



MEETING AGENDA

MEETING OF THE PLAN COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, December 8, 2021
7:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – November 10, 2021 Plan Commission Meeting

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District
- b) Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

6. SCHEDULING OF PUBLIC HEARINGS – No discussion will take place regarding the requested application except to determine a time and date for the public hearing – The next regular Plan Commission meeting is scheduled to take place on Wednesday, January 12, 2022

- a) Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District

7. PUBLIC HEARINGS

- a) Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio (Physical Fitness Facility) for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District

8. PUBLIC MEETINGS

- a) Case A-32-2021 – 820 N. County Line Road – Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District

9. SIGN PERMIT REVIEW

- a) Case A-34-2021 – 40 S. Clay Street – Duly Health and Care – Installation of One (1) Wall Sign and a New Sign Face on an Existing Non-Conforming Ground Sign

10. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MEMORIAL HALL
19 E. CHICAGO AVENUE, HINSDALE, IL
November 10, 2021
7:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Plan Commission was called to order by Chairman Cashman on Wednesday, November 10, 2021 at 7:30 PM.

Roll call was taken and a quorum was present at the meeting.

PRESENT: Chairman Steve Cashman, Commissioner Julie Crnovich, Commissioner Jim Krillenberger, Commissioner Mark Willobee, Commissioner Cynthia Curry

ABSENT: Commissioner Patrick Hurley, Commissioner Gerald Jablonski, Commissioner Anna Fiascone, Commissioner Shelley Carter

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

Chairman Cashman asked for any public comments. There were no public comments pertaining to non-agenda items.

Approval of the Minutes – October 13, 2021

In response to suggested revisions to the October 13, 2021 minutes, Commissioner Crnovich stated she would like to see the word “request” changed to “condition” in the last paragraph of page five (5) in the motion for Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board to better reflect the Commission’s intention for the requirements for sign lighting.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve the October 13, 2021 minutes with a revision of the word change of “request” to “condition” in the motion originally made by Commissioner Krillenberger, seconded by Commissioner Hurley to approve Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board, as submitted with the request to turn the sign light off at 9:00 pm. The motion carried by a roll call vote of 9-0, changing the word request to condition. The motion was carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

Findings and Recommendations

a) Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District

Chairman Cashman asked for any questions or concerns. Hearing none, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to approve Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District as submitted. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

b) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

Chairman Cashman asked for any questions or concerns. Hearing none, a motion was made by Commissioner Crnovich, seconded by Commissioner Willobee, to approve Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District as submitted. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

Scheduling of a Public Meeting

a) Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to schedule a public meeting on December 8, 2021 for Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None

Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone,
Commissioner Carter

Sign Permit Review

a) Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign

Rick Wood, representing the sign company, was present to address the Commission. Mr. Wood stated the first sign will have a black background with white trim and would be a non-illuminated wall sign. Mr. Wood stated the second sign would be a vinyl window sign with an etched look.

Commissioners Curry and Krillenberger did not have any questions for the applicant.

Commissioner Crnovich stated she thought the simple looking sign looked great. Commissioner Crnovich expressed appreciation for the samples provided to the Commission, stating it was helpful.

Commissioner Willobee asked if the tag line was allowed. Ms. Salmon confirmed that the Commission should not look at sign content, but the sign area and the appearance does comply.

Chairman Cashman stated the sign was understated and would fit well in the proposed location.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign as submitted. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee,
Commissioner Curry, Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone,
Commissioner Carter

b) Case A-26-2021 – 600 W. Ogden Avenue – ProMedica Skilled Nursing and Rehabilitation – Installation of a New Sign Face on an Existing Non-Conforming Ground Sign

Jeff Prymas, representing the sign company, was present to address the Commission. Mr. Prymas stated that ProMedica will be updating signage as a result of taking over the ManorCare facility.

It was determined prior to the meeting that the sign utilized more than three colors and did not meet Village code requirements. As a result, Mr. Prymas provided updated plans to the Commission containing a white logo and letters. Approval was requested for the revised sign permit plans.

Commissioners stated they liked this design much better than the original proposed design included in the packet.

Commissioner Curry asked if the landscaping would be updated seasonally. Mr. Prymas stated the landscaping would be changed with the seasons by ProMedica.

A motion was made by Commissioner Willobee, seconded by Commissioner Curry, to approve Case A-26-2021 – 600 W. Ogden Avenue – ProMedica Skilled Nursing and Rehabilitation – Installation of a New Sign Face on an Existing Non-Conforming Ground Sign based on the revised drawing dated November 10, 2021 with the white logo and reformatted lay-out of the text. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

Public Meeting

a) Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

Mike Zalud was present at the meeting to address the Commission. Mr. Zalud provided an overview of the proposed decorative trim surrounding the entrance up to the business on the second level and stated that the sign that would be lit with gooseneck lighting. The applicant also proposed to change the awning color on the rear door. Mr. Zalud stated the Historic Preservation Commission recommended against the proposed shutters to be added to the building. Mr. Zalud stated the door surround would be white painted wood very similar to the business next door and the signage would fall within the trim area above the entrance way.

Chairman Cashman stated the comments made by the Historic Preservation Commission were significant and asked the applicant if he would like to continue the matter to the next meeting allowing the applicant to submit revised drawings in response to the Historic Preservation Commission comments. Chairman Cashman clarified that the pilasters would drop two (2) feet and the header and the goose neck lighting would drop down as a result of the lowering of the entrance header. Mr. Zalud confirmed that the limestone would not be overlapped.

Mr. Zalud responded that the requested revision to drop the header so as not to block the limestone would be a simple change and he preferred not to continue to the case to the next meeting.

Chairman Cashman asked if the sides of the recess would remain brick. Mr. Zalud confirmed that they would remain brick. Mr. Zalud agreed to Chairman Cashman's request to send the Commission revised plans of the requested changes before the case went to the Village Board.

Mr. Zalud stated the applicant is fine with not installing the shutters and leaving them out of the proposal.

Chairman Cashman asked if clients would use the back door. Mr. Zalud responded that clients requiring an elevator for access to the second floor would use that entrance.

Commissioner Curry asked if the applicant considered a new metal door instead of a new entry design resembling the business next door. Mr. Zalud stated the new door would be set so far back it would not be noticeable and the applicant wants to bring more attention to the entry to assist clients in finding the correct location.

Commissioner Krillenberger asked for clarification on the sign design and was directed to the page in the proposal with the sign plan. It was confirmed that the same sign would be installed with the lowering of the entrance header and the sign would only be moved down.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District with the following change; that on drawing A2.0, the currently two (2) foot high woodwork that is above the windows be lowered by two (2) feet, the pilasters on each side be reduced in height so the existing stone trim would be visible and no shutters on the second floor. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

b) Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

John Krissoff, a representative for Chase Bank, was present at the meeting to address the Commission. Mr. Krissoff stated the proposed lighting addressed some safety issues presented by the dark parking lot at night, especially during day-light savings time. Mr. Krissoff also stated the parking lot contains an ATM that is open on a twenty-four hour basis, that surrounding area business are better light than the Chase location, and that the Bank has received many complaints from customers as well as employees about safety and lighting.

Amy Ferguson, representing The Architects Partnership, LLC, stated the proposal included adding two (2) light poles that are twelve (12) feet in height to the parking lot. The bank has been in discussion with the neighboring retirement community, Eve Assisted Living, and the applicant has worked to create a plan where the new lighting fixtures will not illuminate any area of their property nor Chicago Avenue. Ms. Ferguson stated there would be an allowable amount of light at the property line along Washington Street.

Commissioner Willobee stated his appreciation for the discussions that took place with Eve Assisted Living. It was confirmed that Eve Assisted Living did not state they were in agreement with this proposal of zero light at the lot line. However, many different versions of the plans were created and revised for Eve Assisted Living for review. There was no representative from Eve Assisted Living present at the meeting.

Commissioner Willobee asked if there are any windows on the assisted living building facing the parking lot. Ms. Ferguson confirmed the presence of some windows and trees on the west side of the lot that would help shield views of the lights and a shield would be installed on the west pole to prevent glare.

Commissioner Crnovich and Chairman Cashman asked if a shield was considered for the second pole on the east side of the parking lot to prevent glare into windows of the assisted living building in that area.

Ms. Ferguson state the east pole was further away from the neighboring building than the west pole with the shield. Ms. Ferguson stated that there was no plan to install a shield on the east pole at this time.

Chairman Cashman stated that just seeing the fixture can be problematic and asked if a shield could be added at a later date. Ms. Ferguson confirmed a shield can absolutely be installed at a later date.

Commissioner Krillenberger asked about the warmth of the fixture. Ms. Ferguson stated it is a 3,000 Kelvin fixture.

Commissioner Crnovich stated she would prefer to see a shield be installed on the east pole rather than waiting until a later date to prevent any problems for Eve Assisted Living. Ms. Ferguson was agreeable to that addition.

Chairman Cashman asked about hours of operation of this Chase Bank location. It was confirmed that hours are 9:00 AM to 5:00 PM, but Chase would like to keep the lights on all night due to the 24-hour ATM. It was stated that the two (2) foot candle lights proposed are very dim.

Commissioner Crnovich asked what was done in the past at other banks in town in regards to lighting. It was confirmed that the light level of this project is lower than other businesses in town and considered to be a minimum-security level of light.

The Commission as a whole expressed appreciation for the efforts made by Chase to communicate with and address concerns of Eve Assisted Living.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District as submitted with the condition that light pole S2 to the east have a shield installed on the north side of the fixture. The motion carried forward by a vote of 5-0 as follows:

Ayes:	Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays:	None
Abstain:	None
Absent:	Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

Adjournment

A motion was made by Commissioner Krillenberger to adjourn the meeting. The meeting was adjourned at 8:08 PM after a unanimous voice vote of 5-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

PROPERTY: 36 E. Hinsdale Avenue, Hinsdale, IL (PIN: 09-12-129-005)

APPLICANT: Courtland, LLC

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: November 10, 2021

BOARD OF TRUSTEES 1ST READING: December 14, 2021

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Courtland, LLC requesting approval of an Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and changes to front and rear façade of the existing two-story building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District.

The first floor tenant space in the building is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth, which operates an office specializing in financial planning and wealth management.

The subject property is located in the Downtown Historic District. According to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area, the building is classified as a Contributing Structure in the Historic District. The building was constructed in 1924 and features Two-Part Commercial Block architecture. According to the 2003 Downtown Survey, the building was formerly used as a garage for a Ford Motor Dealership once located in the adjacent building at 40 E. Hinsdale Avenue and was later converted into a toy store. The building has been altered over time, including most recently in 2018, when a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront.

The project was reviewed at a public meeting by the Historic Preservation Commission on November 3, 2021. The Commission expressed concern over the shutters and design of the entrance way. The Historic Preservation Commission recommended approval of Case A-25-2021, an Exterior Appearance and Site Plan Review for 36 E. Hinsdale Avenue – Performance Wealth Management, by a vote of 4-0 (3 absent), subject to the following conditions:

1. The second-floor shutters are eliminated.
2. The height of the pediment is reduced to the point where the top of the cap aligns with either the bottom of the limestone to the east or the top of the window to the west.
3. The pilasters are narrowed in width to reflect the new pediment height and so that the pediment will not encroach the adjacent window.

PUBLIC MEETING SUMMARY AND FINDINGS: On November 10, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Mike Zalud of Courtland, LLC provided an overview of the proposed parking lot lights and answered questions from the Commissioners.

Chairman Cashman stated that the project was reviewed by the Historic Preservation Commission on November 3. The Commission provided good comments on the overlapping of the pilasters with the brick and stone trim and expressed concerns regarding the shutters.

Chairman Cashman noted it may be helpful to bring revised plans back to the following Plan Commission meeting to review changes that address the previous comments. Mr. Zalud stated the he understood that the revised plans would be sure not to cover the limestone band and the header trim would be brought down in height to cover the transom window above the door. The top of the header would be roughly aligned with the bottom of the limestone band, leading to about a two (2) foot reduction in overall height. The header would be of the same size as currently proposed to fit the same sign shown in the submitted plans.

Mr. Zalud stated that they need to narrow the pilasters to not conflict with the adjacent storefront window and limestone. The existing fire alarm, knox box, and strobe light also need to be relocated. Chairman Cashman stated he would be comfortable with sending this to the Board subject to the Chairman reviewing the plans ahead of time to make sure the former comments were addressed and the conditions were met.

Commissioner Krillenberger asked for clarification if the transom window would be removed. It was noted that the window would not be removed, but it would be visually covered as the header panel would be lower in height.

Chairman Cashman stated he was not in support of the shutters and asked if the applicant was okay with removing them. Mr. Zalud noted that they wanted to use them to dress up the plain looking building, but they are okay with not installing them.

There was also a short discussion on the rear entrance used by customers.

Commissioner Curry asked if the applicant considered using a different door to increase visibility of the second floor entrance way. Mr. Zalud stated the door is set about four (4) feet back inside the alcove, so a different door would not provide as much visibility from the street compared to new trim and a header. The design was intended to look like the adjacent entrance on the Corner Bakery building.

Commissioner Krillenberger asked for clarification on if the sign would be altered if the applicant made changes to the header and entrance trim recommended by the Plan Commission. It was clarified that the entire panel would be lowered in height and the sign would not change. The gooseneck lights would also be lowered in height.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. No members of the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Willobee and seconded by Commissioner Crnovich, subject to the condition that the application does not install shutters on the second floor windows and that height of the top header and pilasters is reduced to not overlap with the limestone banding and adjacent window. The vote carried by a roll call vote as follows:

AYES: Commissioners Crnovich, Curry, Krillenberger, Willobee and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Carter, Fiascone, Hurley, and Jablonski

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays recommended to the President and Board of Trustees approval of Case A-25-2021, an Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District, subject to the following conditions:

1. The two (2) foot tall wood entrance header be lowered in height by two (2) feet and the pilasters on each side of the entrance are reduced in height so that the existing stone trim to the left of the header will be visible.
2. Shutters are not installed on the second floor.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

PROPERTY: 4 N. Washington Street, Hinsdale, IL (PIN: 09-01-331-010)

APPLICANT: Terron Wright, The Architects Partnership, Ltd.

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: November 10, 2021

BOARD OF TRUSTEES 1ST READING: December 14, 2021

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from Terron Wright with The Architects Partnership, Ltd. requesting approval of an Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light in the parking lot of Chase Bank located at 4 N. Washington Street in the B-1 Community Business District.

The existing two-story building is occupied by Chase Bank and the site contains two parking lot areas located on the east and west sides of the building. The north side of the subject property is directly adjacent to Eve Assisted Living located in the R-5 Multiple Family Residential District. A gas station and convenience store is located to the south across Chicago Avenue in the B-1 Community Business District, a multi-tenant office building is located to the west across a public alley in the B-1 Community Business District, and the Memorial Building consisting of the Hinsdale Public Library and Village Hall is located to the east across Washington Street in the IB Institutional Buildings District.

The subject property is not located in the Downtown Historic District and therefore the project does not require a review by the Historic Preservation Commission.

PUBLIC MEETING SUMMARY AND FINDINGS: On November 10, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. John Krissoff, the Market Director of Real Estate for Chase Bank and Amy Ferguson with The Architects Partnership, Ltd. provided an overview of the proposed parking lot lights and answered questions from the Commissioners.

Mr. Krissoff stated the existing parking lot is very dark at night and they have received complaints from customers and staff. Chase Bank is requesting to install lighting on site to increase safety.

Ms. Ferguson provided an overview of the proposed project and stated they have worked with Eve Assisted Living to the north since August 2020. They have gone through several plan iterations with Eve Assisted Living and the plans presented to the Plan Commission does not produce light along the majority of the shared property line, with the exception of the northeast corner. However, the light levels at the property line are below the 0.5 foot-candles allowed per the Village's Zoning Code.

Commissioner Krillenberger asked for clarification if Eve Assisted Living to the north had reviewed or approved the plans. Ms. Ferguson stated that this plan was the seventh version of the plans created from working with Eve Assisted Living and they have tried to pull the light as far away from the lot line as possible.

Mr. Krissoff also clarified that they have not received approval from Eve Assisted Living, but they have not objected and Chase Bank has tried to address all of their concerns. No one representing Eve Assisted Living was in attendance at the meeting to provide public comment.

There was a discussion on if the fixtures would be able to be seen from any adjacent windows. Ms. Ferguson noted that there were windows, but the light poles are low in height and there are trees to help block views. The parking lot light on the west side of the site would include a shield that would help block light to the north.

Chairman Cashman and Commissioner Crnovich asked if a shield was considered for the east parking lot light. Ms. Ferguson stated the east pole was further away from the building located to the north so they did not include a shield. Chairman Cashman expressed concern that windows may be able to see the fixture from their windows.

There was a discussion on the lighting levels and color temperature. The light fixtures will also have a 3000K color temperature, which is the warmest color made for this fixture.

Commissioner Crnovich stated she would like to see a shield installed on the east parking lot light to prevent any windows on the Eve Assisted Living from seeing the light fixture and reduce light at the north property line. Ms. Ferguson stated that they are willing to install a shield.

There was a discussion on the hours of operation. The applicant confirmed the current regular hours are 9am to 5pm with the ATM open 24 hours a day. Chairman Cashman asked if there are any plans to provide dimmed or security lighting after hours. There was a discussion that the proposed lighting levels are very low and are basically at dimmed security levels.

Overall, the Commissioners expressed support for the project. In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. Overall, the Commission expressed support for the project and commended the applicant for working with Eve Assisted Living on the lighting plans.

No members of the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Crnovich and seconded by Commissioner Curry, subject to the condition that the applicant install a light shield on the north side of the parking lot light fixture located on the east side of the property. The vote carried by a roll call vote as follows:

AYES:	Commissioners Crnovich, Curry, Krillenberger, Willobee and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Carter, Fiascone, Hurley, and Jablonski

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays recommended to the President and Board of Trustees approval of Case A-26-2021, an Exterior Appearance and Site Plan Review for Chase Bank located at 4 N. Washington Street, subject to the following condition:

1. A light shield is installed on the north side of the east parking lot light, labeled S2 on the photometric plan.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____



MEMORANDUM

DATE: December 3, 2021

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District – **Scheduling of a Public Hearing**

FOR: December 8, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Samir and Ghada Sharabatee, Hinsdale Discount Tires and Automotive, Inc.

Subject Property: 5837 S. Madison Street / 5811-5827 S. Madison Street (PINs: 09-13-103-025; 09-13-103-024; 09-13-103-026) – 5811 S. Madison

Site Area: Total: 1.24 acres (Parcel 1: 0.51 acres; Parcel 2: 0.73 acres)

Existing Zoning & Land Use: B-1 Community General Business District – Former Automotive Repair / Multi-Tenant Shopping Center

Surrounding Zoning & Land Use:

North: R-5 Multiple Family Residential District – Ashbury Woods Townhomes

South: R-5 Multiple Family Residential District – (across 59th Street) Old Surrey Townhomes

East: R-6 Multiple Family Residential District – The Hinsdale Apartment Homes

West: Unincorporated DuPage County – (across Madison Street) Single-Family Detached Homes

APPLICATION SUMMARY

The applicant requests approval of a Special Use Permit to allow for the operation of an automotive repair shop (but not including tire retreading) for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District. In accordance with Section 5-105, automotive repair shops are considered a Special Use in the B-1 Community Business District and may not include tire retreading as part of the operations.

The property is considered part of a larger multi-tenant shopping center, 5811-5827 S. Madison Street, that is currently occupied by a convenience store, beauty salon, and several vacant tenant spaces. The one-story, multi-tenant building shopping center to the north on Parcel 2 measures 9,203 square feet in size and includes six (6) tenant spaces. Hinsdale Partners LLC owns both the subject property and the multi-tenant shopping center.



MEMORANDUM

The building was formerly occupied by an automotive repair facility, but has been vacant since 2019. It was also once used as a gasoline service station, but the underground tanks were removed in 2016. Per the Village's Zoning Code, a Special Use Permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of six (6) consecutive months or more.

Additionally, staff was unable to locate an original Special Use Permit approval. The prior use was considered non-conforming as it appears to be established prior to the adoption of the Zoning Code in 1989. When a nonconforming use of a part or all of a structure that was designed for a use that is permitted in the zoning district in which such structure is located is discontinued or abandoned for a period of three (3) consecutive months, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of such land or structure shall comply with the use regulations of the zoning district in which such land or structure is located. In accordance with Section 11-602 and Section 10-102, the new automotive repair facility is required to obtain approval via a Special Use Permit.

It is requested that the public hearing for this application be scheduled for the next regular Plan Commission meeting on January 12, 2021.

REQUEST AND ANALYSIS

The applicant proposes to occupy the existing one-story, 2,927 square foot building on Parcel 1 located at the corner of Madison Street and 59th Street. The proposed business, Hinsdale Discount Tires and Automotive, Inc., will provide the following services: mechanic diagnostic, repair and maintenance on domestic and foreign vehicles, including work on engines, transmissions, emissions, EVAP systems, electrical systems, exhaust systems, tire repair and replacement, wheel alignment, steering and suspension systems. Tire retreading is specifically not be permitted as part of the Special Use Permit per Section 5-105.

As shown on the submitted interior floor plan, the space includes five (5) vehicle repair bays, a retail and lobby area, office, bathrooms, and a mezzanine storage area. The business will operation Monday through Friday from 9:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm, and closed on Sunday. Per the applicant, there will be five (5) employees.

No outdoor operations or storage is proposed, however, the application states that vehicles to be repaired will be parked in the parking lot for a few hours to no more than two days until they are repaired. The applicant will be required to meet the following code requirements. Per Section 9-101(D)(5), for the storage of inoperable vehicles, no vehicle incapable of being driven or used for the purpose or use for which it was designed, other than a vehicle awaiting timely repair at an automotive repair shop, gasoline service station, or new or used car dealer, shall be stored in any parking lot or parking area in the village. Additionally, per Section 9-104(H)(2)(k), no off street parking lot or garage shall be used for any purpose other than the temporary storage of motor vehicles related to the premises. The storage of merchandise and the sale or commercial repair of vehicles are prohibited.

The applicant has provided a parking analysis for review. There are currently 55 spaces provided for the entire zoning lot, which includes the strip center to the north and adjacent parking to the east. To meet Illinois Accessibility Code Requirements, a total of three (3) accessible parking spaces are required,

MEMORANDUM

however, only two (2) are currently provided on site. An additional accessible parking space will be added to the south of the building, which will result in a total of 54 parking spaces.

