



MEETING AGENDA

PLAN COMMISSION
Wednesday, February 14, 2018
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING

1. CALL TO ORDER

2. MINUTES - Minutes of December 13, 2017 **and** Minutes of January 10, 2018

3. FINDINGS AND RECOMMENDATIONS

- a) Case A-38-2017 – 7 N. Grant St., 1st Floor – Responsible Driver - Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit by Responsible Driver)
- b) Case A-39-2017 – 1 Grant Square., 2nd Floor – Top Driver - Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2nd floor in the B-1 Community Business District (application includes concurrent Special Use Permit by Top Driver)

4. SIGN PERMIT REVIEW

- a) Case A-01-2018 – 24 Chicago Ave., Unit B – FreezeFix – New Wall Sign
- b) Case A-45-2017 – Non-compliant, Off-Site Signage on median at Ogden Avenue and Salt Creek Lane – MedProperties (8 Salt Creek Campus LLC) – New Ground Sign (will also require variation review/approval by the ZBA) - *continued from 01.10.18 meeting*

5. PUBLIC HEARING - All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.

- a) Case A-44-2017 – 540 W. Ogden Ave, - Kensington School - Map Amendment and concurrent tentative Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-05-2017 – 36 E. Hinsdale Avenue – Exterior Appearance Review for front and rear building façade improvements in the B-2 Central Business District

7. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
December 13, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, December 13, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Debra Braselton, Troy Unell, Anna Fiascone, and Julie Crnovich

ABSENT: Gerald Jablonski, Jim Krillenberger, Scott Peterson and Mark Willobee

ALSO PRESENT: Chan Yu Village Planner
Applicant for case A-42-2017

Approval of Minutes

As a neighbor near the subject property for Case A-29-2017, the 336 E. Ogden Avenue Bill Jacobs Land Rover agenda item, Commissioner Braselton recused herself from voting on the minutes. Without a quorum to vote on this matter, the PC Chairman moved the review of the minutes for the January 10, 2018, PC agenda.

Findings and Recommendations - Case A-29-2017 – 336 E. Ogden Ave. – Bill Jacobs Land Rover – Exterior Appearance/Site Plan review for new Land Rover Dealership (replacing Land Rover at 300 E. Ogden)

Without a quorum to vote on this matter, the PC Chairman moved the Findings and Recommendations for the January 10, 2018, PC agenda.

Sign Permit Review - Case A-41-2017 – 9 W. First St. – Altamura (Pizza) – New Wall Sign

Staff reviewed that the applicant was also not present at the Historic Preservation Commission meeting, but can help with questions regarding the proposed sign. Chan also stated that the Historic Preservation Commission unanimously supported the wall sign.

The PC expressed the sign is straight forward, and had no major concerns for the request as submitted. The PC **unanimously approved** the sign application as submitted, 5-0 (4 absent).

Sign Permit Review - Case A-42-2017 – 908 Elm St. – AMITA Health – New Ground Sign, revised location and design submittal (initial application on April 12, 2017, Case A-09-2017)

The applicant presented the revised ground sign elements, as recommended by the PC previously, and reviewed that the new ground sign location complies with the 100' sight distance triangle requirement.

The PC had no concerns for the request and in general, expressed that the sign looked good. The PC Chairman was appreciative for the changes and working with staff for a safer and more suitable ground sign location.

The PC **unanimously approved** the sign application as submitted, 5-0 (4 absent).

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Sign Permit Review - Case A-43-2017 – 42 S. Washington St., 2nd FL, - Zouzias & Zouzias CPA - Projecting Sign (modification request)

Staff reviewed the sign and the reason for the modification request to allow a second projecting sign on the same building.

The PC had no concerns for the request and in general, expressed that the sign looked good and made sense given the more “challenged” second floor tenant space and separate entry.

The PC **unanimously approved** the sign application as submitted, 5-0 (4 absent).

Schedule of Public Hearing - Case A-38-2017 – 7 N. Grant St., 1st Floor – Responsible Driver - Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit by Responsible Driver)

The PC **unanimously approved** to schedule a public hearing for Case A-38-2017 for the January 10, 2018, PC meeting, 5-0 (4 absent).

Schedule of Public Hearing - Case A-39-2017 – 1 Grant Square., 2nd Floor – Top Driver - Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2nd floor in the B-1 Community Business District (application includes concurrent Special Use Permit by Top Driver)

The PC **unanimously approved** to schedule a public hearing for Case A-39-2017 for the January 10, 2018, PC meeting, 5-0 (4 absent).

Adjournment

The meeting was adjourned at 8:05 p.m. after a unanimous vote.

Respectfully Submitted,
Chan Yu, Village Planner

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
January 10, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, January 10, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Debra Braselton, Troy Unell, Gerald Jablonski, Jim Krillenberger, Scott Peterson, Mark Willobee and Julie Crnovich

ABSENT: Anna Fiascone

ALSO PRESENT: Chan Yu Village Planner
Applicant for cases: A-47-2017, A-47-2017, A-48-2017, A-38-2017, A-39-2017, and A-46-2017

Approval of Minutes

November 8, 2017: The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 7-0 (1 abstained, 1 absent).

December 13, 2017: There were 4 Commissioners who abstained for these Findings and Recommendations, thus with **no quorum**, this item will be on the PC agenda again on February 14, 2018.

Findings and Recommendations - Case A-29-2017 – 336 E. Ogden Ave. – Bill Jacobs Land Rover – Exterior Appearance/Site Plan review for new Land Rover Dealership (replacing Land Rover at 300 E. Ogden)

The PC, **unanimously approved** the Findings and Recommendations, 7-0 (1 abstained, 1 absent), with the request to add “some of” in the first sentence for paragraph four.

(The sentence thus reads, “On November 8, 2017, the applicant, Kevin Jacobs, presented its revised plans to the PC, and stated **some of** the revisions reflect the neighborhood meetings and discussions between neighbors and the Village.)

Sign Permit Review - Case A-45-2017 – 908 Elm St. –Non-compliant, Off-Site Signage on median at Ogden Avenue and Salt Creek Lane – MedProperties (8 Salt Creek Campus LLC) – New Ground Sign (will also require variation review/approval by the Zoning Board of Appeals)

The applicant presented the ground sign and history of the initial request in 2015. It was part of an 8 ground sign variation application by MedProperties for the properties at 8, 10, 12 and 12 Salt Creek Lane and 901 and 907 Elm Street. On June 10, 2015, the PC expressed concern over the location of this off-premise ground sign on the median, citing concerns over the line-of-sight, size of the sign and sign content. To this end, the PC recommended approval of the sign to the Board of Trustees with the condition that it is 6’ tall and 4’

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wide (24 SF) with only the text “Salt Creek Lane” on both sides. (On August 27, 2015, the applicant removed the sign from the application, citing that it was unlikely to be approved as designed/presented.)

The PC, in general, expressed that the sign is too large and contained too much information. Most of the Commissioners preferred a 6-foot height versus the proposed 8-foot height. To that end, the PC recommended to submit revised illustrations showing the sign at 6 feet, with only “Salt Creek Lane”, “Salt Creek Lane” and “Immediate Care”, and “Salt Creek Lane” with “Immediate Care” and 1 or 2 open text slots.

The PC **unanimously continued** the sign application for the February 14, 2017, PC meeting to review revised illustrations based on the above PC recommendations, 8-0 (1 absent).

Sign Permit Review - Case A-47-2017 – 1 Grant Square (inside Evergreen Bank) – CHT Ortho – 2 New Wall Signs -

The applicant presented the two wall signs to the PC, reviewing the materials and support system. A Commissioner asked if the fasteners bolted into the joints and not the brick itself. The applicant confirmed in the joints. The PC had no further questions.

The PC in general, expressed that the signs look good and **unanimously approved** the sign application as submitted, 8-0 (1 absent).

Sign Permit Review - Case A-48-2017 – 24 Chicago Avenue – Elysian Nail Spa – 1 New Wall Sign

The applicant presented the new wall sign to the PC, reviewing the materials and support system. The PC, in general, expressed that this sign is straightforward, and had no concerns. Chan reviewed that the Historic Preservation was supportive of the proposed sign.

The PC **unanimously approved** the sign application as submitted, 8-0 (1 absent).

Public Hearing - Case A-38-2017 – 7 N. Grant St., 1st Floor – Responsible Driver - Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit by Responsible Driver) – (please see Attachment 1 transcript)

The applicant presented to the PC the business background, classroom/tenant space, business format and logistics for the driving school classes. The applicant also stated that the recommended required parking space ratio, 1 space/250 SF, would comply per the lease.

The PC was generally supportive for the request, and had no concerns. However, a Commissioner expressed a recommendation to install a bike rack for the students to use.

The PC **unanimously recommended approval** for the application as submitted, 8-0 (1 absent), the Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit).

Public Hearing - Case A-39-2017 – 1 Grant Square., 2nd Floor – Top Driver - Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2nd

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floor in the B-1 Community Business District (application includes concurrent Special Use Permit by Top Driver) (please see Attachment 2 transcript)

The applicant presented to the PC the office space, business format and logistics for the driving school classes. The applicant also stated that the recommended required parking space ratio, 1 space/250 SF, would comply per the lease.

The PC was generally supportive for the request, and had no concerns. However, a Commissioner expressed a recommendation to install a bike rack for the students to use.

The PC **unanimously recommended approval** for the application as submitted, 8-0 (1 absent), the Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2nd floor in the B-1 Community Business District, and concurrent Special Use Permit.

Exterior Appearance and Site Plan - Case A-46-2017 – 301 W. 59th Street – Hinsdale Apartments – Exterior Appearance/Site Plan for a Playground Structure in the R-6 Multiple Family Residential District

The applicant presented to the PC the plan for the community playground at Hinsdale Apartments at 301 W. 59th Street. The applicant reviewed the experience and examples of other playgrounds completed in the community and area.

The PC had no major concerns for the playground, however, a Commissioner asked about the storm water easement shown on the plat of survey. Chan stated that this is part of the Engineering Department construction permit review, and they have reviewed this already. However, Chan indicated that he will point out the Commissioner's concern to Engineering after the PC meeting.

The PC **unanimously recommended approval** for the exterior appearance and site plan application as submitted, 8-0 (1 absent).

(After the meeting, the Engineering Department has determined that the applicant will need to demonstrate that the amount of cubic yards filled in by the playground, will be compensated for (via excavation) at another location adjacent to the pond. Additionally, the applicant will need to have the easement adjusted to the redefined boundaries. This adjustment must be in the form of a newly recorded plat of survey. This application will not proceed to the Board of Trustees for First Reading until this is verified.)

Schedule of Public Hearing - Case A-44-2017 – 540 W. Ogden Ave, - Kensington School - Map Amendment and concurrent Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

The PC **unanimously approved** to schedule a public hearing for Case A-44-2017 for the February 14, 2018, PC meeting, 8-0 (1 absent).

Adjournment

The meeting was adjourned at 9:00 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-38-2017

7 N. Grant St., 1st Floor -

Responsible Driver - Text Amendment
to allow Driving Schools in the 0-2
Limited Office District as a Special
Use (application includes concurrent
Special Use Permit by Responsible
Driver.)

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of January, 2018, at the hour of 8:34 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEB BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. SCOTT PETERSON, Member;
MR. TROY UNELL, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. BRIAN KEARNEY, Responsible Driver.</p> <p>4</p> <p style="text-align: center;">* * *</p> <p>5</p> <p>6 CHAIRMAN CASHMAN: Now, we have two</p> <p>7 public hearings. And if there is anyone in the</p> <p>8 audience that would like to speak on any one of</p> <p>9 these matters, the first one is Case A-38-2017</p> <p>10 for 7 North Grant Street, 1st Floor, Responsible</p> <p>11 Driver, for a text amendment and the concurrent</p> <p>12 Special Use Permit.</p> <p>13 The second case is A-39-2017,</p> <p>14 1 Grant Square, 2nd floor -- rings a bell -- Top</p> <p>15 Driver. Again, a text amendment to allow</p> <p>16 driving schools, in this case B-1, and also a</p> <p>17 concurrent Special Use Permit.</p> <p>18 Anyone in the audience that would</p> <p>19 like to speak on this matter?</p> <p>20 MR. KEARNEY: Yes. Hi, my name is</p> <p>21 Brian Kearney, Responsible Driver.</p> <p>22 CHAIRMAN CASHMAN: Would you like to</p>	<p style="text-align: center;">4</p> <p>1 in there.</p> <p>2 For parking, it's really self-</p> <p>3 explanatory. There is no one really in the</p> <p>4 building but the owner of the building. And at</p> <p>5 that point he's usually, what I have heard from</p> <p>6 the leaser, he's never there. So there is 11</p> <p>7 spots available in the back of the building. I</p> <p>8 guess I have to zoom. So there is 11 spots in</p> <p>9 the back of the building, an additional probably</p> <p>10 about 5 to 8 spots in the front parallel to the</p> <p>11 building that students can be dropped off at.</p> <p>12 At 111 West Chicago is the same</p> <p>13 owner of the building where he has offered</p> <p>14 additional parking spaces if necessary. We are</p> <p>15 guaranteed 9 spaces from the back of the 11.</p> <p>16 And then he said that if there is someone else</p> <p>17 that came into the building, because there will</p> <p>18 be one more available spot, then that will go</p> <p>19 down to 6 available spots guaranteed.</p> <p>20 Our cars, the driver's ed cars,</p> <p>21 will now be in that space he's offered us at the</p> <p>22 location at 111 West Chicago, in that back of</p>
<p style="text-align: center;">3</p> <p>1 swear him.</p> <p>2 (Mr. Brian Kearney sworn.)</p> <p>3 MR. CASHMAN: Thank you.</p> <p>4 MR. KEARNEY: I'm just going to put the</p> <p>5 site up for any questions.</p> <p>6 (Discussion outside the record.)</p> <p>7 MR. KEARNEY: So I will begin while</p> <p>8 this loads up. I'm Brian Kearney. I'm the</p> <p>9 owner of Responsible Driving school. I wanted</p> <p>10 to open up a driver's education classroom at</p> <p>11 7 North Grant Street.</p> <p>12 A little bit about our company. We</p> <p>13 have been open for three years. We are</p> <p>14 currently located at 700 East Ogden Avenue on</p> <p>15 the lower level. What my plan was is to move</p> <p>16 that into the Hinsdale area for this or north</p> <p>17 Grant we will be in the 1st floor, kind of</p> <p>18 basement area. It's approximately 550 feet.</p> <p>19 The approximate scale for the state is 450 feet.</p> <p>20 So we are going to have, basically it's going to</p> <p>21 be our main location, approximately 400 feet for</p> <p>22 the classroom and about 150 feet for an office</p>	<p style="text-align: center;">5</p> <p>1 that building, as that's the same owner as well.</p> <p>2 CHAIRMAN CASHMAN: And Chan, just to</p> <p>3 follow the comment from the trustees, so</p> <p>4 basically for their space they need 2 spaces?</p> <p>5 MR. CHAN: Yes. So under the parking</p> <p>6 regulation of the Code, nothing specifies for</p> <p>7 schools. So they recommended consistent with</p> <p>8 the rest of the Code, 1 space for every</p> <p>9 250 square feet.</p> <p>10 CHAIRMAN CASHMAN: Okay. Any questions</p> <p>11 for the applicant?</p> <p>12 MS. BRASELTON: I'm trying to figure</p> <p>13 out where, what's in there now.</p> <p>14 CHAIRMAN CASHMAN: This is the best</p> <p>15 picture just north of Chicago Avenue on Grant.</p> <p>16 MS. BRASELTON: Thank you.</p> <p>17 CHAIRMAN CASHMAN: On the east side of</p> <p>18 the street?</p> <p>19 MR. KEARNEY: North side. Well, it's</p> <p>20 north. It's on the east side.</p> <p>21 CHAIRMAN CASHMAN: This is the right</p> <p>22 corner. It's right around the corner.</p>

<p style="text-align: center;">6</p> <p>1 MR. KEARNEY: The only other tenant is</p> <p>2 a holding company, which is basically the owner</p> <p>3 of the building.</p> <p>4 MS. CRNOVICH: You mentioned earlier a</p> <p>5 lot of children might be riding their bikes. Do</p> <p>6 you have plans for a bike rack?</p> <p>7 MR. KEARNEY: Yes. If it's an option,</p> <p>8 if we seen -- The owner has let us go, there is</p> <p>9 going to be a bike rack on the north side of the</p> <p>08:39:26PM 10 building right where there is an entrance. He</p> <p>11 said that there is a, it's kind of a -- You</p> <p>12 know, there is some plants, there is some</p> <p>13 bushes; but it's really not well maintained. So</p> <p>14 it will be pretty easy to put it right on the</p> <p>15 north side of the building.</p> <p>16 MS. CRNOVICH: I would like to see a</p> <p>17 bike rack.</p> <p>18 MR. KEARNEY: Yes. I would, too.</p> <p>19 MS. CRNOVICH: You know, rather than</p> <p>08:39:47PM 20 bikes all over.</p> <p>21 MR. KEARNEY: Yes, I know. And that's</p> <p>22 the thing, so they are not on the parking lot or</p>	<p style="text-align: center;">8</p> <p>1 CHAIRMAN CASHMAN: And if no additional</p> <p>2 questions or conversation, do I have a motion to</p> <p>3 approve the Text Amendment application and the</p> <p>4 Special Use Permit application?</p> <p>5 MS. CRNOVICH: With a bike rack?</p> <p>6 CHAIRMAN CASHMAN: With the urging of</p> <p>7 the owner --</p> <p>8 MS. CRNOVICH: Okay.</p> <p>9 CHAIRMAN CASHMAN: -- to provide</p> <p>08:40:49PM 10 a bike rack for, the building owner,</p> <p>11 7 North Grant Street, lower level, in the</p> <p>12 O-2 District.</p> <p>13 MR. WILLOBEE: So moved.</p> <p>14 MR. KRILLENBERGER: Second.</p> <p>15 CHAIRMAN CASHMAN: Jim?</p> <p>16 MR. KRILLENBERGER: Aye.</p> <p>17 MS. BRASELTON: Aye.</p> <p>18 MR. PETERSON: Aye.</p> <p>19 MR. JABLONSKI: Aye.</p> <p>08:41:12PM 20 CHAIRMAN CASHMAN: Aye.</p> <p>21 MS. CRNOVICH: Aye.</p> <p>22 MR. WILLOWBEE: Aye.</p>
<p style="text-align: center;">7</p> <p>1 anything like that.</p> <p>2 Most of the kids in that area</p> <p>3 probably are going to be walking. A lot of them</p> <p>4 carpool as well.</p> <p>5 CHAIRMAN CASHMAN: Or the parents give</p> <p>6 them a ride.</p> <p>7 MS. CRNOVICH: Right.</p> <p>8 CHAIRMAN CASHMAN: More likely.</p> <p>9 MR. KEARNEY: And there is no other</p> <p>08:40:05PM 10 area around us. Like we are away from Fuller's.</p> <p>11 We are away from the busy area where kids will</p> <p>12 be safe and things like that.</p> <p>13 MS. CRNOVICH: I think it's a good</p> <p>14 location.</p> <p>15 CHAIRMAN CASHMAN: Yes.</p> <p>16 Deb?</p> <p>17 Scott?</p> <p>18 MR. PETERSON: I don't have anything.</p> <p>19 CHAIRMAN CASHMAN: Gerry?</p> <p>08:40:23PM 20 MR. JABLONSKI: Okay.</p> <p>21 CHAIRMAN CASHMAN: Thank you very much.</p> <p>22 MR. KEARNEY: Thank you very much.</p>	<p style="text-align: center;">9</p> <p>1 MR. UNELL: Aye.</p> <p>2 * * *</p> <p>3 (Which were all the proceedings had</p> <p>4 in the above-entitled cause.)</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3

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5 I, JANICE H. HEINEMANN, CSR, RDR, CRR,

6 do hereby certify that I am a court reporter

7 doing business in the State of Illinois, that I

8 reported in shorthand the testimony given at the

9 hearing of said cause, and that the foregoing is

10 a true and correct transcript of my shorthand

11 notes so taken as aforesaid.

