

MEETING AGENDA

PLAN COMMISSION Wednesday, February 12, 2020 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING 19 E. CHICAGO AVENUE, HINSDALE, IL

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of January 8, 2020 Plan Commission (PC) Meeting

5. FINDINGS AND RECOMMENDATIONS

a) Case A-39-2019 – 5500 S. Grant St. – Hinsdale Central High School (Hinsdale Township High School District D86) / ARCON Associates – Exterior Appearance and Site Plan for various Improvements, including a new Natatorium.

6. SIGN PERMIT REVIEW

- a) Case A-38-2019 10 E. First Street Turkoise 1 New Wall Sign
- b) Case A-03-2020 8 E. Hinsdale Ave. Coldwell Banker 1 Awning Sign Update

7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-01-2020 5901 S. County Line Rd. Hinsdale Platform Tennis Association Exterior Appearance/Site Plan for redeveloping/expanding existing 1-story paddle court warming hut.
- **b)** Case A-02-2020 110 E. Ogden Ave. Dr. VanWormer-Hartman/Studio21 Exterior Appearance/Site Plan to redevelop existing 1-story building and construct a 2nd story for new medical office use.

8. 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 January 8, 2020 MEMORIAL HALL 7:30 P.M.

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, January 8, 2020, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Debra Braselton, Michelle Fisher, Julie Crnovich, Jim Krillenberger

and Anna Fiascone

ABSENT: Troy Unell, Mark Willobee and Gerald Jablonski,

ALSO PRESENT: Chan Yu, Village Planner, Robb McGinnis, Director of Community Development and

applicants for cases: A-39-2019, A-41-2019 and A-46-2019

Approval of Minutes - November 13, 2019, and December 11, 2019

With no questions or comments, the Plan Commission (PC) unanimously approved the November 13, 2019, and December 11, 2019, minutes, as submitted, 6-0, (3 absent).

<u>Sign Permit Review</u> - Case A-41-2019 - 34 E. 1st Street - Jeans & Cute Top Shop - 1 New Wall Sign The sign contractor for the sign introduced himself and presented the request for the new wall sign.

Commissioner Krillenberger asked if sign reflects the business type.

The applicant responded yes, and it is a retail clothing store.

In general, the PC expressed that the proposed sign looks good.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 6-0, (3 absent).

<u>Exterior Appearance and Site Plan Review</u> - Case A-39-2019 - 5500 S. Grant St. - Hinsdale Central High School (Hinsdale Township High School District D86) / ARCON Associates - Exterior Appearance and Site Plan for various Improvements, including a new Natatorium. (concurrent with Zoning Board of Appeals V-05-19 application)

Chairman Cashman recused himself for this request because he is on the special committee for District 86, and asked Commissioner Crnovich to lead the discussion.

Commissioner Crnovich introduced the application and explained that this request is concurrently being reviewed by the Zoning Board of Appeals (ZBA) for 5 variations. It was also noted that this is phase 1 of a 3-year project.

The project architect, Nick Graal, stated that this is correct, it is also before the ZBA for zoning relief. The request before the PC is phase 1 of a 3-year project. Nick reviewed a PowerPoint presentation and reiterated the multiphase project that will be presented to the PC when it is ready. Three buildings, tennis courts and parking lot, field/turf replacement work were all covered. It was noted that the main feature of the request is for the new natatorium in the middle of the subject property. A few colored elevation slides of the natatorium was focused on, and stated the intent is to complement and match the existing buildings. The brick material, glazing, metal panel near the roof and curtain wall/frosted glazing (although illustrated as what appears to be a blank wall) is for solar control and privacy. In regards to the street view, it was shown to be very difficult to see the natatorium due to far setback distances and existing streetscape features.

Commissioner Crnovich asked Chan about the light pole height at 16 feet, and if that is within code due to the additional height and setback distance bonus.

Chan replied that he believes in the IB District, there is a height "bonus" for every 5 feet of distance from the lot line.

Commissioner Crnovich asked if the lights will have shields.

The applicant replied yes.

Commissioner Krillenberger asked about the aforementioned blank wall.

The applicant reiterated that is essentially a frosted window that is not accurately illustrated on the application exhibits.

Commissioner Crnovich commented that the proposed natatorium fits in very well with the existing high school; and asked if the natatorium is attached to the school.

The applicant stated it will be attached and an addition to the building, and not considered an accessory structure.

Commissioner Fiascone asked what the equipment enclosure backs up to.

The applicant replied that it would be next to the buildings and grounds addition.

Commissioner Fiascone asked if that would be next to the classrooms.

The applicant replied no.

Commissioner Fiascone asked that the brick be carefully and best matched with the existing school, since the illustrations can be much different than what is actually utilized.

The applicant stated that he has been at the school three times with his brick specialist to try to match it the best they can. However, he noted that it will be challenging since the building has been added onto at least 10 times since the 1940s.

Commissioner Crnovich asked if there will be any signage.

The applicant stated that is to be determined, however, there is some fundraising going on. If there is, they will be back before the Village for review.

Commissioner Krillenberger asked if this is a state-of-the-art upgrade.

The applicant replied yes, it is a severe upgrade and have been working with the athletics department and coaches to achieve a world class facility.

Commissioner Crnovich asked if they had any feedback from the neighbors.

The applicant replied yes, they've received feedback in regards to the parking lot screening, and in response, addressed concerns by adding arborvitae on the east side of the parking lot to soften the edge. It was noted that the chain link fence will be replaced with a PVC privacy fence with painted metal supports.

Commissioner Crnovich asked if there is anyone in the audience who would like to comment on the application.

A neighbor asked about the impact on the traffic during construction on 57th Street and Madison.

The applicant explained that they have not finalized their construction operations plan with the school district, however, acknowledged some construction traffic will occur.

Commissioner Crnovich asked if they have held any neighborhood meetings.

The applicant replied yes, they hold a public meeting once a month, and will have a construction portal on the website with frequent updates on the construction.

Commissioner Crnovich asked if they could inform the neighbors of the website.

The applicant replied yes.

Commissioner Krillenberger believes the 3 phases of development will help, and would hear about any issues by the neighbors after phase 1.

With no further questions or comments, the PC unanimously recommended approval for the exterior appearance/site plan application, as submitted, with the condition it is contingent on ZBA approval, 5-0, (1 abstained and 3 absent).

<u>Major Adjustment to Exterior Appearance and Site Plan Review</u> - Case A-46-2019 (contingent on Village Board referral on Jan. 7, 2020) – 24 W. Hinsdale Ave. – Michael Abraham Architects – Major Adjustment to approved Exterior Appearance for new storefront façade (Initial Application Case A-18-2019).

The architects representing the applicant introduced the request and reviewed the original building façade (as the Hartley's Cycle Shoppe). It was explained that after removing the canopy and façade of the existing, they faced the challenges of inconsistent materials, conditions and hundred year old brick that was hard to match,

and stated it was not possible to make it cohesive. To this end, he explained Mr. Burdi decided to stain the building for a cohesive appearance.

Chairman Cashman asked if that decision was made without letting the Village know.

The applicant replied yes.

Commissioner Crnovich asked if the applicant knew the ordinance prohibited this.

The applicant explained that he did not know that painting required a permit.

Chairman Cashman reviewed that this was specifically discussed by the building owner, in regards to restoring the building to its original appearance. He also referenced that this building was categorized as a contributing structure when the research/survey leading up to the designation of the National Historic Downtown District was completed. To this end, he believes the Historic Preservation Commission (HPC) needs to also review this.

In general, the PC would like to know the legal ramifications on this request, from the Village Attorney.

Chan stated that the color of this building has been locked in through the adopted ordinance.

Robb echoed this, and referenced the colored exhibit. However, he also acknowledged that exterior appearance review is triggered when a permit is required and it changes the appearance of the structure.

Chan added that he believes as long as the same building owner who signed the ordinance owns the building, the exhibit must be followed.

Chairman Cashman asked Robb if the Village Attorney could attend the next PC meeting.

Robb responded that he can certainly look into that.

Commissioner Fisher asked if there is a stain that would bring the building back to its original color.

The applicant replied that there are companies that specialize in doing that, with the appearance of old brick.

Chairman Cashman commented on the metal work and the original brick. Now, the stained brick blends in with the metal work too much he expressed.

Frank Gonzalez presented a PowerPoint presentation after Chairman Cashman asked if there were any public comments. To summarize: brick color will always contain inconsistency due to organic material, he did not notice any step cracking on the building, and that he contacted various contractors who specialist in paint removal.

John Bohnen spoke, and stated that there appears to be repairs to the building in order to get it opened, and disregarded good practice in terms of preserving the building. This led him to believe it was the original intent to paint the building and is now concerned that the building may not be able to be maintained down the road due to bad practice.

Commissioner Krillenberger asked Frank if he could comment on the idea of painting on top of the brick.

Frank responded that he would not recommend that yet because manufacturers do not intend the bricks to be painted. He reiterated that there are specialists that can remove paint.

Commissioner Fiascone mentioned however, even if they could remove the stain, 2/3's of the building would still not match the existing brick.

Frank responded they should remove it and install matching brick and that a wide range of brick is available. He next showed photos of the stained brick up close, revealing what he states are existing imperfections and damages the stain is covering up. He also reviewed various companies that he reached out to regarding stain removal.

Jim Prisby stated that if there's a method to remove the stain, it appears there's already direction for what should be done, and that is to follow the approved ordinance.

With no further questions or comments, the PC **unanimously recommended to continue** the application until the next meeting, 6-0, (3 absent).

<u>Public Hearing</u> - Case A-23-2019 – Village of Hinsdale – Request to close the public hearing to secure a lighting engineer for the Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604). (continued from 10.09.19, 11.13.19, and 12.11.19 PC Meetings)

The PC recommended to hire a lighting engineer to guide and help them with questions moving forward. Staff reported that this would take time, to a date uncertain, and requested to close the public hearing. (Once a lighting engineer is hired, the public hearing would need to be formally rescheduled). To this end, the PC unanimously closed the public hearing for Case A-23-2019, 6-0, (3 absent).

Adjournment

The meeting was adjourned at 8:14 p.m. after a unanimous vote. Respectfully Submitted by Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

Application: Case A-39-2019 - Applicant: ARCON Associates / Hinsdale Central High School / District D86

Request: Exterior Appearance and Site Plan - 5500 S. Grant Street in the IB Institutional Buildings District

DATE OF PLAN COMMISSION (PC) REVIEW: January 8, 2020

DATE OF BOARD OF TRUSTEES 1ST READING: March 3, 2020

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The PC heard testimony from the applicant's architect, Mr. Nick Graal, on behalf of the Hinsdale Township High School District D86, and reviewed the plans through a PowerPoint presentation and reiterated the multiphase project that will be presented to the PC when it is ready (this being Phase 1). The plans for three new buildings, tennis courts and parking lot, field/turf replacement work were all covered. It was noted that the main feature of the request is for the new natatorium in the middle of the subject property. A few colored elevation slides of the natatorium was focused on, and stated the intent is to complement and match the existing buildings. The brick material, glazing, metal panel near the roof and curtain wall/frosted glazing (although illustrated as what appears to be a blank wall) is for solar control and privacy. In regards to the street view, it was shown to be very difficult to see the natatorium due to far setback distances and existing streetscape features (11-604(C)).
- 2. A Plan Commissioner requested that the applicant make its best effort to match the existing brick of the existing buildings. The applicant stated that they are trying and that a brick specialist has been to the school at least 3 times to match the brick (11-604(F)(1)(i)).
- 3. A Plan Commissioner asked if they have had any feedback from the neighbors. The applicant responded yes, in regards to the parking lot screening; and in response, addressed concerns by adding arborvitae on the east side of the parking lot to soften the edge. It was noted that the chain link fence will be replaced with a PVC privacy fence with painted metal supports (11-604(F)(1)(h)).
- 4. A neighbor asked about the traffic impact during construction on 57th and Madison. The applicant explained that they have not finalized their construction operations plan with the school district, however, acknowledged some construction traffic will occur (11-604(E)(4)).
- 5. A Plan Commissioner asked they have held any neighborhood meetings. The applicant replied yes, they hold a public meeting once a month, and will have a construction portal on the website with frequent updates on the construction.
- 6. The applicant has completed the notification requirements for the public meeting, and public comment was made by a few neighbors at the public meeting. The concerns raised included traffic during construction and notification updates throughout the construction process (11-604(E)(3)).
- 7. Chairman Cashman recused himself for this request because he is on the special committee for District 86, and asked Commissioner Crnovich to lead the public meeting.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, with the condition it is contingent on Zoning Board of Appeals approval (V-05-19), the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes,", one (1) "Abstained and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:			, Chairman
	Dated this	day of	. 2020

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: February 12, 2020

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: 10 E. First St. – Turkoise Home & Design – 1 New Wall Sign - Case A-38-2019

Summary

The Village of Hinsdale has received a sign application from Signarama, on behalf of Turkoise Home & Design, requesting approval to install a new wall sign at 10 E. First Street, in the B-2 Central Business District within the Historic Downtown District.