With the automobile repair facility, a total of 52 spaces would be required based on the assumption that the existing four (4) vacant tenant spaces are utilized as a service use in the future, which would meet code requirements. If the four (4) tenant spaces were to be utilized as retail in the future, a total of 58 spaces would be required. Per Section 9-104, there would be an excess of two (2) spaces per code requirements if the vacant tenant spaces are utilized as service uses in the future. If they are all used as retail uses, the zoning lot would be deficient by four (4) spaces.

It should also be noted that the applicant used gross floor area to calculate parking requirements. Per the code, off-street parking requirements are calculated using net floor area, which is the gross floor area minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; public foyers and atria intended for general public use; exterior building walls; floor space devoted to off street parking and loading; and basement floor space used only for bulk storage. If using net floor area, the required parking would result in a lower number.

There are no proposed changes to the exterior of the building, with the exception of signage that will be reviewed via a Sign Permit in the future.

REVIEW PROCESS

Pursuant to Section 11-602, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Within 60 days following the receipt of the recommendation of the plan commission, or its failure to act as above provided, the board of trustees shall either deny the application or, by ordinance duly adopted, shall grant the special use permit, with or without modifications or conditions. The failure of the board of trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the special use permit.

No Special Use Permit shall be recommended or granted unless the applicant shall establish that the Standards listed in Section 11-602(E) are met.

ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Special Use Permit Applications and Exhibits

VILLAGE OF HINSDALE 2021

5837 S. Madison Street

Zoning District Boundaries

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Open Space District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Office District
- O-2 Office District
- O-3 Office District
- HS Health Services District
- B-3 Design Review Overlay District

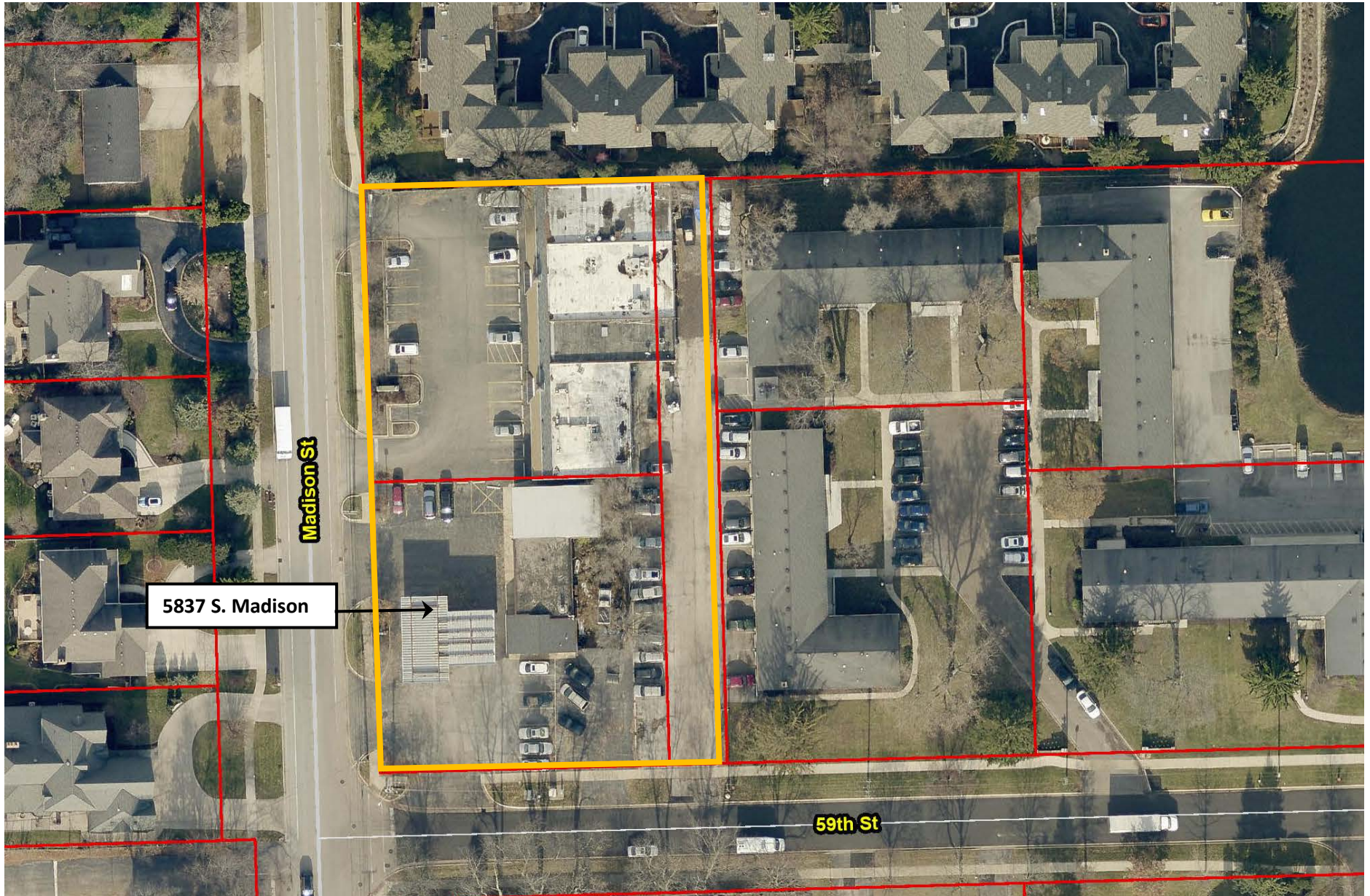
Scale: 1" = 1 mile

North Arrow

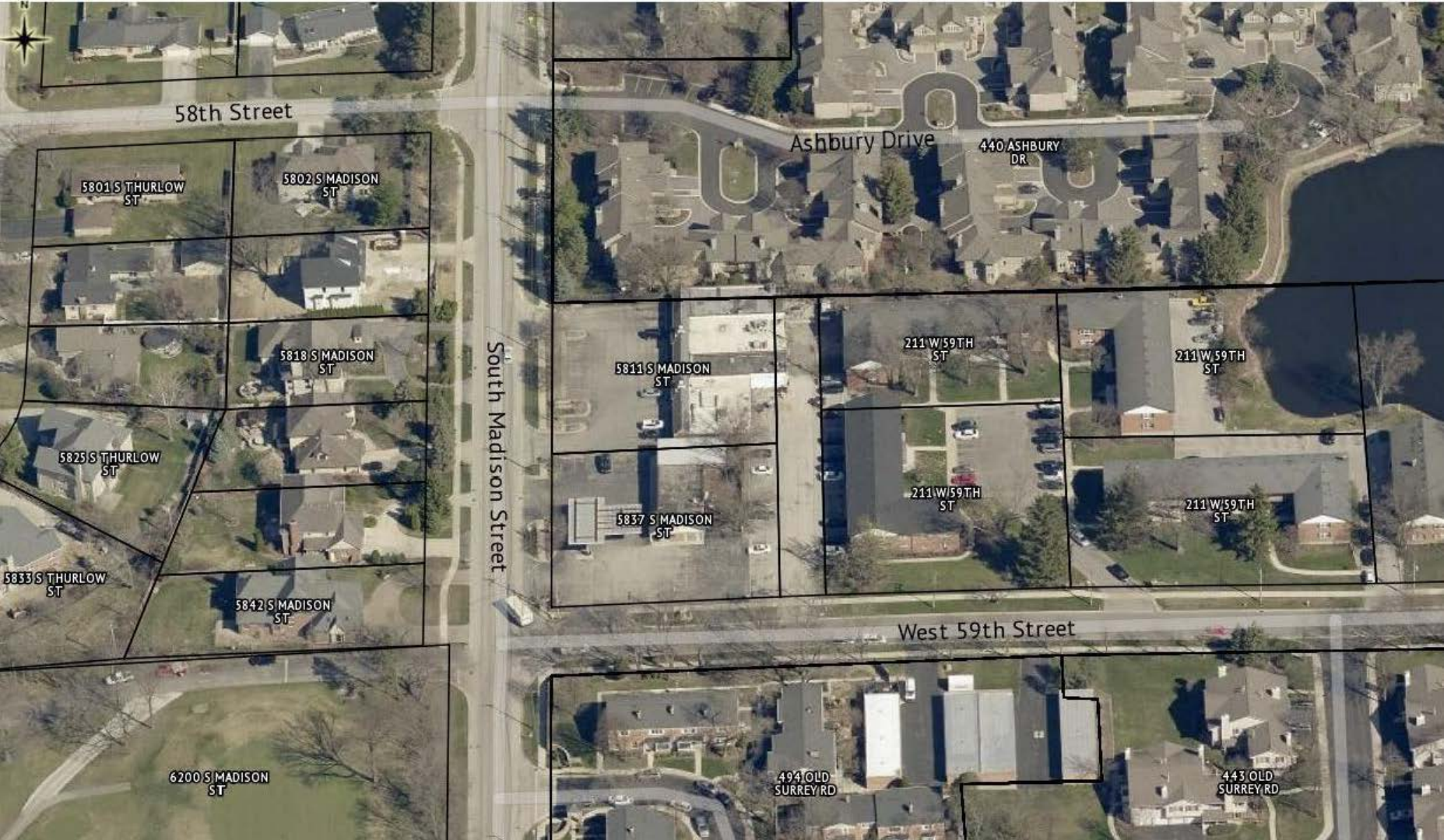
Surrounding Villages: Oak Brook, Burr Ridge, Western Springs

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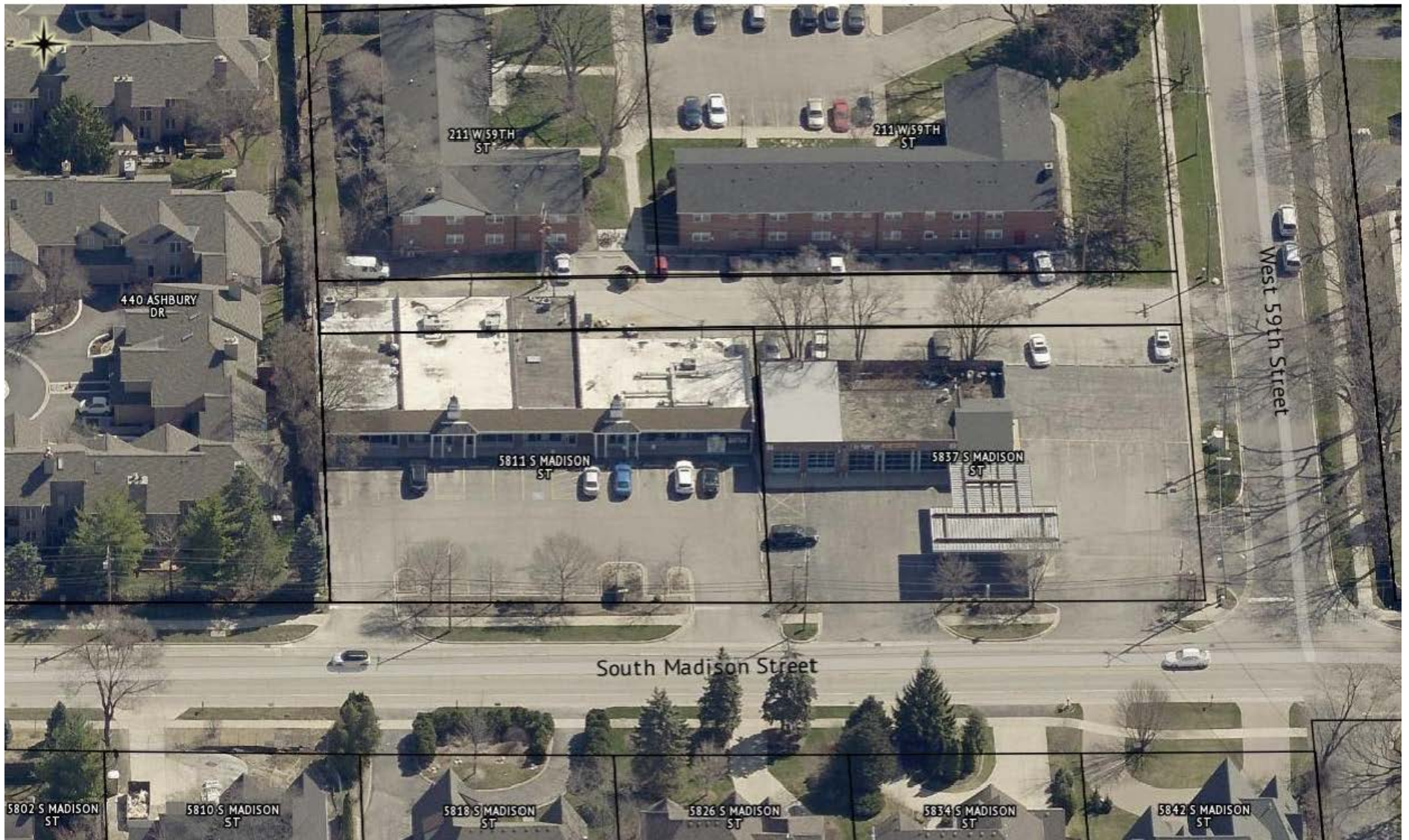
Aerial View – 5837 S. Madison Street



Birds Eye View – 5837 S. Madison Street



Birds Eye View – 5837 S. Madison Street



Street View – 5837 S. Madison Street



Looking East from Madison Street

Street View – 5837 S. Madison Street



Looking North from 59th Street



**VILLAGE
OF HINSDALE** FOUNDED IN 1871

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Samir and Ghada Sharabatee
Address: 7517 Savoy Lane, Unit A
City/Zip: Bridgeview, IL
Phone/Fax: (312) 459-3099 /
E-Mail: ghada.sharabatee@gmail.com

Owner

Name: Hinsdale Partners LLC
Address: 321 N. Clark Street, Ste. 500
City/Zip: Chicago, IL 60654
Phone/Fax: (312) 445 -6300 /
E-Mail: jehrlich@priceassocinc.com

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

Name: Wade Joyner (Wade Law, Chtd)
Title: Attorney
Address: POB 234
City/Zip: Big Rock, IL 60511
Phone/Fax: (630) 768-1042 /
E-Mail: wade@wadelawattorney.com

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

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

- 1) None
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 5837 South Madison Street, Hinsdale, Illinois

Property identification number (P.I.N. or tax number): 09 - 13 - 103 - 024

Brief description of proposed project: The site was improved with and used as an automotive repair shop prior to the

Zoning Code. This use ceased in approximately 2019. Applicant has a lease with the property owner to again use the site as

an automotive repair shop. We must reestablish this as a Special Use since the use ended more than 3 months ago.

General description or characteristics of the site: Automotive Repair Shop, with 6 other retail units, currently a
grocery store and nail salon, with the rest vacant.

Existing zoning and land use: B1

Surrounding zoning and existing land uses:

North: R-5

South: R-5

East: R-6

West: R-3 (Clarendon Hills)

Proposed zoning and land use: B-1, Automotive Repair Shop

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: 5-105(c)(7)

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 5837 South Madison Street, Hinsdale, Illinois

The following table is based on the B-1 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250	54,360
Minimum Lot Depth	125'	302'
Minimum Lot Width	50'	180'
Building Height	30'	14'
Number of Stories	2	1
Front Yard Setback	25'	60'
Corner Side Yard Setback	25'	73.82'
Interior Side Yard Setback	10'	20'
Rear Yard Setback	20'	.44'
Maximum Floor Area Ratio (F.A.R.)*	35%	22% [12,130/54,360]
Maximum Total Building Coverage*	NA	NA
Maximum Total Lot Coverage*	90%	95% [2,610/54,360]
Parking Requirements	52 [See Attached Table]	55 [See Attached Table]
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: The Parcel, improvements and Automotive Repair Shop Use pre-date the Zoning Code.

The authority in the Zoning Code for approving this Application is Article 10, generally, and 10-105 specifically.

Note: The Front of the Property is 59th Street. Corner Side Yard is Madison Street. Rear Yard is the North Lot Line. Interior Side Yard is the East Lot Line.

Village of Hinsdale Plan Commission Application
Parking Requirement Detail to Table Of Compliance
5837 South Madison Street, Hinsdale

Unit	Square Foot	Use	Code 9-104	Parking Standard	Required Parking
Parcel 1	2,927	Auto Repair	J1(e)(i)	1 for 250 sf	12
Parcel 2:					
5811	1,750	Vacant	J1(e)(i)	1 for 250 sf	7
5815	1,750	Vacant	J1(e)(i)	1 for 250 sf	7
5817	1,200	Vacant	J1(e)(i)	1 for 250 sf	5
5819	1,200	Vacant	J1(e)(i)	1 for 250 sf	5
5825	1,200	Shiny Nails	J1(e)(i)	1 for 250 sf	5
5827	2,103	Hinsdale Food Mart	J1(e)(i)	1 for 200 sf	11
Total					52

Note: The Property has 55 spaces, 3 more than required by the Code. This includes 2 accessible spaces. The Illinois Accessibility Act requires 3 accessible spaces. The 2 spaces noted on the Survey will be converted to a third accessible space. With this change, the Property will have 54 spaces, 2 more than required by the Code.

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 21st day of September, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

GHADA SHARABATEE

Name of applicant or authorized agent

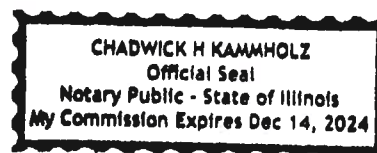

Signature of applicant or authorized agent

SAMIR SHARABATEE

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 21st day of
September, 2021.


Notary Public



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.
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 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.
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 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
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- 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 27th day of September, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

James Shulish
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 27th day of
September, 2021.

Thomas Jung
Notary Public

4

THOMAS JUNG
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 27, 2022



**VILLAGE
OF HINSDALE** FOUNDED IN 1855

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 5837 Madison Street, Hinsdale. Illinois

Proposed Special Use request: Automotive Mechanic Shop

Is this a Special Use for a Planned Development? ☒ **No** ☐ **Yes** (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

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

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

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

Yes. The Property is zoned B-1, and the Special Use is allowed in this zoning district. The Property has been used for an Automotive Repair Shop prior to the 1981 Zoning Code.

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

It will not. The Property use as an Automotive Repair Shop did not have an adverse impact of the development of the adjacent properties. It ' s continued use as an Automotive Repair Shop will no change the character of the area, or the public health, safety, and general welfare.

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

Yes. The Special Use of an Automotive Repair Shop will not dominate the immediate vicinity more than it may have since 1962 and will not interfere with the use of the neighboring properties, which were developed after the Property.

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Yes. The Automotive Repair Shop use has been served adequately and no changes are being made to the Property that change the service needs. Applicant does not need additional public facilities or services.

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

It will not. Applicant is not aware of any traffic congestion caused by the Automotive Repair Shop use in prior years and is not changing the use. The entrance to the Property is on Madison Drive, a primary thoroughfare.

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

It will not since there will be no physical changes to the Property.

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

It does, including the requirements of Article X.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

None

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

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

It is in the best interest of the community for this Property to be used at an Automotive Repair Shop. It is part of the community, has served the community for generations and is in a convenient location for the community.

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

Give the historical public benefit this is the appropriate location and the highest and best use of the Property.

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

Since the surrounding development occurred after this Property was used as an Automotive Repair Shop, the developers of the surrounding parcels would have taken this Property into consideration and minimized any adverse effects on their developments.

Location	Year Built	Name	Zoning
North	1991	Asbury Woods	R-5
South	1960	Same owner as 5837 S. Madison St.	B-1
East	1963	Hidden Lakes of Hinsdale	R-6
West	2017	5818 S Madison Street	R-1
West	2004	5826 S Madison Street	R-1
West	2001	5834 S.Madison Street	R-1
West	2008	5842 S.Madison Street	R-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: Hinsdale Discount Tires and Automotive, Inc

Owner's name (if different): Hinsdale Partners, LLC

Property address: 5837 South Madison Street

Property legal description: [attach to this form]

Present zoning classification: B-1, Community Business District

Square footage of property: 54,360

Lot area per dwelling: NA

Lot dimensions: 180' x 302'

Current use of property: Grocery Store, Nail Salon, 5 vacant units

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

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

Brief description of request and proposal:

Special Use for existing Automotive Repair Building since this use expired in 2019.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>180'</u>	<u>25'</u>
interior side(s)	<u>302' /</u>	<u>10' /</u>

Provided:**Required by Code:**

corner side	<u>302'</u>	<u>25'</u>
rear	<u>180'</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>60'</u>	<u>25'</u>
interior side(s)	<u>20' /</u>	<u>10' /</u>
corner side	<u>73.82</u>	<u>25'</u>
rear	<u>.44'</u>	<u>20'</u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u></u>	<u></u>
York Rd. Center:	<u></u>	<u></u>
Forest Preserve:	<u></u>	<u></u>

Building heights:

principal building(s):	<u>14'</u>	<u>30'</u>
accessory building(s):	<u>14'</u>	<u>15'</u>

Maximum Elevations:

principal building(s):	<u>14'</u>	<u></u>
accessory building(s):	<u>14'</u>	<u></u>

Dwelling unit size(s):	<u>NA</u>	<u>NA</u>
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Total building coverage:	<u>NA</u>	<u>NA</u>
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Total lot coverage:	<u>95%</u>	<u>90%</u>
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Floor area ratio:	<u>22%</u>	<u>35%</u>
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Accessory building(s):	<u>Gas Pump Island -- no longer in use nor proposed to be.</u>
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Spacing between buildings: [depict on attached plans]

principal building(s):	<u>5'</u>	<u>NA</u>	<u></u>
accessory building(s):	<u>20'</u>	<u>NA</u>	<u></u>

Number of off-street parking spaces required: 52

Number of loading spaces required: 0

Statement of applicant:

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

By: _____
Applicant's signature

Applicant's printed name

Dated: _____, 20____.

Provided:

Required by Code:

corner side
rear

Attached

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

_____/_____

_____/_____

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

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

GHADA SHARABATEE

Applicant's printed name

Dated: September 21, 2021.



October 29, 2021

Village of Hinsdale
Plan Commission
19 East Chicago Ave.
Hinsdale, IL 60521

**Re: Application for Auto Mechanic Shop
5837 South Madison Street (Madison Street and 59th Street)**

Dear Commissioners:

I represent Applicants Samir and Gina Sharabatee. We are requesting Village approval to own and operate an Auto Mechanic Shop as tenants of the Property. Included with this letter is the Plan Commission Application, Special Use Permit Criteria, Application for Certificate of Zoning Compliance, ALTA Survey, Interior Floor Plan, exterior photos, and proof of ownership of their Landlord.

There is an existing, vacant Auto Mechanic Shop building on the Property, which was constructed and operated prior to the Village Zoning Code. The space has been vacant since 2019, so we need a Special Use Permit to reopen it. The space is part of a business complex of 7 units.