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15 Janice H. Heinemann CSR, RDR, CRR

License No 084-001391

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0	A	busy [1] - 7:11	DEB [1] - 1:19 Discussion [1] - 3:6 District [2] - 1:8, 8:12 down [1] - 4:19 Driver [6] - 1:7, 1:10, 2:3, 2:11, 2:15, 2:21 driver's [2] - 3:10, 4:20 driving [1] - 2:16 Driving [2] - 1:8, 3:9 dropped [1] - 4:11 DU [2] - 1:2, 10:2	HEINEMANN [1] - 10:5 Heinemann [1] - 10:15 hereby [1] - 10:6 Hi [1] - 2:20 HINSDALE [1] - 1:3 Hinsdale [3] - 1:14, 1:15, 3:16 holding [1] - 6:2 hour [1] - 1:17
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STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-39-2017)
1 Grant Square, 2nd Floor - Top Driver)
Amendment to allow Driving Schools in)
the B-1 Community Business District as)
a Special Use, but only on the 2nd floor)
in the B-1 Community Business District)
(Application includes concurrent Special)
Use Permit by Top Driver.))

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of January, 2018, at the hour of 8:42 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEB BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. SCOTT PETERSON, Member;
MR. TROY UNELL, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PETER R. COULES, Attorney for</p> <p>4 Petitioners;</p> <p>5 MR. PAUL ZALATORIS, Petitioner;</p> <p>6 MS. CAROLINE ZALATORIS, Petitioner.</p> <p>7</p> <p style="text-align: center;">* * *</p> <p>8 MR. COULES: Good evening. Yes. I'm</p> <p>9 here representing Paul and Caroline Zalatoris</p> <p>10 for the public hearing.</p> <p>11 CHAIRMAN CASHMAN: So this is for Case</p> <p>12 A-39-2017. This is for a Text Amendment to</p> <p>13 allow a driving school in the B-1 District,</p> <p>14 which is a Special Use, not on a 1st floor, and</p> <p>15 a concurrent Special Use Permit issued for Top</p> <p>16 Driver.</p> <p>17 MR. COULES: Correct. Paul and</p> <p>18 Caroline Zalatoris are here this evening. They</p> <p>19 own Top Driver. They are also full-time</p> <p>20 employees. It's a very professionally run</p> <p>21 place. Caroline actually grew up here in</p> <p>22 Hinsdale. They live in Clarendon Hills.</p>	<p style="text-align: center;">4</p> <p>1 B-1. I didn't even realize this until I started</p> <p>2 looking into this. It's Grant Square, two on</p> <p>3 York Road right near to Ogden, and one down on</p> <p>4 Surrey Court. And I can't recall what it is</p> <p>5 down there.</p> <p>6 MS. BRASELTON: There is a very small</p> <p>7 shopping -- Where the food mart used to be.</p> <p>8 CHAIRMAN CASHMAN: Yes.</p> <p>9 MR. COULES: Those are the only areas</p> <p>10 that are B-1. And this is like one of only two</p> <p>11 B-1 areas with a 2nd floor. So the request is</p> <p>12 actually very narrow in scope to go into this</p> <p>13 empty 2nd floor that's been empty for over a</p> <p>14 year and a half.</p> <p>15 And what's nice about this area is</p> <p>16 in B-1 we have a lot of other uses that we all</p> <p>17 know about. We have Kramer's. We have a paint</p> <p>18 store. We have a fish store. We have places</p> <p>19 people can get their hair cut and places people</p> <p>20 can eat.</p> <p>21 People come into these classes.</p> <p>22 And I have had two kids go through this, they</p>
<p style="text-align: center;">3</p> <p>1 (Mr. Coules sworn.)</p> <p>2 MR. COULES: They are here this</p> <p>3 evening. Their two children went through the</p> <p>4 grade school public district at Hinsdale and</p> <p>5 also the high school district. They service the</p> <p>6 area now greatly, and they have been looking for</p> <p>7 a spot for a while.</p> <p>8 And that's why the Village Board</p> <p>9 wanted the two people to come at the same time,</p> <p>10 just to keep everything going together. We had</p> <p>11 two times in front of them. It's interesting</p> <p>12 because I have done other school-type stuff</p> <p>13 here, School of Rock and the cooking school.</p> <p>14 There is nothing in the Code that talks at all</p> <p>15 about the educational services, you know, under</p> <p>16 the NAICS. So every time we want to add a new</p> <p>17 kind of user, we have to come in actually add</p> <p>18 them to the actual Code. So that's why the</p> <p>19 first step is a mandatory one.</p> <p>20 The nice part about B-1, and this</p> <p>21 is the structure on Grant Square, is that there</p> <p>22 are only four places in town that are actually</p>	<p style="text-align: center;">5</p> <p>1 don't drive themselves. They get dropped off.</p> <p>2 Parents have to go somewhere for 50 minutes to</p> <p>3 an hour. It's a very good use for them to go</p> <p>4 drop the kids off, go grocery shop, go utilize</p> <p>5 -- Kramer's is going to be very happy -- utilize</p> <p>6 the area greatly. They can go to Ya Ya's and</p> <p>7 eat. They can go into the paint store. They</p> <p>8 can do whatever they want to do.</p> <p>9 But it's going to be helpful to the</p> <p>10 area. Not only is it centrally located where a</p> <p>11 lot of kids might be able to walk there, but</p> <p>12 it's also going to be an area where the parent</p> <p>13 who picks up all the kids and drops them off can</p> <p>14 then go back there.</p> <p>15 The classroom size is about 1,000-</p> <p>16 square feet upstairs. The four spots are not an</p> <p>17 issue. There are two driving cars that they are</p> <p>18 going to keep onsite in the big parking lot.</p> <p>19 The kids that drive -- and the parents who</p> <p>20 haven't gone through this yet -- they pick up</p> <p>21 your child. Thank goodness they do, because the</p> <p>22 first couple times your kids drive and you're in</p>

<p style="text-align: center;">6</p> <p>1 that passenger's seat is downright scary. The</p> <p>2 first time you take them on the expressway, pray</p> <p>3 because they don't know how to merge.</p> <p>4 CHAIRMAN CASHMAN: Is this the special</p> <p>5 car with the extra brake?</p> <p>6 MR. COULES: With the home car, we</p> <p>7 don't have that advantage at home.</p> <p>8 So this is basically a very narrow</p> <p>9 scope to say 2nd floor for B-1. It's I believe</p> <p>08:45:09PM 10 a very good use to this area because there is a</p> <p>11 lot for people to do that drop their kids off.</p> <p>12 It's very centrally located, and it fits right</p> <p>13 in with the character.</p> <p>14 Because when you look under B-1,</p> <p>15 they talk about the other uses you want to have</p> <p>16 are what's compatible with what's there now.</p> <p>17 This is very compatible with what's there now.</p> <p>18 You are not adding any stress to the parking</p> <p>19 lot. You are not adding any stress to the area.</p> <p>08:45:30PM 20 You are not causing any congestion and the like.</p> <p>21 So that's why the Village Board</p> <p>22 sent it here. They didn't have any issues with</p>	<p style="text-align: center;">8</p> <p>1 not on the 1st floor, and the concurrent Special</p> <p>2 Use Permit for Top Driver at 1 Grant Square, 2nd</p> <p>3 floor?</p> <p>4 MS. CRNOVICH: I would like to see a</p> <p>5 bike rack at this location.</p> <p>6 MS. BRASELTON: Isn't there one there</p> <p>7 already?</p> <p>8 MR. COULES: We will request -- There</p> <p>9 is one in the parking lot. I don't think it's</p> <p>08:46:35PM 10 right next to this.</p> <p>11 MS. BRASELTON: There is one by</p> <p>12 Walgreens.</p> <p>13 MS. CRNOVICH: Walgreens, okay.</p> <p>14 MR. COULES: Yes, it's by Walgreens.</p> <p>15 So they could walk there, but there is none</p> <p>16 right next to the bank.</p> <p>17 CHAIRMAN CASHMAN: I think the parent</p> <p>18 drops them off, gets the car washed.</p> <p>19 MR. COULES: They are going to be</p> <p>08:46:52PM 20 utilizing the area greatly, the parents. I know</p> <p>21 I would.</p> <p>22 MS. CRNOVICH: Both letters mentioned</p>
<p style="text-align: center;">7</p> <p>1 the site. They wanted just to make sure that</p> <p>2 it's done properly to limit it to the 2nd floor</p> <p>3 on B-1, which is what we agreed to do.</p> <p>4 CHAIRMAN CASHMAN: Chan, were there any</p> <p>5 other areas in our zoning that would allow this</p> <p>6 use, any other district?</p> <p>7 MR. CHAN: No, because driving schools</p> <p>8 are just not specifically --</p> <p>9 CHAIRMAN CASHMAN: Doesn't show up in</p> <p>08:46:00PM 10 our Code.</p> <p>11 MR. COULES: The other one that was</p> <p>12 approved has a little more area. B-1 is very</p> <p>13 limited in town.</p> <p>14 CHAIRMAN CASHMAN: Right.</p> <p>15 Any questions for the applicant?</p> <p>16 MR. KRILLENBERGER: None.</p> <p>17 MR. WILLOBEE: No.</p> <p>18 CHAIRMAN CASHMAN: Thanks, Peter.</p> <p>19 MR. COULES: Thank you.</p> <p>08:46:14PM 20 CHAIRMAN CASHMAN: Do I hear a motion</p> <p>21 to approve the Text Amendment for a driving</p> <p>22 school in B-1 district, that's a special use but</p>	<p style="text-align: center;">9</p> <p>1 that.</p> <p>2 MR. COULES: No. We are not asking for</p> <p>3 any signage. It's a classroom.</p> <p>4 CHAIRMAN CASHMAN: Will it be signage</p> <p>5 in the future?</p> <p>6 MR. ZALATORIS: Existing sign outside.</p> <p>7 CHAIRMAN CASHMAN: The current one?</p> <p>8 Okay. Do I have --</p> <p>9 MS. BRASELTON: So moved.</p> <p>08:47:15PM 10 MR. UNELL: Second.</p> <p>11 CHAIRMAN CASHMAN: Okay.</p> <p>12 MR. UNELL: Aye.</p> <p>13 MR. WILLOBEE: Aye.</p> <p>14 CHAIRMAN CASHMAN: Aye.</p> <p>15 MR. JABLONSKI: Aye.</p> <p>16 MR. PETERSON: Aye.</p> <p>17 MS. BRASELTON: Aye.</p> <p>18 MR. KRILLENBERGER: Aye.</p> <p>19 CHAIRMAN CASHMAN: The public hearing</p> <p>08:47:30PM 20 is closed.</p> <p>21 * * *</p> <p>22 (Which were all the proceedings had</p>

in the above-entitled cause.)

1 STATE OF ILLINOIS)
) ss.
 2 COUNTY OF DU PAGE)

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6 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 7 do hereby certify that I am a court reporter
 8 doing business in the State of Illinois, that I
 9 reported in shorthand the testimony given at the
 10 hearing of said cause, and that the foregoing is
 11 a true and correct transcript of my shorthand
 12 notes so taken as aforesaid.

13

14

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16 _____
 Janice H. Heinemann CSR, RDR, CRR
 License No 084-001391

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5				ILLINOIS [2] - 1:1, 11:1 Illinois [2] - 1:15, 11:8 includes [1] - 1:9 interesting [1] - 3:11 issue [1] - 5:17 issued [1] - 2:15 issues [1] - 6:22
50 [1] - 5:2				J
8				JABLONSKI [2] - 1:20, 9:15 Janice [1] - 11:16 JANICE [1] - 11:6 January [1] - 1:16 JIM [1] - 1:21 JULIE [1] - 1:20
8:42 [1] - 1:16	C		G	K
9	car [3] - 6:5, 6:6, 8:18 CAROLINE [1] - 2:5 Caroline [2] - 2:9, 2:18 caroline [1] - 2:21 cars [1] - 5:17 Case [2] - 1:6, 2:11 CASHMAN [15] - 1:19, 2:11, 4:8, 6:4, 7:4, 7:9, 7:14, 7:18, 7:20, 8:17, 9:4, 9:7, 9:11, 9:14, 9:19 causing [1] - 6:20 centrally [2] - 5:10, 6:12 certify [1] - 11:7 Chairman [1] - 1:19 CHAIRMAN [14] - 2:11, 4:8, 6:4, 7:4, 7:9, 7:14, 7:18, 7:20, 8:17, 9:4, 9:7, 9:11, 9:14, 9:19 Chan [1] - 7:4 CHAN [2] - 2:2, 7:7 character [1] - 6:13	D	GERALD [1] - 1:20 given [1] - 11:9 goodness [1] - 5:21 grade [1] - 3:4 Grant [4] - 1:6, 3:21, 4:2, 8:2 greatly [3] - 3:6, 5:6, 8:20 grew [1] - 2:21 grocery [1] - 5:4	keep [2] - 3:10, 5:18 kids [7] - 4:22, 5:4, 5:11, 5:13, 5:19, 5:22, 6:11 kind [1] - 3:17 Kramer's [2] - 4:17, 5:5 KRILLENBERGER [3] - 1:21, 7:16, 9:18
9th [1] - 1:16		DEB [1] - 1:19 District [3] - 1:7, 1:8, 2:13 district [4] - 3:4, 3:5, 7:6, 7:22 done [2] - 3:12, 7:2 down [2] - 4:3, 4:5 downright [1] - 6:1 drive [3] - 5:1, 5:19, 5:22 Driver [5] - 1:6, 1:9, 2:16, 2:19, 8:2 driving [4] - 2:13, 5:17, 7:7, 7:21 Driving [1] - 1:7 drop [2] - 5:4, 6:11	H	L
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A-39-2017 [2] - 1:6, 2:12 able [1] - 5:11 above-entitled [2] - 1:13, 10:1 actual [1] - 3:18 add [2] - 3:16, 3:17 adding [2] - 6:18, 6:19 advantage [1] - 6:7 aforesaid [1] - 11:12 agreed [1] - 7:3 allow [3] - 1:7, 2:13, 7:5 ALSO [1] - 2:1 Amendment [3] - 1:7, 2:12, 7:21 applicant [1] - 7:15 application [1] - 1:9 approve [1] - 7:21 approved [1] - 7:12 area [9] - 3:6, 4:15,				