At the February 5, 2020, Historic Preservation Commission meeting (HPC), the HPC unanimously recommended approval for the request, with the recommendation that a black border is added around the text, 5-0, (2 absent) per Attachment 5.

Request and Analysis

The requested wall sign features painted acrylic text above the front entrance mounted by a combination of stud mount and high bond adhesive. The proposed length of the sign is 9'-4" and 2'-2" tall for an area of 20.3 SF. The depth of the acrylic letters would be 1/2" from the wall and painted turquoise and gold in color on the white background of the front building facade.

In the B-2 Central Business District, a multi-tenant building is permitted to request up to 25 SF of signage per tenant. On December 11, 2019, the Plan Commission approved the next door tenant, Glimpse Vision's 22 SF wall sign. Thus, the requested 20.3 SF wall sign complies with the Code.

Process

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

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

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



MEMORANDUM

- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 46 S. Washington St.

Attachment 4 - Birds Eye View of 46 S. Washington St.

Attachment 5 - Recommended by the HPC on Feb. 5, 2020

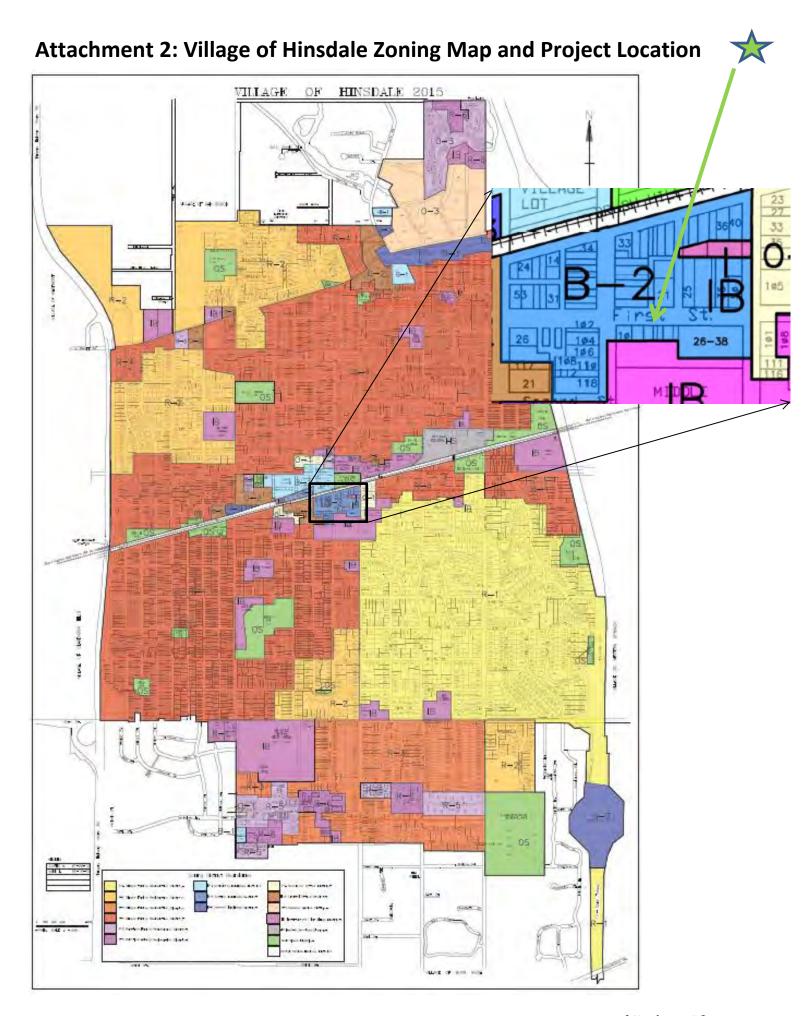
Attachment 1





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: <u>Andrea La RUSSO</u> Address: <u>IO E. First St</u> City/Zip: <u>Hinsdale IL 6158</u> Phone/Fax: <u>138</u> 408 19552 E-Mail: <u>First St</u> Contact Name: <u>Andree</u>	Name: Sign a rama Address: 399 Wall st. Unit J City/Zip: Clendale Heights IL Phone/Fax: (30 351 18400 60730) E-Mail@aran@signamma-blowningduse Contact Name: ana
ADDRESS OF SIGN LOCATION: 10 E ZONING DISTRICT: Please Select One B - Z SIGN TYPE: Please Select One Wall Sign ILLUMINATION Please Select One Monde	三 うん*Illumination cannot exceed 50 foot-
Sign Information: Overall Size (Square Feet): 20.3 9'-4" x 2'-2" Overall Height from Grade: 9 8 V Ft20 L Proposed Colors (Maximum of Three Colors): 1	7
Signature of Building Owner FOR OFFICE USE ONLY – DO NOT WRITE BEL Total square footage: x \$4.00 =	te $\frac{11/29/19}{12/27019}$



<u> අලිංංච</u> SCIENCE READING ROOM **Attachment 3**

Street View 10 E. First St. (facing south) Attachment 3:

Proposed Sign Location

Attachment 4: Birds Eye View of 10 E. 1st Street

DON'T LIKE WHITEON WHITE

Attachment 1

Exterior Sign and Windows Option 3 - B FINAL PERMIT





MEMORANDUM

DATE: February 12, 2020

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: 8 E. Hinsdale Avenue – Coldwell Banker – Reface Existing Awning Sign - Case A-03-2020

Summary

The Village of Hinsdale has received a sign application from All American Sign Co., on behalf of Coldwell Bank, to reface an existing awning at 8 E. Hinsdale Avenue in the B-2 Central Business District and within the Historic Downtown District.

At the February 5, 2020, Historic Preservation Commission meeting (HPC), the HPC unanimously recommended approval for the request, as submitted, 5-0, (2 absent).

Request and Analysis

The requested black awning skin features white text 3.5" tall and 6'-4" long for an area of 1.85 SF. The existing awning frame would be utilized. The existing awning color is dark blue and the "Residential Brokerage" text would be replaced with "Global Luxury". The existing text is larger at approximately 2.8 SF, thus, the sign area is smaller for the proposed update.

The applicant stated that the 2nd floor window sign would be removed. The existing legal nonconforming wall sign is 14 SF. Combined with this proposed awning update, the aggregate sign area would be approximately 16 SF. This request is Code compliant.

Process

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

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

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



MEMORANDUM

- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 8 E. Hinsdale Avenue

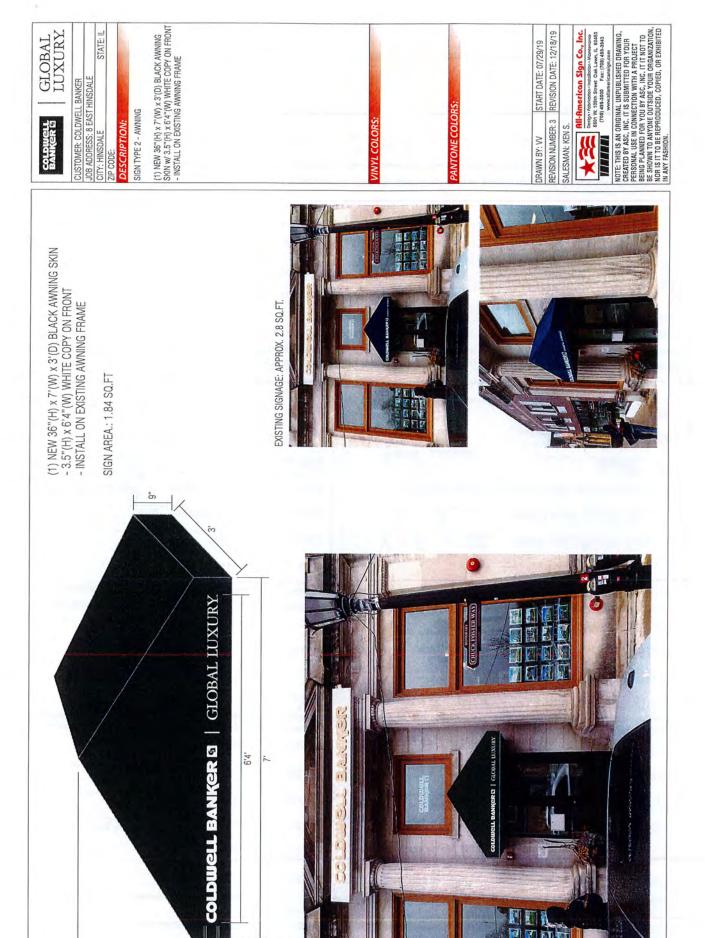
Attachment 4 - Birds Eye View of 8 E. Hinsdale Avenue



DocuSign Envelope ID: 2BF75A95-0ECC-4D92-9259-D6765DAA8A02 VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Applicant Name: All American Sign - Ken Staryzewski Address: 5501 W. 109th St. City/Zip: DAK LAWN TL 60453 Phone/Fax: (708) 499 1 3000 E-Mail: Kens C Allamerican Sign. Com Contact Name: Ken Strzyzewski	Name:
ADDRESS OF SIGN LOCATION: 8 East Him ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One / Non - Illum ILLUMINATION Please Select One No	
Sign Information: Overall Size (Square Feet): 3Z (8x 4) Overall Height from Grade: 8 Ft. Proposed Colors (Maximum of Three Colors): Black White Awning text I.84 Ft. Existing upper illum, Sign = 14" x 12 =	Site Information: Lot/Street Frontage: 32' Building/Tenant Frontage: 32' Existing Sign Information: - Replace current Business Name: 4 Square Feet Business Name: 1.84 Square Feet Business Name: 5 Square Feet Business Name: 5 Square Feet
Signature of Applicant 08E454F704284DD Date	/2019 10:44 AM EDT //2019 8:11 AM EDT //2019
Total square footage: 0 x \$4.00 = 0 Plan Commission Approval Date: Admin	(Minimum \$75.00)

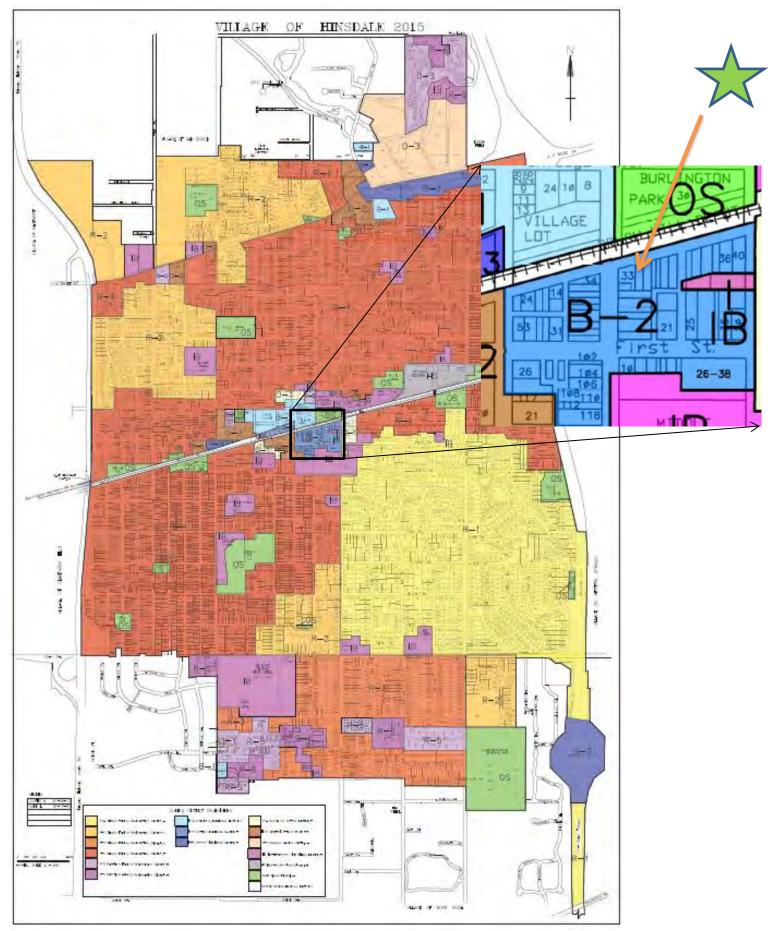


3.5" 2.5"