A few details of their business:

Hours of Operation: Monday through Friday 9am -6pm. Saturday 9am-5pm. Closed Sunday.

Scope of Work: They will perform mechanical diagnostic, repair and maintenance on domestic and foreign vehicles, including work on engines, transmissions, emissions, EVAP systems, electrical systems, exhaust systems tire repair/replacement, wheel alignment, steering and suspension systems. The Shop's work does not include shredding tires.

Employment: We estimate the Shop will have 5 employees.

Outdoor Use: There will not be outdoor operations, nor will there be storage of equipment, product or other materials. Vehicles to be repaired will be parked in the outdoor, off-site parking until they are repaired. However, these vehicles will be on the property for a few hours to no more than two days, as occurs with other typical vehicle repair businesses.

Size of Space: 9,829 square feet.

We look forward to presenting this project to you. Thank you for your consideration.

Sincerely,


Wade Joyner





5/25/2017 11:25:33 AM

PARCEL 1:

THE SOUTH 150.00 FEET OF THE WEST 150.00 FEET OF LOT 5 IN BLOCK 6 IN BRANIGAR BROS. HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2:

THE WEST 180.00 FEET (EXCEPT THE SOUTH 150.00 FEET OF THE WEST 150.00 FEET THEREOF) OF LOT 5 IN BLOCK 6 IN BRANGAR BROS. HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS

MADISON

SIREI

PARCEL

PARCEL

59TH

STREET

BASIS OF BEARING

ILLINOIS STATE PLANE COORDINATES
EAST ZONE, NAD83-IL12

FLOOD ZONE

ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17043C0906H FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2004, THIS SITE IS ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA

54,360 SQUARE FEET = 1.2479 ACRES

ZONING DISTRICT

B-1, COMMUNITY BUSINESS

PARKING SPACES

THERE ARE 55 STRIPED PARKING SPACES ON THE SITE, 2 OF WHICH ARE DESIGNATED HANDICAP.

SCHEDULE B SURVEY ITEMS

ACCORDING TO ATTORNEY'S TITLE GUARANTY FUND COMMITMENT NUMBER 170477900003
DATED APRIL 10, 2017.
























































14. THE EASEMENT BY DOCUMENT R62-16557 AFFECTS THE PROPERTY AND IS SHOWN HEREON>
15. THE EASEMENT BY DOCUMENT R62-21753 AFFECTS THE EAST 5 FEET OF PARCEL 2 AND IS SHOWN HEREON.

TABLE A ITEMS 10 & 16

10. NO PARTY WALLS WITH ADJOINERS EXIST ON THIS PROPERTY.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED WHILE CONDUCTING THE SURVEY.

(5)

LEGEND

- | | | | |
|---|-----------------------|---|-------------------------|
|  | SANITARY MANHOLE |  | MAILBOX |
|  | SANITARY CLEANOUT |  | DOWNSPOUT |
|  | STORM MANHOLE |  | LIGHT POLE |
|  | STORM CATCH BASIN |  | OVERHEAD LIGHT POLE |
|  | STORM INLET |  | ELECTRIC MANHOLE |
|  | STORM CLEANOUT |  | TRAFFIC SIGNAL POLE |
|  | FLARED END SECTION |  | TRAFFIC CONTROL BOX |
|  | TRANSFORMER |  | TRAFFIC SIGNAL VAULT |
|  | ELECTRICAL BOX |  | RAILROAD SIGNAL POLE |
|  | CABLE T.V. BOX |  | RAILROAD SIGNAL VAULT |
|  | TELEPHONE BOX |  | UTILITY POLE |
|  | TRAFFIC CONTROL BOX |  | OVERHEAD WIRES |
|  | ELECTRIC MANHOLE |  | UNDERGROUND GAS |
|  | COMMUNICATION MANHOLE |  | UNDERGROUND ELECTRIC |
|  | TELEPHONE MANHOLE |  | UNDERGROUND TELEPHONE |
|  | ELECTRIC METER |  | UNDERGROUND FIBER OPTIC |
|  | GAS METER |  | UNDERGROUND CABLE T.V. |
|  | GAS VALVE |  | WATER MAIN |
|  | BOX |  | SANITARY SEWER |
|  | WATER VALVE |  | STORM SEWER |
|  | WATER VALVE VAULT |  | FENCE LINE |
|  | FIRE HYDRANT |  | GUARD RAIL |
|  | POST INDICATOR VALVE |  | DECIDUOUS TREE |
|  | WATER METER |  | PINE TREE |
|  | PARKING METER |  | DROVE IRON PIPE |
|  | SIGN |  | FOUND IRON PIPE |
|  | FLAG POLE |  | CROSS OUT IN CONCRETE |
|  | PIPELINE MARKER | | |
- M = MEASURED DIMENSION
R = RECORD DIMENSION

TO:
ATTORNEY'S TITLE GUARANTY FUND
SOUTH MADISON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCEL 1)
MADISON PLAZA CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCEL 2)
VISTA HOLDINGS CORP.

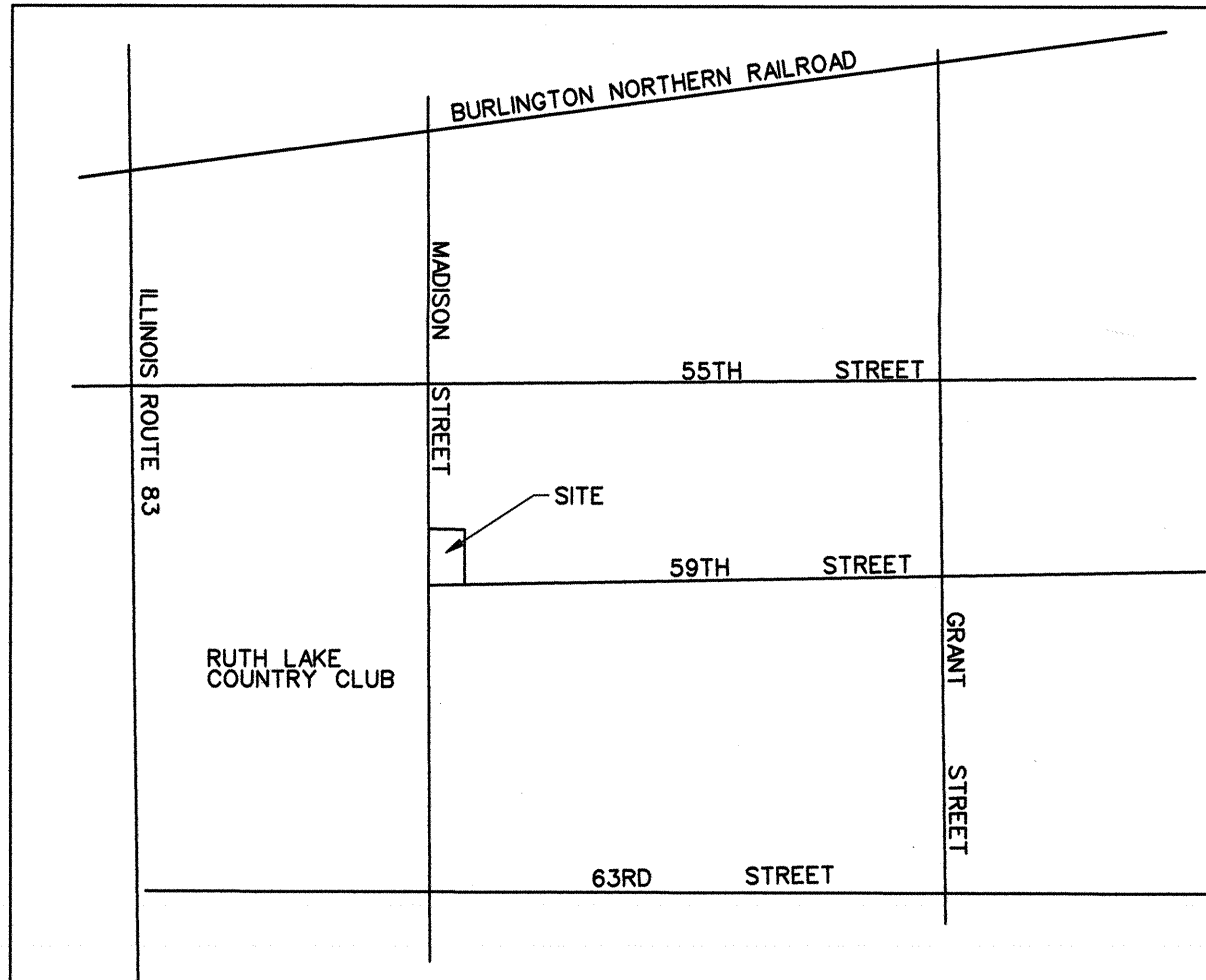
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 10, 11, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 23, 2017.

DATED THIS 25th DAY OF MAY, 2017

BY: Dany Anthony

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2689
 LICENSE EXPIRES: NOVEMBER 30, 2018
 WEBSTER, McGRATH & AHLBERG, LTD.
 207 SOUTH NAPERVILLE ROAD
 WHEATON, ILLINOIS 60187
 630-668-7603

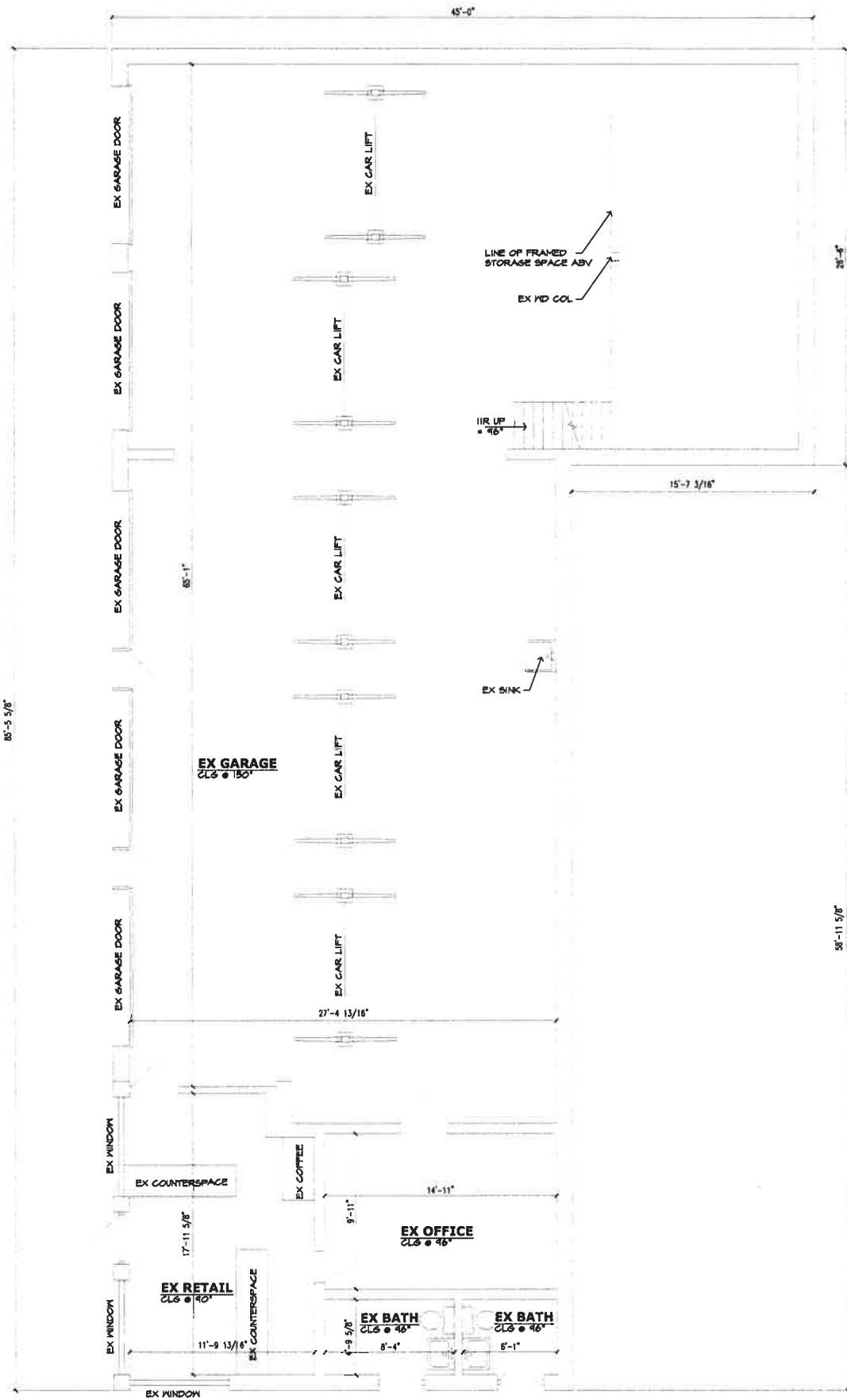
VICINITY MAP (NOT TO SCALE)



Rev	Date	Description	By	<div>ALTA/NSPS LAND TITLE SURVEY</div> <div>LOCATION: 5815-5837 S. MADISON STREET HINSDALE, ILLINOIS</div> <div>PREPARED FOR: VIST HOLDINGS CORP. PHONE: 503-701-9838</div>
<div>WEBSTER, McGRATH & AHLBERG LTD.</div> <div>VMA</div> <div>LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE</div> <div>Over a Century of Service to our Clients</div> <div>207 South Naperville Road Wheaton, Illinois 60187 (630)688-7803 Fax: (630)682-1789 Email: wma@wmaill.com Person From Whom No. 12-2935101</div>				<div>JOB #:</div> <div>43783</div> <div>DATE:</div> <div>05-25-2017</div> <div>SCALE:</div> <div>1"=20'</div> <div>SURV:</div> <div>GA</div> <div>DRAWN:</div> <div>GA</div> <div>DESIGN:</div> <div></div> <div>FILE #:</div> <div>D-32246-A</div> <div>SHEET #:</div> <div></div>

1 of 1

E:\ACTIVE-PROJECTS\43783-133811-DuPage\SURV-GA\TA 2015\43783 ALTA 2017.dgn





MEMORANDUM

DATE: December 3, 2021

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio (Physical Fitness Facility) for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District – **Public Hearing**

FOR: November 10, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: IJKLM, LLC

Subject Property: 777 N. York Road, Unit 21 (PINs: 09-01-209-007; 09-01-209-010; 09-01-209-011; 09-01-209-031; 09-01-209-032)

Site Area: 3.7 acres

Existing Zoning & Land Use: B-1 Community General Business District – Gateway Square Shopping Center

Surrounding Zoning & Land Use:

North: B-3 General Business District – Gas Station, Convenience Store, Office Building

South: O-2 Limited Office District – Office; R-4 Single Family Residential District – Single-Family Detached Homes

East: R-4 Single Family Residential District – Single-Family Detached Homes

West: O-2 Limited Office District – (across York Road) Office, Animal Hospital

APPLICATION SUMMARY

The applicant requests approval of a Special Use Permit to allow for the operation of a physical fitness facility (martial arts studio) at 777 N. York Road, Unit 21 located in the B-1 Community Business District for Premier Martial Arts. Martial arts studios are classified as physical fitness facilities, which are considered a Special Use in the B-1 Community Business District.

The public hearing for this application was scheduled by the Plan Commission at the regular meeting on November 10, 2021.

REQUEST AND ANALYSIS

The tenant space is located in the Gateway Square Shopping Center, which consists of two one-story, multi-tenant buildings and 246 parking spaces. A mix of businesses currently operate within the shopping center including restaurants, retail, educational tutoring services, physical fitness facilities, beauty salons, and other services.



MEMORANDUM

Premier Martial Arts will provide mixed martial arts and self-defense classes to children and adults. According to the applicant, the studio will operate four (4) days a week from 3:00 PM to 9:00 PM. A total of two (2) employees will be on site at any one point in time and each class will have five (5) to twenty-five (25) students. Five (5) to six (6) classes will be held a day.

The proposed tenant space measures 1,742 square feet in area. As shown on the submitted interior floor plan, the space will include a lobby and sitting area, instructional classroom area, restrooms, and a small office area.

The applicant has provided a parking analysis for review. There are currently 246 spaces provided in the shopping center. With the addition of the proposed physical fitness facility a total of 194-201 spaces would be required depending if the existing three vacant spaces were utilized as a retail or service use in the future. Per Section 9-104, there are an excess of 45-52 spaces per code requirements. It should also be noted that the applicant used gross floor area to calculate parking requirements. Per the code, off-street parking requirements are calculated using net floor area, which is the gross floor area minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; public foyers and atria intended for general public use; exterior building walls; floor space devoted to off street parking and loading; and basement floor space used only for bulk storage. If using net floor area, the required parking would result in a lower number.

There are no proposed changes to the exterior of the building or site, with the exception of signage that requires a review via a Sign Permit in the future.

REVIEW PROCESS

Pursuant to Section 11-602, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Within 60 days following the receipt of the recommendation of the plan commission, or its failure to act as above provided, the board of trustees shall either deny the application or, by ordinance duly adopted, shall grant the special use permit, with or without modifications or conditions. The failure of the board of trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the special use permit.

No Special Use Permit shall be recommended or granted unless the applicant shall establish that the Standards listed in Section 11-602(E) are met.

Public notice in the newspaper, via certified mail, and via a posted sign are required for this project. Notice of the public hearing was published in The Hinsdalean on November 18, 2021.



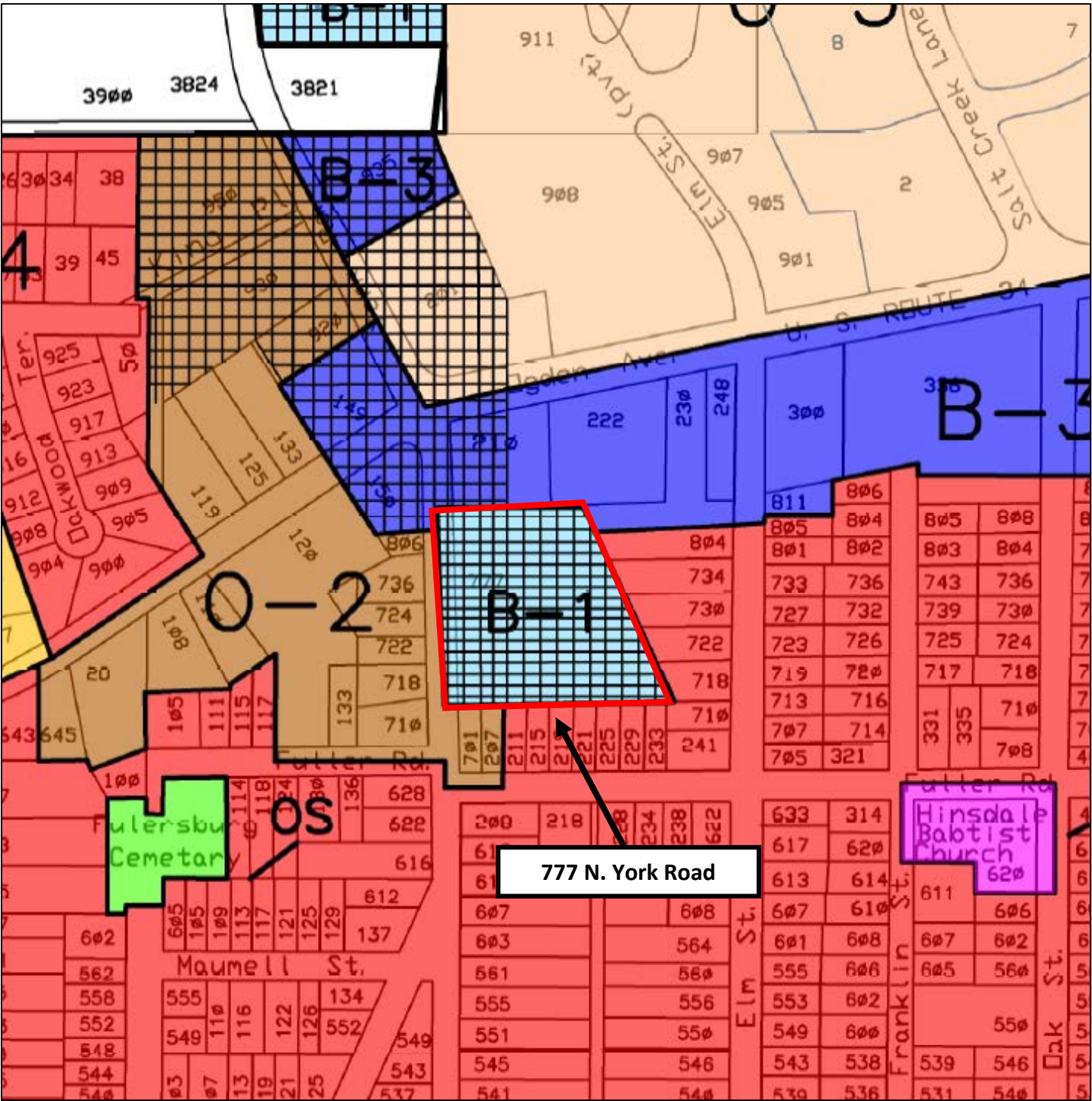
MEMORANDUM

ATTACHMENTS

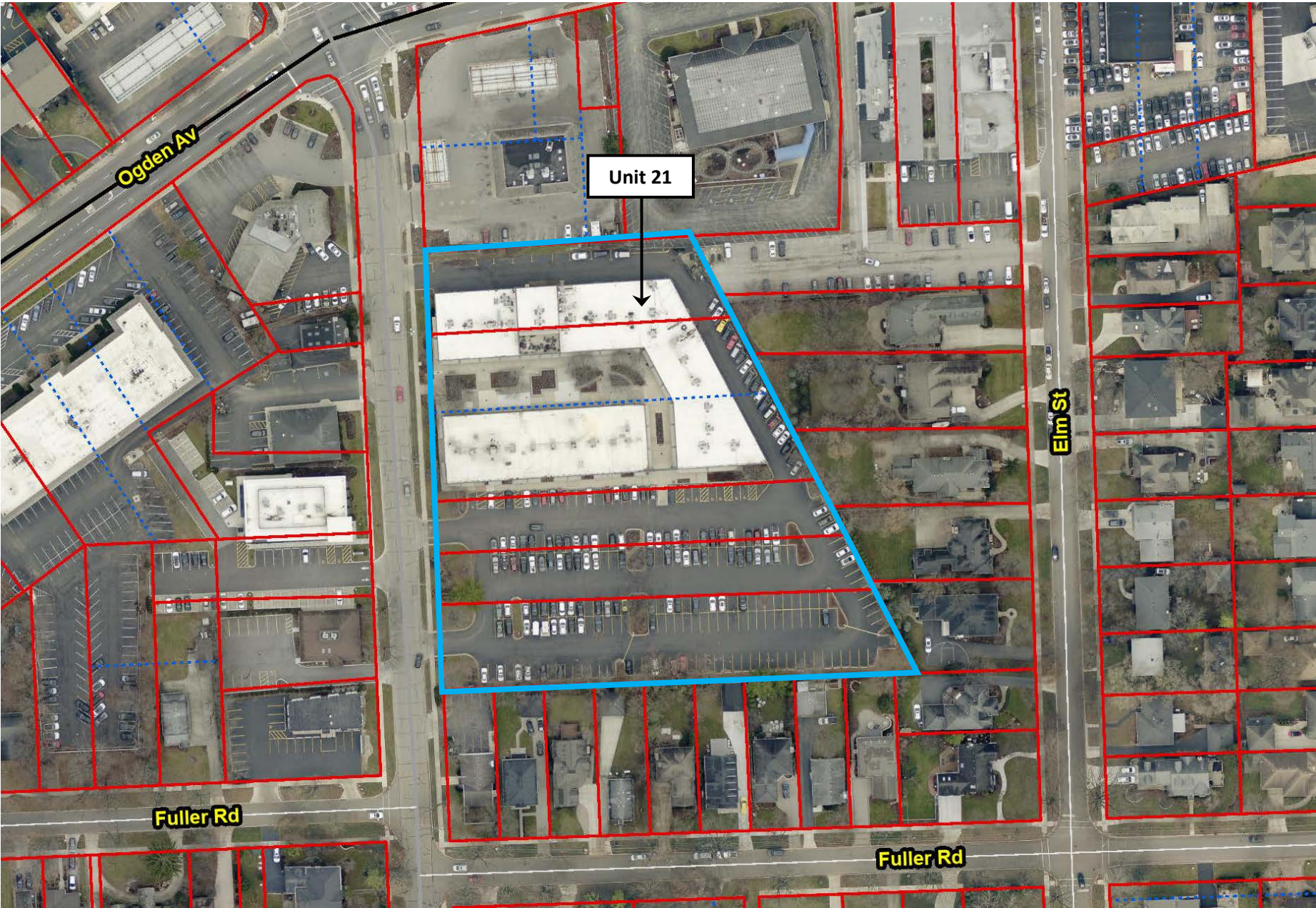
1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Special Use Permit Applications and Exhibits