live [1] - 2:22 located [2] - 5:10, 6:12 location [1] - 8:5 look [1] - 6:14 looking [2] - 3:6, 4:2	outside [1] - 9:6 own [1] - 2:19	RDR [2] - 11:6, 11:16 realize [1] - 4:1 REPORT [1] - 1:12 reported [1] - 11:9 reporter [1] - 11:7 representing [1] - 2:9 request [2] - 4:11, 8:8 Road [1] - 4:3 Rock [1] - 3:13 run [1] - 2:20	store [3] - 4:18, 5:7 stress [2] - 6:18, 6:19 structure [1] - 3:21 stuff [1] - 3:12 Surrey [1] - 4:4 sworn [1] - 3:1	Y	
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M	p.m [1] - 1:17 PAGE [2] - 1:2, 11:2 paint [2] - 4:17, 5:7 parent [2] - 5:12, 8:17 parents [3] - 5:2, 5:19, 8:20 parking [3] - 5:18, 6:18, 8:9 part [1] - 3:20 passenger 's [1] - 6:1 PAUL [1] - 2:4 Paul [2] - 2:9, 2:17 people [4] - 3:9, 4:19, 6:11 People [1] - 4:21 Permit [3] - 1:9, 2:15, 8:2 Peter [1] - 7:18 PETER [1] - 2:3 PETERSON [2] - 1:21, 9:16 Petitioner [2] - 2:4, 2:5 Petitioners [1] - 2:3 pick [1] - 5:20 picks [1] - 5:13 place [1] - 2:21 places [3] - 3:22, 4:18, 4:19 PLAN [1] - 1:4 Plan [1] - 1:14 Planner [1] - 2:2 pray [1] - 6:2 PRESENT [2] - 1:18, 2:1 proceedings [1] - 9:22 PROCEEDINGS [1] - 1:12 professionally [1] - 2:20 properly [1] - 7:2 public [4] - 1:13, 2:10, 3:4, 9:19	S	scary [1] - 6:1 school [6] - 2:13, 3:4, 3:5, 3:12, 3:13, 7:22 School [1] - 3:13 school -type [1] - 3:12 schools [1] - 7:7 Schools [1] - 1:7 scope [2] - 4:12, 6:9 SCOTT [1] - 1:21 seat [1] - 6:1 second [1] - 9:10 see [1] - 8:4 sent [1] - 6:22 service [1] - 3:5 services [1] - 3:15 shop [1] - 5:4 shopping [1] - 4:7 shorthand [2] - 11:9, 11:11 show [1] - 7:9 sign [1] - 9:6 signage [2] - 9:3, 9:4 site [1] - 7:1 size [1] - 5:15 small [1] - 4:6 somewhere [1] - 5:2 Special [5] - 1:8, 1:9, 2:14, 2:15, 8:1 special [2] - 6:4, 7:22 specifically [1] - 7:8 spot [1] - 3:7 spots [1] - 5:16 Square [4] - 1:6, 3:21, 4:2, 8:2 square [1] - 5:16 ss [1] - 11:1 SS [1] - 1:1 started [1] - 4:1 State [1] - 11:8 STATE [2] - 1:1, 11:1 step [1] - 3:19 STEPHEN [1] - 1:19	T	Z
mandatory [1] - 3:19 MARK [1] - 1:22 mart [1] - 4:7 Matter [1] - 1:5 matter [1] - 1:14 Member [7] - 1:19, 1:20, 1:20, 1:21, 1:21, 1:22, 1:22 MEMBERS [1] - 1:18 mentioned [1] - 8:22 merge [1] - 6:3 might [1] - 5:11 minutes [1] - 5:2 motion [1] - 7:20 moved [1] - 9:9 MR [30] - 1:19, 1:20, 1:21, 1:21, 1:22, 1:22, 2:2, 2:3, 2:4, 2:8, 2:17, 3:2, 4:9, 6:6, 7:7, 7:11, 7:16, 7:17, 7:19, 8:8, 8:14, 8:19, 9:2, 9:6, 9:10, 9:12, 9:13, 9:15, 9:16, 9:18 MS [11] - 1:19, 1:20, 2:5, 4:6, 8:4, 8:6, 8:11, 8:13, 8:22, 9:9, 9:17		talks [1] - 3:14 testimony [2] - 1:12, 11:9 Text [2] - 2:12, 7:21 THE [1] - 1:3 themselves [1] - 5:1 together [1] - 3:10 Top [5] - 1:6, 1:9, 2:15, 2:19, 8:2 town [2] - 3:22, 7:13 transcript [1] - 11:11 TROY [1] - 1:22 true [1] - 11:11 two [7] - 3:3, 3:9, 3:11, 4:2, 4:10, 4:22, 5:17 type [1] - 3:12		ZALATORIS [3] - 2:4, 2:5, 9:6 Zalatoris [2] - 2:9, 2:18 zoning [1] - 7:5	
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OF [6] - 1:1, 1:2, 1:3, 1:12, 11:1, 11:2 Ogden [1] - 4:3 one [8] - 3:19, 4:3, 4:10, 7:11, 8:6, 8:9, 8:11, 9:7 onsite [1] - 5:18	Q	Walgreens [3] - 8:12, 8:13, 8:14 walk [2] - 5:11, 8:15 washed [1] - 8:18 WILLOBEE [3] - 1:22, 7:17, 9:13	W	W	
	questions [1] - 7:15				
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	rack [1] - 8:5				

HINSDALE PLAN COMMISSION

RE: Case A-38-2017 – Applicant: Responsible Driver (driving school) – 7 N. Grant Street (lower level)

Request: Text Amendment to Section 6-106 (“Special Uses”), to allow automobile driving instruction as a Special Use in O-2 Limited Office Zoning Districts, and a concurrent Special Use Permit to operate an automobile driving instruction school at 7 N. Grant Street (lower level)

DATE OF PLAN COMMISSION (PC) REVIEW: January 10, 2018

DATE OF BOARD OF TRUSTEES 1ST READING: February 6, 2018

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. On January 10, 2018, the PC heard testimony from the applicant, the owner of Responsible Driver, Brian Kearney. He reviewed the driving school history, including its current location at 700 E. Ogden Avenue, in Westmont IL., and stated that has been teaching driver’s education for three years. Mr. Kearney also reviewed the subject property for the proposed location at 7 N. Grant Street, at the lower level, as he described as a basement area. The square footage is approximately 550 SF, 400 SF of which will be dedicated for the classroom, and 150 SF for an office.
2. The applicant reviewed the parking, and stated there are 11 spaces behind the building, and an additional 5 to 8 spots in the front, parallel to the building for student drop off. Of the 11 spaces, he stated that Responsible Driver is guaranteed for 9 spaces. Mr. Kearney also referenced that the 7 N. Grant Street building owner also owns the building immediately south, 111 W. Chicago Avenue, and has offered additional parking spaces if necessary. The parking lots are contiguous between 7 N. Grant Street and 111 W. Chicago Avenue.
3. The Plan Commission Chairman asked the Village Planner to clarify if the Board of Trustees recommendation is for 1 space for every 250 SF of tenant space for driving schools. The Village Planner stated correct, the Code does not regulate parking spaces for driving schools; however, the Village Board recommended 1 space/250 SF to be consistent with similar uses in the Code. To that end, the applicant is required to have 2 parking spaces, and meets the requirement as presented.
4. Commissioner Crnovich asked the applicant if he has plans for a bike rack. The applicant stated yes, but it is contingent on the building owner’s support. If so, the bike rack would be installed on the north side of the building near the entrance. Commissioner Crnovich reiterated that she supports a bike rack at the subject property. The applicant stated that he agrees.
5. There were no comments from the audience during the public comment period of the public hearing.

II. RECOMMENDATIONS

Following a motion to recommend approval of the text amendment application as presented, and the concurrent special use permit, with the recommendation to provide a bike rack for the building, the Plan Commission, on a vote of 8-0 (1 absent), recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2018.

HINSDALE PLAN COMMISSION

RE: Case A-39-2017 – Applicant: Top Driver (driving school) – 1 Grant Square (2nd Floor)

Request: Text Amendment to Section 5-105 (“Special Uses”), to allow automobile driving instruction as a Special Use in B-1 Community Business Zoning Districts, but not on the first floor, and a concurrent Special Use Permit to operate an automobile driving instruction school at 1 Grant Square, on the 2nd floor.

DATE OF PLAN COMMISSION (PC) REVIEW: January 10, 2018

DATE OF BOARD OF TRUSTEES 1ST READING: February 6, 2018

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. On January 10, 2018, the PC heard testimony from the applicant’s attorney, Pete Coules, on behalf of the owners of Top Driver, Paul and Caroline Zalatoris. He reviewed the zoning process for the applicant, in regards to educational services, and that this text amendment would potentially affect only two areas that are zoned B-1 Community Business District, with second floors. He also stated under the definition of the B-1 District, it is desired for uses that are compatible with the existing uses in the vicinity. In this case, he explained that this driving school is very compatible with the area, and will not add any stress to the parking lot or cause traffic congestion.
2. The applicant reviewed the existing businesses at Grant Square, including examples such as Kramer’s grocery store, YiaYia’s restaurant, barber, and fish store, and expressed that it is a great area for parents to go after dropping their kids off for driving class. Mr. Coules also pointed out the central location of subject property, and a place a lot of kids might be able to walk to.
3. The applicant reviewed that the tenant space is 1,000 SF, and that reserving 4 parking spaces is not an issue (per the Village Board’s recommendation for 1 space/250SF). Mr. Coules stated there will be 2 driving cars they will keep in the shared parking lot of the shopping center.
4. A Commissioner Crnovich requested for a bike rack at the subject property. The applicant replied that there is one in the parking lot already, but he will request for one next to the bank.
5. There were no comments from the audience during the public comment period of the public hearing.

II. RECOMMENDATIONS

Following a motion to recommend approval of the text amendment application as presented, and the concurrent special use permit, the Plan Commission, on a vote of 8-0 (1 absent), recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2018.




MEMORANDUM

DATE: February 14, 2018

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: 24 Chicago Avenue, Unit B –FreezeFix– non-illuminated Wall Sign - Case A-01-2018

Summary

The Village of Hinsdale has received a sign application from Landmark Visibility Solutions, on behalf of FreezeFix, requesting approval to install a new non-illuminated wall sign at 24 Chicago Avenue, unit B, within the Historic Downtown District in the B-1 Community Business District.

At the February 7, 2018, Historic Preservation Commission (HPC) meeting, with no concerns by the HPC, unanimously recommended approval of the sign application, as submitted.

Request and Analysis

The requested wall sign will be made from a Sintra PVC material, and features a light blue, dark blue and white logo, and light blue and white text, on a dark blue background. The proposed sign is 2' tall and 8' wide for an area of 16 SF. The maximum allowable area for a wall sign is 17.6 SF, based on 5 percent of the square footage of the wall for the multi-tenant building (352 SF). The wall sign is 12 feet above grade, will not be illuminated and be mounted using lag bolts. The requested sign is code compliant.

The Elysian Nail Spa wall sign, for the tenant space next door, was approved with the same sign dimensions and material by the Plan Commission (PC) on January 10, 2018, and recommended for approval by the HPC on the same day.

Process

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

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

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.



MEMORANDUM

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 24 Chicago Avenue



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Nick Pronger
Address: 839 N Quentin Rd
City/Zip: Palatine, IL 60067
Phone/Fax: (847) 971 / 2981
E-Mail: NICK@landmarkVS.com
Contact Name: Nick

Contractor

Name: Landmark Visibility Solutions
Address: 839 N Quentin Rd.
City/Zip: Palatine, IL 60067
Phone/Fax: (847) 971 / 2981
E-Mail: NICK@landmarkVS.com
Contact Name: Nick

ADDRESS OF SIGN LOCATION: 248 Chicago Ave
ZONING DISTRICT: Please Select One residential
SIGN TYPE: Please Select One billboard sign
ILLUMINATION Please Select One none

Sign Information:

Overall Size (Square Feet): 16 (2 x 8)
Overall Height from Grade: 12 Ft.
Proposed Colors (Maximum of Three Colors):
① black baby blue
② white
③ blue

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: _____
Existing Sign Information:
Business Name: _____
Size of Sign: _____ Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

Nov 20, 17
Date

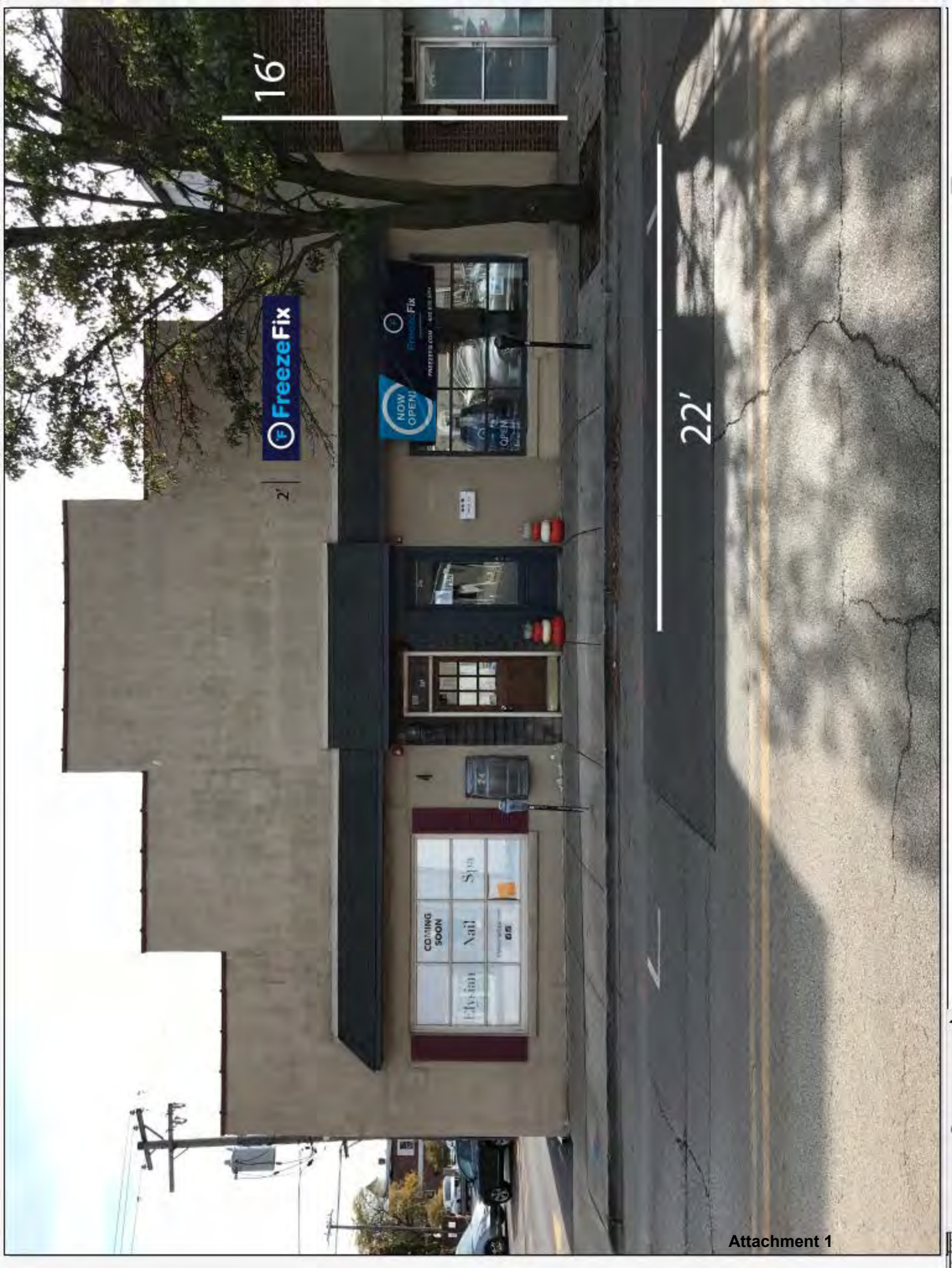
[Signature]
Signature of Building Owner

11-29-17
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



16'

2'

22'



For sign description purposes only. The above illustration does not reflect the correct tenant space. - C.Y.

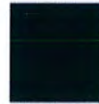
8'

2'



EXTERIOR SIGN - 24" X 96"

SIGN MATERIAL - [CNC CUT SINTRA PVC WITH .5" SINTRA DIMENSIONAL LETTERS
APPLIED TO THE FACE. NON-LIT]