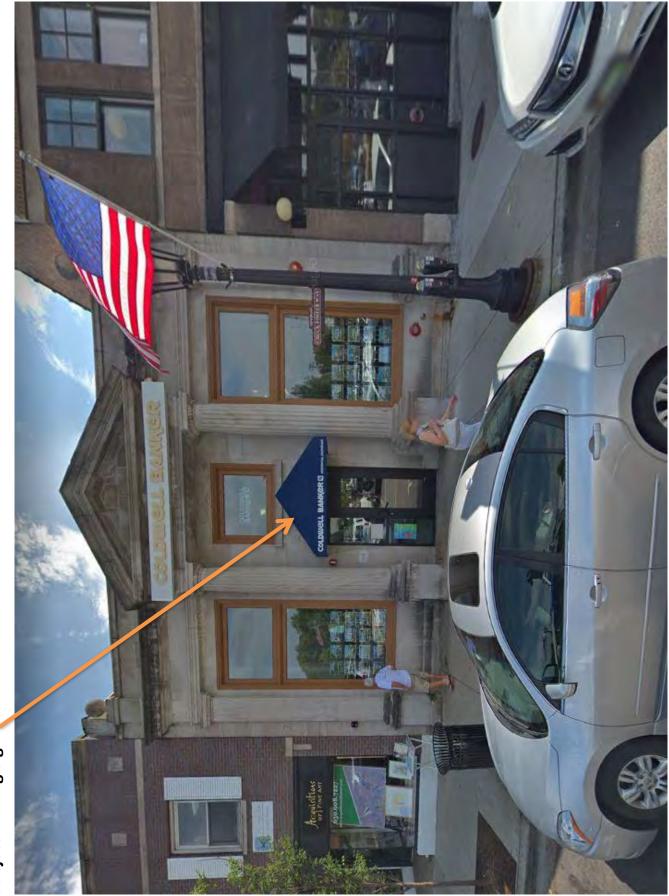
PROPOSED

Attachment 2: Village of Hinsdale Zoning Map and Project Location









Birds Eye View of 8 E. Hinsdale Avenue (facing south) Attachment 4:



MEMORANDUM

DATE: February 12, 2020

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: 5901 S. County Line Rd. (KLM Park) — Hinsdale Platform Tennis Association Exterior

Appearance/Site Plan to redevelop/expand the existing 1-story Paddle Court warming Hut

Case A-01-2020 – 52 Acre Park in the OS Open Space District

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from the Hinsdale Platform Tennis Association requesting approval to expand the existing Village owned 1-story, paddle court warming hut from 1,028 SF to 1,787 SF, at the southeast corner of the 52-acre Katherine Legge Memorial Park at 5901 S. County Line Road in the Open Space District.

Request and Analysis

The current paddle court warming hut is surrounded by 6 paddle tennis courts to the west, east and south. The entrance is located at the north end of the building, and is where the proposed expansion is being proposed. The plan includes a 759 SF building expansion, a new 524 SF raised deck, updated perimeter boardwalk and garbage enclosure to the east of the building. The elevation drawings indicate textured cellular PVC board, treated wood for the deck and ramps, and new roof cupola with windows. The new 3'-6" roof cupola was designed to allow additional natural light down through the center of the building.

The proposed additional windows at the front entrance is consistent with the existing multiple windows on the other sides of the building, and the width of the building will not change. Per the architect, the materials were chosen to match the existing warming hut structure and ancillary structures. The landscape area, north of the raised deck on the site plan is proposed to be for a future landscape plan. The Village will include funds for the additional 11 parking spaces required for this expansion into the Capital Plan; the exact location of the spaces to be determined.

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.

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

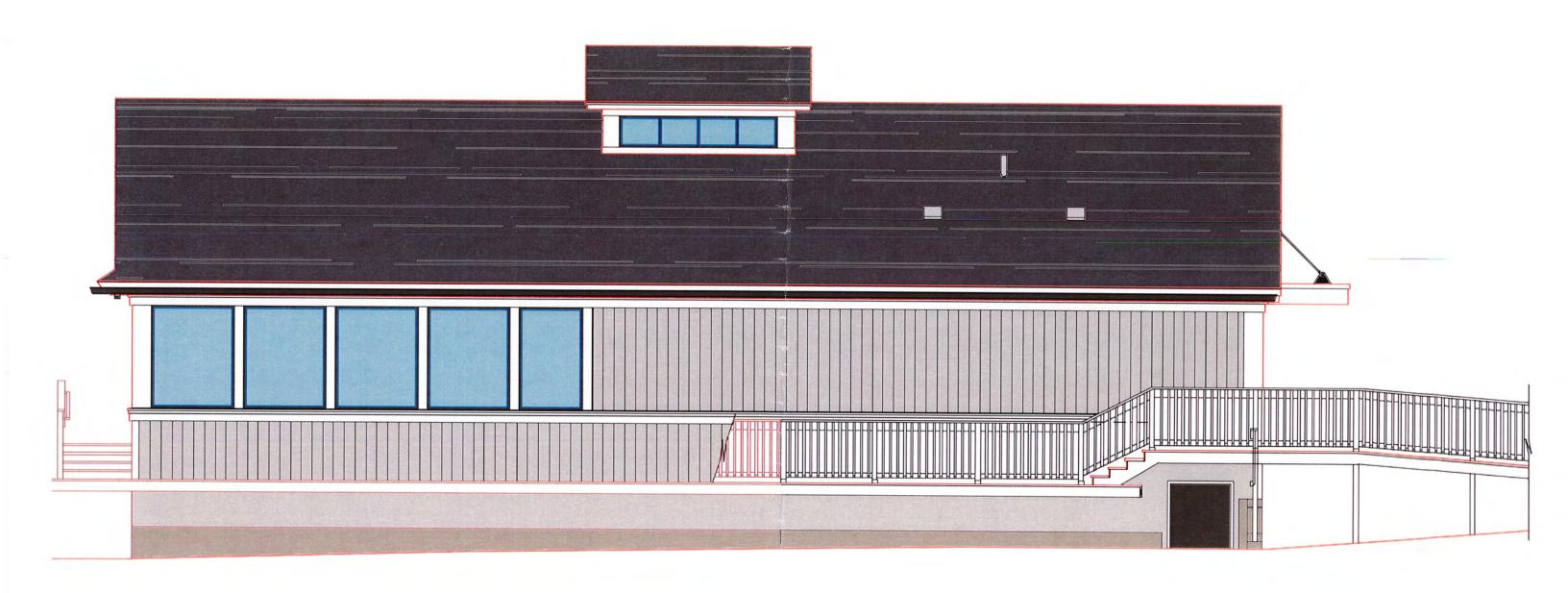
Attachments:

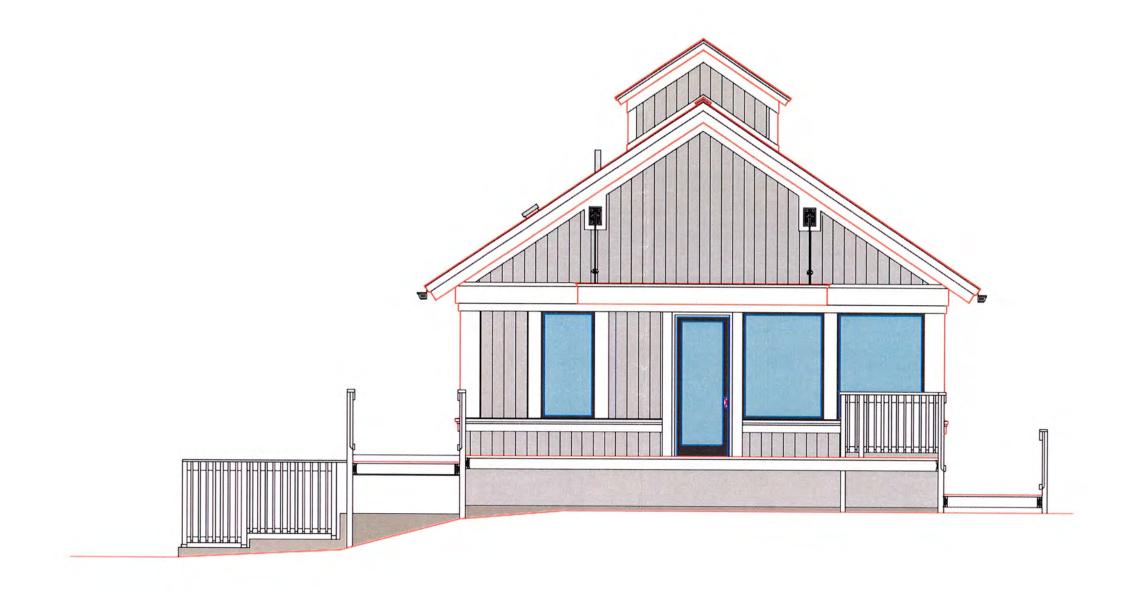
Attachment 1 – Exterior Appearance/Site Plan Application Request and Exhibits (packet)

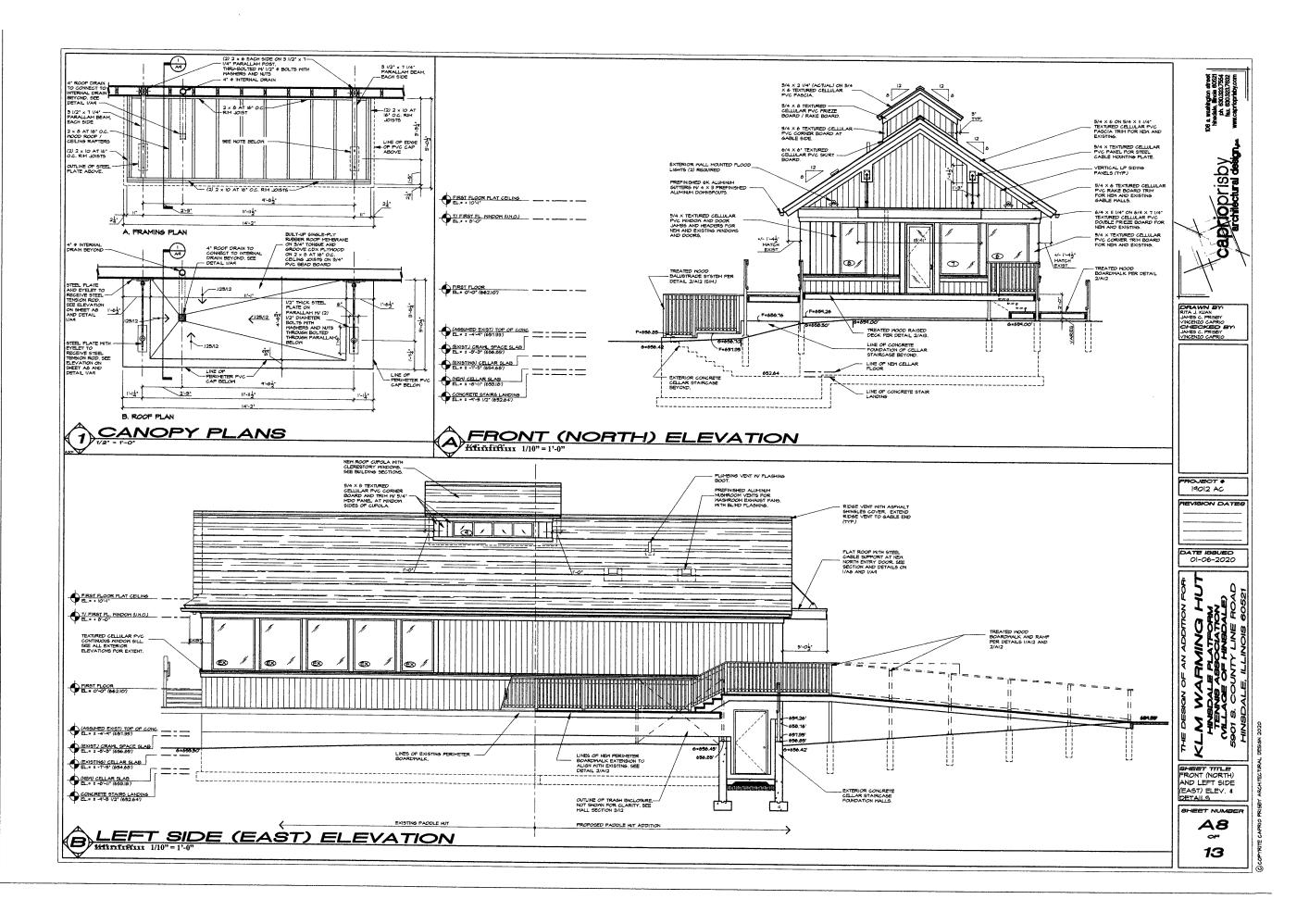
Attachment 2 - Zoning Map and Project Location

