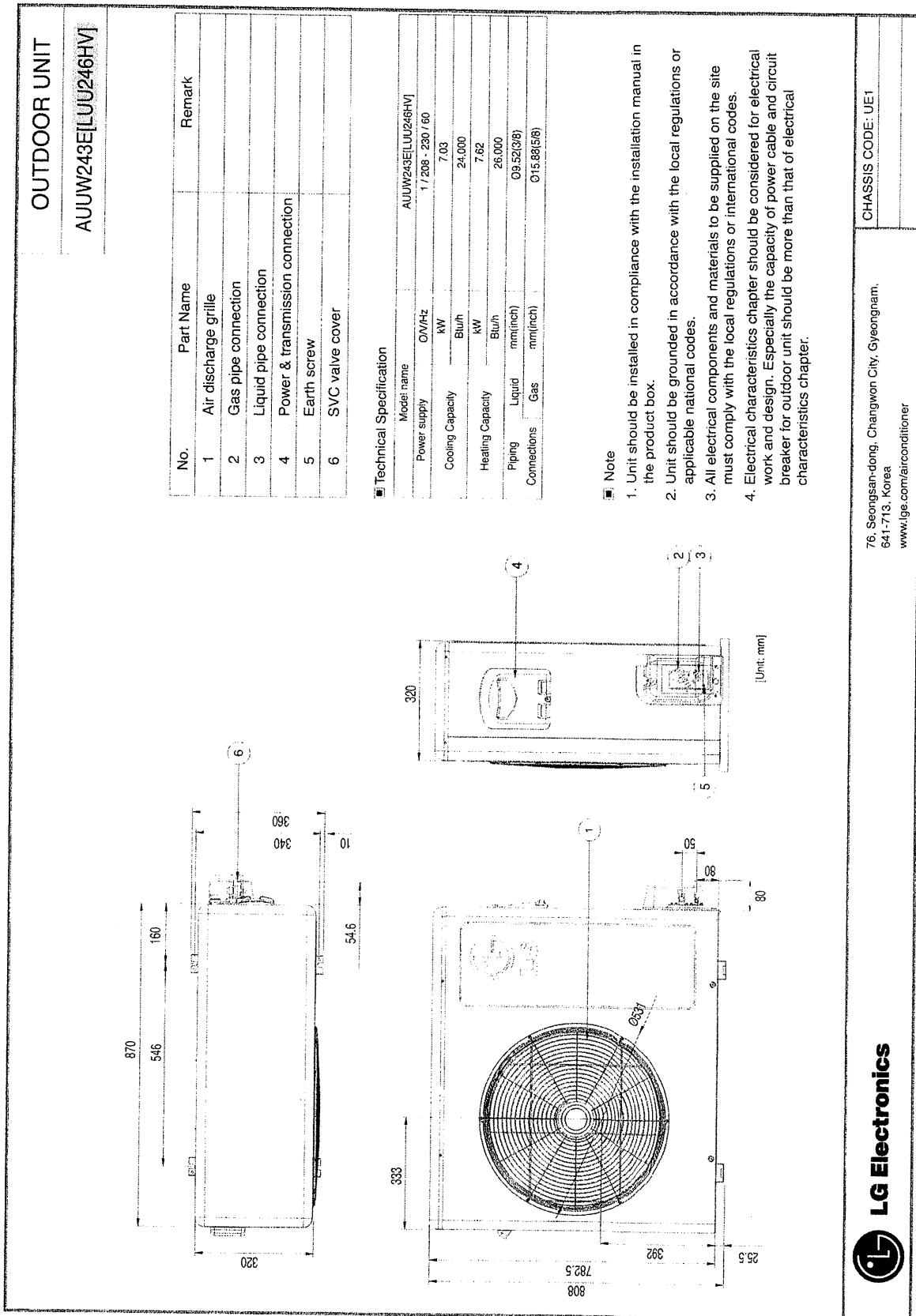
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

EXISTING SITE PLAN, NOT APPLICABLE.