[illegible]

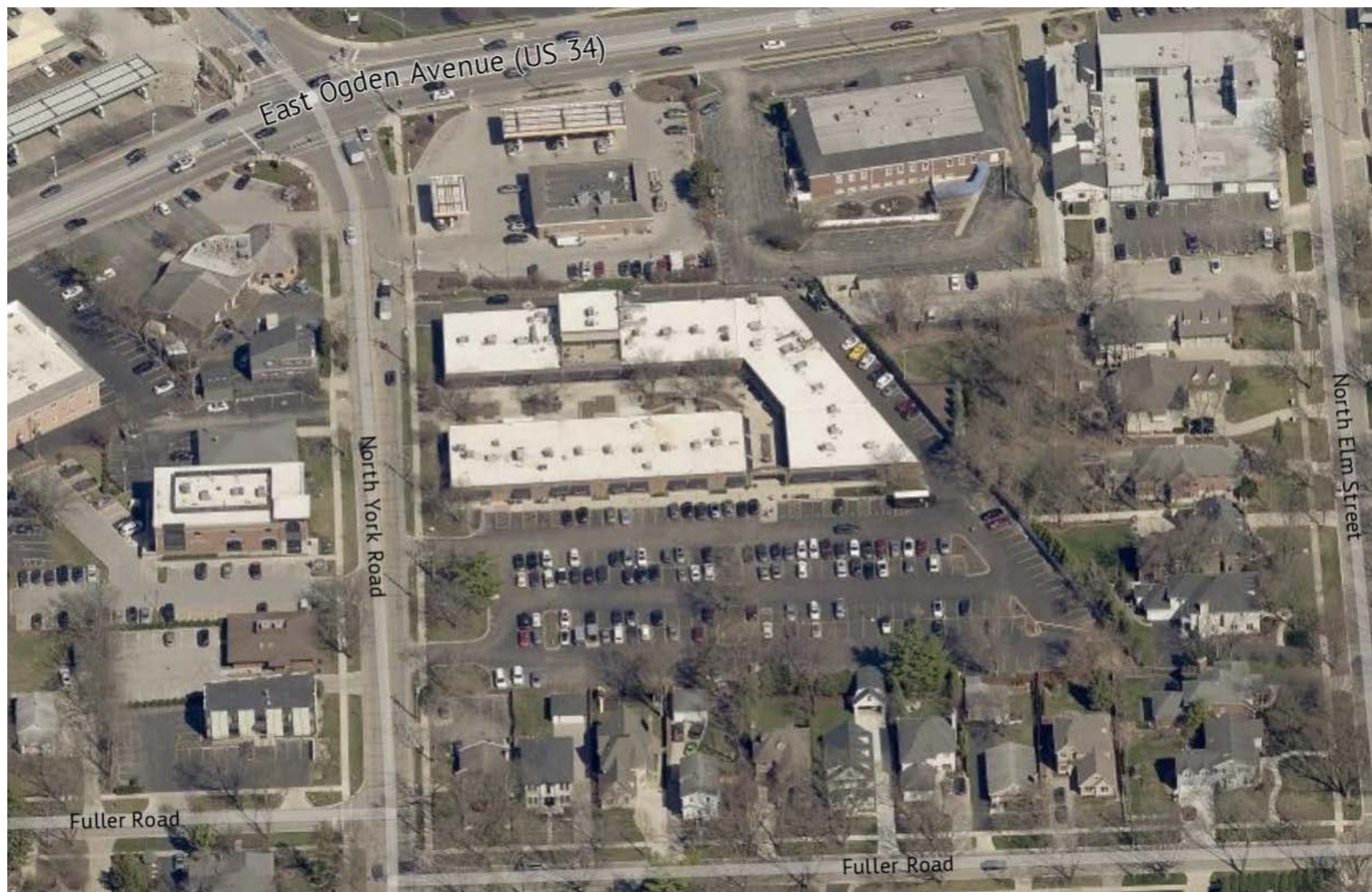
Village of Hinsdale Zoning Map and Project Location



Aerial View – 777 N. York Road, Unit 21



Birds Eye View – 777 N. York Road, Unit 21





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: IJKLM, LLC
Address: 9819 S. Millard
City/Zip: Evergreen Park 60805
Phone/Fax: (630) 442 / 8444
E-Mail: jmcclroy@becknellindustrial.com

Owner

Name: Hathaway Equities LLC
Address: 830 S. Buffalo Grove Rd., Suite 106
City/Zip: Buffalo Grove 60089
Phone/Fax: (847) 520-7000 /
E-Mail: cpmanagement.info@gmail.com

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

Name: Cathleen M. Keating
Title: Attorney
Address: 2215 York Road #550
City/Zip: Oak Brook, Illinois 60523
Phone/Fax: (630) 472-3407 / 630-472-0048
E-Mail: cmk@mccslaw.com

Name: GPN
Title: Architect
Address: 399 Lucerne Drive
City/Zip: Spartanburg, SC 29302
Phone/Fax: (864) 583-2215 / 864-583-2265
E-Mail: khenay@GPNArchitect.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: 777 N. York Road, Unit 21

Property identification number (P.I.N. or tax number): 09 - 01 - 209 - 007
09-01-209-031, 032
09-01-209-010, 011

Brief description of proposed project: physical fitness facility and martial arts studio

General description or characteristics of the site: Gateway Square is a 1-story shopping center

offering restaurants, retail, services and other business uses. 1 building has 25,225 sf; the other building has 13,575 sf. It is served by 246 parking spaces.

Existing zoning and land use: B-1 Zoning District. Land use: shopping center

Surrounding zoning and existing land uses:

North: B-3 Retail, Office, Service

South: R-4 Single Family Residence

East: R-4 Single Family Residential

West: 0-2 Limited Office and R-4 SFR

Proposed zoning and land use: B-1 (unchanged) with Special Use Permit

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: _____
children's martial arts and fitness facility

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 777 N. York Rd.

The following table is based on the B-1 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250 sq. ft.	161,258 sq. ft.
Minimum Lot Depth	125 feet	275'
Minimum Lot Width	50 feet	431'
Building Height	30 feet	26.5'
Number of Stories	2	2
Front Yard Setback	25'	14.85'
Corner Side Yard Setback	25'	n/a
Interior Side Yard Setback	10'	30'/200'
Rear Yard Setback	20'	35'
Maximum Floor Area Ratio (F.A.R.)*	0.35	no change
Maximum Total Building Coverage*	n/a	n/a
Maximum Total Lot Coverage*	90%	no change
Parking Requirements	194-201 spaces required. (per attached parking analysis)	Existing 246 spaces
Parking front yard setback	10'	40'
Parking corner side yard setback	n/a	n/a
Parking interior side yard setback	10'	10'
Parking rear yard setback	10'	no change
Loading Requirements		
Accessory Structure Information	15'	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: Front yard setback and parking rear yard setback are pre-existing; no change is being made.

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 15th day of October 2021, I/we have read the above certification, understand it, and agree to abide by its conditions.

By ISKM, LLC

Signature of applicant or authorized agent

Kevin / Jane McElroy, Mgr
Name of applicant or authorized agent

Signature of applicant or authorized agent

JAMES McElroy
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this

15 day of October

2021

Official Seal

Notary Public - State of Illinois

My Commission Expires Oct 19, 2022

Notary Public

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

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

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

By: _____

Name: Cathleen M. Keating

Address: 2215 York Road, Suite 550, Oak Brook, Illinois 60523

Subscribed and sworn to before me

This _____ day of _____, 2021.

By: _____
Notary Public

PARKING ANALYSIS
GATEWAY SQUARE - 777 N. YORK ROAD

<u>USE</u>	<u>TOTAL SF</u>	<u>CODE REQ.</u>	<u>SPACES REQUIRED</u>
<u>Retail / Restaurant</u> ##1A, 4, 8, 10, 17-18, 22, 24, 25	19,016	1 space / 200 SF	96
<u>Services – general</u> ##1B, 7, 9, 9A, 13	6,418	1 space / 250 SF	26
<u>Fitness facilities</u> ##5-6, 21	4,355		
Design capacity - ##5-6	50	1 space for each 3	
#21	30	persons of design	
Total	80	capacity	27
<u>Health Service facilities</u> #11	2,747	1 space / 175 SF	16
<u>Vacant Spaces</u> ##14, 19, 23	7,174	1 space/200 (retail) 1 space/250 (service)	36 29
TOTAL SPACES REQUIRED*/	194-201 spaces (depending upon uses of vacant space)		
TOTAL SPACES PROVIDED	246 spaces		
PARKING OVERAGE	45-52 spaces (depending upon uses of vacant space)		

*/ Square footage of each rented space shown is gross SF, not net SF. Actual numbers of required spaces would be less if calculated based upon net SF.

GATEWAY SQUARE --- 777 N. York Road

SUMMARY OF TENANTS

Suite	Tenant	Sq. ft.	Type of use
1A	Hinsdale Sandwich Shop, Inc.	2,300	Restaurant
1B	I Design Salon	1,720	Hair Salon
4	Prime 'N Tender Meats	1,340	Butcher Shop
5, 6	Sparkfit dba Air Fitness	2,680	Gym
7	Gateway Cleaners	1,340	Dry Cleaner
8	Robert J. Wilkemeyer dba Avenue Eyewear	1,340	Eyewear and Opticians
9	A.B. Edward Enterprises, Inc.	975	Custom Home Builders
9A	Bien Assorti Nail Salon	1,043	Nail Salon
10	European Children's Shoes	703	Retail / Shoes
11	Impact Physical Therapy	2,747	Physical Therapy
13	Amazing Learners dba Kumon	1,340	Math & Reading Center
14	Available	3,955	
17, 18	M & W Food dba Hua Ting Restaurant	2,670	Restaurant
19	Available	2,336	
21	Available */	1,675	
22	Garden Berry Café Inc.	3,977	Restaurant
23	Available	883	
24	Everfast dba Calico Corners	5,046	Custom Window Treatments
25	Find Gold Mfg. Jewelers	1,640	Jewelry Store
		39,710	

*/ Suite 21 is the space currently under Lease to the Applicant, IJKLM, LLC, for a fitness facility / martial arts studio.

Application for Certificate of Zoning Compliance

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>25'</u>
rear	<u>N/A</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>25'</u>	<u>15'</u>
interior side(s)	<u>10' /</u>	<u>30' / 200'</u>
corner side	<u></u>	<u></u>
rear	<u>20'</u>	<u>35'</u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u></u>	<u></u>
York Rd. Center:	<u></u>	<u></u>
Forest Preserve:	<u></u>	<u></u>

Building heights:

principal building(s):	<u>30'</u>	<u>26.5'</u>
accessory building(s):	<u>15'</u>	<u>15'</u>

Maximum Elevations:

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

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

Total building coverage:	<u>N/A</u>	<u>N/A</u>
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Total lot coverage:	<u>90%</u>	<u>no change</u>
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Floor area ratio:	<u>.35</u>	<u>no change</u>
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Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: 194-201 required; 246 provided.

Number of loading spaces required: N/A

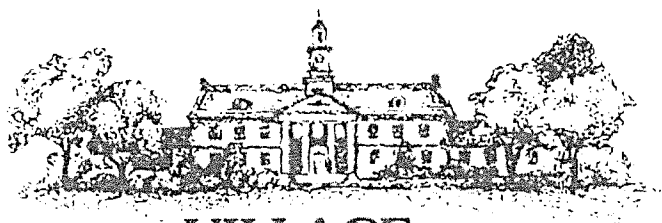
Statement of applicant:

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

IJKLM, Inc.
Applicant's printed name

Dated: October 1, 2021.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 777 N. York Road, Suite 21

Proposed Special Use request: 1,675 sq ft fitness facility/martial arts studio

Is this a Special Use for a Planned Development? ☒ **No** ☐ **Yes** (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

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

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

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

The proposed use, a fitness facility/martial arts studio, will promote health and wellness of Hinsdale children and adults.

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

The proposed use is compatible with other uses in Gateway Square and is of a size (1,675 sf) which fits the neighborhood character of the Gateway Square shopping center. It will enhance public health and fitness.

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

Both Gateway Square and the surrounding areas are fully developed with a variety of retail, office, service and residential uses. A small fitness center/martial arts studio will serve the neighborhood and be convenient for residents to access.

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Gateway Square is a fully developed shopping center with adequate streets, utilities, drainage, and other public facilities and services.

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

Students will use the facility from 3:00 to 9:00 p.m., 4 days/week. Only 1 class will be offered at a time. The capacity of the facility (max of 25 students) will not cause traffic congestion.

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

No new exterior construction is being performed. Applicant is only doing interior renovations, per interior drawings.

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The existing Gateway Square shopping center complies with all zoning standards.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

N/A

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

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

The proposed martial arts studio will provide athletic training and fitness services for Hinsdale children and adults in an area where these services are not currently provided; these programs will enhance fitness, wellness and confidence.

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

Applicant believes this location is the best place in Hinsdale in which to locate this business.

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

N/A - no new construction

*Lease / Proof of Ownership /
Ltr of Auth.*

September 28 2021

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue, Hinsdale, IL 60521
bsalmon@villageofhinsdale.org

Re: Application for Special Use – IJKLM, LLC d/b/a Premier Martial Arts
Gateway Square # 21
777 N. York Road
Hinsdale, Illinois 60521

Dear Ms. Salmon:

This letter constitutes authorization from the Hathaway Equities LLC, as owner of the Gateway Square shopping center, for IJKLM, LLC to file an application for a special use permit to operate a fitness facility/martial arts studio in Unit 21 of Gateway Square.

Hathaway Equities LLC

By: _____

Its _____

M. J. Pen



Chairman and Members of
Hinsdale Plan Commission
19 E. Chicago Ave.
Hinsdale, Illinois 60521

Re: Martial Arts Studio – Gateway Square

Dear Chairman and Commissioners:

Our company has agreed to lease space #21, consisting of 1,675 SF, at Gateway Square Shopping Center, for a mixed martial arts studio, offering classes for children and adults, under the Premier Martial Arts system.

Our Premier Martial Arts studio will provide mixed martial arts and self-defense classes designed to improve students' confidence by being able to defend themselves and their families. Our mixed martial arts system is a hybrid style that incorporates the techniques and concepts of Kickboxing, Israeli Krav Maga, Kali, and Submission Grappling.

Students will focus their training on acquiring and perfecting required skill sets. Students will gain confidence from a curriculum that teaches skills at which they can easily be proficient. Students will perform daily from skill and instinct and not from memorization. Students will be promoted based upon class attendance and skills; students will be individually ranked and promoted.

Students trained in Premier Martial Arts will be part of a positive, like minded, exciting group of people and they will feel included in one of the largest martial arts organizations in the world.

We offer the following specifics about our classes:

- Target age range for each class and length of each class
 - Tiny Champs Program: Ages 3 to 4 – 30 mins.
 - Little Champs Program: Ages 5 to 7 – 45 mins.
 - Premier Kids Program: Ages 8 to 12 – 60 mins.
 - Teen & Adult Training: Ages: 13+ – 1 hour 30 mins.
 - There are also black belt programs for all ages that are designed to take the students training to the next level. This special program is considered in the class time above.
- Minimum and maximum size of each class
 - Min / max students per week - 80 students to 220 students
 - Min / max students per class - 5 students to 25 students per class
 - 5 to 6 classes per day (4 days per week)

Hinsdale Premier Martial Arts

Studio Number 1

- Parent engagement
 - Parents have the option either to drop off their children at the studio and enjoy the shopping center (or run errands nearby), or to remain in the studio and observe the class. Our space will have a designated seating space for parents who choose to stay and observe.
- Hours of operation
 - 3:00PM to 9:00PM, four (4) days per week
- Goals of the business
 - To emphasize quality of performance and skill acquisition as the main requirements for advancement.
 - To focus our curriculum on self-protection and blended martial arts training.
 - To provide a workout that burns off more calories than virtually any other activity, while increasing lean muscle mass
 - To provide an exciting class instruction that improves consistency, which is the key to success in any activity
 - To encourage students to learn the self-discipline it takes to lose weight and keep it off
 - To provide training in the martial arts that is a fun and exciting part of a student's life.
- Estimated # of employees
 - Total employees in company: 2-3 Full time staff plus 2 owners of the business
 - Total employees on site at any one time: 2

Submitted with this letter are photos of actual PMA students and classes. We are excited about bringing Premier Martial Arts to Hinsdale and look forward to working with you to bring our dream to fruition.

IJKLM, LLC

By:

Kevin McElroy, Manager

James McElroy, Manager

Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



Hinsdale Premier Martial Arts
Studio Number 1



ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4 OF THE TOWN OF FULLERSBURG (NOW KNOWN AS HINSDALE); THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF YORK ROAD (FORMERLY KNOWN AS CASS STREET), A DISTANCE OF 203.99 FEET, TO AN EXISTING IRON STAKE FOR THE POINT OF BEGINNING; THENCE EASTERLY, THIS LINE HEREAFTER REFERRED TO AS LINE "A", A DISTANCE OF 275.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHEAST 1/4 OF SECTION 1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOTS 23, 24 AND 25 OF SAID HINSDALE HIGHLANDS, A DISTANCE OF 478.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, ALSO BEING THE NORTH LINE OF LOT 26 OF SAID HINSDALE HIGHLANDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 26 AND ALONG THE NORTH LINE AND THE WESTERLY EXTENSION THEREOF OF WALKER'S FIRST ADDITION TO FULLERSBURG (NOW KNOWN AS HINSDALE) BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 507.28 FEET TO THE CENTER LINE OF SAID YORK ROAD, THENCE NORTHERLY, ALONG THE CENTER LINE OF SAID YORK ROAD, A DISTANCE OF 431.35 FEET TO THE WESTERLY EXTENSION OF LINE "A" AFORESAID; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION OF LINE "A", A DISTANCE OF 33.02 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF YORK ROAD (FORMERLY KNOWN AS CASS STREET) AS PLATTED ON SEVERSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHEAST 1/4 OF SECTION 1, LYING WESTERLY OF AND ADJOINING LOTS 1 AND 2 OF SAID SEVERSON'S SUBDIVISION; IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: GATEWAY SQUARE (777 N. YORK ROAD - HINSDALE, ILLINOIS)

SURVEYOR'S NOTES:

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1401 880013553 02 WITH AN EFFECTIVE DATE OF MARCH 17, 2014 AND LAST REVISED APRIL 4, 2014.

Q 22. PUBLIC UTILITY EASEMENT OVER THE EAST 10 FEET OF THE SOUTHERLY 54.7 FEET OF LOT 2, IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF SEVERSON'S SUBDIVISION, RECORDED DECEMBER 27, 1955 AS DOCUMENT 821797, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., DATED MARCH 7, 2005, AS JOB NO. 02-05-114. [SURVEYOR'S NOTE: PLOTTED ON DRAWING]

Q 23. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE 10 FOOT WIDE STRIP DESCRIBED IN "EXHIBIT A" OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED MARCH 7, 1988 AS DOCUMENT 886-21281, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., DATED MARCH 7, 2005, AS JOB NO. 02-05-114. [SURVEYOR'S NOTE: PLOTTED ON DRAWING]

R 24. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY D/B/A SBC AMERITECH ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R2003-237310, AFFECTING A FIVE (5) FOOT WIDE STRIP OF LAND LYING ALONG, ADJACENT TO AND RUNNING PARALLEL WITH THE EASTERLY LINE OF HEREDESCRIBED PROPERTY, OF THE SOUTH LINE OF LOT 2 IN SEVERSON'S SUBDIVISION, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., DATED MARCH 7, 2005, AS JOB NO. 02-05-114. [SURVEYOR'S NOTE: PLOTTED ON DRAWING]

P 27. RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND FALLING WITHIN YORK ROAD RUNNING ALONG THE WESTERLY LINE OF THE LAND. [SURVEYOR'S NOTE: RIGHTS NOT PLOTTABLE]

X 28. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES, IF ANY, AS DISCLOSED BY SURVEY PREPARED BY LANDMARK ENGINEERING GROUP, INC., AS JOB NO. 02-05-114, DATED MARCH 7, 2005, RESPECTING THE FOLLOWING: ELECTRIC METER AND LIFT STATION, ELECTRIC BOX, CATCH BASINS, MANHOLES, SANITARY MANHOLES AND OVERHEAD UTILITY SERVICE. [SURVEYOR'S NOTE: RIGHTS NOT PLOTTABLE]

PERMANENT INDEX NUMBER: 09-01-209-007, 09-01-209-010, 09-01-209-011, 09-01-209-031 & 09-01-209-032

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM YORK ROAD, A LEGALLY OPENED AND PUBLICLY USED AND MAINTAINED STREET.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE POSTED ADDRESS IS 777 N. YORK ROAD, HINSDALE

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0903H WITH A MAP EFFECTIVE DATE OF DECEMBER 16, 2004, SHOWS THAT THE PROPERTY FALLS WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 161,258 SQUARE FEET, OR 3.7020 ACRES, NOT INCLUDING 9,034 SQUARE FEET, OR 0.2074 ACRES TAKEN OR USED FOR YORD ROAD.