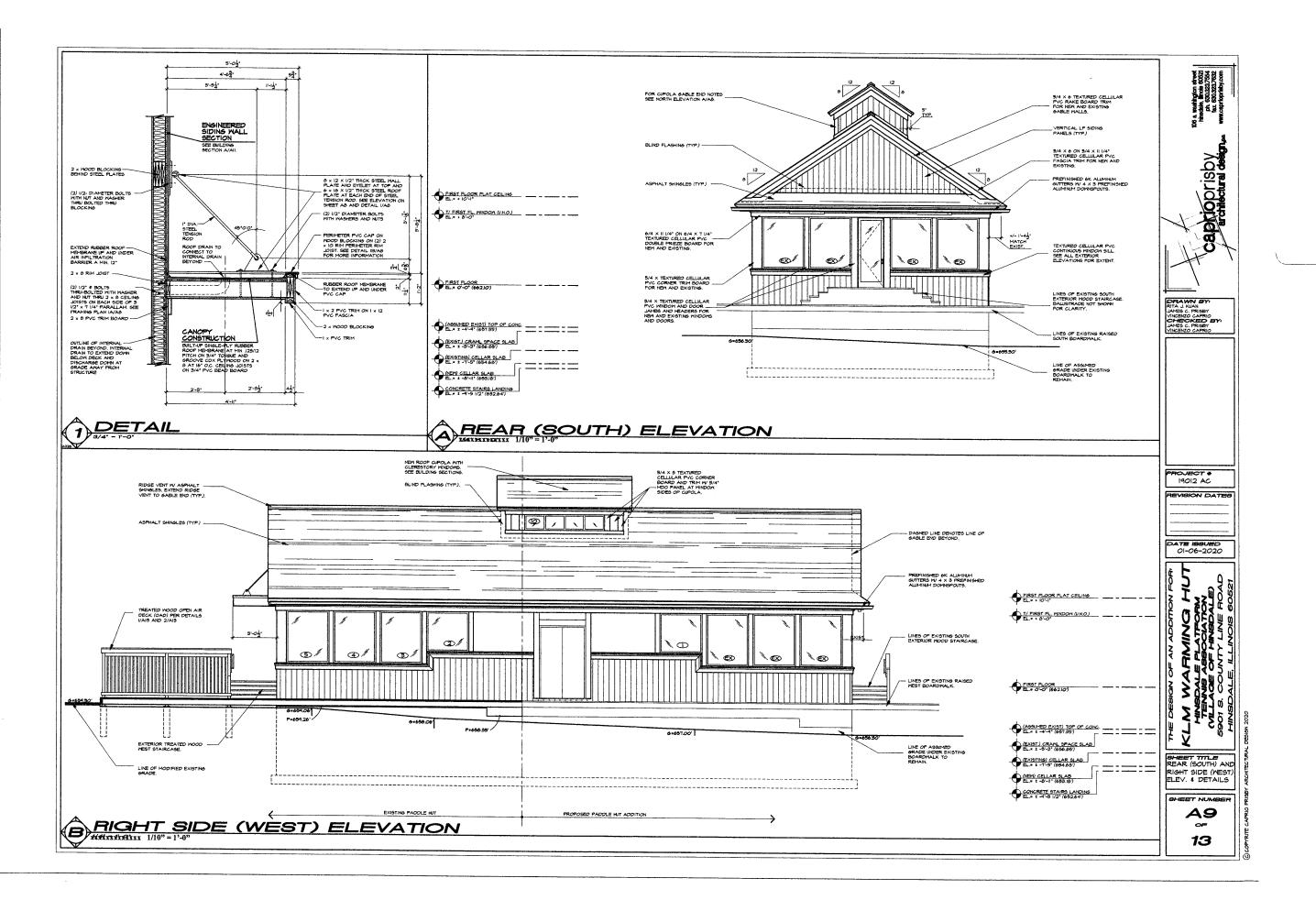
Attachment 3 - Street View of 4 sides of Paddle Hut

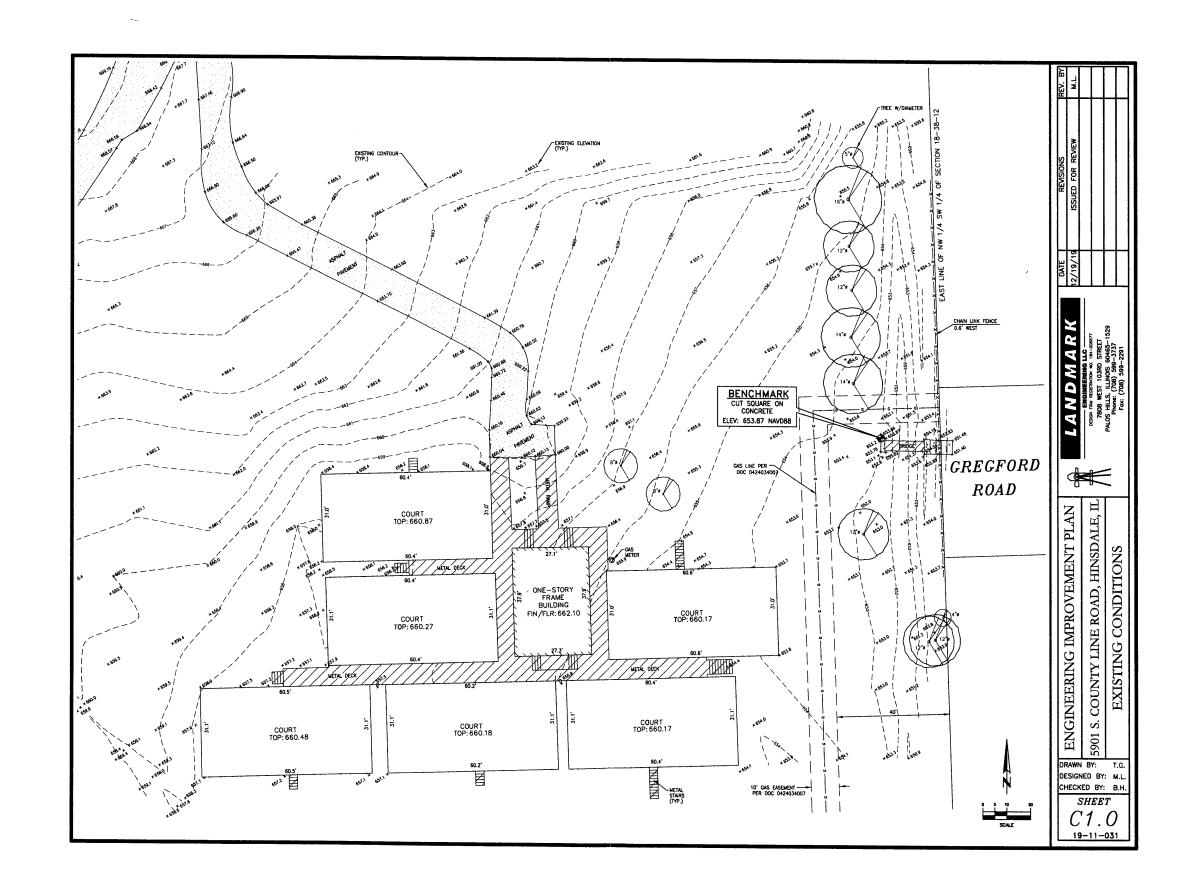
Attachment 4 - Aerial View of Paddle Hut at KLM Park

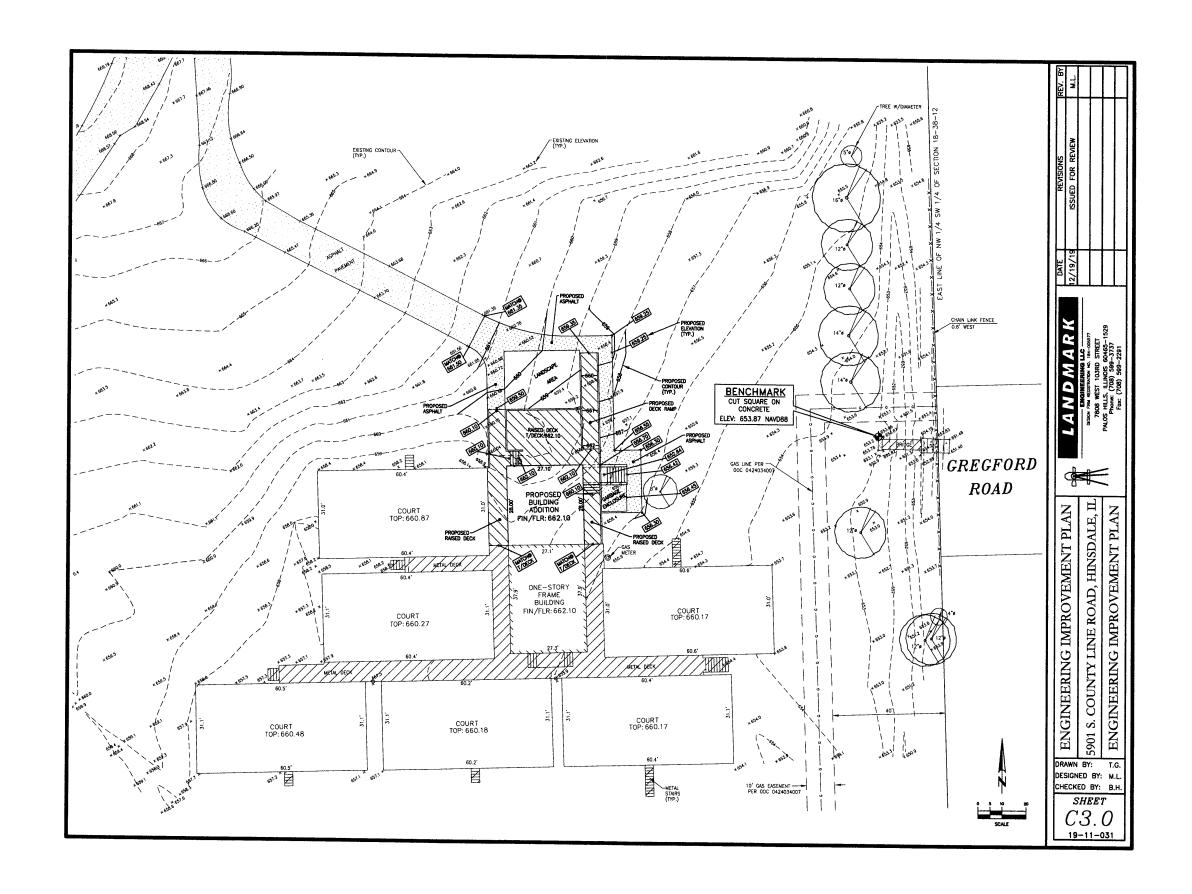












The former forme

EXTERIOR CORNER, WINDOW, WINDO FRIEZE BOARD, FASCIA AND MISCELLANEOUS TRIM	OM SILL,	SIMPLY WHITE - OC-117 - BENJAMIN MOORE
EXTERIOR SIDING		SILVER CHAIN - 1472 - BENJAMIN MOORE
EXISTING AND NEW WINDOWS		DARK BRONZE
BOARDWALK BALLUSTRADE SYSTEM	M E	SIMPLY WHITE - OC-117 - BENJAMIN MOORE
EXISTING AND NEW BOARDWALK DECKING AND RAISED DECK DECKING	-	DARK BROWN
EXTERIOR DOORS NEW AND EXISTING ALUMINUM AND PAINTED	NG -	DARK BRONZE
GUTTERS AND DOWNSPOUTS	Har	DARK BRONZE
FRONT ENTRY ROOF CANOPY RODS	-	BLACK IRON
ROOFING SHINGLES		PEWETER GRAY - GAF/ TIMBERLINE UHD LIFETIME ASPHALT SHINGLES



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT **DEPARTMENT**

PLAN COMMISSION APPLICATION

Name: Landmark Engineering LLC (Matt Landstrom)

Civil Engineer

Title:

I. GENERAL INFORMATION

106 South Washington

Applicant	Owner
Name: Hinsdale Platform Tennis Association Address: 32 S. Adams Street City/Zip: Hinsdale 60521 Phone/Fax: 312 699-8152 / n/a E-Mail: bfreel@vineproperties.com	Name: Village of Hinsdale Address: 19 E. Hinsdale Ave City/Zip: Hinsdale 60521 Phone/Fax: 630 789-7000 E-Mail: rmcginnis@villageofhinsdale.org
Others, if any, involved in the project (i.e.	Architect, Attorney, Engineer)
Name: Vincenzo Caprio	Name: Landmark Engineering LLC (Matt Landstrom)

Address: Hinsdale, IL 60521 Phone/Fax: 630) 323-7554 ext/101 E-Mail: VCAPRIO@CAPRIOPRISBY.COM	Address: 7808 West 103rd Street City/Zip: Palos Hills 60465 Phone/Fax: (708) 599-3737 / 708-599-2291 E-Mail: matt@landmark80.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) N/A - Village of Hinsdale owned property is the su	bject of this application.	