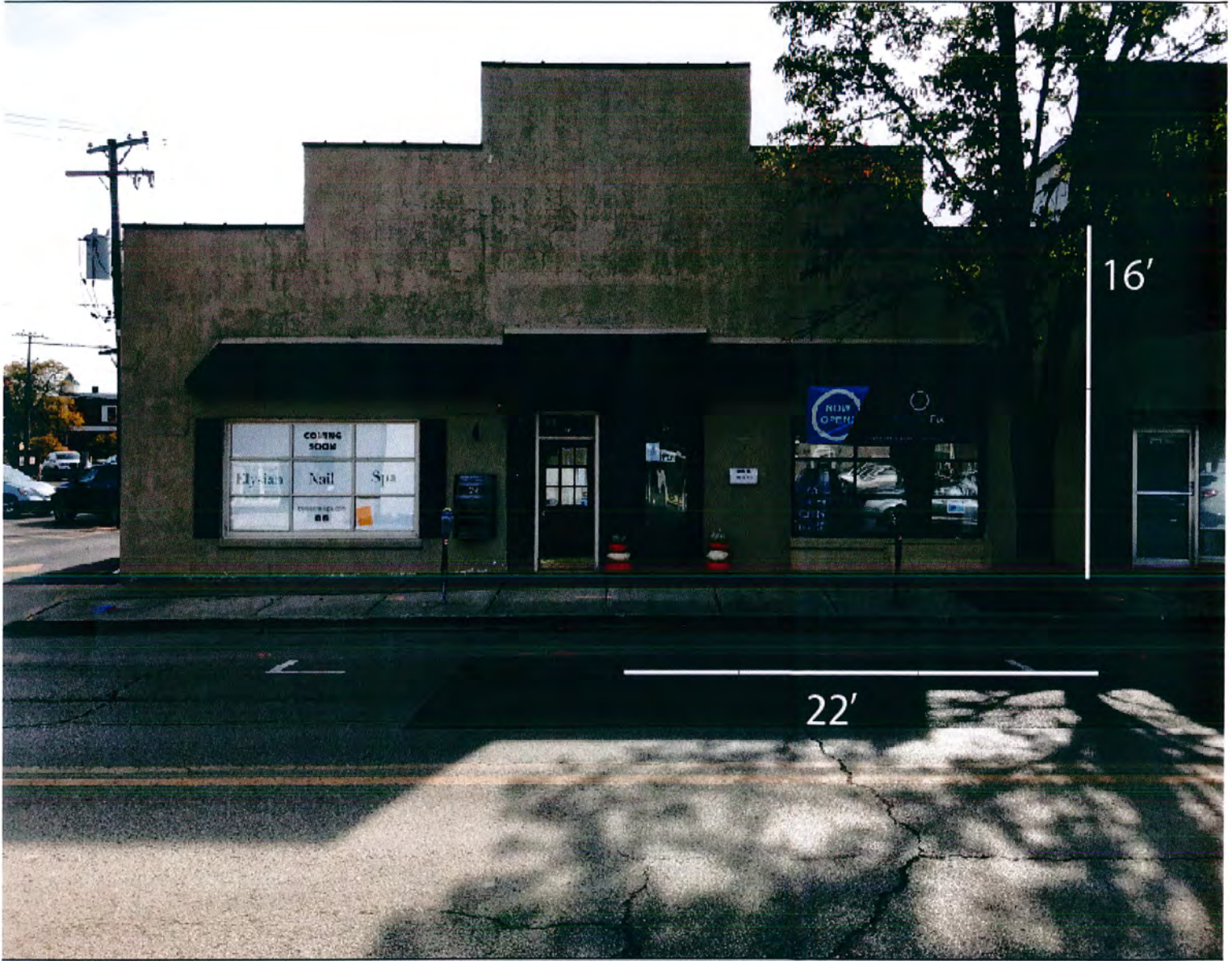
MATCH
PANTONE
BLUE C



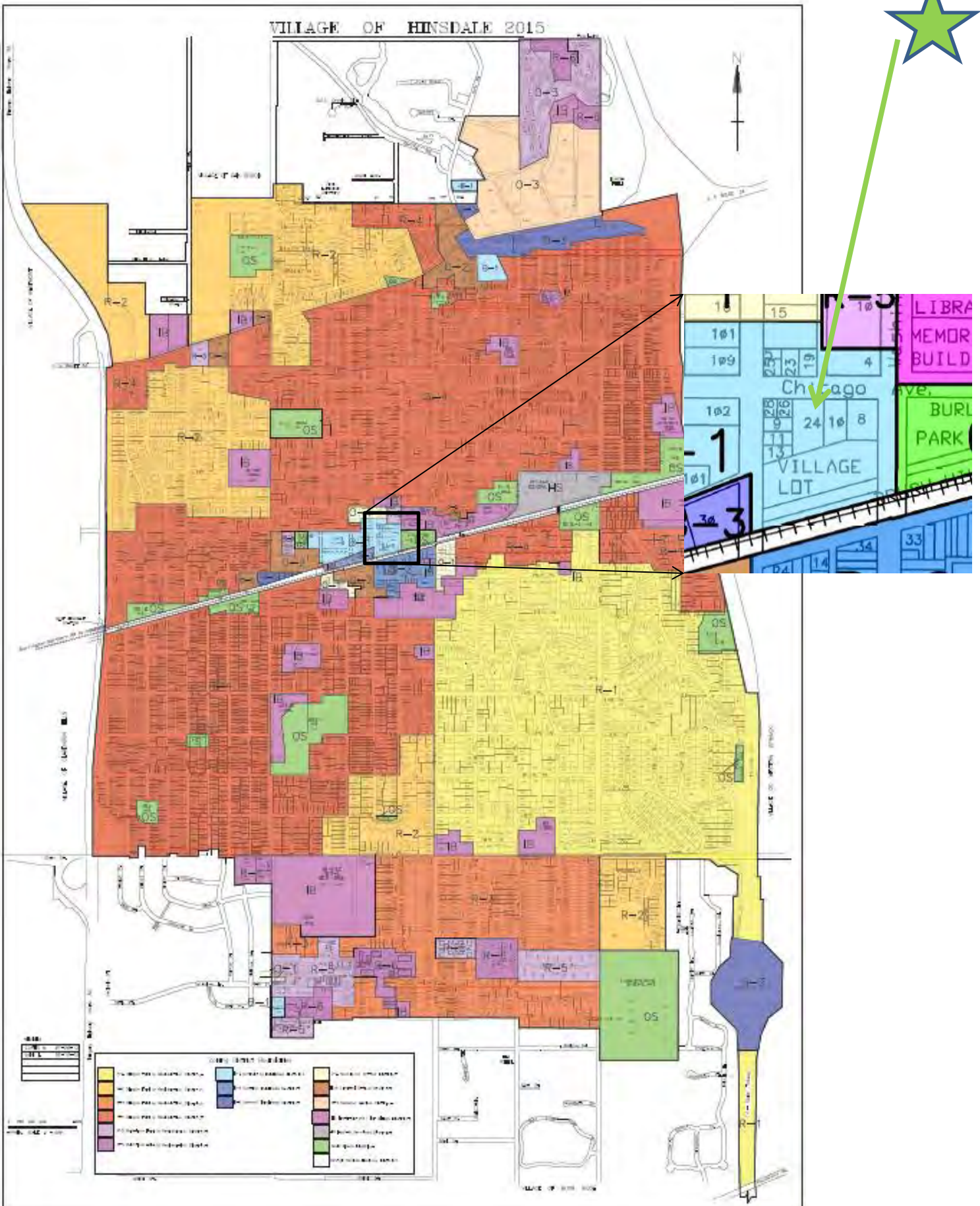
MATCH
MATTE WHITE



MATCH
PANTONE BLUE C

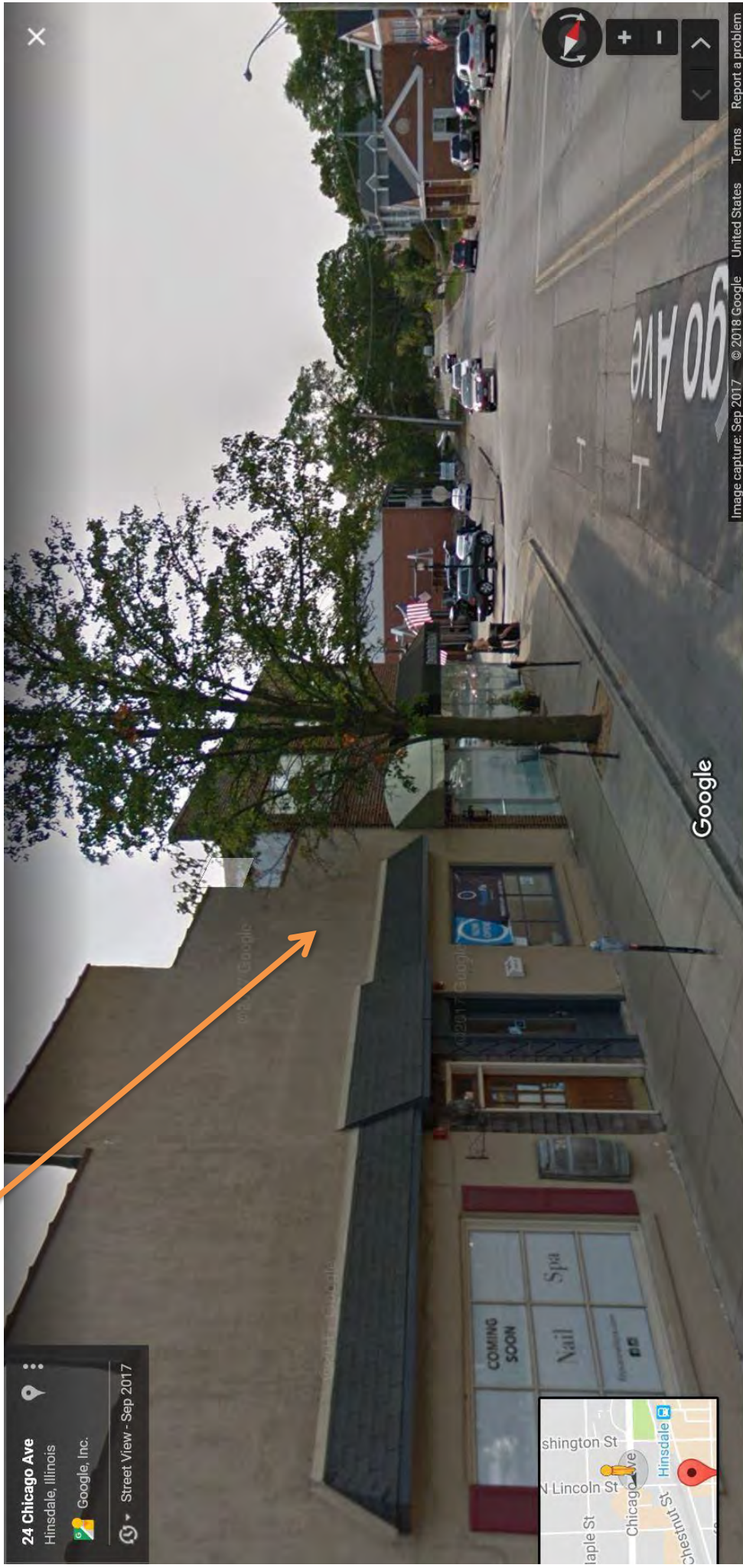


Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View 24 Chicago Ave., unit B (facing west)

Proposed Sign Location






MEMORANDUM

DATE: February 14, 2018

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: Off-Site Signage on Median at Ogden Avenue and Salt Creek Lane – MedProperties (8 Salt Creek Campus, LLC) –Illuminated Off-Premise Ground Sign - Case A-45-2017
Continued from 01.10.18, Plan Commission meeting – 2 New Height Options

Summary

The Village of Hinsdale has received a non-compliant sign application from QT Signs, on behalf of MedProperties/8 Salt Creek Campus, LLC , requesting approval to install a new illuminated, off-premise identification ground sign on the median of Ogden Avenue and Salt Creek Lane, in the O-3 General Office District.

On April 15, 2015, the request was initially part of an eight (8) ground sign variation application by MedProperties for the subject properties at 8, 10, 11 and 12 Salt Creek Lane and 901 and 907 Elm Street. On June 10, 2015, the Plan Commission (PC) expressed concern over the location of this off-premise ground sign on the median, citing concerns over the line-of-sight, size of the sign and sign content. To this end, the PC recommended approval of the sign to the Board of Trustees with the condition that it is 6' tall and 4' wide (24 SF) with only the text "Salt Creek Lane" on both sides. On August 27, 2015, the applicant removed the sign from the application, citing that it was unlikely to be approved as designed/presented.

On January 10, 2018, the applicant presented a new ground sign request, proposed at the same location, and is 8' tall and 6' wide (48 SF). The content, per the concerns of the PC in 2015, does not include MedProperties branding, and exhibits generic locations and services north of Salt Creek Lane. Per the recommendation by IDOT, the sign construction is designed with breakaway features. Should the PC approve the sign, the request would then move on to the Zoning Board of Appeals (ZBA) for its consideration.

At the January 10, 2018, PC meeting, the PC, in general, expressed that the sign is too large and contained too much information. Most of the Commissioners preferred a 6-foot height versus the proposed 8-foot height. To that end, the PC recommended for revised illustrations showing the sign at 6 feet, with only "Salt Creek Lane"; "Salt Creek Lane" and "Immediate Care"; and "Salt Creek Lane" and "Immediate Care" with 1 or 2 open text slots.

For the February 14, 2018, PC meeting, the applicant has submitted two different sized options for consideration. Option 1 is 7' tall and 6' wide (42 SF) and Option 2 is 6' tall and 6' wide (36 SF). Both options feature "Salt Creek Lane" and "Immediate Care" text, and 2 open text slots.



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Request and Analysis

The requested off-premise illuminated ground sign complies with the 100' sight distance triangle. It features a 10" simulated limestone base, thin brick veneer over a breakaway structure and simulated limestone cap. The colors of the brick veneer and simulated limestone are chosen to match the existing signage in the area. The application includes the breakaway post detail for the base of the sign, indicating it is approved by the Federal Highway Administration and designed to collapse under a 10 MPH crash.

The sign is illuminated by LED lighting recessed into the simulated top and bottom limestone caps, and runs the width and depth of the sign. There is an illustration sim photo of the daytime and illuminated sign at night. The text is black during the day and illuminates white at night.

Per the code, ground signage is limited to 1 per lot, not to exceed 50 SF per sign face and no taller than 8 feet. The applicant, MedProperties, has ground signage for 8, 10, 11 and 12 Salt Creek Lane and 901 and 907 Elm Street. This sign requires variation approval to allow (1) off-premise signage, (2) illumination of off-premise signage, (3) more than 1 ground sign per lot.

On June 10, 2015, the PC recommended approval of the sign to the Board of Trustees with the condition that it is 6' tall and 4' wide (24 SF) with only the text "Salt Creek Lane" on both sides. The latter condition was based on concerns that MedProperties would brand the entire "office park" north of Salt Creek Lane. This request excludes addresses, branding and allocates a space to the Hinsdale Humane Society. It should be noted that the current ground sign for: 8 Salt Creek Lane includes "Immediate Care" on the sign face and 10 Salt Creek Lane includes "Surgery Center" on the sign face.

Process

This application requires review by the ZBA since it includes variations beyond the sign modifications the PC are authorized to permit. The PC will forward its decision/recommendations to the ZBA based on the standards for sign permits. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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



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detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Revised Sign Application and Exhibits with 2 new height options (6' and 7')

The following related materials were provided for the Plan Commission of this item on January 10, 2018, and can be found on the Village website at:

http://www.villageofhinsdale.org/document_center/PlanCommission/2018/01%20JAN/Jan_10_2018_PC_Packet_reduced.pdf

Sign Application and Exhibits

Village of Hinsdale Zoning Map and Sign Location

PC Findings and Recommendations, Minutes and approved Signs 1-3, dated 06.10.15

Approved/existing MedProperties Ground Signs 5, 6, 7, 8, and 9 from 2015

Parcel Map of Salt Creek Lane Properties



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

Applicant

Name: 8 Salt Creek Campus LLC
Address: 40 Skokie Boulevard, Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897 / 7305
E-Mail: pkopecki@medpropertiesgroup.com
Contact Name: Paul Kopecki

Contractor

Name: QT Signs
Address: 1391 Wright Boulevard
City/Zip: Schaumburg / 60194
Phone/Fax: (847) 631-3211 /
E-Mail: qtsignsbill@gmail.com
Contact Name: Bill Chase

ADDRESS OF SIGN LOCATION: Ogden Avenue and Salt Creek Lane

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: Monument Sign

ILLUMINATION Internally Illuminated

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

Sign Information:

Overall Size (Square Feet): 42 (7 x 6)

Overall Height from Grade: 7 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Silver Metallic
- ② Slate Metallic
- ③ Black

Site Information:

Lot/Street Frontage: Median @ Ogden & Salt Creek Lane

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: 42 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.

Paul Kopecki
Signature of Applicant

01/19/2018

Date

Paul Kopecki
Signature of Building Owner

01/19/18

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

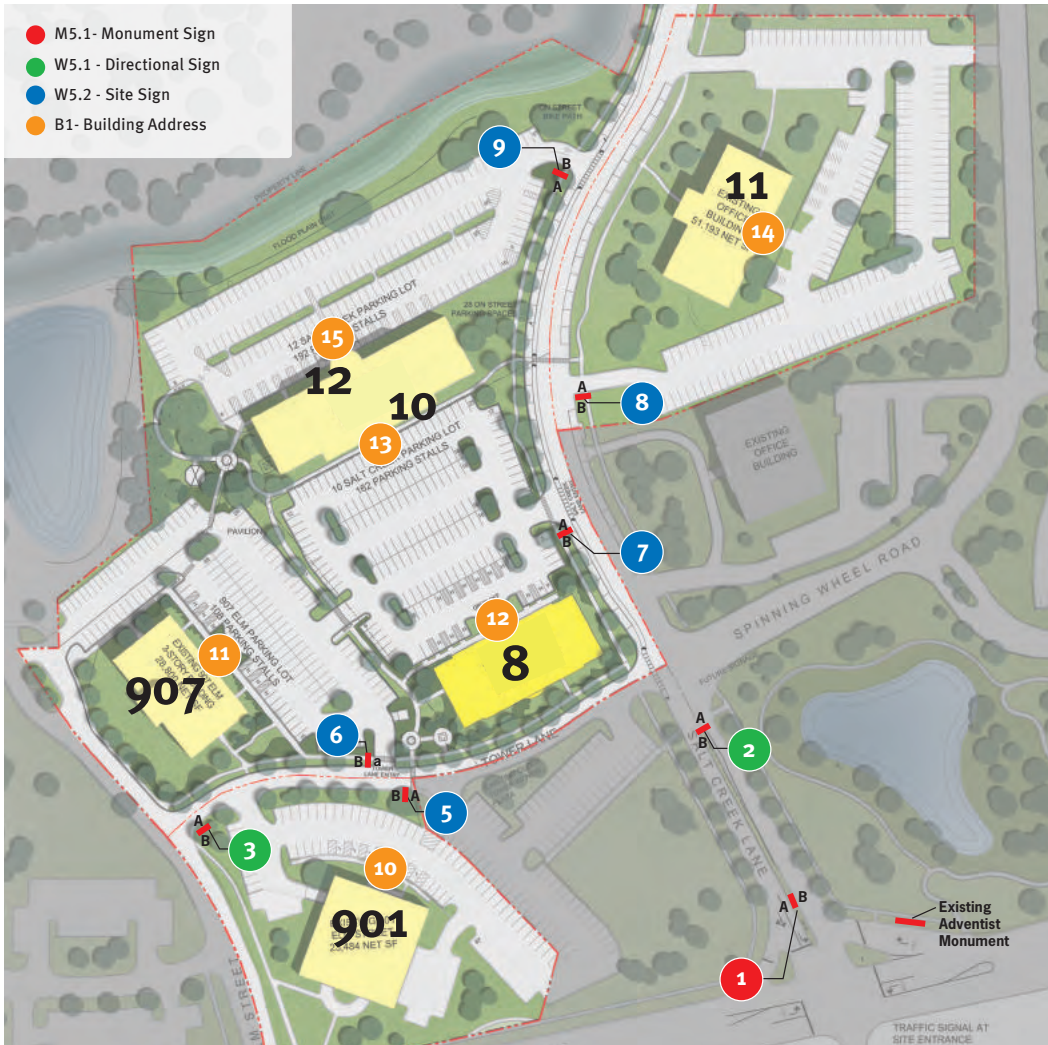
Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