TABLE A - ITEM 6(a) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF HINSDALE ZONING MAP FINDS THE PROPERTY TO BE IN ZONE "B-1-COMMUNITY BUSINESS DISTRICT".

TABLE A - ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR AREAS OF INDIVIDUAL BUILDING FOOTPRINTS.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON, CONTAINS A TOTAL OF 246 EXISTING PAINTED PARKING SPACES, CONSISTING OF 240 REGULAR SPACES AND 6 DESIGNATED HANDICAPPED SPACES.

TABLE A - ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 14 DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING.

TABLE A - ITEM 16 OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS: EVIDENCE OF RECENT REPLACEMENT OF UTILITY POLES ALONG THE WEST AND NORTH LINES OF THE PROPERTY.

TABLE A - ITEM 18 OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL: NO OBSERVABLE EVIDENCE FOUND AT TIME OF LAST FIELD INSPECTION.

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE } SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:

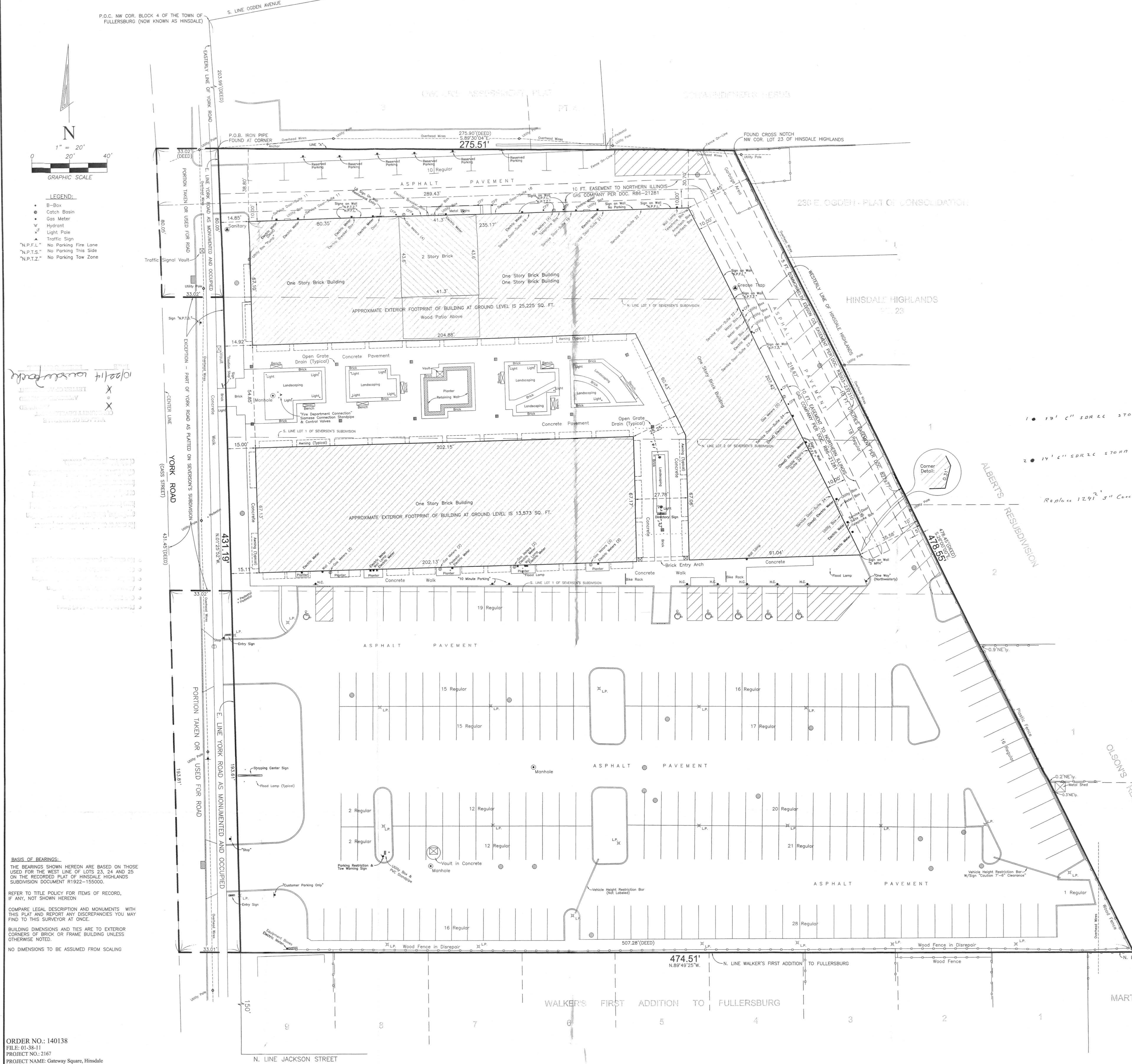
INLAND GATEWAY SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
HATHAWAY EQUITIES, LLC
CHICAGO TITLE INSURANCE COMPANY;

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 8, 9, 11(a), 14, 16, AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2, 2014. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 14TH DAY OF APRIL, A.D. 2014



THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409 (EXPIRES NOVEMBER 30, 2014)
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-4840 (EXPIRES APRIL 30, 2015)



ORDER NO.: 140138
FILE: 01-38-11
PROJECT NO.: 2167
PROJECT NAME: Gateway Square, Hinsdale
FOR: Inland Real Estate Corporation

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SOLE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE USED IN ANY WAY. WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT SHALL BE RETURNED TO THE ARCHITECT UPON DEMAND.

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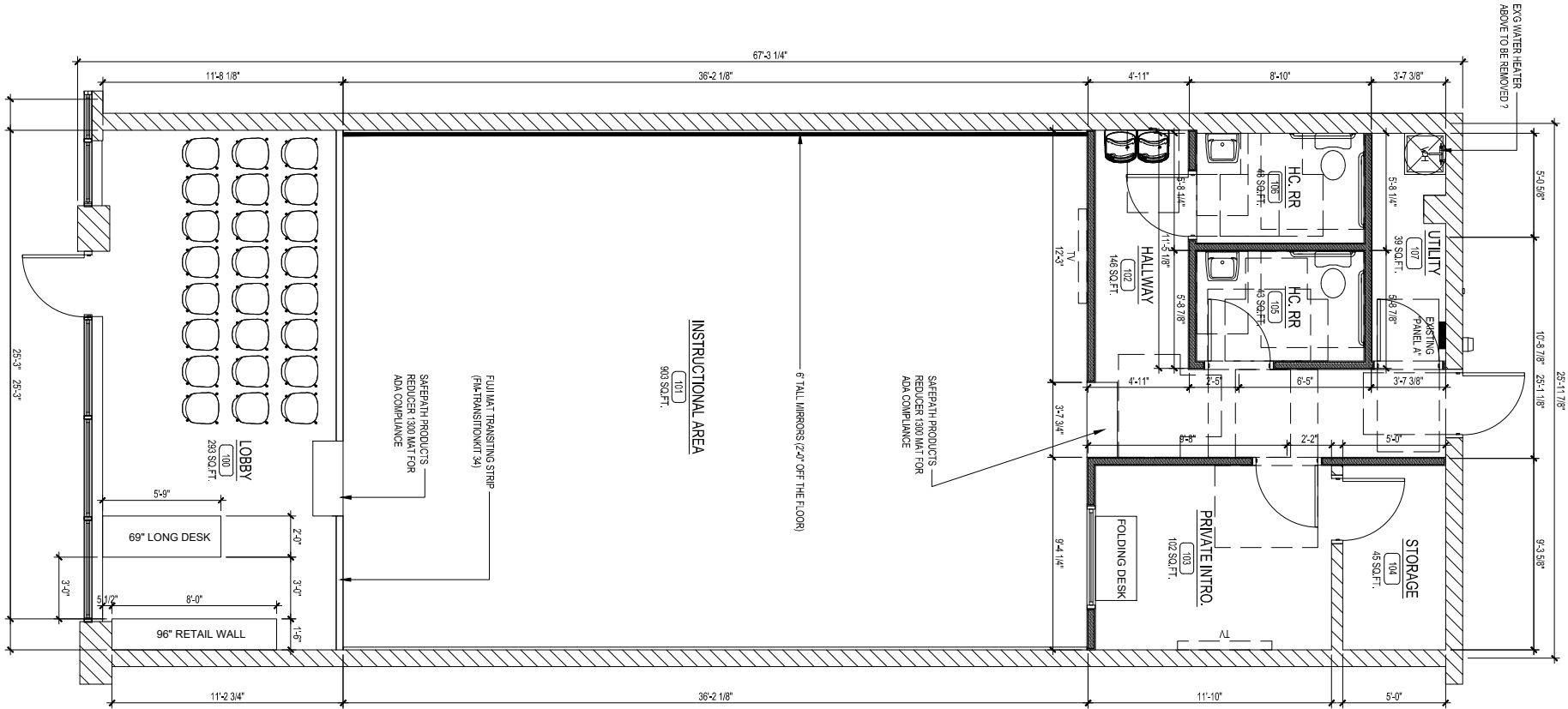
399 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F: 864.583.2265
www.GPNArchitecture.com

PROJECT NUMBER 21-179



777 NORTH YORK ROAD
UNIT 21
HINSDALE IL, 60521

1
PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

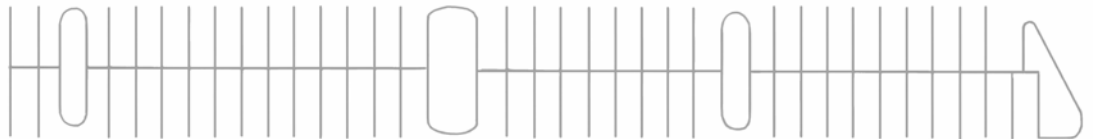
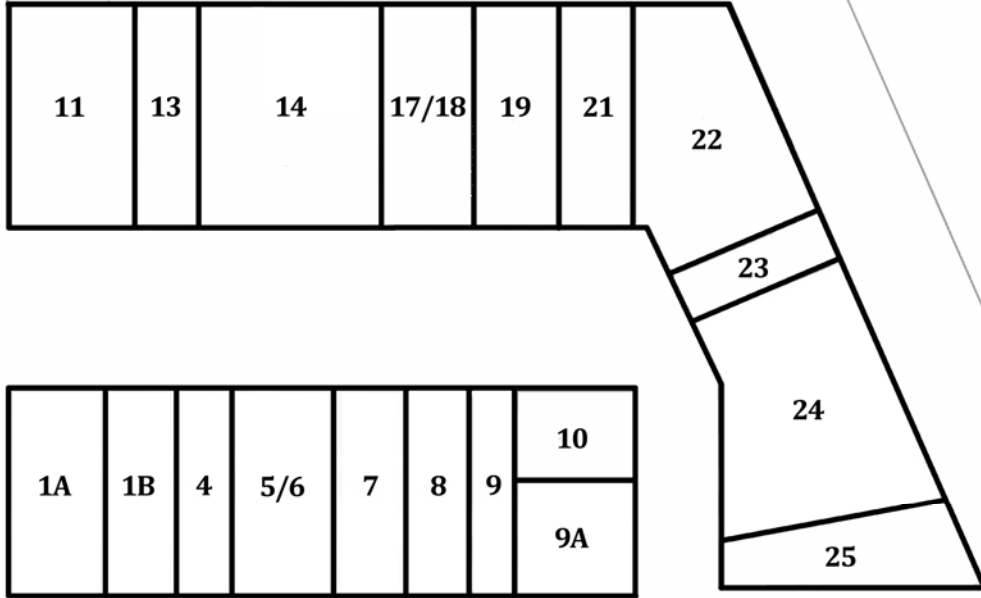


SQUARE FOOTAGE ANALYSIS			
TOTAL LEASABLE SQUARE FOOTAGE - 1742 SQ. FT.			
TOTAL USEABLE SQUARE FOOTAGE - 1640 SQ. FT.			
INSTRUCTIONAL AREA (993 SF)			
LOBBY (263 SF)			
OTHER SPACE (444 SF)			
UNDER 2006 INTERNATIONAL BUILDING CODE -			
LIMITED TO 15 TOTAL OCCUPANTS WITH A SINGLE RESTROOM.			
OCCUPANCY LOAD = 29			
INSTRUCTIONAL AREA (993 SF / 50)			
LOBBY (263 SF / 10)			
BACK OF HOUSE (444 SF / 100)			
UNDER 2006 INTERNATIONAL BUILDING CODE -			
LIMITED TO 15 TOTAL OCCUPANTS WITH A SINGLE RESTROOM.			

21-179 - Test-Fit Plan - Rev. 03 - 2021-09-03

Ogden Avenue

York Road





MEMORANDUM

DATE: December 3, 2021

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-32-2021 – 820 N. County Line Road – Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District

FOR: December 8, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Juanita Durkin

Subject Property: 820 N. County Line Road (PIN: 09-01-213-008)

Site Area: 0.4 acres (17,684.5 square feet)

Existing Zoning & Land Use: R-4 Single Family Residential District – Single-Family Detached Home

Surrounding Zoning & Land Use:

North: R-4 Single Family Residential District – Single-Family Detached Homes

South: R-4 Single Family Residential District – Single-Family Detached Homes

East: R-4 Single Family Residential District – (across Jefferson Street) Single-Family Detached Homes

West: R-4 Single Family Residential District – (across Oak Street) Single-Family Detached Homes

APPLICATION SUMMARY

The applicant requests approval of a Final Plat of Subdivision to subdivide one (1) 17,684.5 square foot lot located at 820 N. County Line Road into two (2) code compliant lots in the R-4 Single Family Residential District. The subject property is surrounded by the R-4 Single Family Residential District to the north, east, south and west.

The subject property is considered a through lot and is improved with a single-family detached home. Per the applicant, the existing house is to remain and the new subdivided lot is intended to be sold for future development. The new subdivided lot would remain vacant until sold to a new owner. There are currently no plans to redevelop the new lot.

The Village Board approved a Tentative Plat for the subdivision on October 20, 2020 by Ordinance No. O2020-25 (attached). As part of the Tentative Plat approval, the Plan Commission and Village Board allowed for the waiver of the below requirements (Items D, E, F, J, K, and L) deemed unnecessary or not pertinent to the particular subdivision in accordance with Title 11-7-7 of Village Code:



MEMORANDUM

- A. Title of proposed subdivision.
- B. Exact boundaries of property to be subdivided.
- C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof.
- D. Watercourses on or adjacent to the property.
- E. Contour lines on two foot (2') intervals.
- F. The name, width and location of existing roads or streets on, abutting or intersecting the property.
- G. The name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown.
- H. The layout and dimensions of lots and blocks on the property.
- I. Proposed setback lines in accordance with applicable zoning laws.
- J. Name of owner or sponsor of the subdivision.
- K. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property.
- L. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites.
- M. Location of special management areas and riparian areas.
- N. Such other information or features that the Plan Commission may request.

REQUEST AND ANALYSIS

The applicant proposes to subdivide the existing 17,684.5 square foot lot into two (2) code-compliant lots that are nearly equal in size. Lot 1, which is accessible from County Line Road, will measure 8,842.53 square feet. Lot 2, which will be accessible from Jefferson Street, will measure 8,842.02 square feet in size. An existing single-family home is proposed to remain on Lot 1. Lot 2 will remain vacant and plans for new construction would be proposed in the future by a separate owner. At this time, the applicant is only proposing to subdivide the existing lot. There are no plans to demolish the existing single-family home or develop either lot at this time.

As shown on the submitted Table of Compliance, the proposed lots meet the bulk requirements for the R-4 Single Family Residential District. In accordance with Section 3-110(I)(2), a through lot that does not meet the bulk requirements listed in the table in Section 3-110 is capable of being subdivided into two (2) lots of substantially equal area containing not less than 8,750 square feet (87.5% of the 10,000 square foot required lot area required in the R-4 District) and have a no less than a 50 foot lot width and 100 foot lot depth required in Sections 10-105(A)(2)(b) and (c) for the R-4 District. Each of the resulting lots shall be deemed to be a legal nonconforming lot of record subject to the requirements of Section 10-105 of this code regarding nonconforming lots. The full text listed in Section 3-110(I)(2) is attached for review.

The applicant or future owner will need to verify that all bulk requirements are met at the time of building permit submittal. For example, exact calculations for floor area ratio, lot coverage, building height, and building elevation are not known at this time and will be calculated based on future construction plans. Any future development will be required to meet Village code requirements.



MEMORANDUM

Per Title 11-1-11 of the Village Code, the Plan Commission may, at its discretion, waive the requirements for a final plat which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision. Title 1-1-15 also allowed the Plan Commission to recommend and the Board of Trustees to approve one or more variations from the requirements of Sections 11-1-7, 11-1-10, 11-1-11, 11-1-12, and 11-1-13 for a plat of subdivision; provided, however, that no such variation shall be granted that would detract from or adversely affect the general plan, intent, or spirit of the code or of any building or zoning regulations applicable to the property. Any such recommendation by the Plan Commission shall be made in writing and be transmitted to the Board of Trustees along with the Plan Commission's recommendation or other action on such plat of subdivision. The full requirements outlined in Title 11-1-7 through Title 11-1-11 are attached for review.

The applicant has requested that several requirements be waived, which are identified and included in a written response in the application packet. At this time, the applicant is only proposing to subdivide the existing lot. There are no development plans for either lot at this time. Therefore, detailed plans or engineering plans have not been prepared to meet the tentative and final plat requirements in the Village Code.

PROCESS

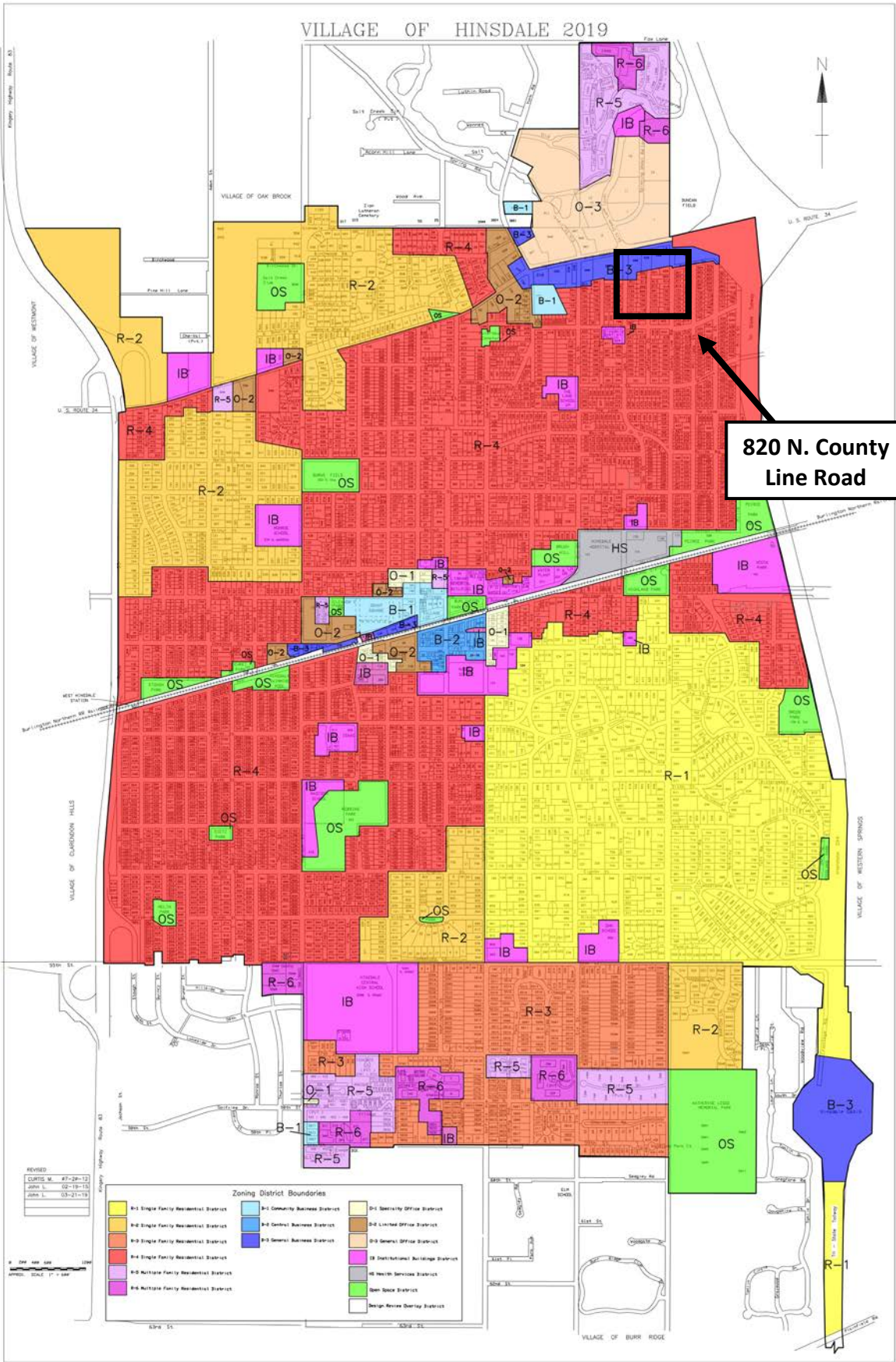
Pursuant to the Title 11-1-9 of the Village Code, an application for final approval of a subdivision plat shall be submitted not later than one year after a tentative plat has been approved by the Village Board. Within sixty (60) days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

Public notice is not required for a tentative and final plat. In accordance with Section 11-604(C)(3), a site plan review would not be required as the property does not exceed 30,000 square feet in size.