Title: Architect

II. SITE INFORMATION

Address of subject property:5901 S. County Line Roa	ad		
Property identification number (P.I.N. or tax number): $\frac{18}{2}$ = $\frac{18}{2}$ = $\frac{300}{2}$ = $\frac{001 - 0000}{2}$			
Brief description of proposed project:	existing Platform Tennis warming hut and		
ancillary structutres at Katherine Legge Memorial P	ark.		
General description or characteristics of the site:	rge open park with several buildings, parking,		
lacrosse field and other generous open green spaces			
Existing zoning and land use: OS, Open Air District			
Surrounding zoning and existing land uses:			
R2 - Residential North:	South:Residential (Village of Burr Ridge)		
East:Residential (Village of Burr Ridge)	R-5 & R-3 - Residential West:		
Proposed zoning and land use: Unchanged - OS, Op			
Please mark the approval(s) you are seeking and a standards for each approval requested:	attach all applicable applications and		
Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E		
☐ Design Review Permit 11-605E	Amendment Requested:		
☑ Exterior Appearance 11-606E			
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E		
Special Use Requested:	☐ Development in the B-2 Central Business District Questionnaire		

TABLE OF COMPLIANCE

The following table is based o		g District. SECTIC	H 7-210
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)	40,000 5.F.	EXISTING	EXIGNIAG
Lot Depth	150 FT	EXIGNICA	EXIGING
Lot Width	150 FT	EXISTING	EXISTING
Building Height	30 FT	EXISTING	+ DOFT
Number of Stories	N/A	NA	1/Δ
Front Yard Setback	100 FT	EXIST.ING	FXIGHTING/XI/
Corner Side Yard Setback	log FT	N. /A.	NIA
Interior Side Yard Setback	SOFT	EXIGNAG	EXICOTALIA
Rear Yard Setback	SOFT	EXISTING	FXIGTING
Maximum Floor Area Ratio (F.A.R.)*	(.20) (LOT 51ZE)		TBD,
Maximum Total Building	3.4	, /	
Coverage*	I N/A	N/A	HA
Maximum Total Lot	/ .		1/1
Coverage*	N/A	H/A	NA
Parking Requirements			
	. ,		
	N/A	EXIGING	EXISTING
Parking front yard setback	/		/'
Parking corner side yard · setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	V.	V,
Accessory Structure	11/A	11/1	, , / / A
Information	N/H	NA	N/A
* Musi Where any lack of compliance is sh application despite such lack of com	provide actual square own, state the reason and ex		

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.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

PAYMENT. January	20
· · · · · · · · · · · · · · · · · · ·	20, I/We have read the above certification, understand it, and
agree to abide by its conditions.	
Signature of applicant or authorized agent	Signature of applicant or authorized agent
Bryan J. Freel (HPTA Board	
_Member)	
Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN	1. 20 m

to before me this 10 day of

Notary Public

OFFICIAL SEAL
CHRISTINA BROTTO
NOTARY PUBLIC, STATE OF ILLINOIS
DU PAGE COUNTY
MY COMMISSION EXPIRES 11-14-2021

2017 Version



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

5901 S. County Line Road, Hinsdale, Illinois 60521

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.
 - The open space between the Existing Warming Hut with the Proposed Addition will not materially change. The Proposed Addition will stretch northward and internally.
- 2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
 - The Structure(s) will receive a New Roof, Siding and Trim, Add. Windows with Exp. Raised Boardwalks, Open Air Deck and Ramp in materials to match existing.
- 3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

The Design of the Proposed Addition along with the Proposed Boardwalk, Open Air Deck and Ramp will match the Existing Warming Hut Structure and Ancillary Structures.

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

The Existing Site will for the most part remain unchanged. The Proposed Addition will not affect, pedestrian and auto access patterns or parking. The Proposed Addition will include a Trash Enclosure and an area for future landscaping north of the Open Air Deck.

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

The height of the Proposed Warming Hut Addition will remain unchanged.

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

The front facade width of the Proposed Warming Hut Addition will remain unchanged, but will upgraded with new materails, a front door canopy and additional windows.

- 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.
 - As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.
- 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.
 - As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.
- 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.
 - As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.
- 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.
 - As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.
- 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.

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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.

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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.

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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.

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

Not Applicable.

REVIEW CRITERIA – Site Plan Review

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

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

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

The proposed Site Plan continues to meet the Zoning Code.

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

The proposed Site Plan does not interfere with any easements or right-of-way.

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

The Proposed Site Plan was Engineered to be the continuation the Existing Site Plan with the contours modified slightly around the Proposed Warming Hut Addition and the Ancillary Struc.

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

The Proposed Site Plan will actually enhance the enjoyment of the property with visitors and users of this facility.

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.

Not Applicable. No such issues, congestion or hazards will result.

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

Since the location of this Warming Hut is internal within the property and it does not need to be screened. Also, there is current screening along the South and East sides of the property which will remain / continue to screen the property as modified.

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

The Proposed Warming Hut Addition and Ancillary Structures along with the Proposed Remodeling Improvements will add tremendous value to this portion of the KLM Facility.

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.

Not Applicable.

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

The Proposed Site Plan was Engineered to be the continuation the Existing Site Plan with the site contours modified slightly around the Proposed Warming Hut Addition and the Ancillary Structures.

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

The Existing Utilities will remain as is with service to be expanded internally through the Proposed Warming Hut Addition's Cellar.

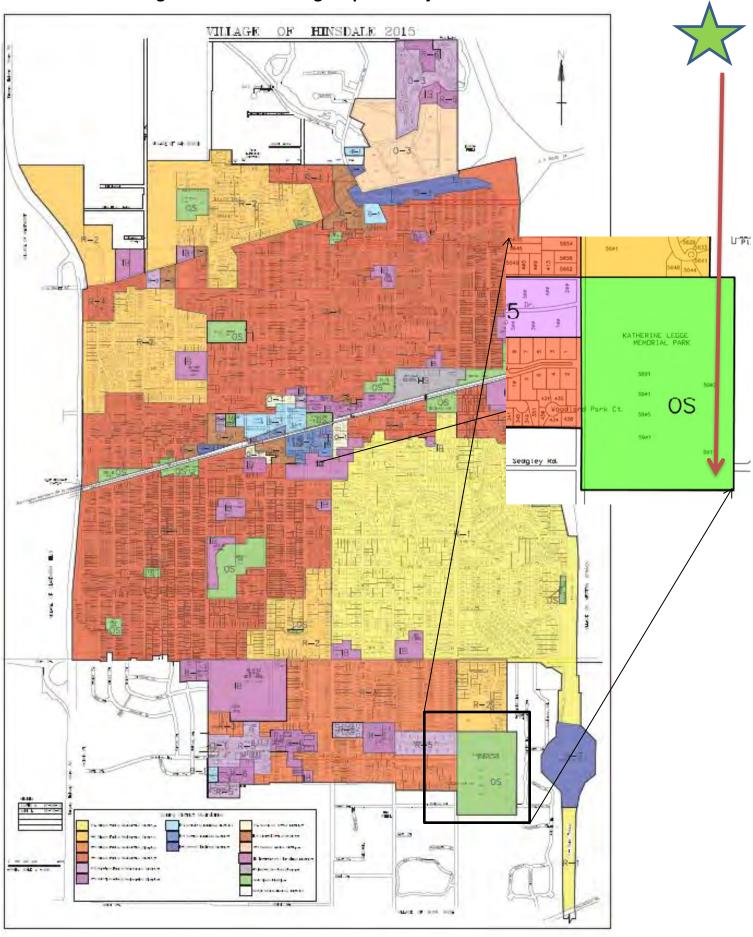
11. The proposed site plan does not provide for required public uses designated on the Official Map.

Not Applicable.

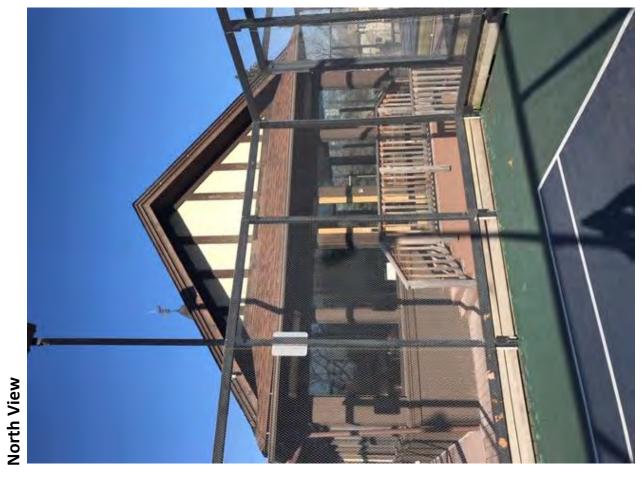
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

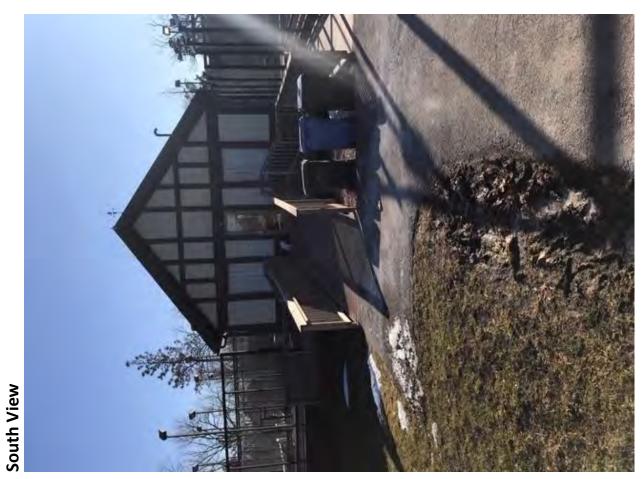
The Proposed Site Plan was Designed and Engineered to be the continuation the Existing Site Plan and will not affect the public's health, safety and general welfare.

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of KLM Paddle Hut at 5901 S. County Line Rd.





Attachment 3: Street View of KLM Paddle Hut at 5901 S. County Line Rd.

East View

West View



Attachment 3

Vertical • Fri Oct 18 2019 Attachment 4

Attachment 4: Aerial View of KLM Paddle Hut at 5901 S. County Line Road

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: February 12, 2020

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: 110 E. Ogden Ave. – Exterior Appearance/Site Plan to redevelop/expand the existing

vacant 1-story building into a 2-story Medical Office Building.

Case A-02-2020 - O-2 Limited Office District

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Studio21 Architects, on behalf of Dr. Cara VanWormer-Hardman, requesting approval to redevelop and construct a second story onto the existing vacant 1-story commercial building at 110 E. Ogden Avenue in the O-2 Limited Office District. The proposed scope of work includes comprehensive façade and rear parking lot landscaping improvements. The applicant intends to purchase and occupy the subject property as a medical office building with future medical office tenants.