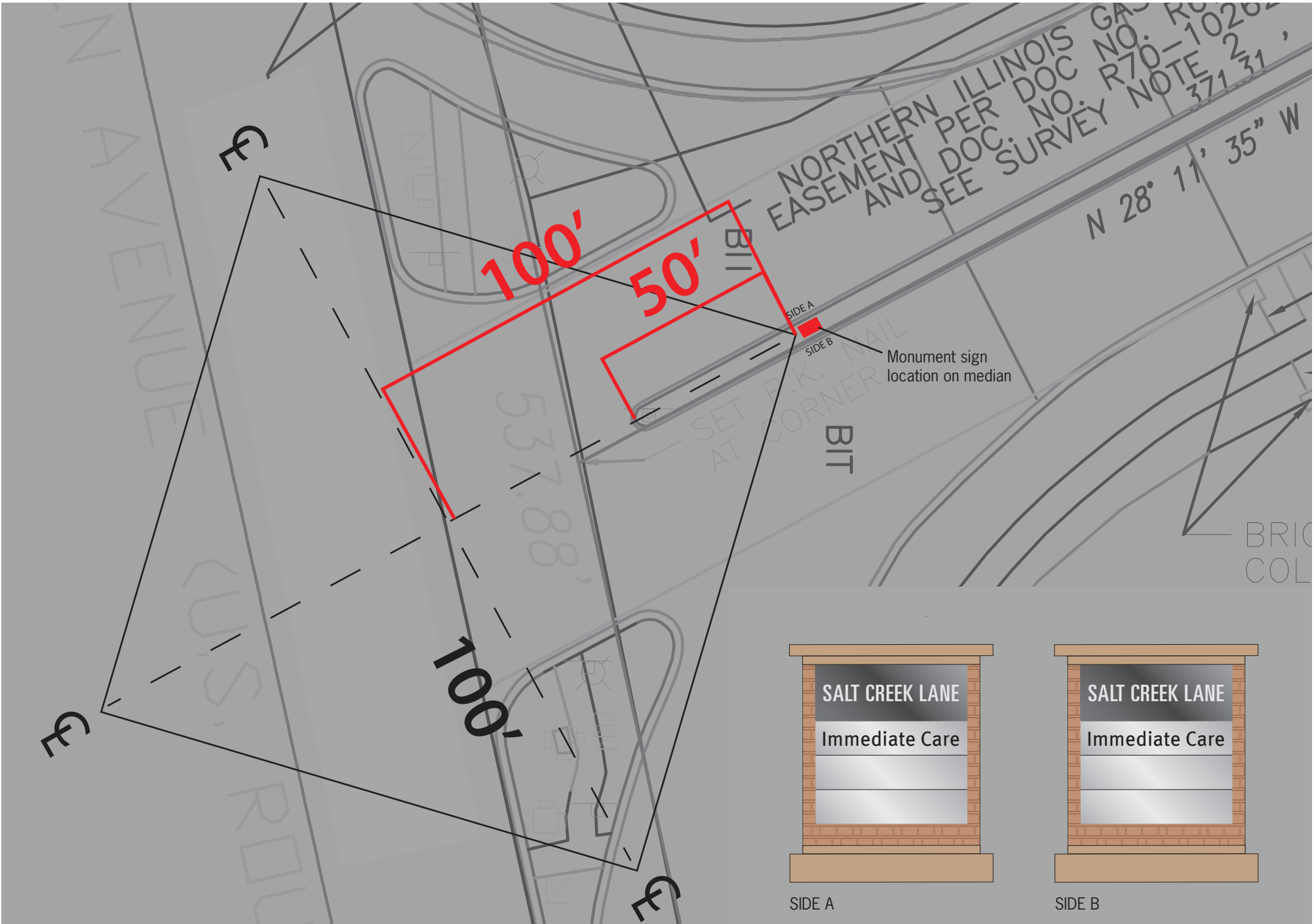


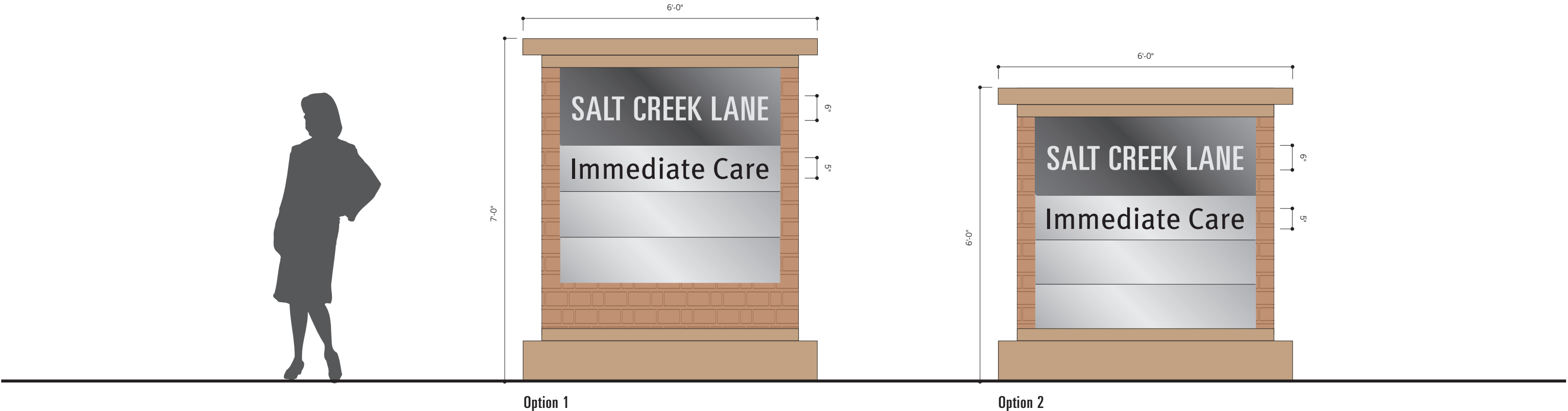
January 19, 2018
SUPPLEMENTAL

Salt Creek Lane
Monument Sign Proposal



NOTE: All sign locations are to be sited with Med Properties on an on site walkthrough and staked for final locations.

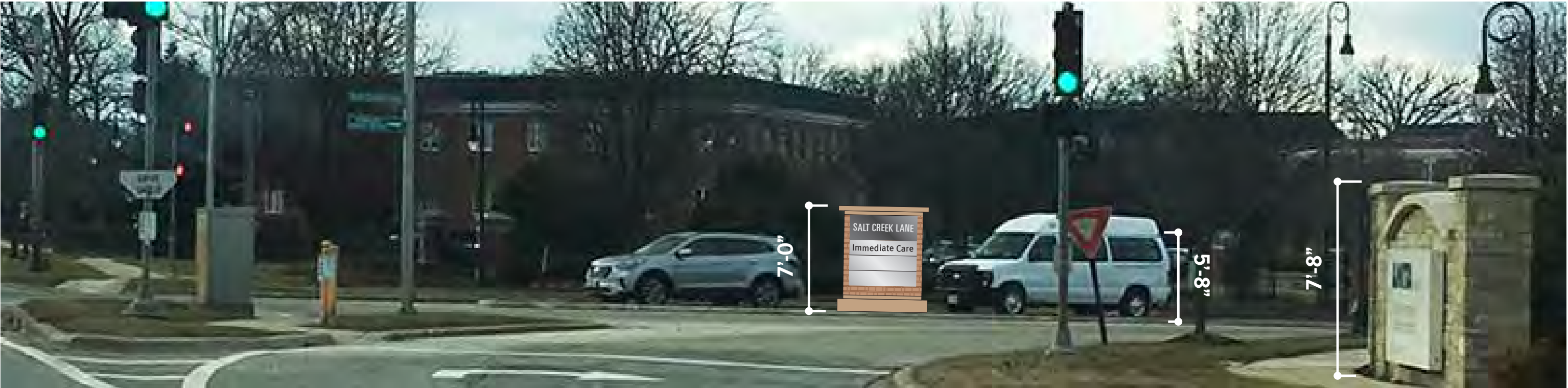




Scale: 1/2" = 1'



SIDE A - View driving east on Ogden Ave



SIDE B - View driving west on Ogden Ave

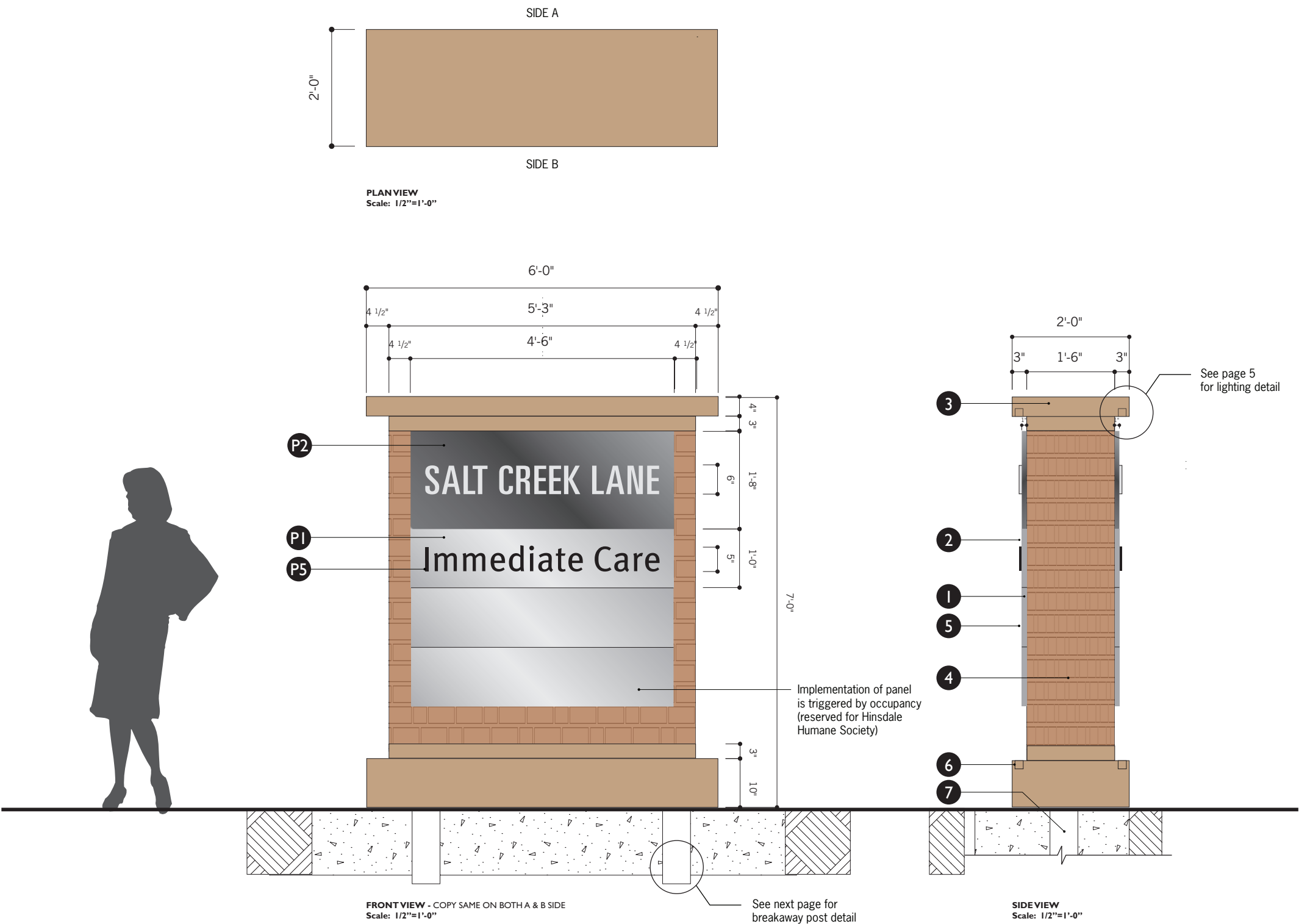


SIDE A - View driving east on Ogden Ave



SIDE B - View driving west on Ogden Ave

Breakaway Sign Construction*



- 1 Aluminum sign structure with removable panels. No exposed fasteners. Sign construction to have appropriate interior breakaway structure.
- 2 Routed day/night LED illuminated push thru acrylic letters, flush with sign face. Allow for appropriate letter tracking for optimum illumination. Lettering appears black during the day and illuminates white at night.
Tenant Panel:
Font: Meta Office Book
Paint: P1 MP18073 Pale Silver Metallic
Salt Creek Lane Panel:
Font: Univers 59 Ultra Condensed
Paint: P2 MP18207 Slate Metallic

- 3 Simulated limestone cap with recessed light source to highlight sign.
- 4 Thin brick veneer over appropriate breakaway structure. Thin brick veneer to match existing site signage.
- 5 1" aluminum pan (P2) with illuminated push thru day/night acrylic letters 1/2" from pan face.
- 6 Simulated limestone base with recessed light source to highlight sign.
- 7 All foundations and footings to be adequate for IDOT approved breakaway designed poles (see detail on next page).

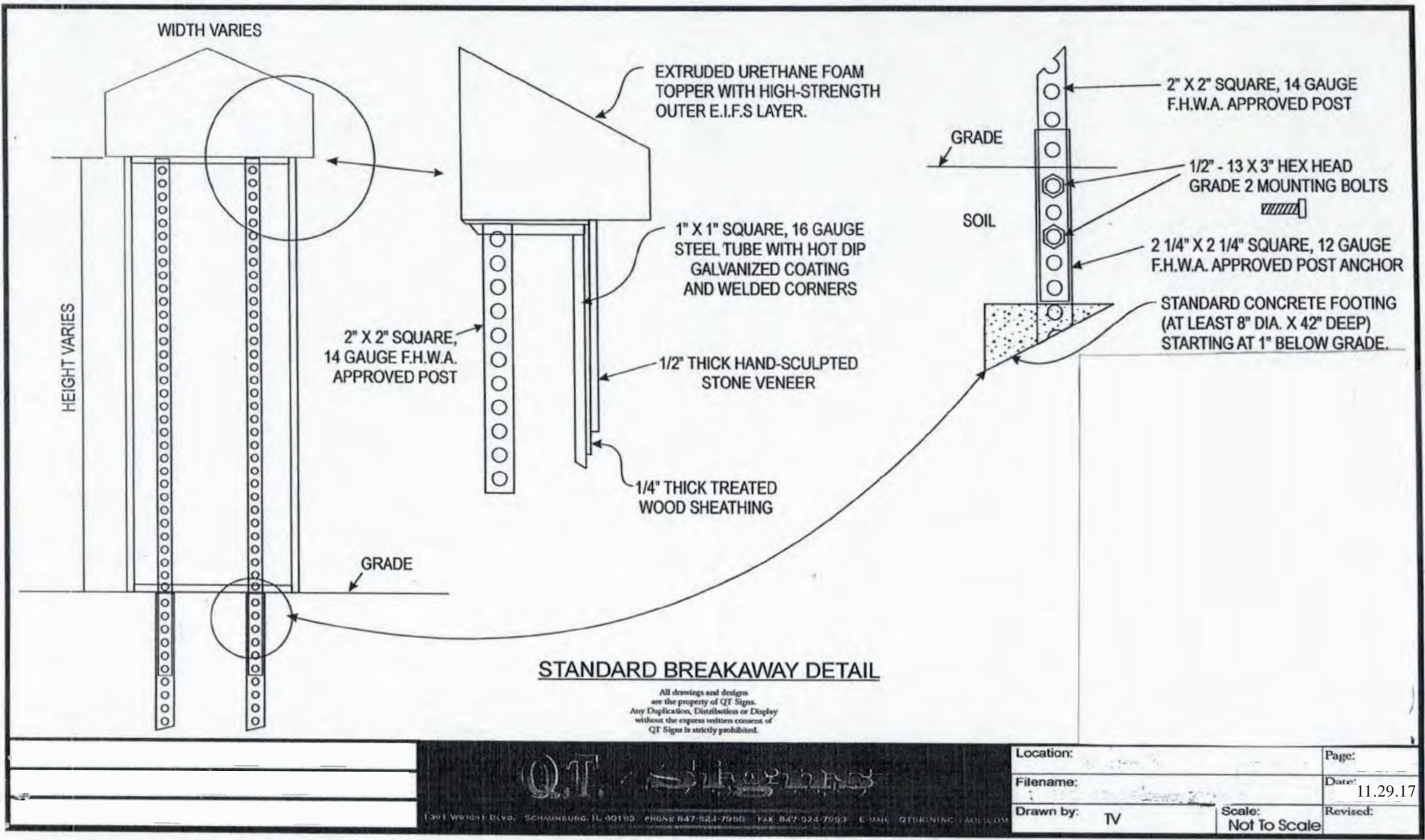
GENERAL NOTES

- A. Sign faces to have absolutely no "oil-canning."
- B. Sign fabricator to repair any damage to landscaping during installation.
- C. Sign fabricator to field verify each location and provide elevations of each with grading shown.
- D. All drawings to be stamped and sealed by a licensed engineer.
- E. All signs to be readily accessible for bulb replacement.
- F. All signs to be controlled by a single astronomical time clock timer.
- G. Signs to be installed and connected to power provided by owner.
- H. Internally illuminated with LED.

* Sign Construction will be built with IDOT certified breakaway technology. It will be done pursuant to IDOT specifications even though not a requirement and just a suggestion. The IDOT certified Sign Contractor will certify/verify that the sign is being built to those specifications.

Breakaway Post Detail

Drawing & Narrative Provided by QT Signs



Breakaway Construction*

The sign will be manufactured with an approved breakaway interior structure and IDOT approved breakaway poles.

This design to collapse under a 10 mph crash.

Gatorshield tubing 16 Gauge

Telespar breakaway sign poles approved by F.H.W.A (Federal Highway Administration)

Standard metal mesh

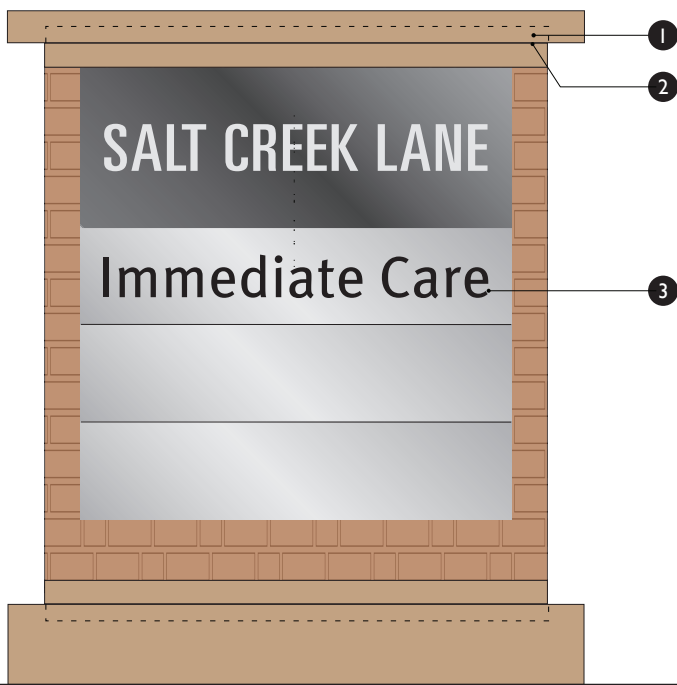
Thin brick veneer to match existing signs

Aluminum sign panels

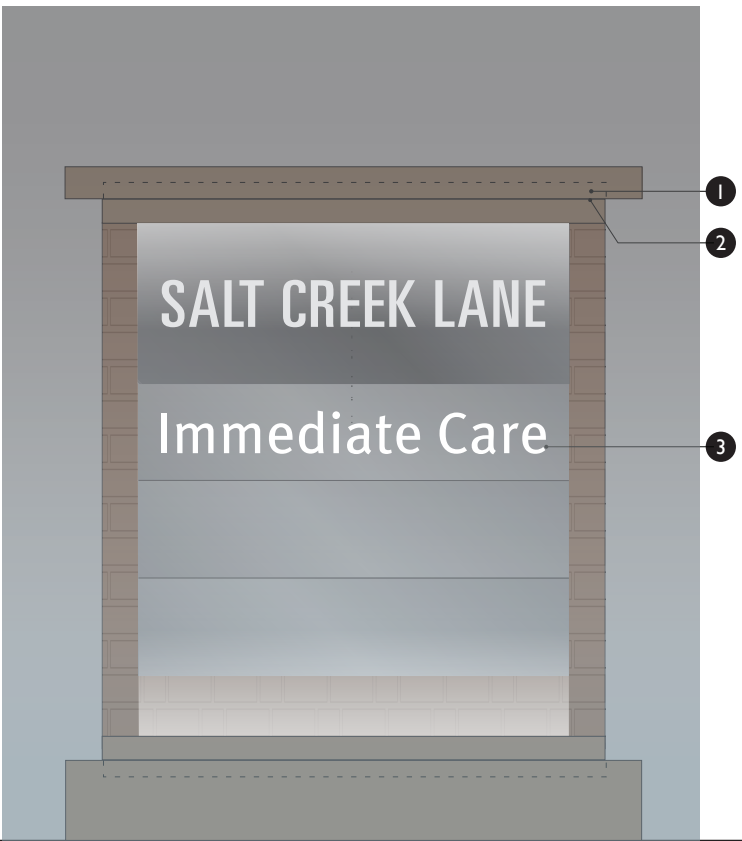
Simulated limestone base and cap

* Sign Construction will be built with IDOT certified breakaway technology. It will be done pursuant to IDOT specifications even though not a requirement and just a suggestion. The IDOT certified Sign Contractor will certify/verify that the sign is being built to those specifications.