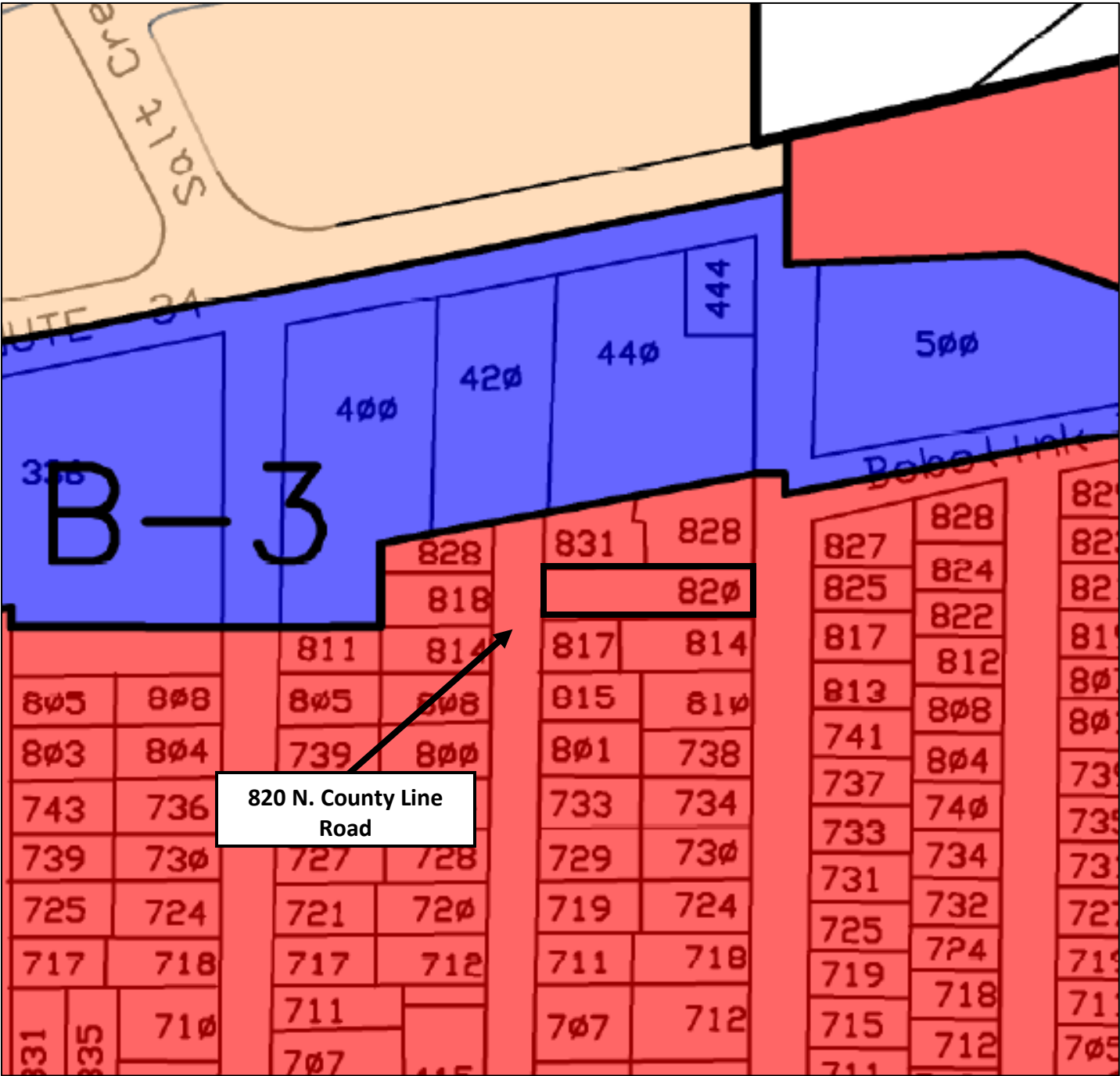
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Birds Eye View
5. Title 11-1-7 through Title 11-1-11 of the Village Code – Tentative and Final Plat Requirements
6. Section 3-110(l)(2) of the Zoning Code – Exceptions to the Bulk Regulations for Through Lots
7. Ordinance No. O2020-25 Approving the Tentative Plat of Subdivision for 820 N. County Line Road.
8. Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



[illegible]

Street View – 820 N. County Line Road

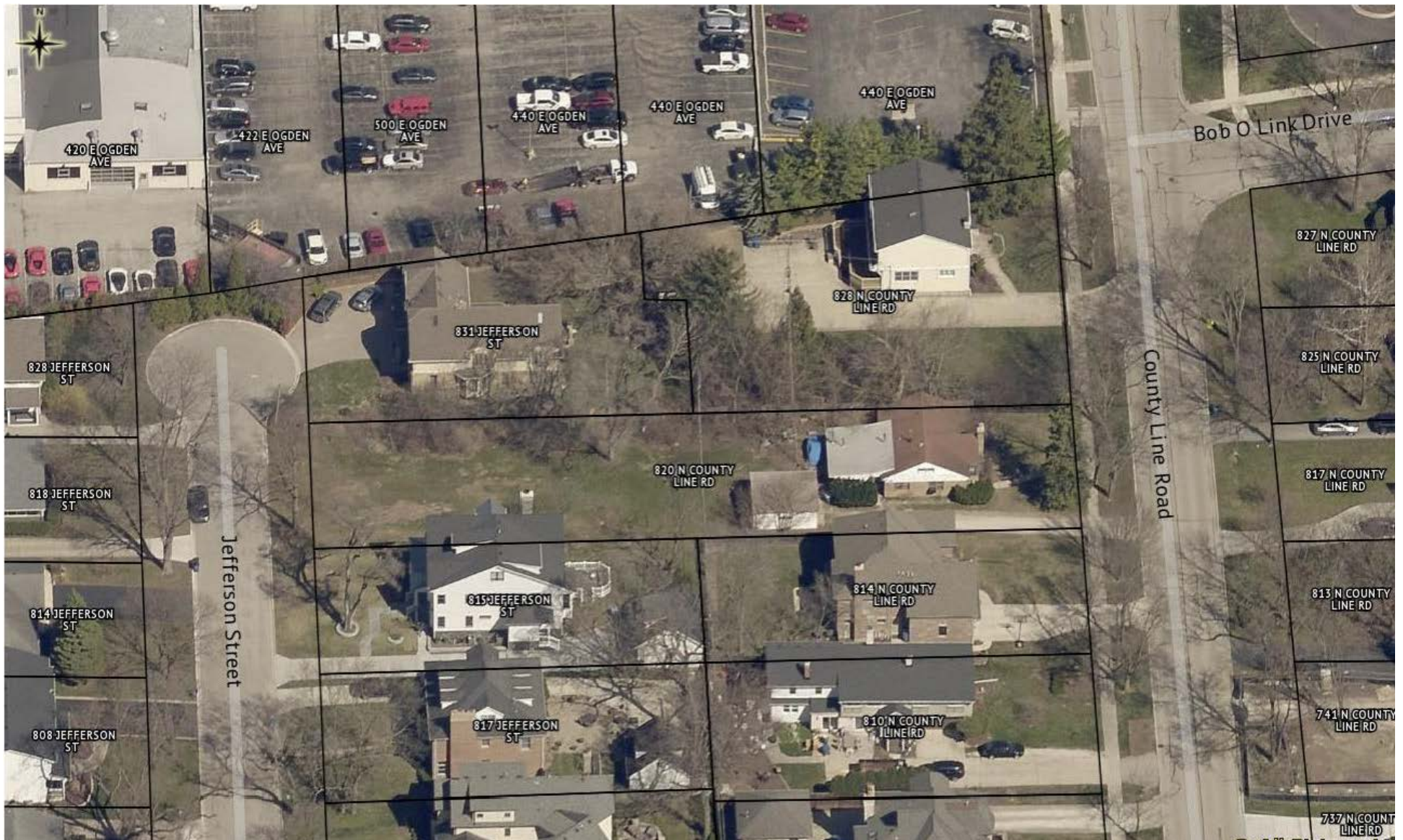


View from County Line Road



View from Jefferson Street

Birds Eye View – 820 N. County Line Road



Municipal Code – Title 11

11-1-7: TENTATIVE PLATS:

Except as modified by Sections [11-1-4](#) and [11-1-5](#) above, any owner of land within the corporate limits of the Village or within the review authority of the Plan Commission, set forth in section 10 of the Plan, wishing to divide or subdivide the same into lots (for the purpose of sale or assessment, or both) or wishing to dedicate streets, alleys or other lands for public use, shall first submit to the Plan Commission six (6) copies of a tentative plat of the proposed subdivision or dedication on a scale not less than one hundred feet to one inch (1" = 100'). Said tentative plat shall show the following:

- A. Title of proposed subdivision.
- B. Exact boundaries of property to be subdivided.
- C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof.
- D. Watercourses on or adjacent to the property.
- E. Contour lines or two foot (2') intervals.
- F. The name, width and location of existing roads or streets on, abutting or intersecting the property.
- G. The name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown.
- H. The layout and dimensions of lots and blocks on the property.
- I. Proposed setback lines in accordance with applicable zoning laws.
- J. Name of owner or sponsor of the subdivision.
- K. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property.
- L. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites. (2-3-76)
- M. Location of special management areas and riparian areas.
- N. Such other information or features that the Plan Commission may request. (3-17-92)

The Plan Commission may, at its own discretion, waive such of the above requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision or dedication.

11-1-8: PROCEDURE ON TENTATIVE PLATS:

On submission of a tentative plat, the Plan Commission shall approve or disapprove said plat within ninety (90) days of receipt thereof. If the tentative plat is not satisfactory in all details as presented, the Plan Commission may require the subdivider to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within thirty (30) days of receipt by said Board.

11-1-9: FINAL PLATS:

The subdivider shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within sixty (60) days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

11-1-10: FINAL PLAT REQUIREMENTS:

The final plat, as submitted to the Plan Commission, shall be in strict accordance with approved tentative plat and shall be drawn on tracing cloth or other approved materials to a scale of not less than one hundred feet to the inch (1" = 100'). Three (3) white prints of the final plat shall accompany the original tracing. The final plat shall show or otherwise satisfy the following requirements:

- A. All items listed in Section [11-1-7](#) hereof, as required for the tentative plat, except such of said items specifically waived by the Plan Commission.
- B. Certificate of licensed surveyor or engineer that property has been surveyed and the plat submitted is a correct presentation of the property as it is proposed to be divided or subdivided or dedicated and date of said certificate.
- C. Certificate of owner or owners in a form satisfactory to the Plan Commission.
- D. Proper certificates to provide for the approving signatures of the proper officers of the Plan Commission and the Village Board and for recording or registering signatures of the proper officials of DuPage or Cook Counties.
- E. That all streets have been named in conformance with existing naming plan of the Village or other adjoining roads or streets where possible.
- F. All lot lines shall be shown and all lots and blocks shall be numbered by progressive numbers.
- G. Easements of any nature shall be shown and designated by measurements as to width and length.
- H. Sufficient dimensions, both linear and angular, in accordance with standard surveying practice shall be shown, so as to permit retracement of any part of the subdivision in the future without difficulty including curve data and coordinates of boundary corners. Linear measurements shall be in feet and decimals thereof, and angular measurements in degrees and minutes. All curved lines in the subdivision shall have fixed radii which shall be indicated thereon and all starting and ending points of curved lines shall be suitably designated on the plat.
- I. Evidence that suitable monuments, consisting of Portland cement concrete four and one-half inches by four and one-half inches by forty two inches ($4\frac{1}{2}" \times 4\frac{1}{2}" \times 42"$) or approved equal have been installed at the direction of the enforcing officer. Iron pipes or monuments are required at block corners, at changes in direction of exterior boundaries, at angle points in street lines exclusive of block corners and such other points as the enforcing officer may direct. Iron pipe stakes shall not be less than three-quarters inch ($\frac{3}{4}"$) in diameter and thirty inches (30") long and shall be installed at all corners and the beginning and ending of each fixed radius curve except where larger stakes are required as above. The use of wooden stakes to mark any of the above named points shall not be permitted. The surveyor or engineer shall indicate on the plat by suitable symbol the location and nature of all stakes or monuments in place.
- J. That provision has been made for direct street or alley connections with existing public streets and alleys in adjacent and abutting areas or subdivisions that if extended would intersect this subdivision, unless specifically waived by the Plan Commission.
- K. The owner's certificate specified in subsection C above shall contain a statement of dedication properly conveying for public use all streets, alleys, school sites, parks, playgrounds, easements or other public purpose.
- L. Any other certificates, seals and signatures or dates not enumerated herein as required by law.
- M. Legal description of property.

11-1-11: SUPPORTING DOCUMENTS WITH FINAL PLAT:

The final plat shall be accompanied by the following supporting documents, except that the Plan Commission may, in its own discretion, waive submission of such of the supporting documents or parts thereof which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision: (2-3-76)

- A. A general grading plan of the entire subdivision by means of finished grade contours of one foot (1') intervals. (2-3-76; amd. 3-17-92)
- B. Profiles showing existing ground levels and proposed top of finished surface along the center line of all streets and alleys within the subdivision.
- C. A statement signed by the subdivider setting forth in detail the public improvements he agrees to construct at his own expense in the subdivision or adjacent thereto, together with plans and specifications for same, prepared by a civil engineer licensed in the State of Illinois.
- D. A statement by the enforcing officer certifying that the improvements proposed by the subdivider in items A, B and C noted above meet the minimum requirements of this Chapter and all applicable regulations of the Village.
- E. Cash deposited in escrow with the Village by the subdivider in an amount equal to the estimated cost of the public improvements as prepared by the engineer referred to in C above.
- F. An affidavit certifying that the name or names of the person or persons of said subdivision are the true, lawful and sole owners of all the land included in the subdivision. When such an affidavit appears on the final plat in a form satisfactory to the Plan Commission, the provisions of this subsection may be waived.
- G. Certificate evidence on the final plat evidencing that all real estate taxes and special assessments currently due on all the property within the subdivision have been paid. (2-3-76)
- H. A storm water management permit application including developments security and long term maintenance agreements. (3-17-92)

Section 3-110: Bulk, Space, And Yard Requirements:

I. Exceptions and explanatory notes:

2. Exception For Through Lots: Any through lot that:

- (a) Is a lot of record;
- (b) Was platted prior to October 4, 1995;
- (c) Was created by a plat or deed recorded at a time when the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation;
- (d) Is the only through lot that is a lot of record within the block in which it is located;
- (e) Is capable of being subdivided into two (2) lots, each containing not less than 87.5 percent of the required lot area for the zoning district in which it is located and each having a lot width and depth no less than those required pursuant to subsections 10-105A2(b) and A2(c) of this code;
- (f) Is capable of being subdivided without creating any new, or increasing any existing, nonconformity with respect to any building located on such through lot; and
- (g) Is not capable of being subdivided in conformance with all of the requirements of this code;

may nevertheless be subdivided, but only into two (2) lots of substantially equal area. Each of the resulting lots shall be deemed to be a legal nonconforming lot of record subject to the requirements of section 10-105 of this code regarding nonconforming lots.

VILLAGE OF HINSDALE

ORDINANCE NO. O2020-25

AN ORDINANCE APPROVING A TENTATIVE PLAT OF SUBDIVISION
(820 N. County Line Road)

WHEREAS, John Stock III, attorney on behalf of State Bank of Countryside Trust 06-2865 (the "Applicant"), property owner of 820 N. County Line Road, Hinsdale, Illinois (the "Property"), filed an application seeking approval for a tentative plat of subdivision of the Property in a manner that will allow development of a second residence on the Property, as shown on the Tentative Plat of Subdivision entitled "820 N. County Line Road Subdivision" attached hereto and made a part hereof as **Exhibit A** ("Plat of Subdivision"). The Property is a through lot located in the R-4 Single Family Zoning District; and

WHEREAS, the Village of Hinsdale Plan Commission, at its September 9, 2020 meeting, considered all of the matters related to the Tentative Plat of Subdivision, and has recommended approval by the Board of Trustees on a unanimous vote of six (6) in favor and zero (0) opposed, with two (2) absent. The Plan Commission waived, subject to its discretion and at the request of the Applicant, the following requirements in Section 11-1-7 (Tentative Plats) of the Village Code: D, E, F, J, K and L; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale, having reviewed the Tentative Plat of Subdivision for the Property and having found it to be in conformity with the subdivision and other ordinances of the Village, find that approval of the Tentative Plat of Subdivision, with the requested waivers, will be in the best interests of the Village of Hinsdale.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Tentative Plat of Subdivision Approval. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Section 11-1-8 of the Village Code of the Village of Hinsdale, approves and accepts the attached Tentative Plat of Subdivision, incorporated into this Ordinance as **Exhibit A**.

SECTION 3: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts

thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this 20th day of October, 2020, pursuant to a roll call vote as follows:

AYES: Trustees Posthuma, Stifflear, Hughes, Haarlow, Byrnes

NAYS: None

ABSENT: Trustee BAnke

APPROVED by me this 20th day of October, 2020, and attested to by the Village Clerk this same day.



ATTEST:

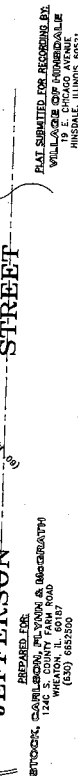
Christine M. Bruton
Christine M. Bruton, Village Clerk

Tom Cauley
Thomas K. Cauley, Jr., Village President

EXHIBIT A

**APPROVED TENTATIVE PLAT OF SUBDIVISION
(ATTACHED)**

LOT ONE (1) IN KENNETH C. BROWN'S RESUBDIVISION OF PART OF HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION ONE (1), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF KENNETH C. BROWN'S RESUBDIVISION RECORDED AUGUST 20, 1947 AS DOCUMENT 527578 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 5282461 IN DUPAGE COUNTY, ILLINOIS.



MAIL TO:
ALLEN D. CAMPBELL
 11 S. GARY AVENUE, SUITE 180
 JOL Stream, ILLINOIS 60188
 (630) 588-0416
 (FAX) 653-7682

[illegible]

ORIGINAL SIGNED AND SEALED PRINTED PLAT.

UNSMITTED DIGITAL RECORDS

12/20	REVISE LOT 1
02/20	REVISE LOT 1

10/10

THE UNIVERSITY OF CHICAGO

10

10

THIS IS FOR ELECTRONICALLY TRANSMITTED DIGITAL REPRODUCTION OF AN ORIGINAL SIGNED-AND SEALED PRINTED PLAT.

TABLE OF COMPLIANCE

Address of proposed request: 820 North County Line Road

The following table is based on the R4 as amended per 3-110I(2) Zoning District.

	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area	8750 sf	17,684.53 sf	8,842.53 sf
Lot Depth	100'	267.95'	133.98'
Lot Width	50'	66'	66'
Building Height	30'	Existing	Existing
Number of Stories	3	LESS THAN 3	LESS THAN 3
Front Yard Setback	Block average	34.3'	34.3'
Corner Side Yard Setback	Not applicable	Not applicable	Not applicable
Interior Side Yard Setback	6'	6.2'	6.2'
Rear Yard Setback	25'	180' +	47.35'
Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	17,684.53 x 24% + 1200 = 5444.29 sf max; 2,020.0 existing	8,842.53 x 25% + 1100 sf = 3,310.63 sf max; 2,020.0 existing
Maximum Total Building Coverage*	Lot area x 25%	2,020.0 sf (11.42 %)	2,020.0 sf (22.84 %)
Maximum Total Lot Coverage*	Lot area x 60%	3,256.0 sf (18.41%)	3,256.0 sf (36.82%)
Parking Requirements	2 off street	2+	2+
Parking front yard setback	Block average	34.3'	34.3'
Parking corner side yard setback	Not applicable	Not applicable	Not applicable
Parking interior side yard setback	1.0'	8' +/-	7.75'
Parking rear yard setback	1.0'	150' +	18.4'
Loading Requirements	Not applicable	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	448.0 sf (2.53%)	448.0 sf (5.07%)

* 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:

UPDATED: 07/07/20

-A.D.C.

Address of proposed request: 8** Jefferson Road (exact address yet to be assigned)

The following table is based on the R4 as amended per 3-110I(2) Zoning District.

	Minimum Code Requirements	Proposed Development (empty lot)
Lot Area	8750 sf	8,842.02 sf
Lot Depth	100'	133.97'
Lot Width	50'	66'
Building Height	30'	30'
Number of Stories	3	3
Front Yard Setback	Block average	36.96'
Corner Side Yard Setback	Not applicable	Not applicable
Interior Side Yard Setback	6'	7.6'
Rear Yard Setback	25'	25'
Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	8,842.02 x 25% + 1100 sf = 3,310.51 sf max
Maximum Total Building Coverage*	Lot area x 25%	2,210.51 sf max
Maximum Total Lot Coverage*	Lot area x 60%	5,305.21 sf max
Parking Requirements	2 off street	2 off street
Parking front yard setback	Block average	36.96'
Parking corner side yard setback	Not applicable	Not applicable
Parking interior side yard setback	1.0'	1.0'
Parking rear yard setback	1.0'	1.0'
Loading Requirements	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	884.20 sf max

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:

UPDATED: 08/12/20

A.D.C.

II. SITE INFORMATION

Address of subject property: 820 N. County line Rd., Hinsdale, Illinois 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 213 - 008

Brief description of proposed project: subdivide 1 through lot into 2 equal lots with the residence lot facing County line Road and the back vacant lot facing Jefferson Street.

General description or characteristics of the site: single family residence with adjoining vacant lot - (last remaining through lot in that block and immediate area)

Existing zoning and land use: R-4

Surrounding zoning and existing land uses:

North: R-4

South: R-4

East: R-4

West: R-4

Proposed zoning and land use: R-4 residential

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

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 13th day of August, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Susan M. Horneck by her agent
Signature of applicant or authorized agent

John P. Horneck, Atty.
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 13 day of

August, 2021

[Signature]
Notary Public

4



TABLE OF COMPLIANCE

Address of proposed request: 820 North County Line Road

The following table is based on the R4 as amended per 3-110I(2) Zoning District.

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Parking interior side yard setback	1.0'	8' +/-	7.75'
Parking rear yard setback	1.0'	150' +	18.4'
Loading Requirements	Not applicable	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	448.0 sf (2.53%)	448.0 sf (5.07%)

* 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:

UPDATED: 08/13/2021

-A.D.C.

Address of proposed request: 8** Jefferson Road (exact address yet to be assigned)

The following table is based on the R4 as amended per 3-110I(2) Zoning District.

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Lot Width	50'	66'
Building Height	30'	30'
Number of Stories	3	3
Front Yard Setback	Block average	36.96'
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Rear Yard Setback	25'	25'
Maximum Floor Area Ratio (F.A.R.)*	Lot area x 25% + 1100 sf	8,842.02 x 25% + 1100 sf = 3,310.51 sf max
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Parking rear yard setback	1.0'	1.0'
Loading Requirements	Not applicable	Not applicable
Accessory Structure Information	Lot area x 10%	884.20 sf max

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:

UPDATED: 08/13/2021

ADC.