Request and Analysis

The application proposes to utilize the existing 1-story building and construct a second story addition. The existing building has a legal nonconforming front yard setback of 72.02 feet from the Ogden Avenue centerline, and 3.38' side yard setback. The second story addition would maintain the front and side yard setbacks, and the new expansion to the rear of the building will conform to the 10-foot side yard setback. The rear building expansion would be approximately 22 feet and have a new rear yard setback from the current 125'-5" to 103'-3". The proposed height and floor area ratio (FAR) are under what the Code permits in the O-2 Limited Office District, and the lot coverage would improve due to the landscape improvements in the existing parking lot.

O-2 Limited Office District	Code	Existing	Proposed
Building Height Max. (height/stories)	40ft / 3	12'-8" / 1	29'-8" / 2
Floor Area Ratio (FAR) Max.	0.5	0.13	0.32
Lot Coverage Max.	80%	87%	77.5%

The proposed materials of the building include: stone veneer, cut stone caps, horizontal siding, EIFS, wood and features several windows on all 4 walls. It should be noted that the rear building elevation is scaled more along the lines of a 1-story building with the exception of the interior stairway and elevator shaft.

The existing rear parking lot would be restriped for the required 30 parking spaces while decreasing the lot coverage by nearly 10% due to new additional greenspace/landscaping. Five parking lot lights are



MEMORANDUM

proposed at 15' tall and a color temperature of 3000K. A Code compliant photometric plan is included in the application.

The subject property is adjacent to O-2 Limited Office District parcels to the east and west, and R-4 Single Family Residential to the north (across Ogden Avenue) and to the south. The (south) rear lot line abuts two residential lots and the applicant has reached out to both, in addition to the certified mailing notification. As of February 6, 2020, the two neighbors have not responded and no inquiries have been made.

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.

Attachments:

Attachment 1 - Exterior Appearance/Site Plan Application Request and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Street View of 110 E. Ogden Avenue

Attachment 4 - Aerial View of 110 E. Ogden Avenue

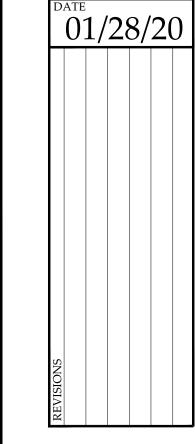
5012 Fairview Ave.

Downers Grove, IL 60515

630.789.2513

studio21architects.com

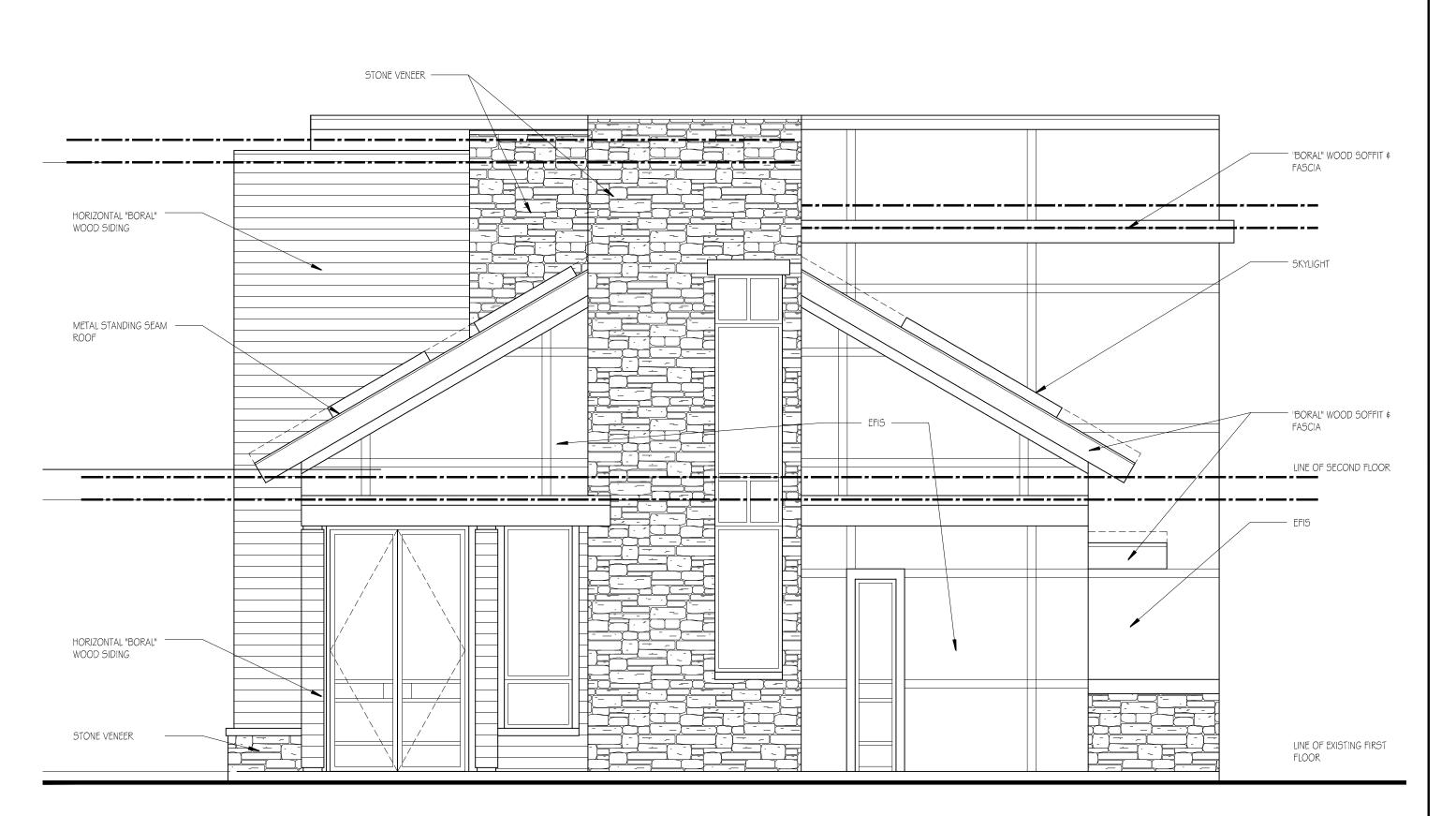
architects



19157
SHEET

A10

 "BORAL" WOOD SOFFIT \$
FASCIA "BORAL" WOOD SOFFIT FASCIA 110 CUT STONE CAP -— CUT STONE CAP STONE VENEER -- STONE VENEER LINE OF EXISTING FIRST FLOOR LINE OF EXISTING FIRST FLOOR

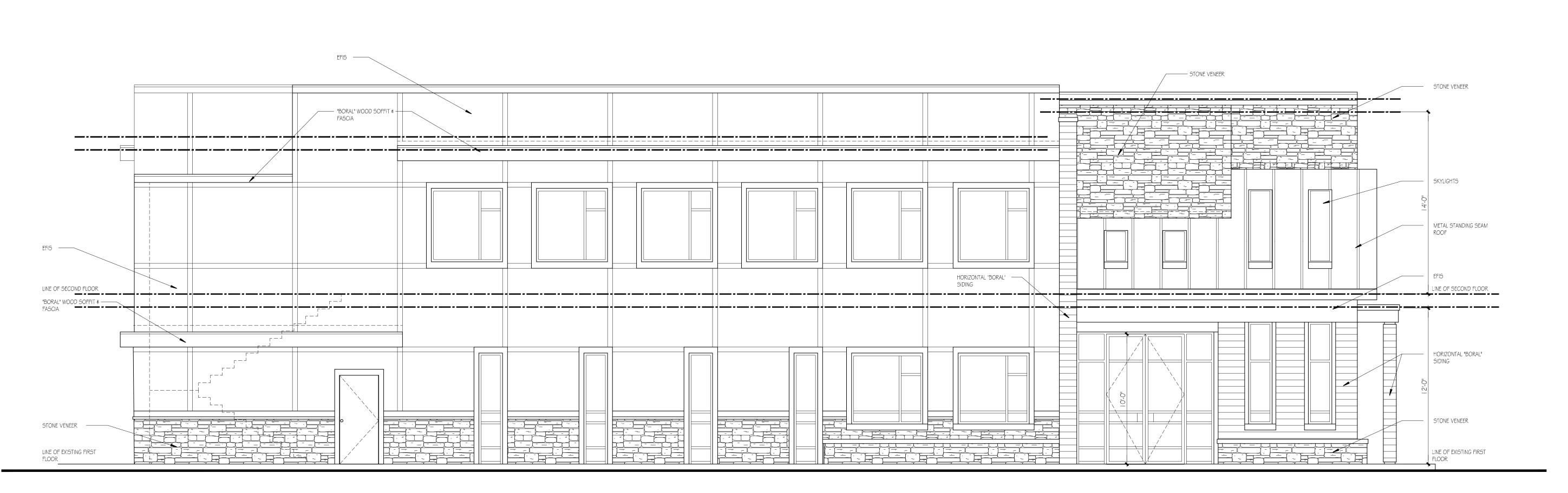


NORTH ELEVATION

SCALE: 1/4"=1'-0"

SOUTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"

19157

ates,

Ci

Health

Therapeutic

COPYRIGHT 2020, STUDIO21 ARCHITECTS

- STONE VENEER

LINE OF EXISTING FIRST FLOOR

EAST ELEVATION SCALE: 1/4"=1'-0"

— HORIZONTAL "BORAL"

"BORAL" WOOD SOFFIT \$-----FASCIA

LINE OF SECOND FLOOR

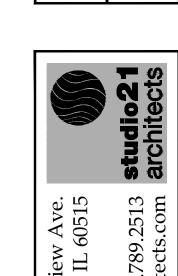
LINE OF SECOND FLOOR

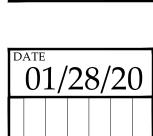
METAL STANDING SEAM — ROOF

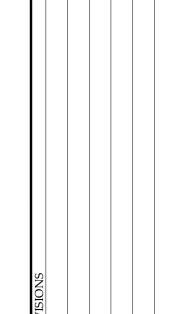
"BORAL" WOOD SOFFIT \$ ----FASCIA

COPYRIGHT 2020, STUDIO21 ARCHITECTS









19157

Attachment 1



VIEW FROM NORTHWEST

SCALE: 1/4"=1'-0"



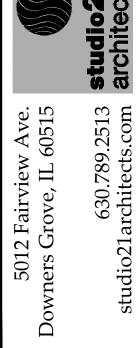
VIEW FROM SOUTHWEST

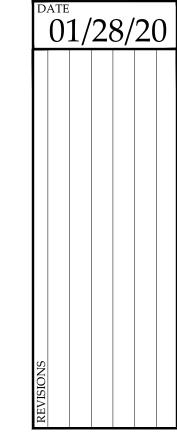
SCALE: 1/4"=1'-0"

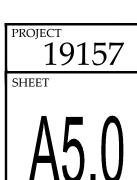


VIEW FROM WEST

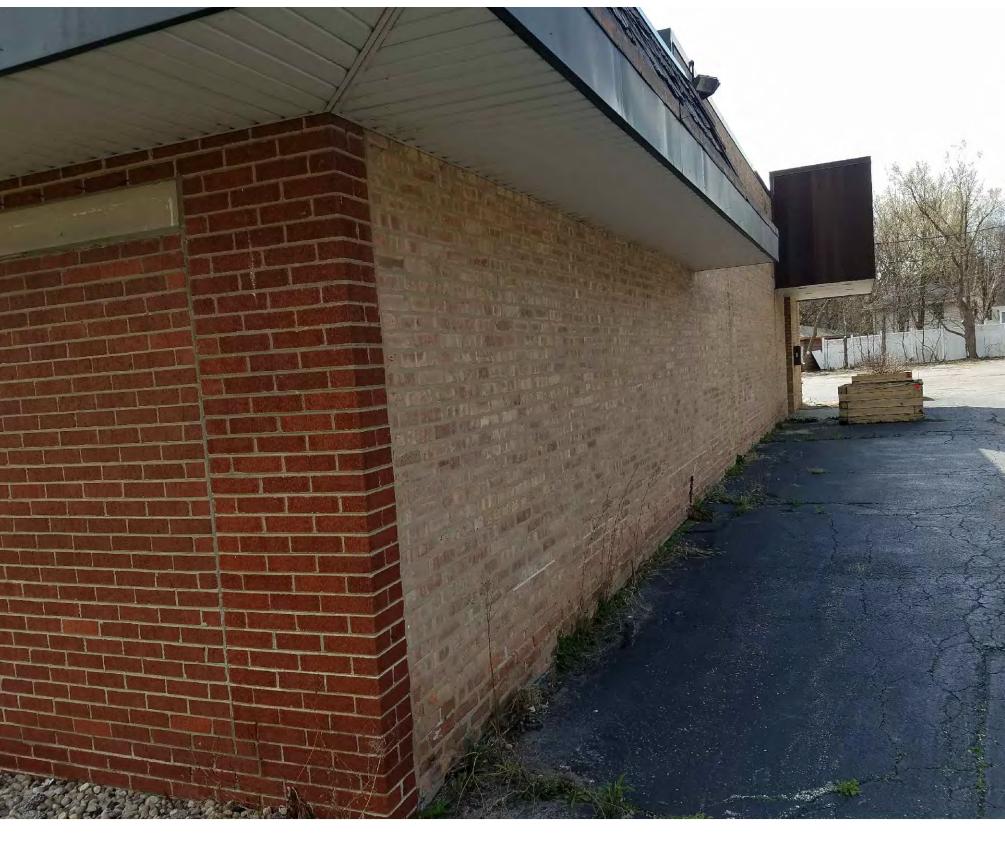
SCALE: 1/4"=1'-0"