2 NEW CONDENSING UNITS IN BACK YARD.



2.1.4 Dimensions



2.1.3 Specifications

DC Inverter Single A (1Ø)

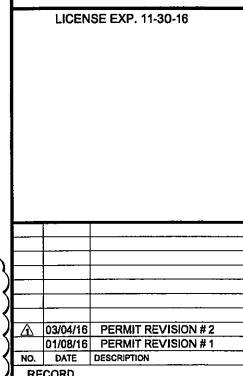
Nominal Capacity and Nominal Input				
Indoor Units - Cassette			ATNH243PLAE [LCN246HV]	ATNH423MLAE [LCN426HV]
Outdoor Units			AUUW243E [LUU246HV]	AUUW423E [LUU426HV]
Nominal Capacity (Min~Rated~Max)	Cooling	Btu/h	23,000	41,000
	Heating	Btu/h	25,000	41,000
Nominal Input (Min~Rated~Max)	Cooling	kW	2.5	4.67
	Heating	kW	2.55	4.63

Nominal Capacity and Nominal Input				
Indoor Units - Floor Standing			APNH2433LAE [LFN246HV]	APNH423TLAE [LFN426HV]
Outdoor Units			AUUW243E [LUU246HV]	AUUW423E [LUU426HV]
Nominal Capacity (Min~Rated~Max)	Cooling	Btu/h	23,000	41,000
	Heating	Btu/h	25,000	41,000
Nominal Input (Min~Rated~Max)	Cooling	kW	2.5	4.67
	Heating	kW	2.55	4.63