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: Juanita Durkin

Owner's name (if different): State Bank of Countryside Trust 06-2865

Property address: 820 N. County Line Road, Hinsdale IL 60521

Property legal description: [attach to this form] Plat

Present zoning classification: R-4, Single Family Residential

Square footage of property: 17,684.70

Lot area per dwelling: 17,684.70

Lot dimensions: 268 x 66

Current use of property: Residential - Single Family Home

Proposed use: ☒ Single-family detached dwelling
☒ Other: subdivide existing thru lot into 2 legal
conforming lots

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

Brief description of request and proposal:

subdivide above lot into 2 legal conforming lots; lot fronting on County Line to keep existing residence;
lot facing Jefferson to remain vacant until sold

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front: 34.3'
interior side(s) 8 / 8

35'
10 / 10

Provided:

Required by Code:

corner side	<u>n/a</u>	<u> </u>
rear	<u>25'</u>	<u>25'</u>
Setbacks (businesses and offices): N/A		
front:	<u> </u>	<u> </u>
interior side(s)	<u> / </u>	<u> / </u>
corner side	<u> </u>	<u> </u>
rear	<u> </u>	<u> </u>
others:	<u> </u>	<u> </u>
Ogden Ave. Center:	<u> </u>	<u> </u>
York Rd. Center:	<u> </u>	<u> </u>
Forest Preserve:	<u> </u>	<u> </u>
Building heights:	N/A	
principal building(s):	<u> </u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>
Maximum Elevations:	N/A	
principal building(s):	<u> </u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>
Dwelling unit size(s):	<u>1577.71</u>	<u>5444.328</u>
Total building coverage:	<u>2027.26</u>	<u>5444.328</u>
Total lot coverage:	<u>17684.7</u>	<u>50%</u>
Floor area ratio:	<u>0.1146</u>	<u>up to 25%</u>
Accessory building(s):	<u>1 garage - 449.95 sq.ft.</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u>8'</u>	<u>10'</u>
accessory building(s):	<u>8'</u>	<u>10'</u>
Number of off-street parking spaces required: <u>2</u>		
Number of loading spaces required: <u>n/a</u>		

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: John P. Storker Attorney
Applicant's signature

Juanita Durkin by her agent
Applicant's printed name

Dated: September 7, 2021

CARRADUS LAND SURVEY

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus_survey@yahoo.com

August 11, 2021

Stock, Carlson and Duff
124C South County Farm Road
Wheaton, IL 60187
Att: John Stock, Esq.

RE: 820 N. County Line Road, Hinsdale, IL

Dear Mr. Stock,

In reference to our conversations, please note the following summary of the documents this office has prepared for the submittal thus far.

The Final Plat of Subdivision was prepared in coordination with the reviews of the Village Planner with the last revision date being 09/02/20. The table of Compliance for both proposed lots has also been prepared in coordination with comments from the Village Planner with the last revision dates being 08/12/20 for the Jefferson Road lot, and 07/07/20 for the County Line Road lot.

Additionally, a letter dated 08/12/20 was provided that indicated the front setbacks of the existing residences on Jefferson to obtain the average setback of 36.96'.

We have included an itemized summary of the actions we have taken in reference to the provisions of Sections 11-1-9, 11-1-10, 11-1-11, and 11-1-16 of Chapter 1 of the Subdivision Regulations.

Should you need anything further please let me know.

Sincerely,



Allen D. Carradus

CARRADUS LAND SURVEY

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus_survey@yahoo.com

August 11, 2021

SUMMARY

SECTION 11-1-9, FINAL PLATS

The final Plat has been prepared and submitted with the last revision date being 09/02/20.

SECTION 11-1-10, FINAL PLAT REQUIREMENTS

- A. Items of Section 11-1-7 have been shown except those related to the site development of the proposed lots since one of the two lots is developed currently and the proposed new lot is serviced by existing utilities. Specific utilities and grading will be submitted for approval when a residence to be built is selected for the new lot.
- B. Surveyors Certificate is included on the face of the Plat.
- C. Owners Certificate is included on the face of the Plat.
- D. The additional certificates have been included on the face of the Plat.
- E. Does not apply.
- F. Provided on the Plat.
- G. None requested at this time.
- H. Provided on the Plat., This is a resubdivision of an existing recorded Plat.
- I. The existing and proposed lot corners are currently monumented with regulatory iron pipes, thus disturbance of existing monumentation is unwarranted.
- J. Both lots have street frontage.

- K. Included in the certificate.
- L. Provided as required.
- M. Legal description of the property is shown on the face of the plat.

SECTION 11-1-11, SUPPORTING DOCUMENTS WITH FINAL PLAT

- A. Not provided. This will be provided at building permit application for approval.
- B. Not applicable.
- C. Not applicable.
- D. Not applicable.
- E. Does not apply to Carradus Land Survey, to be provided by others.
- F. Does not apply to Carradus Land Survey, to be provided by others.
- G. Certificate appears on the face of the Plat.
- H. Not provided. This will be provided at building permit application for approval.

SECTION 11-1-16, APPROVAL OF FINAL SUBDIVISION PLATS

A Mylar of the Final Plat of Subdivision will be provided for signatures and recording.

CARRADUS LAND SURVEY

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus_survey@yahoo.com

September 22, 2021

Stock, Carlson and Duff
124C South County Farm Road
Wheaton, IL 60187
Att: John Stock, Esq.

RE: 820 N. County Line Road, Hinsdale, IL

Dear Mr. Stock,

Enclosed please find the Final Plat of Subdivision with changes, per the review dated August 19, 2021. We have made all the revisions requested to the Final Plat of Subdivision, including adding certificates and easements with the easement language.

Also, please find the responses to the Final Plat requirements in the format requested with expanded explanation as needed.

It trust this will meet with the Villages approval to permit this project to move forward. Should you need anything further please let me know.

Sincerely,

Allen D. Carradus

CARRADUS LAND SURVEY

191 S. GARY AVENUE, SUITE 180 CAROL STREAM, IL 60188

Phone: (630) 588-0416 Fax: (630) 653-7682

carradus_survey@yahoo.com

September 22, 2021

SUMMARY

11-1-9: FINAL PLATS:

The subdivider shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within sixty (60) days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

The final Plat has been prepared and submitted with the last revision date being 09/10/21.

11-1-10: FINAL PLAT REQUIREMENTS:

The final plat, as submitted to the Plan Commission, shall be in strict accordance with approved tentative plat and shall be drawn on tracing cloth or other approved materials to a scale of not less than one hundred feet to the inch (1" = 1 00'). Three (3) white prints of the final plat shall accompany the original tracing. The final plat shall show or otherwise satisfy the following requirements:

- A. All items listed in Section 11-1-7 hereof, as required for the tentative plat, except such of said items specifically waived by the Plan Commission.

Items of Section 11-1-7 have been shown except those related to the site development of the proposed lots since one of the two lots is developed currently and the proposed new lot is serviced by existing utilities. Specific utilities and grading will be submitted for approval when a residence to be built is selected for the new lot.

- B. Certificate of licensed surveyor or engineer that property has been surveyed and the plat submitted is a correct presentation of the property as it is proposed to be divided or subdivided or dedicated and date of said certificate.

Surveyors Certificate is included on the face of the Plat.

C. Certificate of owner or owners in a form satisfactory to the Plan Commission.

Owners Certificate is included on the face of the Plat.

D. Proper certificates to provide for the approving signatures of the proper officers of the Plan Commission and the Village Board and for recording or registering signatures of the proper officials of DuPage or Cook Counties.

The additional certificates have been included on the face of the Plat, per the Review dated August 19, 2021.

E. That all streets have been named in conformance with existing naming plan of the Village or other adjoining roads or streets where possible.

Does not Apply, no streets are proposed.

F. All lot lines shall be shown and all lots and blocks shall be numbered by progressive numbers.

Required information has been provided on the Plat.

G. Easements of any nature shall be shown and designated by measurements as to width and length.

A 10' rear yard easement has been included as requested.

H. Sufficient dimensions, both linear and angular, in accordance with standard surveying practice shall be shown, so as to permit retracement of any part of the subdivision in the future without difficulty including curve data and coordinates of boundary corners. Linear measurements shall be in feet and decimals thereof, and angular measurements in degrees and minutes. All curved lines in the subdivision shall have fixed radii which shall be indicated thereon and all starting and ending points of curved lines shall be suitably designated on the plat.

Required information has been provided on the Plat. This is a resubdivision of an existing recorded Plat.

I. Evidence that suitable monuments, consisting of Portland cement concrete four and one-half inches by four and one-half inches by forty two inches ($4\frac{1}{2}" \times 4\frac{1}{2}" \times 42"$) or approved equal have been installed at the direction of the enforcing officer. Iron pipes or monuments are required at block corners, at changes in direction of exterior boundaries, at angle points in street lines exclusive of block corners and such other points as the enforcing officer may direct. Iron pipe stakes shall not be less than three-quarters inch ($\frac{3}{4}"$) in diameter and thirty inches (30") long and shall be installed at all corners and the beginning and ending of each fixed radius curve except where larger stakes are required as above. The use of wooden stakes to mark any of the above named points shall not be permitted. The surveyor or engineer shall

indicate on the plat by suitable symbol the location and nature of all stakes or monuments in place.

The existing Proposed lot corners are currently monumented with regulatory iron pipes, thus disturbance of existing monumentation is unwarranted.

J. That provision has been made for direct street or alley connections with existing public streets and alleys in adjacent and abutting areas or subdivisions that if extended would intersect this subdivision, unless specifically waived by the Plan Commission.

Both lots have street frontage.

K. The owner's certificate specified in subsection C above shall contain a statement of dedication properly conveying for public use all streets, alleys, school sites, parks, playgrounds, easements or other public purpose.

The owners certificate provided as an example by the Village has been used as a template for this plat.

L. Any other certificates, seals and signatures or dates not enumerated herein as required by law.

The additional certificates have been included on the face of the Plat, per the Review dated August 19, 2021.

M. Legal description of property.

The Legal Description of the property is shown on the face of the plat.

11-1-11: SUPPORTING DOCUMENTS WITH FINAL PLAT:

The final plat shall be accompanied by the following supporting documents, except that the Plan Commission may, in its own discretion, waive submission of such of the supporting documents or parts thereof which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision: (2-3-76)

- A. A general grading plan of the entire subdivision by means of finished grade contours of one foot (1') intervals. (2-3-76; amd. 3-17-92)

Not provided. This will be provided at building permit application for approval. One of the proposed lots has an existing residence and full developed, and the other proposed lot is vacant and there are no improvements planned at this time.

- B. Profiles showing existing ground levels and proposed top of finished surface along the center line of all streets and alleys within the subdivision.

No applicable. All streets are existing.

- C. A statement signed by the subdivider setting forth in detail the public improvements he agrees to construct at his own expense in the subdivision or adjacent thereto, together with plans and specifications for same, prepared by a civil engineer licensed in the State of Illinois.

No applicable. No public improvements are planned with this division.

- D. A statement by the enforcing officer certifying that the improvements proposed by the subdivider in items A, B and C noted above meet the minimum requirements of this Chapter and all applicable regulations of the Village.

No applicable. No public improvements or streets are proposed.

- E. Cash deposited in escrow with the Village by the subdivider in an amount equal to the estimated cost of the public improvements as prepared by the engineer referred to in C above.

Does not apply to Carradus Land Survey, to be provided by others.

- F. An affidavit certifying that the name or names of the person or persons of said subdivision are the true, lawful and sole owners of all the land included in the subdivision. When such an affidavit appears on the final plat in a form satisfactory to the Plan Commission, the provisions of this subsection may be waived.

Does not apply to Carradus Land Survey, to be provided by others.

- G. Certificate evidence on the final plat evidencing that all real estate taxes and special assessments currently due on all the property within the subdivision have been paid. (2-3-76)

A certificate appears on the face of the Plat to be executed prior to the recording.

H. A storm water management permit application including developments security and long term maintenance agreements. (3-17-92)

Not provided at this time. This will be provided at building permit application for approval when development of improvements on the vacant lot are planned.

11-1-16: APPROVAL OF FINAL SUBDIVISION PLATS:

A. Approval by Plan Commission: After approval of a final subdivision plat by the Plan Commission, the certificate thereon denoting said approval and date thereof shall be signed by the chairman of the Plan Commission and attested by the secretary. The secretary shall then transmit the approved final plat to the Village Board together with a document of transmittal calling the Board's attention to all variations (if any) approved by the Plan Commission and setting forth its reasons for approving said variations and conveying to the Board such other information concerning the subdivision as the Plan Commission may deem necessary or advisable. With the approved final plat, the secretary of the Plan Commission shall also transmit to the Village Board the subdivider's agreement with respect to improvements, the approval of the enforcing officer of all said improvements, together with plans specifications, estimates and escrow agreements, and all other documents, certificates and papers pertaining to the final plat and the subdivision platted thereon; except that the Village Board may waive the requirement as to receiving documents at that time pertaining to proposed improvements as specified immediately above and approve the final plat without said documents; provided, that all such required documents shall be delivered to the enforcing officer before the final plat is recorded. (2-3-76)

A Mylar of the Final Plat of Subdivision will be provided for signatures and recording.



MEMORANDUM

DATE: December 3, 2021

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-34-2021 – 40 S. Clay Street – Duly Health and Care – Installation of One (1) Wall Sign and a New Sign Face on an Existing Non-Conforming Ground Sign

FOR: December 8, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from DuPage Medical Group seeking approval to install one (1) wall sign and a new sign face on the existing ground sign located at 40 S. Clay Street in the O-2 Limited Office District. The signs will reflect DuPage Medical Group's branding changes to Duly Health and Care.

Request and Analysis

Wall Sign - The applicant is seeking to remove the existing wall sign on the north elevation of the building facing Chicago Avenue and install one (1) new wall sign in roughly the same location. The proposed wall sign consists of internally illuminated, individually lit channel letters with an aluminum raceway painted to match the brick building. Navy and cyan blue colors will be used on the face of the letters, with white on the trim cap and returns. The sign measures 5' tall and 10' 9½" wide, with an overall sign face area of 53.9 square feet.

Per Section 9-106(J), in the O-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed one (1) square foot per foot of building frontage, up to a maximum of one hundred (100) square feet. The building frontage facing Chicago Avenue is approximately 240 feet long and the proposed sign face area is under the maximum sign area allowed.

Wall signs may have a maximum height of 20 feet measured from the top of sign to adjacent grade or no higher than the bottom of any second floor window, whichever is less. The proposed sign will have an overall height of 13' 4" and will be located below the second floor windows.

Ground Sign - The applicant is also requesting approval to install a new sign face on each side of the existing ground sign on Clay Street. As shown on the signage plans, there are no proposed changes to the existing metal sign cabinet structure, which has an overall height of 5' 1".



MEMORANDUM

The proposed sign face will consist of an opaque white aluminum panel with routed acrylic letters in two colors, navy and cyan blue. The proposed sign face measures 8' 5/8" wide and 2' 11-5/8" tall, with a sign face area of 23.9 square feet.

The existing ground sign is considered non-conforming with regard to setbacks and therefore is subject to the regulations listed in Section 10-106 of the Zoning Code. The code requires all ground signs to be setback ten (10) feet from any front or corner side lot line, however, the existing sign is located approximately three (3) feet from the corner side lot line along Clay Street. No non-conforming sign shall be changed or altered in any manner that would increase the degree of its non-conformity, be enlarged or expanded, be structurally altered to prolong its useful life, or be moved in whole or in part to any other location where it would remain non-conforming. A change in sign message which does not otherwise violate the provisions of the Zoning Code is allowed.

The applicant has provided the existing landscape plan for the area around the ground sign. Per the applicant, there are no proposed changes to landscaping as part of this project.

Illumination - Both signs are proposed to be internally illuminated. The wall sign letters will be individually lit with LED lights and new LED stick lighting will be installed behind the sign face area in the existing ground sign. As shown on the signage plans and night rendering, the white aluminum panel will be opaque, with only the sign message lettering showing lighting through when illuminated at night.

The proposed sign is required to meet the Village's lighting standards. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

Single-family homes in the R-4 Single Family Residential District are located to the north and west of the property. Townhomes in the R-5 Multiple Family Residential District are located to the north. Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of 10:00 P.M. and 7:00 A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission 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:



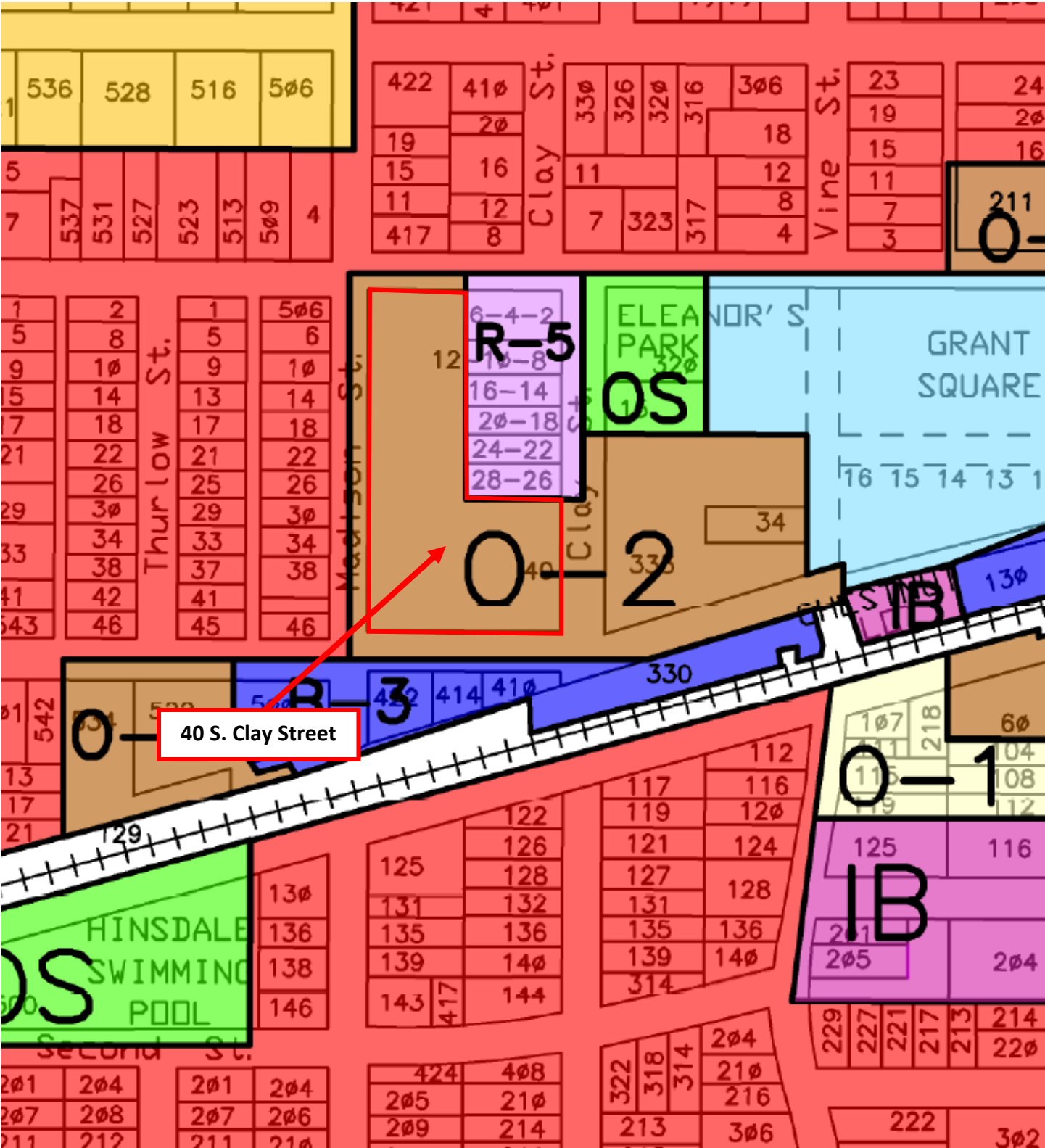
MEMORANDUM

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

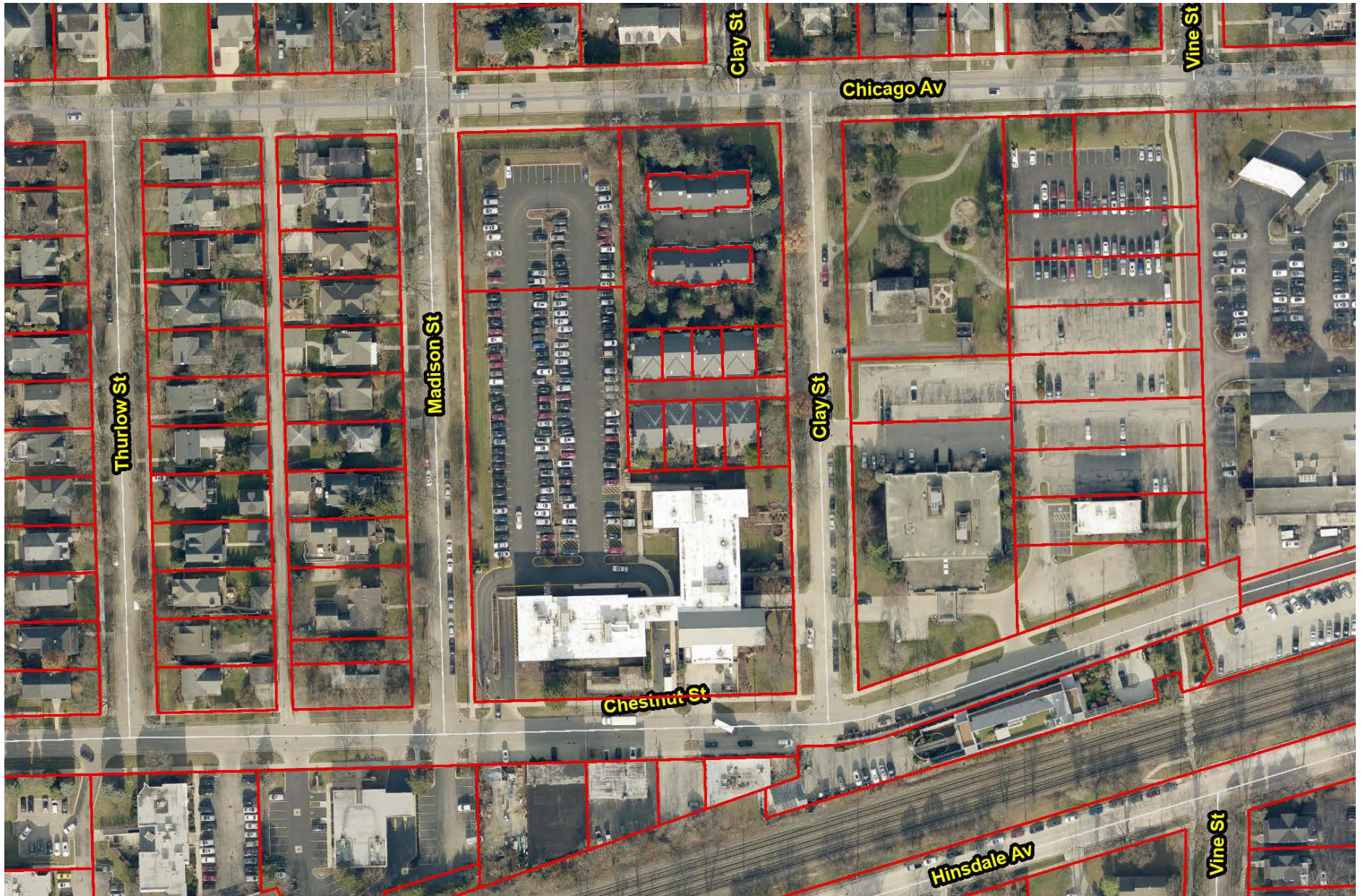
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 40 S. Clay Street



Street View – 40 S. Clay Street



View from Clay Street – Looking Northwest

Street View – 40 S. Clay Street



View from Madison Street – Looking Southeast



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

Applicant

Name: DuPage Medical Group
Address: 1100 W 31st Street
City/Zip: Downers Grove, IL 60515
Phone/Fax: (651) 335 / 6990
E-Mail: joseph.paul@dulyhealthandcare.com
Contact Name: Joseph Paul

Contractor

Name: Sign Palace Inc.
Address: 68 N. Lively Blvd.
City/Zip: Elk Grove Village, 60007
Phone/Fax: (847) 640-1335 /
E-Mail: ken@signpalace.com
Contact Name: Ken Kelly

ADDRESS OF SIGN LOCATION: 40 S Clay Street

ZONING DISTRICT: O-2 Limited Office District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 53.96 (129.5 x 60)

Overall Height from Grade: 17'- 0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Navy
- ② Cyan
- ③ White

Site Information:

Lot/Street Frontage: 500

Building/Tenant Frontage: 180

Existing Sign Information:

Business Name: DuPage Medical Group

Size of Sign: 49.31 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.