Attachment 1







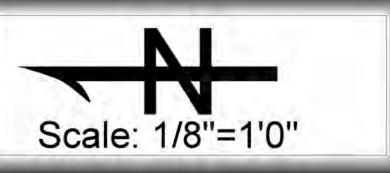


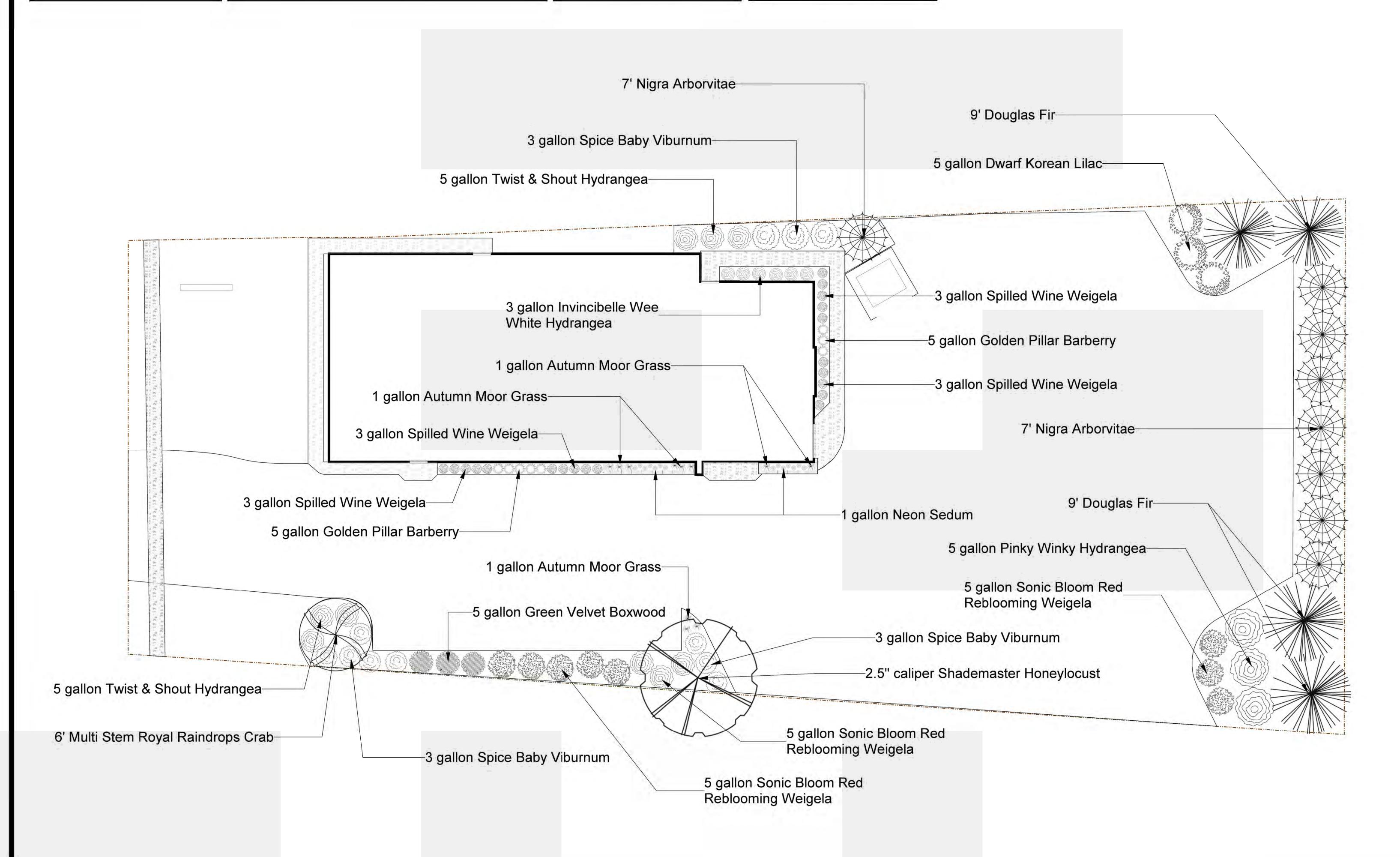


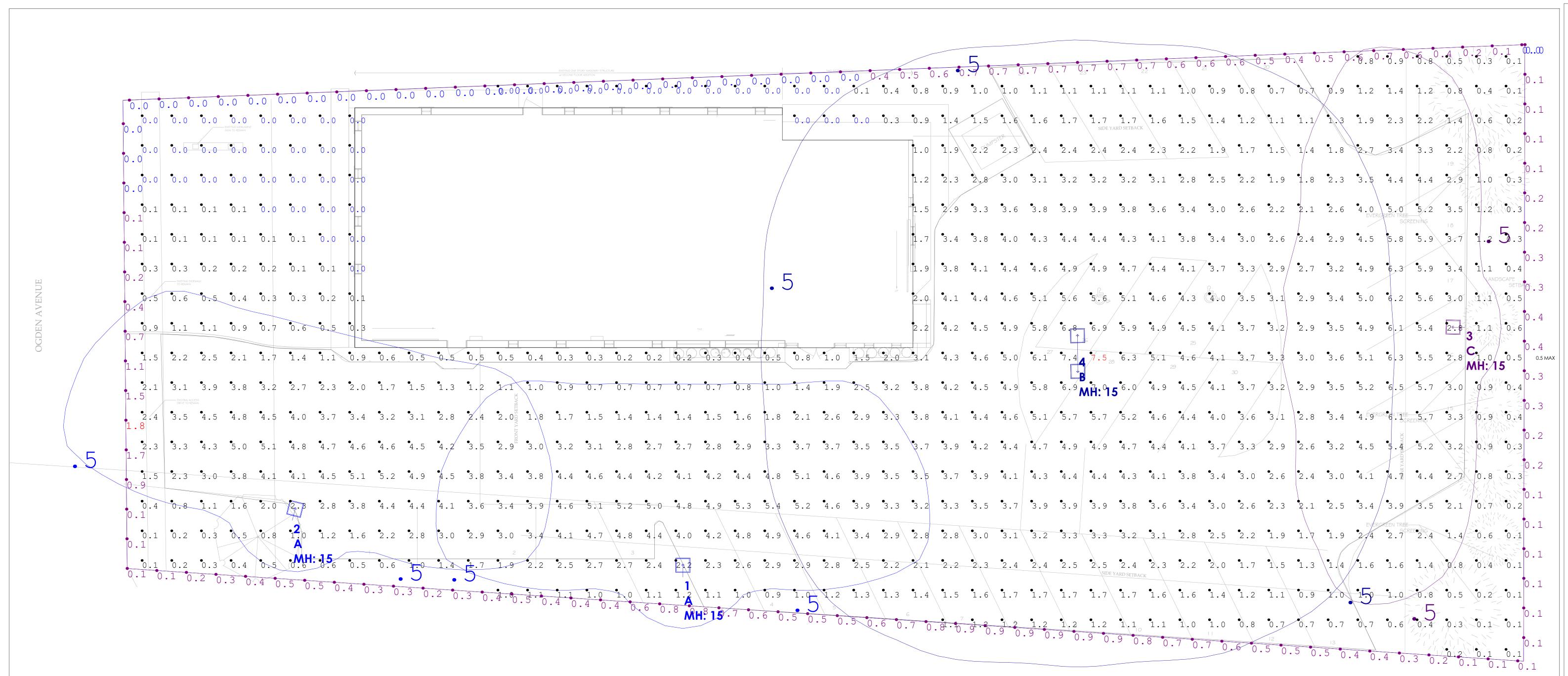


Project: 110 E Ogden Ave Hinsdale, IL 60521 Design by: CMS Landscapes Inc

5719 Pershing Ave Downers Grove, IL 60516 Phone: (630)319-1380 info@cmslandscapes.com







Symbol	Qty	Tag	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Description
-	2	Α	RAR-2-320L-1103K7-4-BC	SINGLE	100	100	7947	7947	0.900	RAR-2-320L-1103K7-4-BC
←	1	В	RAR2-320L-110-3K7-5QW-2	2 @ 180 DEGREES	100.3	200.6	14629	29258	0.900	RAR2-320L-110-3K7-5QW
-	1	С	RAR-2-320L-110-3K7-3-BC	SINGLE	105	105	8506	8506	0.900	RAR-2-320L-110-3K7-3-BC

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINE	Illuminance	Fc	0.37	1.8	0.0	N.A.	N.A.	READINGS @ GRADE
PROPERTY_Planar	Illuminance	Fc	2.44	7.5	0.0	N.A.	N.A.	READINGS @ GRADE
PARKING	Illuminance	Fc	3.29	7.5	0.7	4.70	10.71	READINGS @ GRADE

Luminaiı	Luminaire Location Summary									
LumNo	Tag (Qty)	Label	X	Υ	Z	Orient	Tilt			
1	A (1)	RAR-2-320L-110-	971.385	-670.353	15	90	0			
2	A (1)	RAR-2-320L-110-	905.521	-660.781	15	75.988	0			
3	C (1)	RAR-2-320L-110-	1103.266	-628.237	15	178.904	0			
4	B (2)	RAR2-320L-110-3	3 1037.956	-632.64	15	270.59	0			

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of persona security or vandalism)	Security al (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1		*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