5677 N. Northwest Highway
Chicago, Illinois 60646
tel 773.628.7273
fax 773.930.3594

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SPECIFIC WRITTEN AUTHORIZATION AND CONSEN



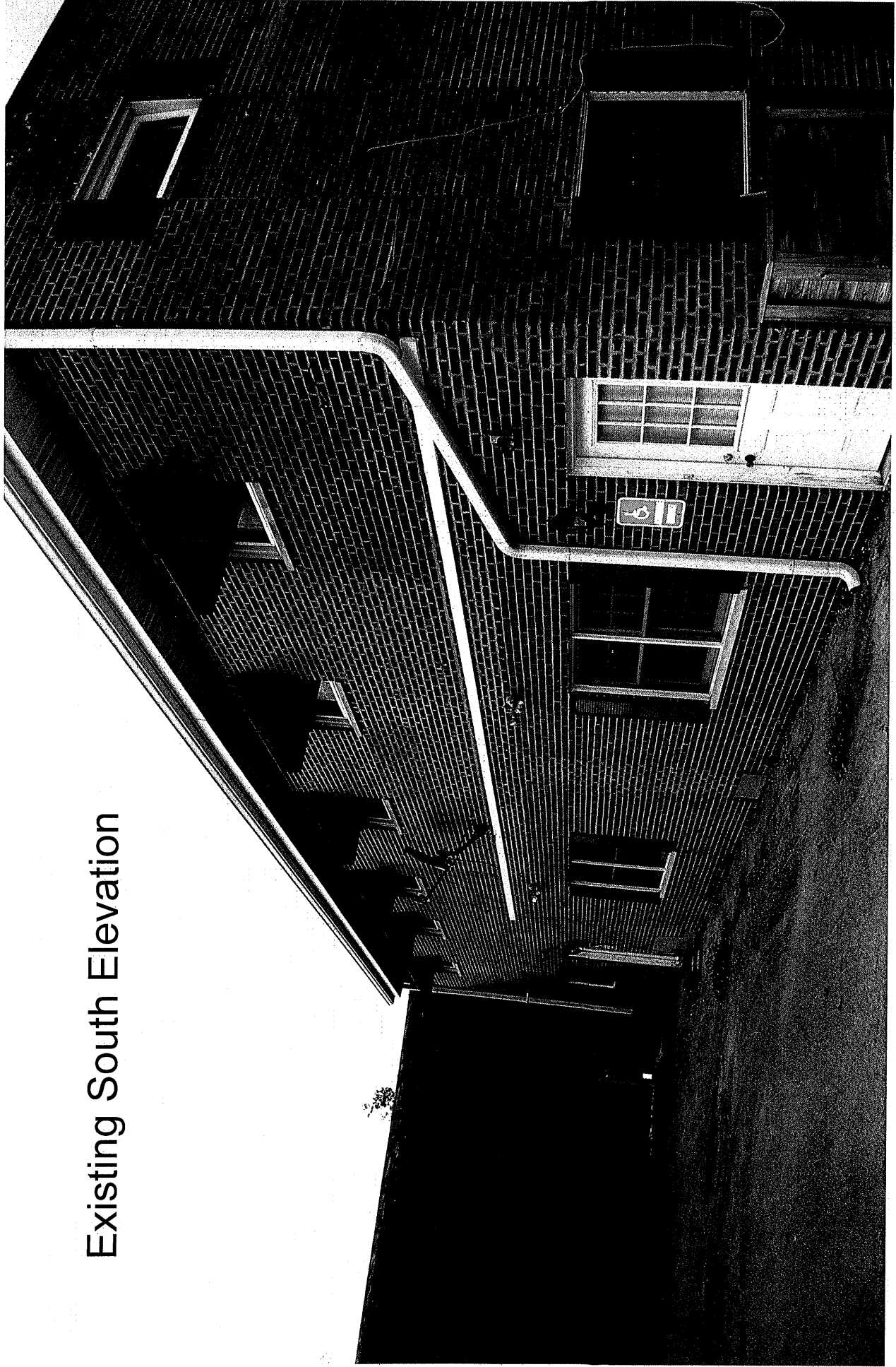
**NAIL SALON
MANI & PEDI
BUILD-OUT**

414 W. CHESTNUT
HINSDALE, IL 60521

SITE PLAN & EXTERIOR ELEVATIONS

Scale: AS SHOWN	Sheet Number:
Drawn By: P.K.	A1.
Project Number: 201511	

Existing South Elevation





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, April 13, 2016 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 allow for the installation for a new chimney in the rear of a building in the in the B-3 General Business District at the property known as 414 Chestnut Street, and known as Application A-05-2016. The chimney will be used for ventilation code requirements for the nature of the business.

The petitioner is Jesuck Paik, owner of the Mani & Pedi Nail Salon. 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 414 Chestnut Street and legally described as follows:

“LOT 2 AND 3 (EXCEPT THE EAST 25 FEET OF LOT 3) MEASURED ON NORTH LINE THEREOF AND PARALLEL TO THE EAST LINE THEREOF IN MORRIS’ SUBDIVISION OF BLOCK 3, IN HANNAN’S SUBDIVISION OF THE WEST 809 FEET OF LOT 1 IN THE ORIGINAL TOWN OF HINSDALE, IN THE NORTH WEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MORRIS’ SUBDIVISION AFORESAID, RECORDED ON OCTOBER 27, 1947 AS DOCUMENT 532597 IN DUPAGE COUNTY, ILLINOIS”

Commonly known as: 414 Chestnut Street, Hinsdale, IL 60521”

PIN: 09-12-101-002

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: March 14, 2016

Christine M. Bruton, Village Clerk

Published in the Hinsdolean on March 17, 2016

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, JESUCK PAIK, 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 3/15/2016.

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

By:

[Signature]

Name:

JESUCK PAIK

Address:

410 CHESTNUT ST. HINSDALE, IL

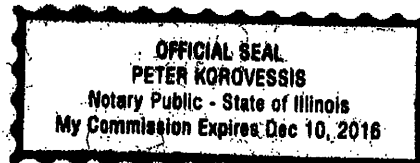
Subscribed and sworn to before me

This 15th day of March, 2016.