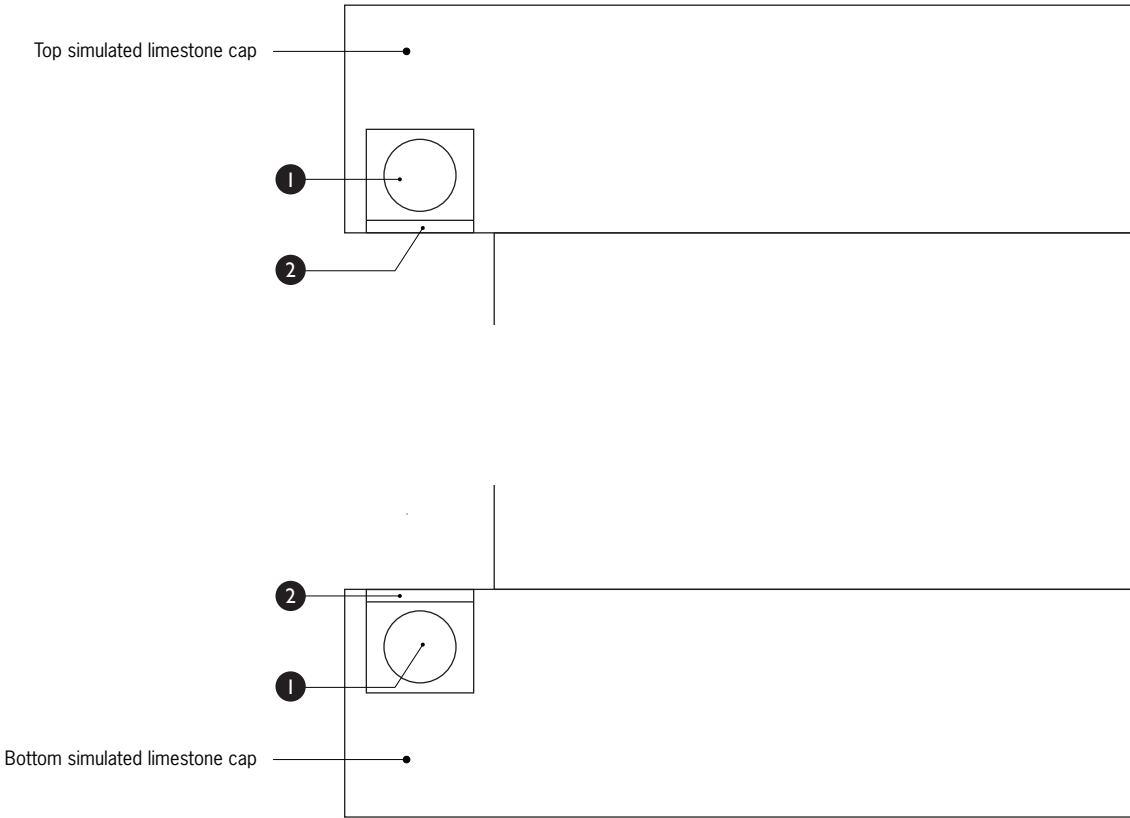
- 1 LED lighting to be recessed into the top and bottom of simulated limestone caps and run the width and depth of the sign. LED light source to wash the face of the brick.
- 2 Acrylic lens.
- 3 Day/Night LED illuminated acrylic push thru letters. Lettering appears black during the day and illuminates white at night.



DAYTIME
Scale: 1/2"=1'-0"



NIGHTTIME
Scale: 1/2"=1'-0"



SECTION VIEW

ARROWS



META OFFICE BOOK

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

UNIVERS 59 ULTRA CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

COLORS



P1
MPI8073 Pale Silver Metallic

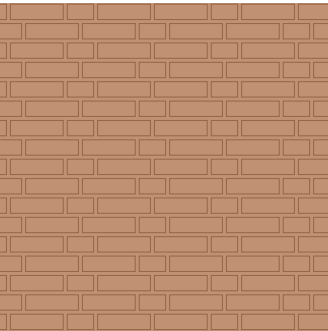


P2
MPI8207 Slate Metallic



P3
Black

MATERIALS



Thin brick veneer to match
existing signs



Simulated limestone to match
existing signs




MEMORANDUM

DATE: February 14, 2018

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: **Public Hearing** for Map Amendment and Tentative Plat of Subdivision
Request to Subdivide and Amend 4 Acre R-4 Lot into (8) R-4 Lots and (1) O-2 Lot
540 W. Ogden Avenue - Kensington School — Case A-44-2017

Summary

The Village of Hinsdale has received an application from Charles Marlas, of Kensington School, requesting approval for a Map Amendment and concurrent Tentative Plat of Subdivision to 540 W. Ogden Avenue. The vacant subject property is currently zoned R-4 Single Family Residential and is 172,640 SF (4 acres) in area.

The request is to subdivide the southern half of the lot, 2.26 acres in area, into 8 code compliant R-4 residential lots. The land use to the east and south of the proposed residential lots are also R-4 residential. The entrance into the proposed new cul-de-sac is on Monroe Street. The permitted height of single family homes in the R-4 district is 3 stories/35 feet, and is taller than the planned 1-story/23 foot tall Kensington School at the northern half of the lot.

The request also proposes to subdivide 1.74 acres of the northern half of the lot, facing Ogden Avenue, and amend the zoning from R-4 residential to an O-2 office district. On Ogden Avenue, the subject property would be east of an O-2 parcel at 550 W. Ogden Avenue and southwest of an O-2 parcel at 501 W. Ogden Avenue. Per the code, the bulk and height regulations of the O-2 district encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

Should the Map Amendment and tentative Plat of Subdivision application be approved, the applicant plans to apply for a final Plat of Subdivision, and concurrent Exterior Appearance/Site Plan and Special Use Permit to construct a new 15,000 SF, 23-foot tall, one-story child daycare school. The proposed child daycare school use requires a Special Use permit in the O-2 district. A site plan and elevations of the proposed school are included. The proposed O-2 lot may need zoning relief, and thus review by the ZBA.

Process

On January 10, 2018, the PC scheduled a public hearing for this request for the February 14, 2018, PC meeting. Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the



MEMORANDUM

applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

Attachment 1 – Map Amendment, Tentative Subdivision Plan and Plan Commission Applications

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Zoning Map highlighting all the O-2 Districts in Hinsdale

Attachment 4 - Zoning Code Section 6-101 Purposes: Office Districts

Attachment 5 - Parcel Aerial Map and Birds Eye View of 540 W. Ogden Avenue



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: KENSINGTON SCHOOL
Address: 743 MCCLINTOCK DRIVE
City/Zip: BURR RIDGE 60527
Phone/Fax: (630) 990 / 8000
E-Mail: CMARLAS@KENSINGTONSCHOOL.COM

Owner

Name: MIH, LLC
Address: 820 DAVIS STREET
City/Zip: EVANSTON, IL 60201
Phone/Fax: (847) 558 / 2532
E-Mail: MITCHELL@BUILDERSNAB.COM

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

Name: LANCE LAUDERDALE
Title: ARCHITECT
Address: 743 MCCLINTOCK DR
City/Zip: BURR RIDGE, 60527
Phone/Fax: (630) 990 / 8000
E-Mail: LANCELAUDERDALE@GMAIL.COM

Name: JAMES KAPUSTIAK
Title: CIVIL ENGINEER
Address: 9575 HIGGINS RD. STE 700
City/Zip: ROSEMONT, IL 60018
Phone/Fax: (847) 696 / 4065
E-Mail: JCAPUSTIAK@SPACECOINC.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) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 540 W OGDEN AVE, HINSDALE, IL 60521

Property identification number (P.I.N. or tax number): 09 - 02 - 213 - 001/2/3/4

Brief description of proposed project: 4 ACRE PARCEL TO BE SUBDIVIDED AS APPROX 1.74 ACRES O-2

WITH A SPECIAL USE FOR DAYCARE. REMAINING 2.26 ACRES TO REMAIN R-4 SUBDIVIDED INTO 8 CODE COMPLIANT
HOME SITES.

General description or characteristics of the site: SE CORNER OF OGDEN AVENUE AND MONROE

VACANT PROPERTY.

Existing zoning and land use: R-4

Surrounding zoning and existing land uses:

North: IB & O2

South: R-4

East: R-4

West: O-2

Proposed zoning and land use: O2 & R-4

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: DAY CARE

☒ 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: 540 W. OGDEN AVE. LOTS 2 THRU 9 - RESIDENTIALThe following table is based on the R-4 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	10,000		10,000 +
Lot Depth	125'		129' +
Lot Width	INT. LOT - 70' 80% = 56' CORNER LOT - 90'		LOTS 2,7 = 81' OTHER LOTS = 56'
Building Height	35.5'		35'
Number of Stories	3		3
Front Yard Setback	35'		35'
Corner Side Yard Setback	35'		LOTS 2,7 = 35'
Interior Side Yard Setback	8'		8'
Rear Yard Setback	25'		25'
Maximum Floor Area Ratio (F.A.R.)*	.24 PLUS 1,100 SF 4,220 SF		4,200 SF
Maximum Total Building Coverage*	.25 3,250 SF		3,200 SF
Maximum Total Lot Coverage*	.50 6,500 SF		4,400 SF
Parking Requirements	3 PER DWELLING UNIT		3
Parking front yard setback	NOT ALLOWED		N/A
Parking corner side yard setback	NOT ALLOWED		N/A
Parking interior side yard setback	8'		8'
Parking rear yard setback	25'		25'
Loading Requirements	N/A		N/A
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

TABLE OF COMPLIANCE

Address of subject property: 540 W. OGDEN AVE. LOT 1 - CHILD DAYCARE CENTERThe following table is based on the D-2 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	25,000		75,973
Lot Depth	125		211'
Lot Width	100		297'
Building Height	40		23'
Number of Stories	3		1
Front Yard Setback	100' F/ Q OF OGDEN		110' F/ Q OF OGDEN
Corner Side Yard Setback	25'		64'
Interior Side Yard Setback	10'		48'
Rear Yard Setback	20'		44'
Maximum Floor Area Ratio (F.A.R.)*	.50 37,986		.19 15,000 SF
Maximum Total Building Coverage*	N/A		
Maximum Total Lot Coverage*	.80 60,778		.76 57,732 SF
Parking Requirements	39		36
Parking front yard setback	25'		10'
Parking corner side yard setback	25'		37'
Parking interior side yard setback	10'		10'
Parking rear yard setback			N/A
Loading Requirements	1		0
Accessory Structure Information			

* Must provide actual square footage number and percentage.

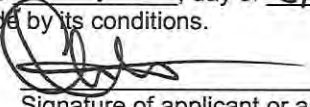
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

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 9 day of January, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

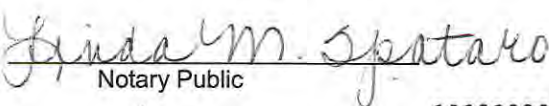
CHARLES MARLAS
Name of applicant or authorized agent


Signature of owner or authorized agent

Mitchell Saywitz, Authorized Agent of MIH LLC, Owner
Name of owner or authorized agent

SUBSCRIBED AND SWORN
to before me this 9th day of

January, 2019.


Notary Public

4

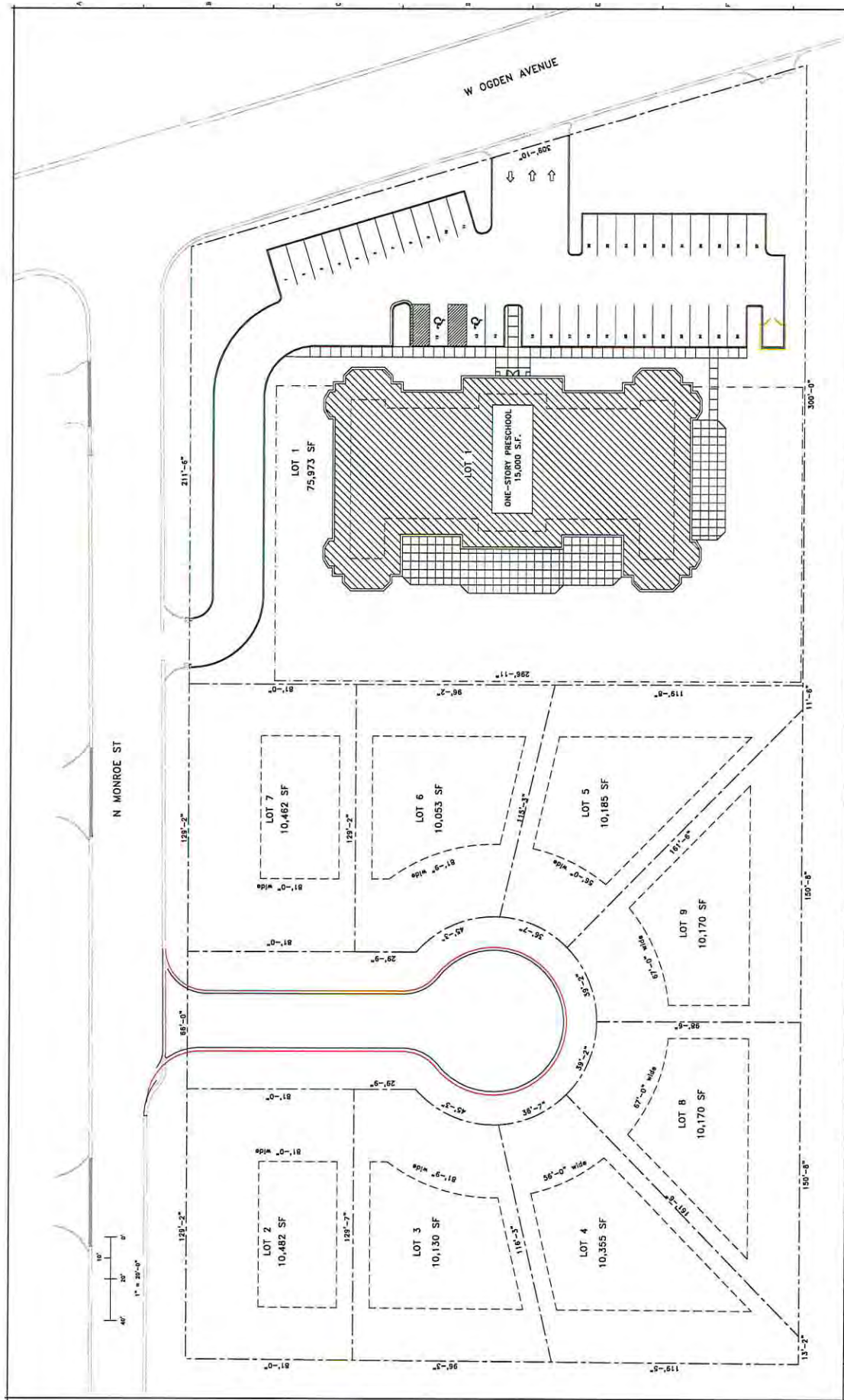
OFFICIAL SFAL
LINDA M SPATARO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/18/20

LEGAL DESCRIPTION

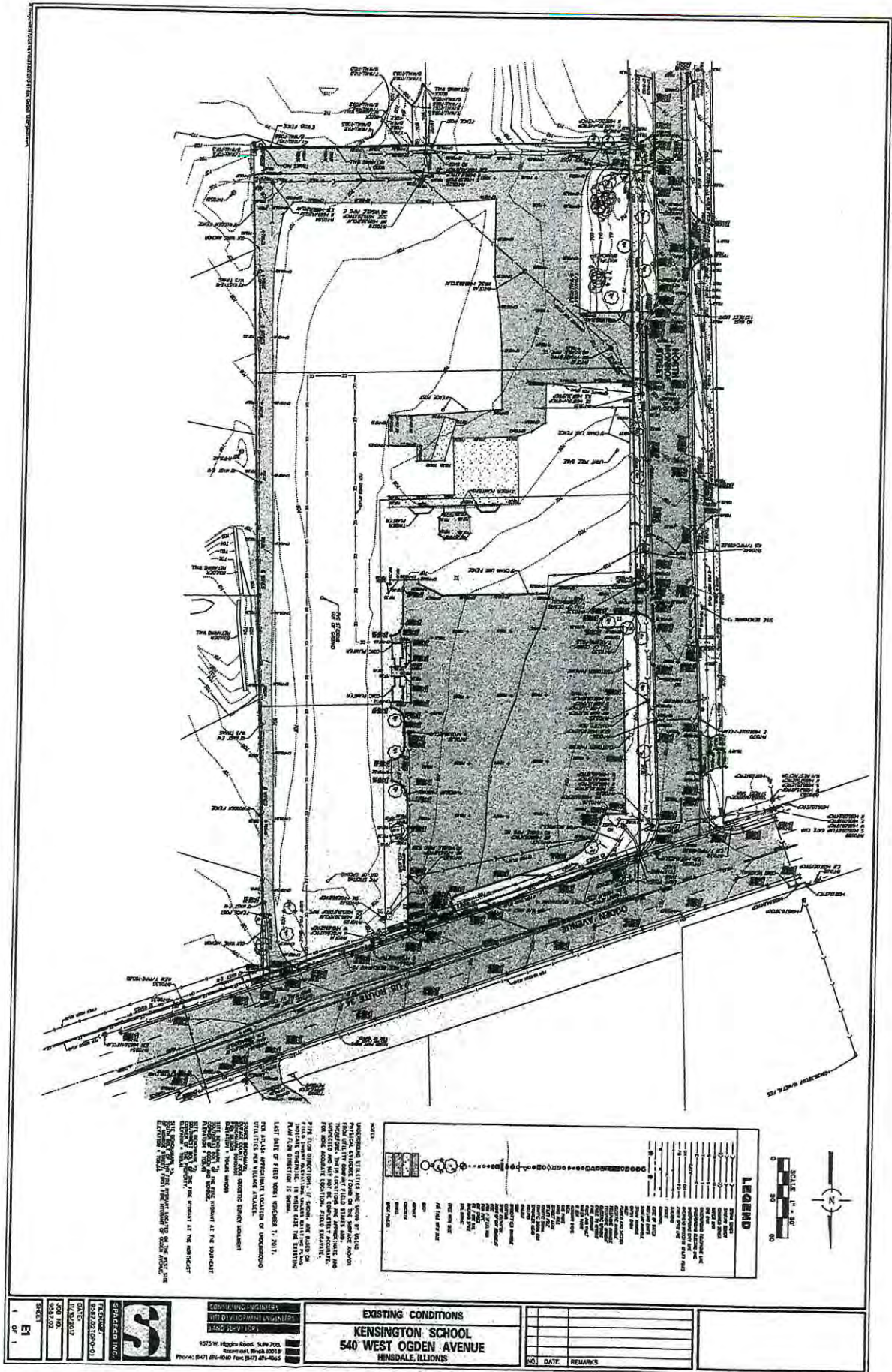
ALSO SHOWS: SOUTHWEST CORNER OF N. MAIN & 10TH ST.