Date

Comments

Date

Date

Comments

Date

Comments

Date

Comments

Date

Comments

Date

Da

Drawn By: Joeli Collins

Drawn By: joeli.collins@pg-enlighten.com

Date:1/22/2020

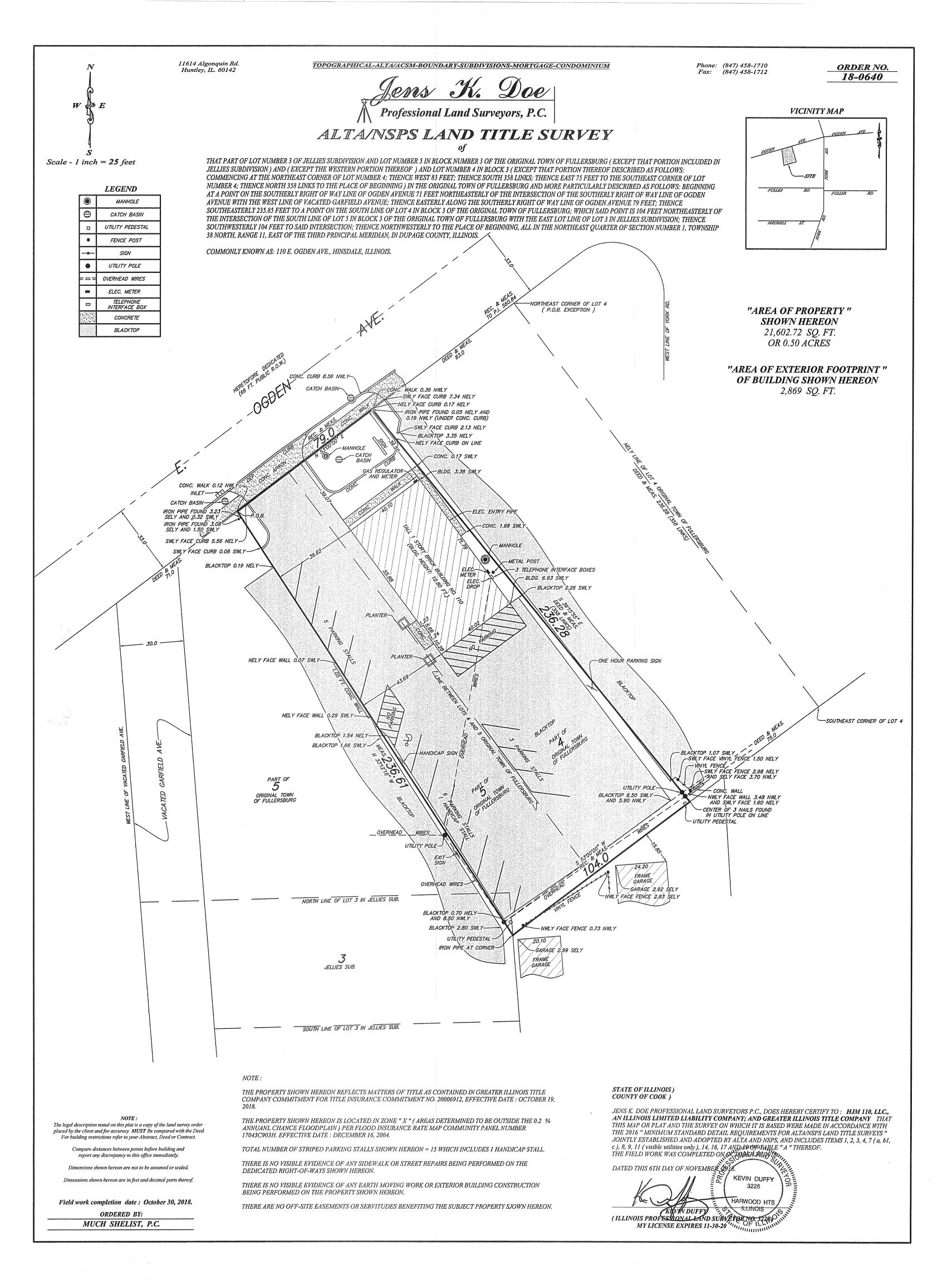
Scale: 1" = 8'

Revisions

PEUTIC HEALTH ASSOCIATES, LLC

Page 1 of 1

Attachment 1





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

	Applicant		Own
	Name: Dr. Cara VanWormer-Hartman	I	Name
	Address: 230 E Ogden Ave		Addr
	City/Zip: Hinsdale, IL 60521		City/2
	Phone/Fax: (815) 218 /6110		Phone
	E-Mail: caradc@gmail.com		E-Ma
1		- 1	

Owner							
Name: Zreczny, Nicole Trustee							
Address: 43 Cresent Dr							
City/Zip: Glencoe, IL 60022							
Phone/Fax: (312) 521 /2666							
E-Mail: jlabella@muchlaw.com Jason Labella - Attorney							

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

Name: A William Styczynski, Studio21 architects						
Title: Architect						
Address: 5012 Fairview Ave						
City/Zip: Downers Grove, IL 60515						
Phone/Fax: (630) 789 /2513						
E-Mail: A William Styczynski - Architect						

Name: Ed Seifert, Intech Consultants Inc

Title: Principal

Address: 1989 University Ln

City/Zip: Lisle, IL 60532

Phone/Fax: (630) 964 /5656

E-Mail: seifert@intechconsultants.com

of t	he Villag	of Village Personnel: (List the name, address and Village position of any officer or employee with an interest in the owner of record, the Applicant or the property that is the subject of this and the nature and extent of that interest)
1)	N/A	
2)		
3)		

II. SITE INFORMATION

Address of subject property: 110 E Ogden Ave								
Property identification number (P.I.N. or tax number): 09 - 01 - 202 - 202								
Brief description of proposed project: The building will be the new home of Therapeutic Health and other wellness type medical offices.								
The project includes a second story addition above the existing single story building along with a single story addition to the south of the existing building.								
The scope of work will include a change to the facade along with changes to the existing parking lot configuration.								
General description or characteristics of the site: The existing site consists of a windowless single story building and a relatively flat								
parking lot under disrepair. The location of the building is existing but non-conforming regarding the north and east setbacks.								
Existing zoning and land use: O-2								
Surrounding zoning and existing land uses:								
North: R-4 South: R-4								
East: O-2 West: O-2								
Proposed zoning and land use: O-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								
□ 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:	110	E	06	DEN	AVE.	
	, , , ,						

The following table is based on the _____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 SF	21,607 SF	21, 602 S.F.
Lot Depth	125'	236,281	236.281
Lot Width	100'	791	79'
Building Height	40'	12'-8"	29'-8"
Number of Stories	3		2.
Front Yard Setback	100 FROM CONTERD FOG	DEN 72.07'	72.07'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	101	3.38	10'-0"
Rear Yard Setback	201-0"	3.38'	103:31
Maximum Floor Area Ratio (F.A.R.)*	.50. = 10,801 s.F.		.32:68915.F
Maximum Total Building Coverage*	N/R	.13- 2,408	.17 - 3,690 S.F
Maximum Total Lot Coverage*	.80 = 17, 282 6.F.	,87=18,644	77.58=16,741.5
Parking Requirements	1/175 NETS.E. 5,225 NGTS F. 305 PALES	15	30 SPACES
Parking front yard setback	100' \$ OF OGDEN	56'	69.3
Parking corner side yard setback	A\N	N/A	н/д
Parking interior side yard setback	101	01	01
Parking rear yard setback	101	101	10'
Loading Requirements	N/R	N/R	N/R
Accessory Structure Information	N/A	N/A	HA

^{*} Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: THE LACK OF COMPLIANCE SHOWN ARE ISASED ON

EXISTING CONDITIONS OF BOTH THE PLACEMENT OF THE EXISTING BUILDING ON

THE LOT AND EMSTING PAVED AREA. BASED ON OVE INITIAL REVIEW OF THESE PLANS AND PROPOSED IMPROVEMENTS. WITH THE VIWAY C STAFF, IT WAS CONCUDED THAT NONE OF THE HON COMPLIANCE ISSUES WOUND BE A CAUSE TO RUBET THE 2017 Version PROPOSED IMPROVEMENTS. THE NON COMPLIANCE INCLUDES THE FRONT AND EAST SIDE BUILDING SUTBACKS AND SIDE YARD PARKING SUTBACKSPANDER OF R

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
 - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions 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.
 - 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.
 - Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

PAYMENT.
On the, day of, 2070, I/We have read the above certification, understand it, and agree to abide by its conditions.
Signature of applicant or authorized agent Signature of applicant or authorized agent
Caya Van Normer Harman
Name of applicant or authorized agent Name of applicant or authorized agent
SUBSCRIBED AND SWORN to before me this I'L day of UANUARU 2020. Notary Public
4 yearsessesses

OLIVIA THERESE MARIA PATRICKUS Official Seal Notary Public – State of Illinois My Commission Expires Sep 7, 2021



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request 110 E Ogden

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.

The footprint of the existing building remains as is with a second story addition added. The new ground level addition at the rear of the building will conform with all setbacks. The existing paved parking area has been reduced. A ten foot (10'-0") landscape buffer has been maintained along the rear property line. New plantings will be installed around the perimeter of the updated building and around the parking area where possible.

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

Stone veneer, horizontal siding & EFIS are being placed on the exterior of the updated structure. These are all materials used thought the village. The adjacent building to the west appears to be an EFIS or plaster finish.

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

character of neighborhood.

The addition and façade changes to the structure will greatly improve the design of this outdated structure and will better match both the character and the scale of the surrounding commercial structures.

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

The vehicular access to the site will remain unchanged. However the parking and access arrangement will be updated to provide more landscape area while also providing for the parking requirements of the building.

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

The new structure will be approximately 29' - 8" to the top of the parapet, which although lower that adjacent structures will more closely conform in 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.

The front facade is proportioned appropriately for the size and use of this building.

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.

Windows have been added to all of the facades providing a pleasing amount of building fenestration. The existing building had no windows on the facades.

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.

A pleasing rhythm of windows is provided on the front and side facades to avoid massive blank walls. A lower roof was added at the stairway location to reduce the massing and account for the lack of windows in the stairway area.

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.

With the existing structure already in place, there is not a lot of flexibility as to the location of the building on the lot. However, the width of the building was not increased allowing for the open space to the west of the existing structure to remain.

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.

Since the parking is located to the rear of the building, the entrances to both the first

floor clinic and second floor offices are located toward the rear corner of the structure with a lower, human scale entry.

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

The predominate exterior material relates to the building to the west. This will be an EFIS material with a baton pattern to provide shadow and interest. The building entrance is broken off from the main structure with a wood accent wall and a wood and glass lobby area.

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

The flat roof is compatible with the two adjacent structures which both have flat roofs. A parapet is provided to provide equipment screening with out the need for separate equipment screening. Sloped roofs have been added to accent the entries and stairs.

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.

This structure will be of similar character as the adjacent structures, which are independent buildings without a lot of closure using walls.

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

The scale of the building, although relatively smaller than the adjacent structures does provide a pleasant massing, along with a defined building entry.

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

The non-directional character of the front elevation is a direct reflection of the limitations of this particular site. The building has been transformed from a windowless squat facade into a light and airy expression of a wellness clinic.

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.

This existing building had no redeeming characteristics from which to work from.

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

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

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

The use of the building as a health and wellness clinic is an allowed use in the O-2 zoning district.

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

There have been no changes to any easements or right-of-ways.

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

The proposed changes greatly enhance the site by adding additional landscape area to the otherwise fully paved parking lot and modifications to the structure dramatically add to the visual interest of the property.

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

The proposed changes to the property do no impact the adjacent properties in a negative fashion and only add to an aesthetic improvement.

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.

Nothing has been proposed to the site plan that would impose any unreasonable hazards to safety. The access from Odgen Ave. remains unchanged and the flow within the parking lot has been improved. The traffic aisle to the west of the building has been increased in width to allow for proper two way traffic.

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

The property to the east and west are open parking lots and are not being screened. However, there will be an enhanced landscape buffer to the residential property to the south.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are

incompatible with, nearby structures and uses.

The proposed site development includes adding landscape areas that were not previously there and would be considered compatible to the adjacent commercial properties.

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.

This site plan is not in connection with a special use permit.

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

The existing site drainage will remain relatively the same as the existing conditions.

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

The site does not place unreasonable increased in utility needs based on the medical office use proposed.

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

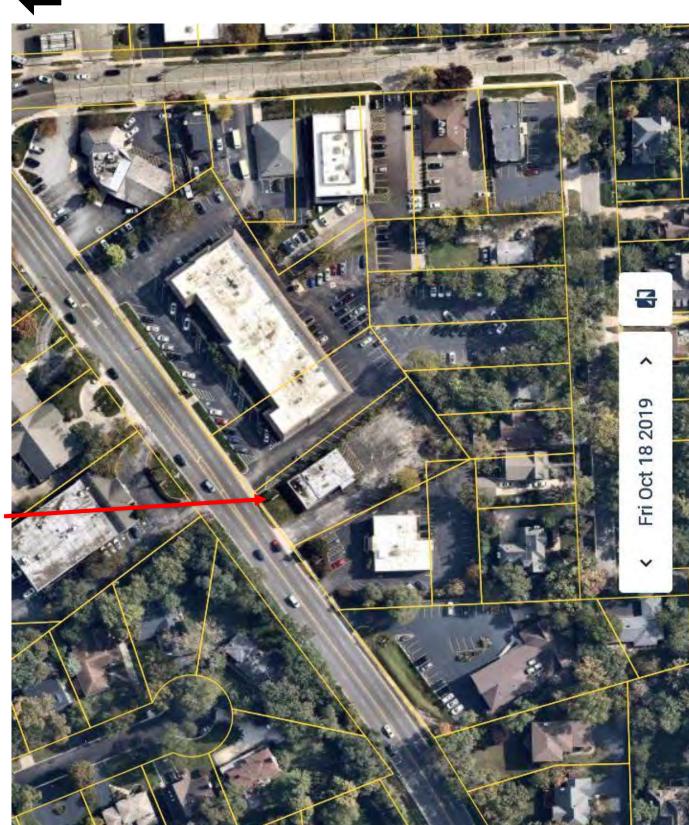
The site remains the same in this respect.

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

There is nothing proposed for this site that has any adverse affect to the public health, safety, or general welfare.

Attachment 2: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 736 724 722 718 710 STATE OF CHIPMEN org Benz Bardon







Attachment 4: Aerial View of 110 E. Ogden Avenue