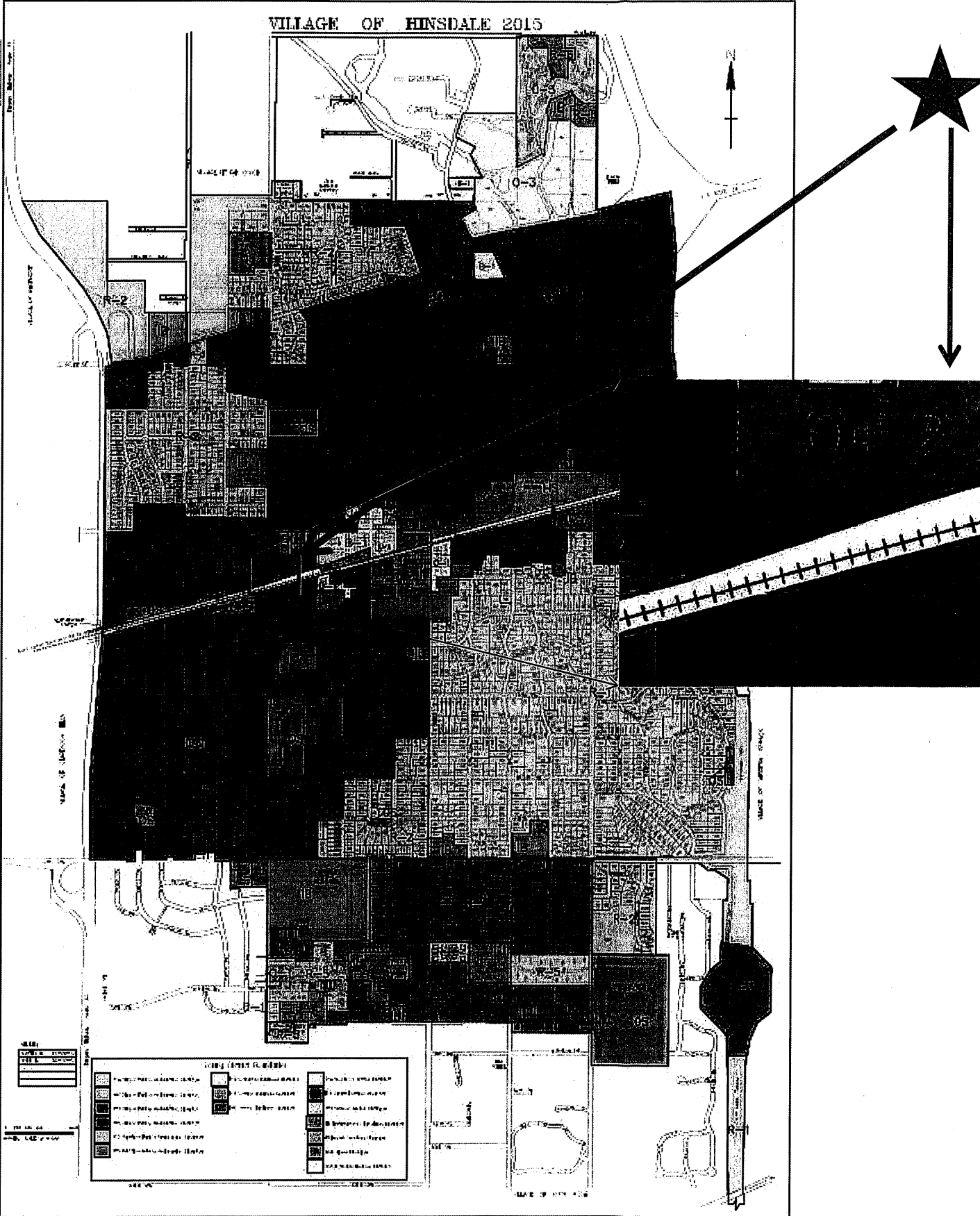
By:

[Signature]