ALCOHOLIC: BAPTIST CHURCH, N. MIDDLE LINDS





KENSINGTON SCHOOL 743 MACCLINTOCK DRIVE BURR RIDGE, IL 60527 T 630-996-8800 F 630-996-5941		KENSINGTON SCHOOL OF HINSDALE 540 WEST OGDEN AVENUE HINSDALE, ILLINOIS 60521		PROJECT NAME 	DRAWING TITLE SITE PLAN	DRAWING NO. A1-0
DATE 1-2-2004		FOR REVIEW 		SCALE 1" = 20'-0"	SHEET NO. 1 OF 1	DATE 1-2-05



Attachment 1

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: KENSINGTON SCHOOL, INC.

Owner's name (if different): MIH, LLC

Property address: 540 W ODGEN AVE, HINSDALE, IL 60521

Property legal description: [attach to this form]

Present zoning classification: R-4, Single Family Residential

Square footage of property: 4 ACRES (172,640 SF)

Lot area per dwelling: _____

Lot dimensions: 297' x 600'

Current use of property: VACANT

Proposed use: ☒ Single-family detached dwelling
☒ Other: Day Care

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

Brief description of request and proposal:

Subdivide 4 AC R4 property to 1.74AC and 2.26AC lot with O2 - Special Use Day Care and 8 R4 code compliant home sites.

Plans & Specifications: [submit with this form] SEE ATTACHED TABLE OF COMPLIANCE SHEETS FOR (7) LOTS

Provided: Required by Code:

Yards:

front:	<u>110'</u>	<u>100'</u>
interior side(s)	<u>48' / 64'</u>	<u>10' / 25'</u>

Provided:

Required by Code:

corner side	<u>64'</u>	<u>25'</u>
rear	<u>56'</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>110'</u>	<u>100'</u>
interior side(s)	<u>48' / 64'</u>	<u>10' / 25'</u>
corner side	<u>64'</u>	<u>25'</u>
rear	<u>56'</u>	<u>20'</u>
others:		
Ogden Ave. Center:	<u>110'</u>	<u>100'</u>
York Rd. Center:		
Forest Preserve:		

Building heights:

principal building(s):	<u>23'</u>	<u>40'</u>
accessory building(s):		

Maximum Elevations:

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

Dwelling unit size(s):	<u>15,000 SF</u>	<u>39,542 SF</u>
------------------------	------------------	------------------

Total building coverage:		
--------------------------	--	--

Total lot coverage:	<u>57,732 SF</u>	<u>63,268 SF</u>
---------------------	------------------	------------------

Floor area ratio:	<u>.19</u>	<u>.50</u>
-------------------	------------	------------

Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: 39

Number of loading spaces required: 1

Statement of applicant:

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

By: 
Applicant's signature

CHARLES MARLAS
Applicant's printed name

Dated: 1/9, 2018.



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: **Map Amendment** ☒ **Text Amendment** ☐

Address of the subject property 540 W OGDEN AVE

Description of the proposed request: Subdivide 4 AC property to 1.74 acres and 2.26 acres, respectively. Subdivided into OR with DayCare 8 code compliant R4 home sites

REVIEW CRITERIA

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

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

1. The consistency of the proposed amendment with the purpose of this Code.
CHILD DAY CARE IS PROVIDED AS A SPECIAL USE IN THE O2 DISTRICT. THE R4 CLASSIFICATION FOR THE REAR SUBDIVISION WILL REMAIN.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
O2 AND R4 PROPERTIES ARE CURRENTLY IN THE VICINITY OF THE SUBJECT PROPERTY
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
THE TREND OF DEVELOPMENT IN THE VICINITY IS CURRENTLY R4 SINGLE FAMILY AND THE PROPOSED SPECIAL USE OF CHILD DAY CARE IN THE O2 DISTRICT WILL ALSO FIT WELL AS A TRANSITION ON OGDEN TO THE RESIDENTIAL COMPONENT.

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

VALUE WILL INCREASE WITH THE ZONING RECLASSIFICATION

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

NA

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

NA

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

NA

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

NA

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

THE R4 HOMES AS SHOWN AT THE REAR OF THE DEVELOPMENT SITE ARE SUITABLE. THE R4 DESIGNATION ON OGDEN AVE. IS NOT AS SUITABLE UNDER ITS PRESENT ZONING.

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

EXISTING TRAFFIC INGRESS/EGRESS ON OGDEN AND MONROE WOULD BE LESS IMPACTFUL THAN PRIOR USES AT THIS SITE.

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

ALL UTILITIES ARE AVAILABLE
PROJECT WILL ALSO IMPROVE PUBLIC UTILITIES/WATER MANAGEMENT FOR THE SITE
AND ALLEVIATE STORMWATER MANAGEMENT ISSUES AT MADISON BETWEEN OGDEN AND NORTH AVENUES.

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

THE SUBJECT PROPERTY HAS BEEN VACANT FOR 10+ YEARS.

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

HINSDALE IS VERY UNDERSERVED BY QUALITY CHILD DAY CARE CENTERS AND KENSINGTON SCHOOL WILL BE A STRONG RESOURCE TO THE COMMUNITY.

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

NA

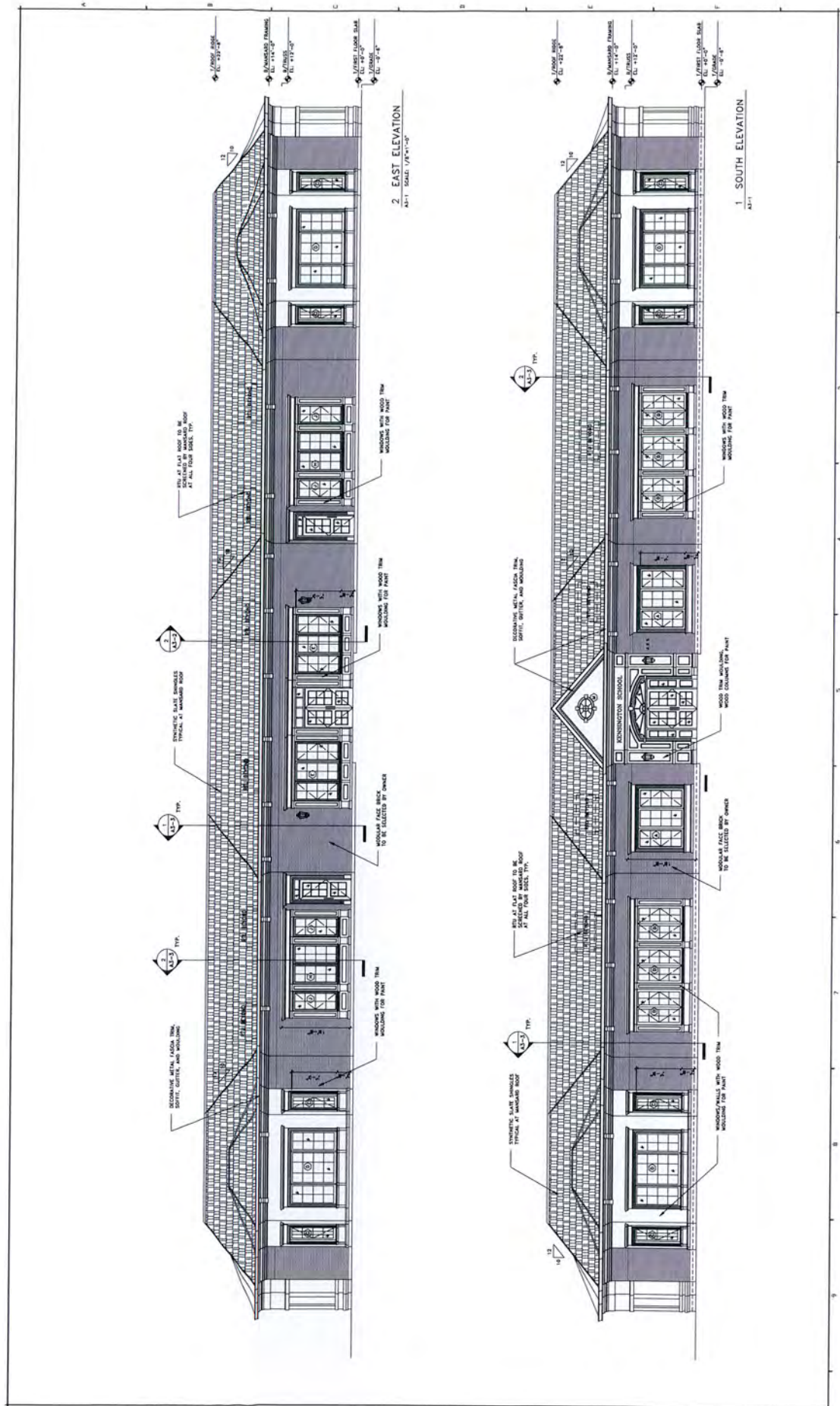




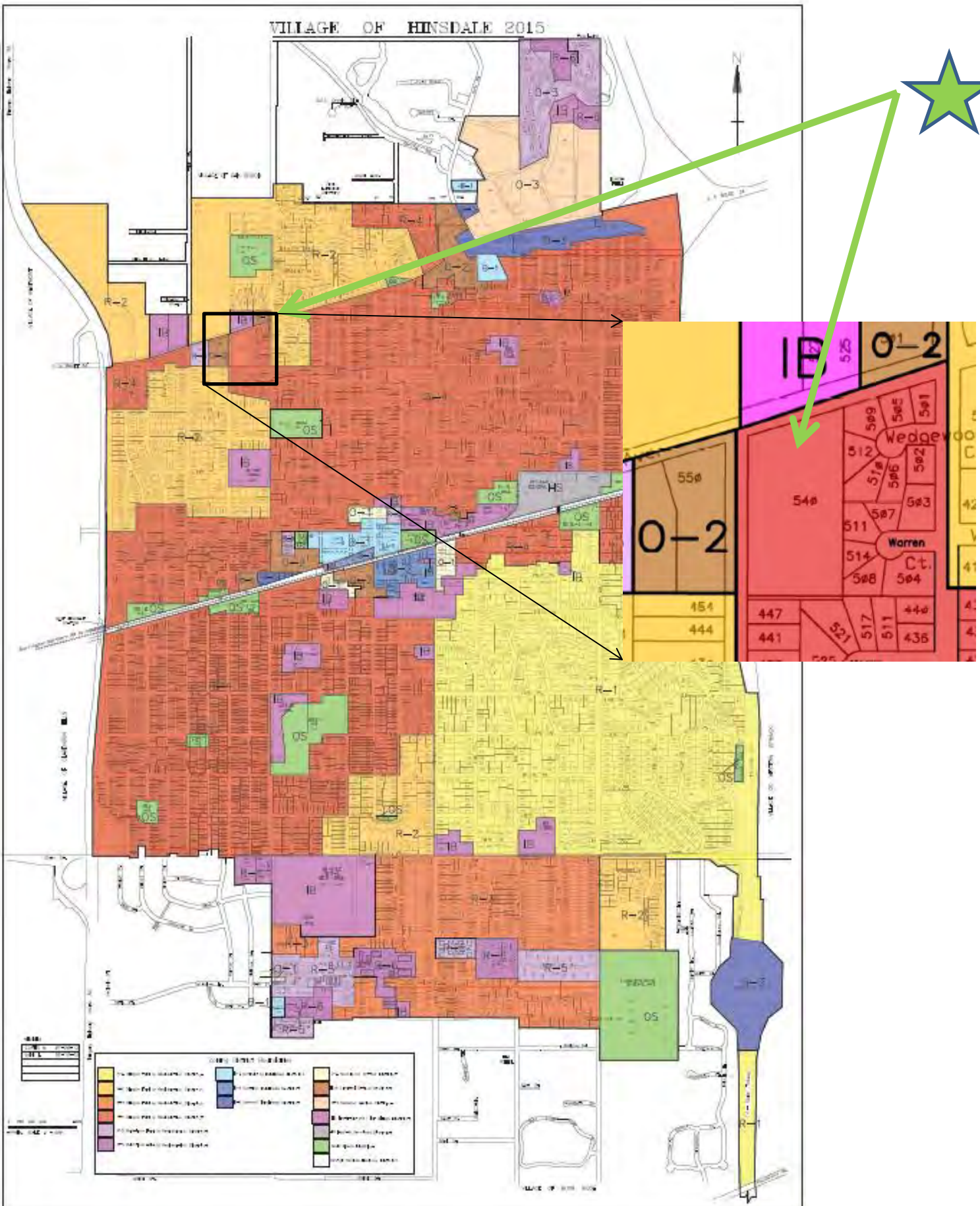
Attachment 1



Attachment 1

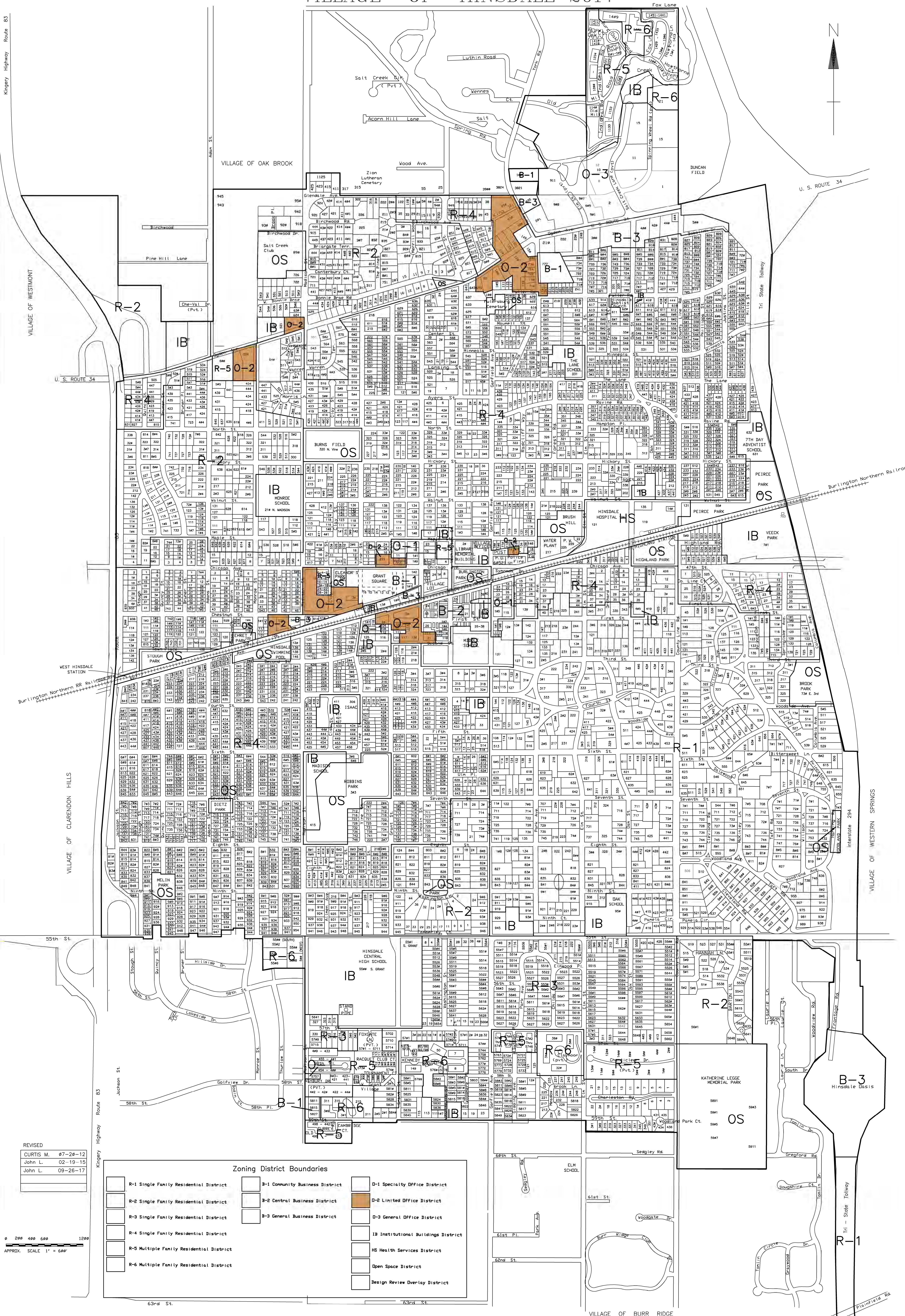


Attachment 2: Village of Hinsdale Zoning Map and Project Location



VILLAGE OF HINSDALE 2017

Kingery Highway Route 83



REVISED
CURTIS M. 07-28-12
John L. 02-19-15
John L. 09-26-17

0 200 400 600 1200
APPROX. SCALE 1" = 600'

- Zoning District Boundaries**
- | | | |
|------------------------------------------|---------------------------------|-------------------------------------|
| R-1 Single Family Residential District | B-1 Community Business District | O-1 Specialty Office District |
| R-2 Single Family Residential District | B-2 Central Business District | O-2 Limited Office District |
| R-3 Single Family Residential District | B-3 General Business District | O-3 General Office District |
| R-4 Single Family Residential District | | IB Institutional Buildings District |
| R-5 Multiple Family Residential District | | HS Health Services District |
| R-6 Multiple Family Residential District | | Open Space District |
| | | Design Review Overlay District |

Attachment 4: Zoning Code Sec. 6-101: Purposes: Office Districts

Three (3) zoning districts are provided for office development. The office districts accommodate a range of suburban office space alternatives in keeping with the residential and local business atmosphere in the village.