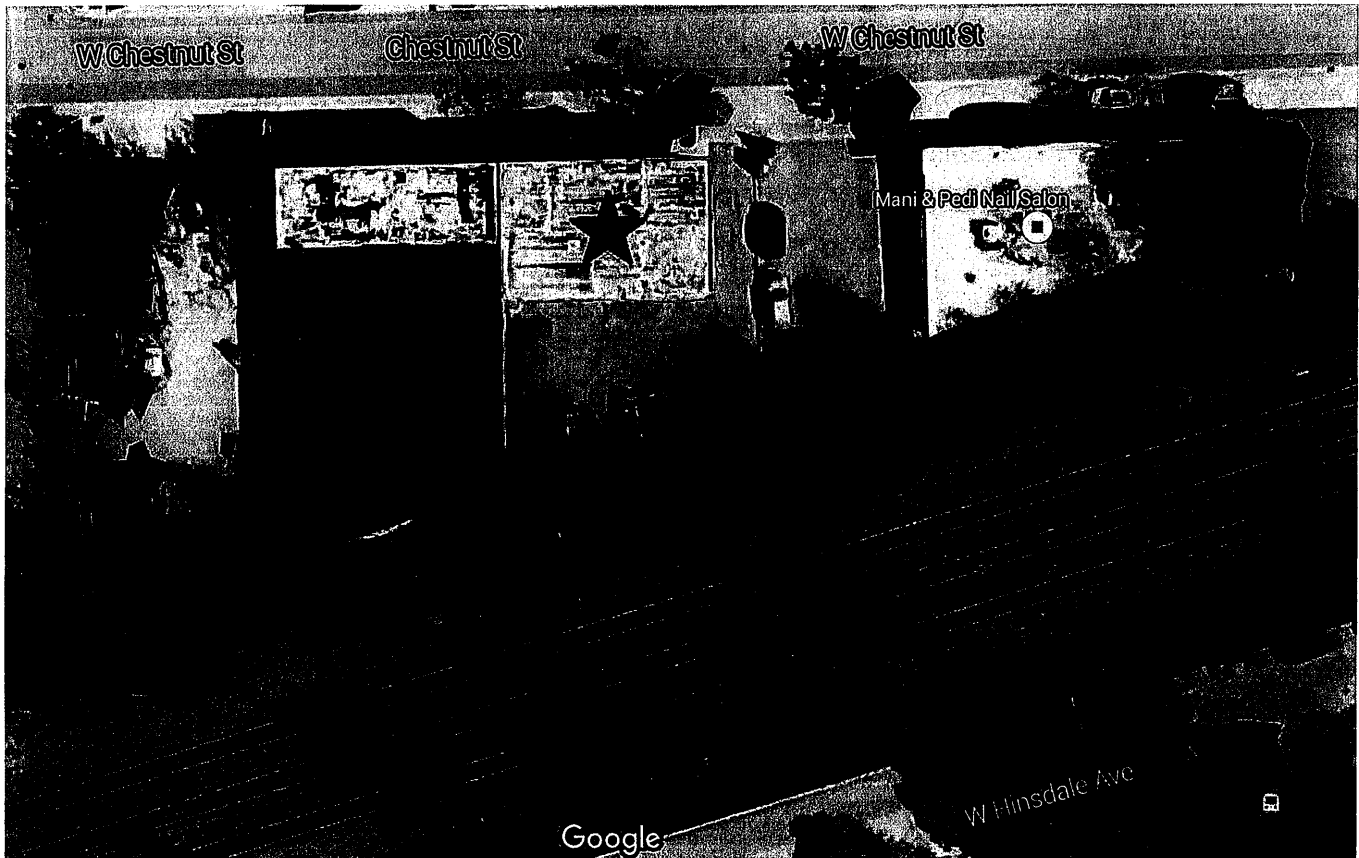
Notary Public



Attachment 3: Village of Hinsdale Zoning Map and Project Location ★



Attachment 4: Aerial Photo of 414 Chestnut Street



Attachment 5: Street View 414 Chestnut Street

Facing South (front building face)



Facing Southwest