In the office districts, the combination of use regulations and varied bulk and yard regulations is intended to:

- A. Perpetuate the existing high quality character of the village by preserving established office use areas while permitting only beneficial new office development consistent with the overall character and land use patterns of the existing village; and
- B. Assure through height limits, setback and open space requirements, and mapping decisions that all office development is compatible with the residential scale of village; and
- C. Implement through reasonable regulation the purposes and intent of this code.

Specifically, the O-1 specialty office district is intended to provide for small offices in the older areas of the village adjacent to the central business areas where it is possible to retain the residential character and appearance of the village and at the same time promote limited business activity. The uses permitted are characterized by low traffic volume and limited outdoor advertising. The regulations of the O-1 district are designed to encourage the retention and renovation of sound existing structures and to ensure that the office uses remain compatible with the residential uses while permitting the area to maintain a distinctive residential character. Replacement structures in the O-1 district also must have a residential character and appearance. The O-1 district normally is small in size and located to provide a transition between residential areas and less restricted districts.

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

The O-3 general office district is provided to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements. Bulk and height regulations are consistent with a moderate amount of development. (1991 Code)

Attachment 5: Birds Eye View of 540 W. Ogden Ave. (facing south)

Subject Property (photo outdated, all buildings on 540 W. Ogden have been demolished)



Attachment 5: Parcel Aerial Map of 540 W. Ogden Ave. (facing north)

Subject Property (photo outdated, all buildings on 540 W. Ogden have been demolished)






MEMORANDUM

DATE: February 14, 2018

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: 36 E. Hinsdale Avenue – Front and Rear Facade Modifications for new access to 2nd FL.
Exterior Appearance/Site Plan for Existing Building in the B-2 District - Case A-05-2018

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Finn Daniels Architects, on behalf of the building owner, Ms. Jane Foster, requesting approval to modify the front and rear façade of an existing 2-story commercial building at 36 E. Hinsdale Avenue. The building is in the downtown historic district of the B-2 Central Business District.

Request and Analysis

The front modification plan to the 2-story commercial building will not affect the building dimensions. Per the applicant, the building height, setbacks, and floor area ratio will not change. The proposed plan includes a new front entry alcove on the building's east corner, leading to a stair to the vacant 2nd floor. The alcove will use new brick and a granite base to match the existing building materials. A new black aluminum door and aluminum window storefront is also planned for the existing first floor entrance (former Verizon space).

The rear modification plan includes removing an existing blue colored overhead door on the southwest corner of the building, and infilling the space with brick to match the current brick. The blue awning and existing 3-foot wide rear door is to be replaced by a new 5-foot wide aluminum door entry and blank black awning. A new brick clad elevator tower is proposed on the roof that will not be taller than the existing height of the building. The rear entry leads to a common lobby, with access to an elevator and stair leading to the vacant 2nd floor.

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance 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 Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.



MEMORANDUM

Attachments:

- Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Street View of 36 E. Hinsdale Avenue
- Attachment 4 - Birds Eye View of 36 E. Hinsdale Avenue



Existing Exterior - Front



Proposed Exterior - Front

New Brick & Granite Base
(both to Match Existing)
Return into Alcove

New 5' Wide
Entry Alcove &
Storefront Entry
(Materials to
Match Existing)

New Black Aluminum Door
in New Storefront System
(to Match Existing) in
Existing 7' Wide Alcove

Front Elevation - View 1

01.24.2018

Proposed Exterior Renovations to
36 E. Hinsdale Avenue
Hinsdale, IL 60521

Rebecca Olson
ARCHITECT

Rebecca Olson Architect, LLC
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.888.6885



Existing



Proposed

Existing 7' Wide
Entry Alcove

New Aluminum
Storefront
(to Match Existing)

New 5' Wide Entry Alcove
& Storefront Entry
(to Match Existing)

Front Elevation - View 2

Proposed Exterior Renovations to
36 E. Hinsdale Avenue
Hinsdale, IL 60521

01.24.2018

Rebecca Olson
ARCHITECT

Rebecca Olson Architect, LLC
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.888.6885



Existing 3' Wide
Door & Awning to Be Removed

Existing

Existing 24"x24" Louver to be Removed



New Brick Clad Elevator Tower
(Brick to Match Existing)

Paint Existing Electrical
Service Conduit
to Match Brick

Proposed

Remove Overhead Door
& Track, Infill with Brick
(to Match Existing)

Rear Elevation

New 5' Wide
Aluminum
Storefront
Entry & Awning

New Gas Meter

New 24"x72"
Aluminum Louver

(Paint to Match Brick)

01.24.2018

Proposed Exterior Renovations to
36 E. Hinsdale Avenue
Hinsdale, IL 60521

Rebecca Olson
ARCHITECT

Rebecca Olson Architect, LLC
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.888.6885

Application for Certificate of Zoning Compliance

Attachment 1

Provided:

Required by Code:

corner side	N/A	
rear	N/A	
Setbacks (businesses and offices):		
front:	N/A	
interior side(s)	N/A /	/
corner side	N/A	
rear	N/A	
others:	N/A	
Ogden Ave. Center:	N/A	
York Rd. Center:	N/A	
Forest Preserve:	N/A	

Building heights:

principal building(s):	N/A	
accessory building(s):	N/A	

Maximum Elevations:

principal building(s):	N/A	
accessory building(s):	N/A	

Dwelling unit size(s):	N/A	
------------------------	-----	--

Total building coverage:	N/A	
--------------------------	-----	--

Total lot coverage:	N/A	
---------------------	-----	--

Floor area ratio:	N/A	
-------------------	-----	--

Accessory building(s):	N/A	
------------------------	-----	--

Spacing between buildings: [depict on attached plans]

principal building(s):	N/A		
accessory building(s):	N/A		

Number of off-street parking spaces required: _____

Number of loading spaces required: N/A

Statement of applicant:

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

By: 
Applicant's signature

Shaun Blomquist
Applicant's printed name

Dated: 1/19, 20 18.



PLAN COMMISSION APPLICATION

Applicant

E-Mail: shaun@finn-daniels.com

E-Mail: Jetset@yahoo.com

E-Mail: becky@finn-daniels.com

E-Mail: _____

3) _____

I. SITE INFORMATION

Address of subject property: 36 E. Hinsdale Avenue, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 005

Brief description of proposed project: _____

Replacement of storefront to match existing, new entry alcove of salvaged/new materials to match existing,
New rear storefront infill, enlarging existing louver, new elevator tower of equal height and materials of
existing, with limited views from parking lot.

General description or characteristics of the site: No proposed changes to site.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: OS

South: IB

East: O-1

West: O-2

Proposed zoning and land use: B-2

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: 36 E. Hinsdale Avenue, Hinsdale, IL 60521

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	N/A		
Lot Depth	N/A		
Lot Width	N/A		
Building Height	N/A		
Number of Stories	N/A		
Front Yard Setback	N/A		
Corner Side Yard Setback	N/A		
Interior Side Yard Setback	N/A		
Rear Yard Setback	N/A		
Maximum Floor Area Ratio (F.A.R.)*	N/A		
Maximum Total Building Coverage*	N/A		
Maximum Total Lot Coverage*	N/A		
Parking Requirements	N/A		
Parking front yard setback	N/A		
Parking corner side yard setback	N/A		
Parking interior side yard setback	N/A		
Parking rear yard setback	N/A		
Loading Requirements	N/A		
Accessory Structure Information	N/A		

* Must provide actual square footage number and percentage.

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



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

Address of proposed request: 36 E. Hinsdale Road

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

N/A. No proposed change to existing setbacks.

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

Granite Panels, Brick and Storefront, all either salvaged or to match existing finishes.

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

All new work will utilize either salvaged material or new finishes to match existing.

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.

N/A. No proposed change in building site, landscaping, pedestrian/auto access or parking.

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

There are no proposed increase to the overall height of the building. Any vertical changes will be either equal to or lower than the existing building height.

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

N/A. There is no proposed change to the proportions of the facades.

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 front storefront is to be replaced w/matching, w/no proposed change to the existing openings. The rear storefront infill, adds a sidelight, and will be similar to the adjacent tenant.

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.

All storefront work will be of equal size and appearance, utilizing existing openings. The proposed alcove is similar in width, and matches the finishes and height of the entry alcove.

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

N/A. There is no proposed change in spacing of the buildings.

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

The proposed alcove is similar in width, and matches the finishes and height of the entry alcove.

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.

All new work will utilize either salvaged material or new finishes to match existing.

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

Any construction on the roof will be either equal to or lower than the existing roof structures, and will utilize finishes to match.

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.

N/A. No proposed change.

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

N/A. No proposed change to the overall size or scale of the building.

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

N/A. No proposed change.

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.

All new work will utilize either salvaged material or new finishes to match existing.

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.
No proposed change to the site.
2. The proposed site plan interferes with easements and rights-of-way.
No proposed change to easements or rights of way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
No proposed change to the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
No proposed change to the site.
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.
No proposed change to the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
No proposed change in screening.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
No proposed change in structure size, location or landscaping.
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.
No proposed change to the site.
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.
No proposed change in drainage.

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.

No proposed change to the site.

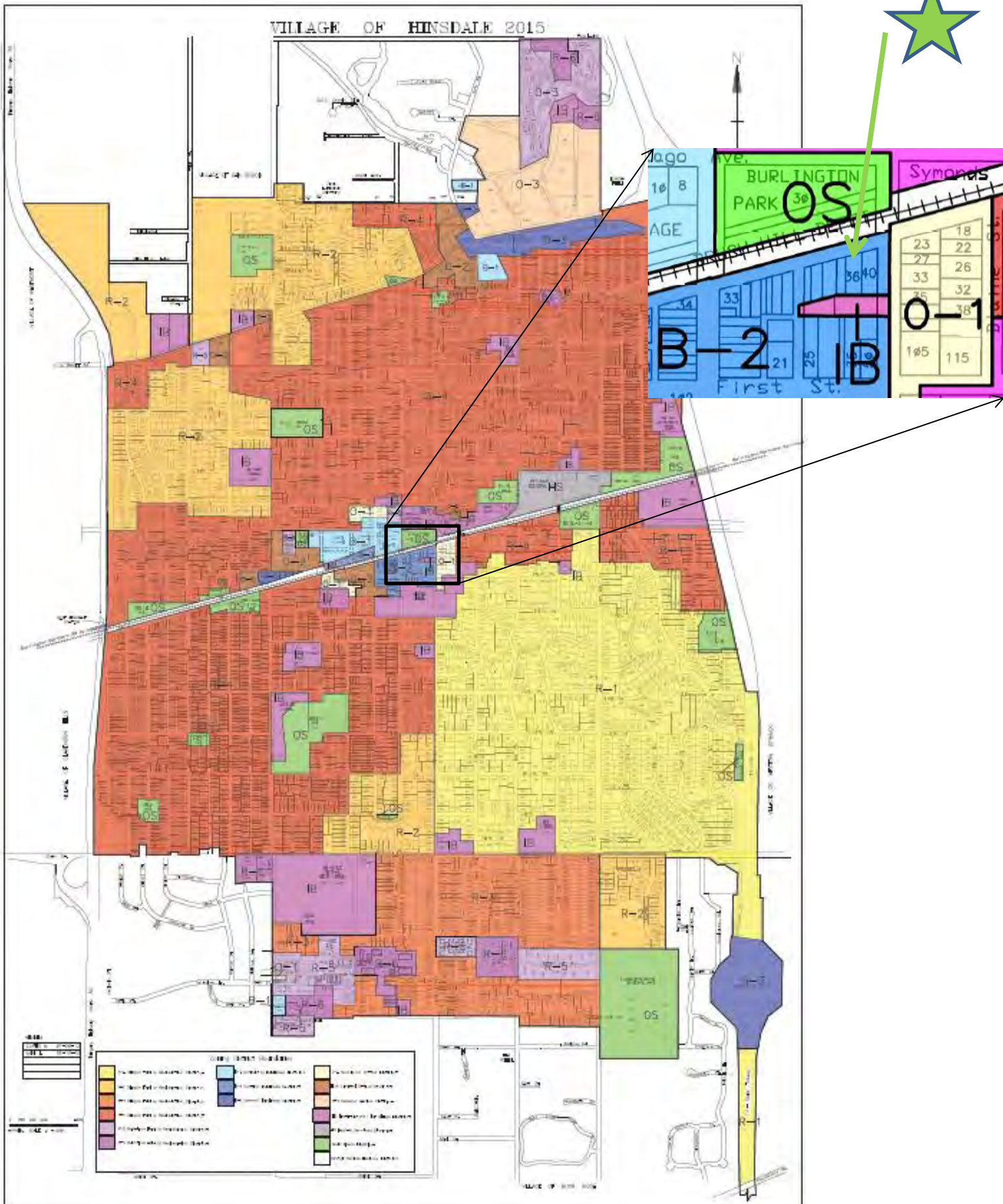
11. The proposed site plan does not provide for required public uses designated on the Official Map.

No proposed change to the site.

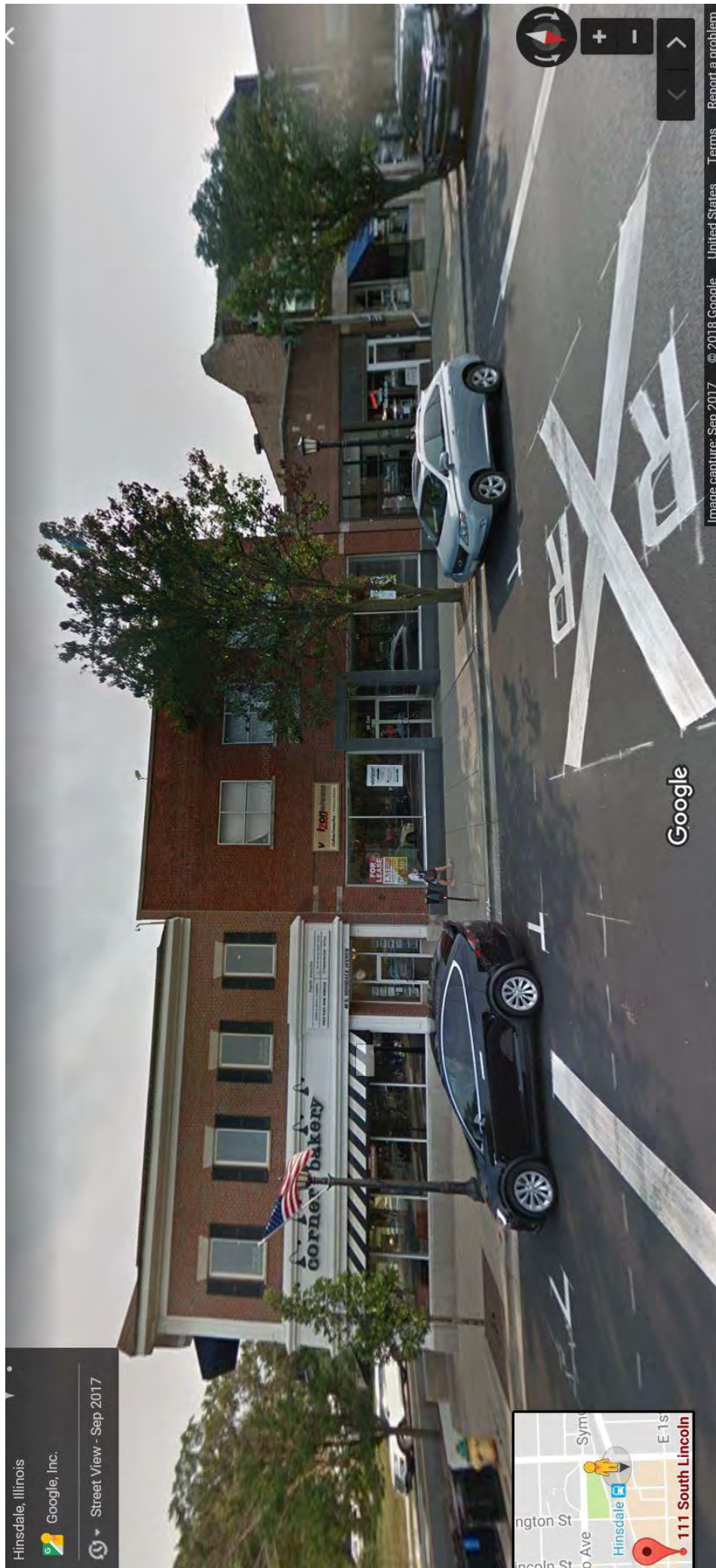
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

No proposed change to the site.

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View 36 E. Hinsdale Ave. (facing south)



Attachment 4: Birds Eye View 36 E. Hinsdale Ave. (facing southwest)