Joseph Paul
Joseph Paul (Oct 12, 2021 15:19 CDT)

10/12/21

Signature of Applicant

Date

Ken Kelly

Signature of Building Owner

9/24/21
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: _____

customer: DuPage Medical Group

location: 40 S. Clay St.

Hinsdale, IL

work order: Channel Letters

date: 10.28.2021

revision: 02

SIGN PROOF

description: internally illuminated,
individually lit ul-listed led channel letters
w/ one raceway

quantity: one (1) set

size: 10'- 9 1/2"W x 5'- 0"H (129.5" x 60")

overall area: 53.96 sq ft

colors: navy - 3M 3630-187 (infinity blue)
cyan- 3M 3630-57 (olympic blue)

applied to 2447 white plexiglass faces,
w/ white led (7000K) &
white 1" trim cap & 4 1/2"returns,
raceway painted to match building

mounting: flush w/ concrete anchors

APPROVAL

X

Customer Approval

Date

X

Landlord Approval

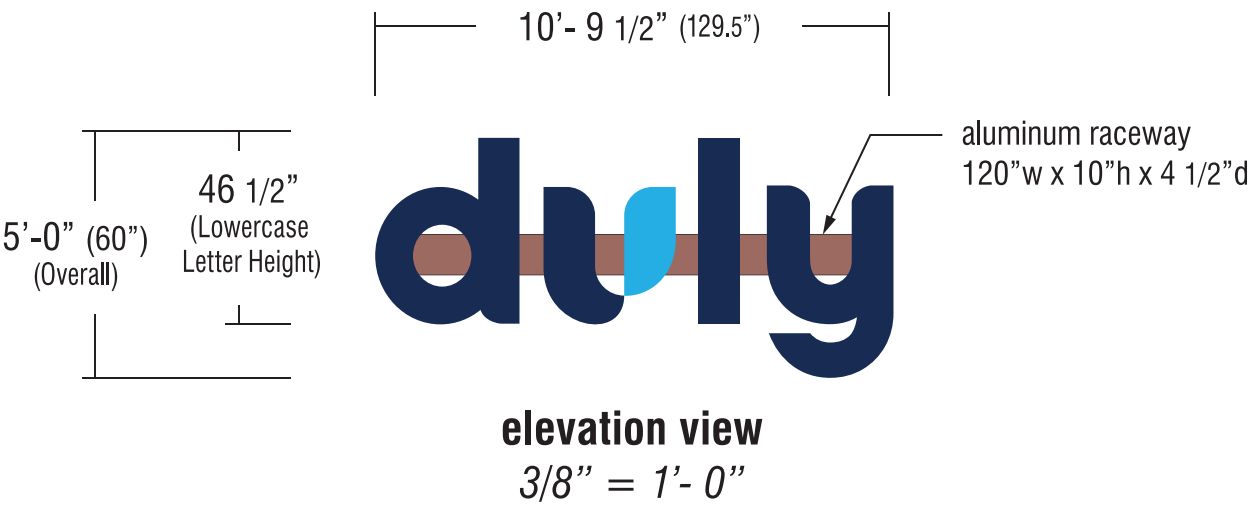
Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.

Any subsequent revisions will be billed at \$75/hour.

847.640.1335 | signpalace.com

68 north lively blvd. elk grove village, IL 60007



isometric view

n.t.s.



customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Channel Letters
date: 10.28.2021
revision: 02

SIGN PROOF

description: internally illuminated,
individually lit ul-listed led channel letters
w/ one raceway
quantity: one (1) set
size: 10'- 9 1/2"W x 5'- 0"H (129.5" x 60")
overall area: 53.96 sq ft
located: 116" from baseline to grade
white 1" trim cap & 4 1/2" returns,
raceway painted to match building
mounting: flush w/ concrete anchors

APPROVAL

X _____ Date _____
Customer Approval

X _____ Date _____
Landlord Approval

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at \$75/hour.

847.640.1335 | signpalace.com

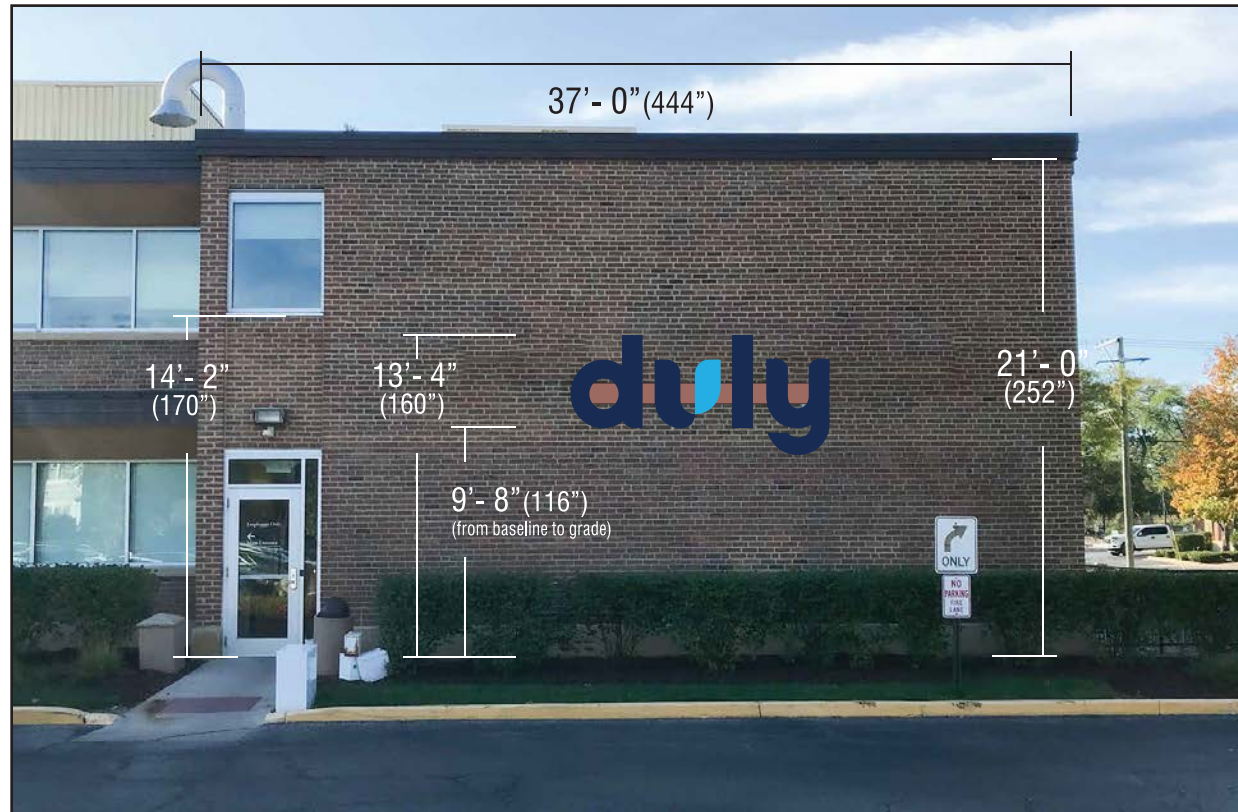
68 north lively blvd. elk grove village, IL 60007

existing



existing signage
size: 263" x 27"
area: 49.31 sq ft

proposed



placement detail - $1/8" = 1'- 0"$

D\~ Duly Health and Care\Hinsdale\40 S. Clay Ave\Exterior\Channel Letters & Monument\Working



customer: DuPage Medical Group
 location: 40 S. Clay St.
 Hinsdale, IL

work order: Channel Letters
 date: 10.28.2021
 revision: 02

SIGN PROOF

description: construction &
 raceway details

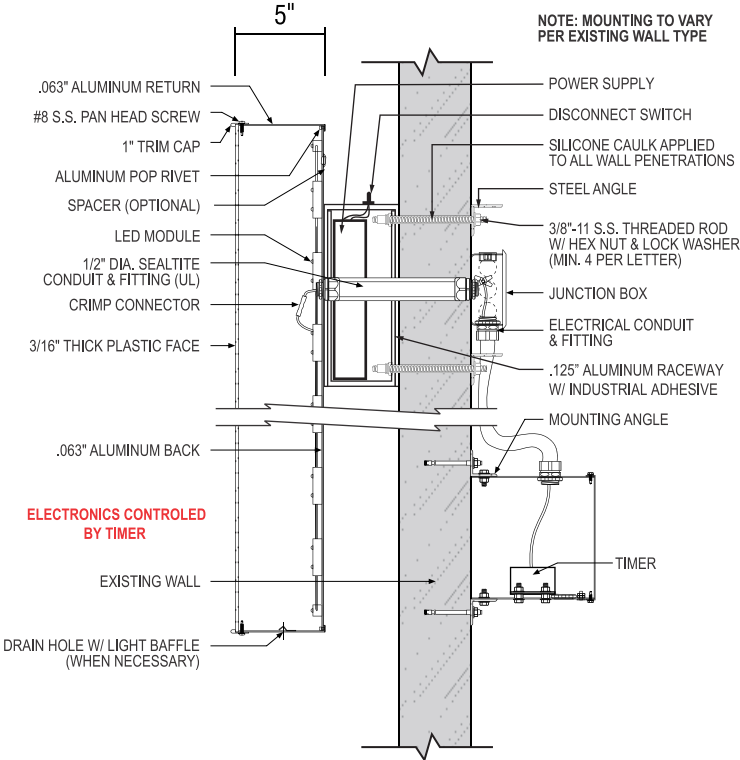
APPROVAL

X _____ Date _____
 Customer Approval

X _____ Date _____
 Landlord Approval

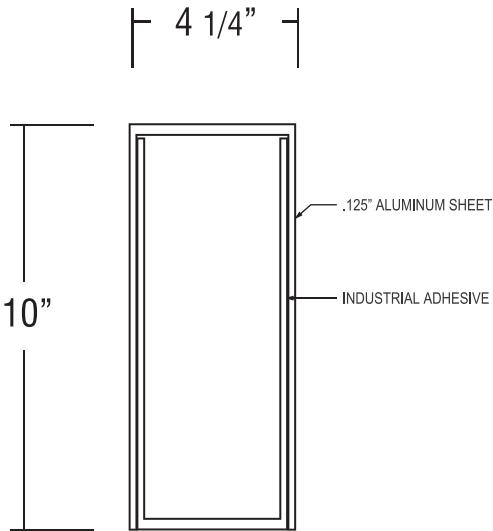
ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
 Any subsequent revisions will be billed at \$75/hour.

847.640.1335 | signpalace.com
 68 north lively blvd. elk grove village, IL 60007



WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	1/2" SLEEVE ANCHOR (3/8" BOLT), 2" MIN. EMBEDMENT	3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	3/8" THREADED ROD	3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

typical construction & mounting
n.t.s.



Section View
 3/8" = 1"



customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Channel Letters
date: 10.28.2021
revision: 02

SIGN PROOF

description:
day/night comparrison

APPROVAL

X _____ Date _____
Customer Approval

X _____ Date _____
Landlord Approval

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at \$75/hour.

847.640.1335 | signpalace.com

68 north lively blvd. elk grove village, IL 60007

day



note

- illuminated signage on abutting lot or across the street from, & visible from, any residentially zoned area will not be lit between the hours of 10:00 pm and 7:00 am

night



D:\- Duly Health and Care\Hinsdale\40 S. Clay Ave\Exterior\Channel Letters & Monument\Working



customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Channel Letters
date: 10.28.2021
revision: 02

SIGN PROOF

site map & sign location

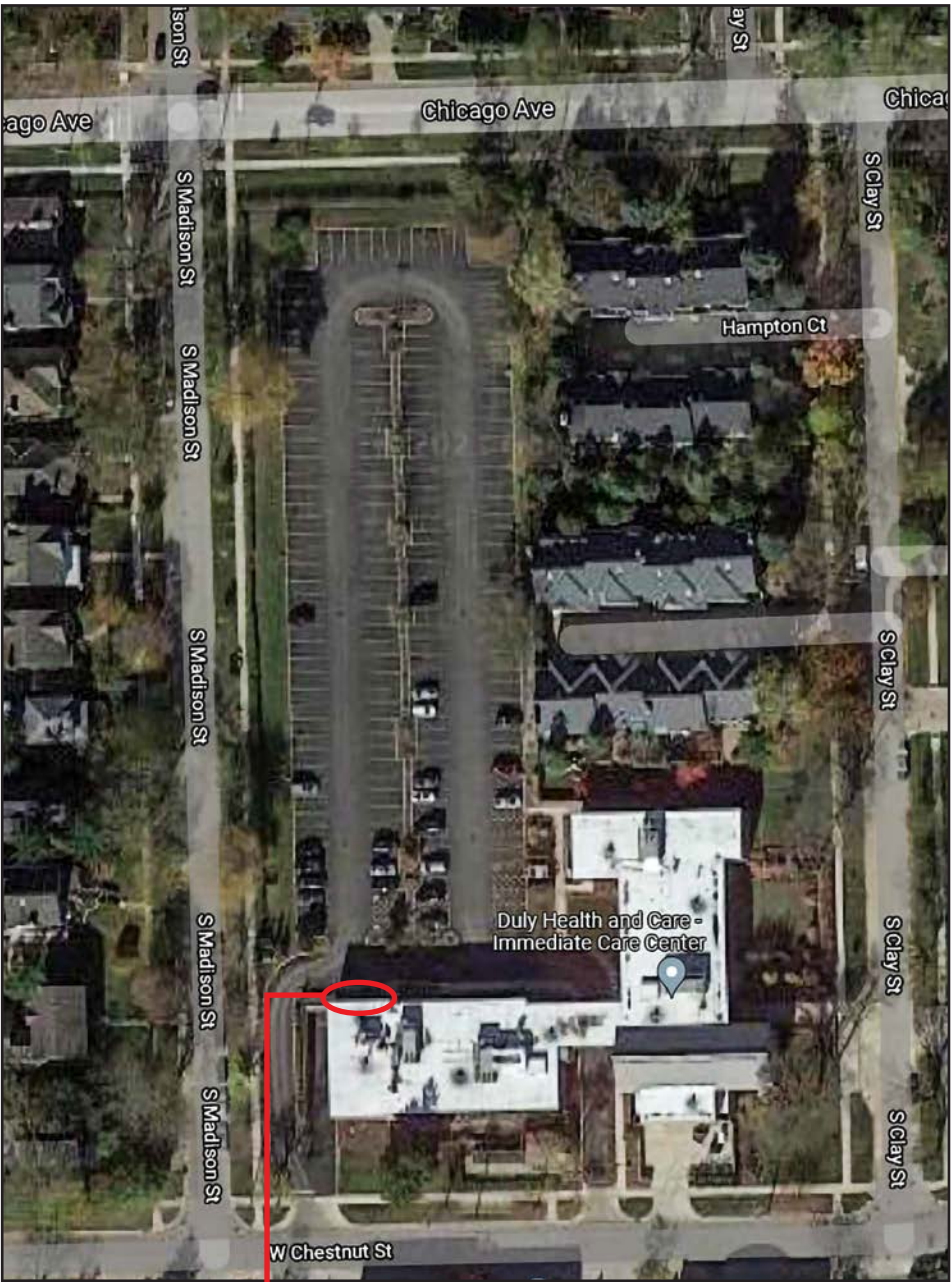
APPROVAL

X _____ Date
Customer Approval

X _____ Date
Landlord Approval

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at \$75/hour.

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68 north lively blvd. elk grove village, IL 60007



Proposed Channel Letters Location



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: DuPage Medical Group
Address: 1100 W 31st Street
City/Zip: Downers Grove, IL 60515
Phone/Fax: (651) 335 / 6990
E-Mail: joseph.paul@dulyhealthandcare.com
Contact Name: Joseph Paul

Contractor

Name: Sign Palace Inc.
Address: 68 N. Lively Blvd.
City/Zip: Elk Grove Village, 60007
Phone/Fax: (847) 640-1335 /
E-Mail: ken@signpalace.com
Contact Name: Ken Kelly

ADDRESS OF SIGN LOCATION: 40 S Clay Street

ZONING DISTRICT: O-2 Limited Office District

SIGN TYPE: Monument Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 23.9 (96.625 x 35.625)

Overall Height from Grade: 4'-0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Navy
- ② Cyan
- ③ White

Site Information:

Lot/Street Frontage: 500

Building/Tenant Frontage: 180

Existing Sign Information:

Business Name: DuPage Medical Group

Size of Sign: 23.9 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.

Joseph Paul
Joseph Paul (Oct 12, 2021 15:20 CDT)

10/12/21

Signature of Applicant

Date

[Signature]
Signature of Building Owner

9/22/21
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: _____



customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Small Monument
date: 10.28.2021
revision: 02

SIGN PROOF

description: reface double sided monument,
replace existing bulbs w/ LED stick lighting,
install new aluminum routed faces
w/ flush acrylic lettering.
translucent vinyl applied 1st surface
quantity: one (1) set
insert size: 8'-0 5/8" x 2'-11 5/8"
visible opening: 93.625" x 32.625"
colors: navy - pms 295c
cyan - pms 2202c
applied to white faces
cabinet painted pms 295c
materials: aluminum, acrylic,
& translucent vinyl

APPROVAL

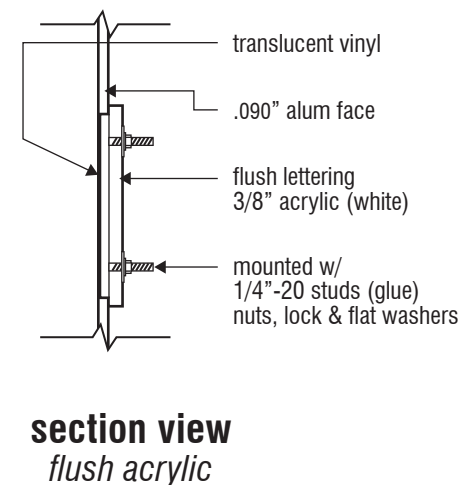
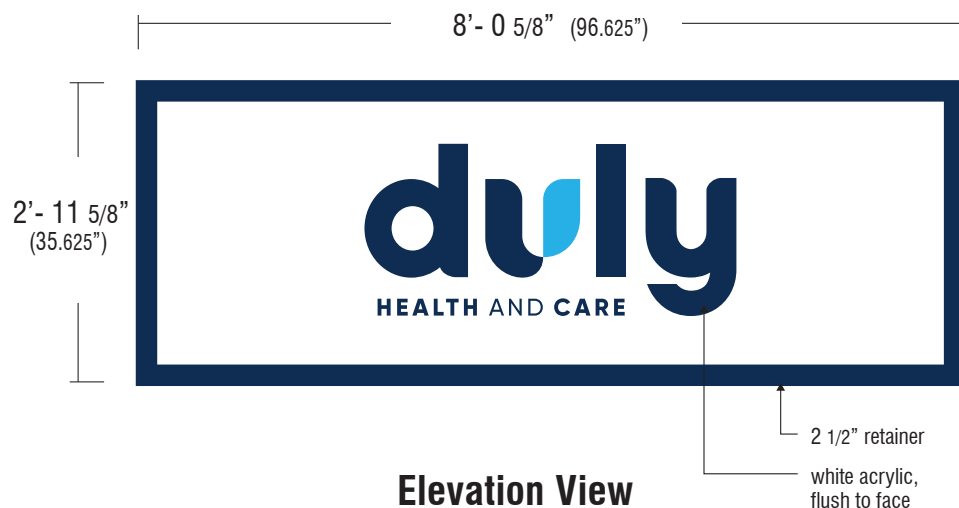
X _____ Date _____
Customer Approval

X _____ Date _____
Landlord Approval

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existing



proposed

D:\- Duly Health and Care\Hinsdale\40 S. Clay Ave\Exterior\Channel Letters & Monument\Working

customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Small Monument
date: 10.28.2021
revision: 02

SIGN PROOF

description: foundation & construction
details for existing sign cabinet.

scope of work: remove fluorescent bulbs,
replace w/ LED stick lighting,
& replace sign faces.

APPROVAL

X
Customer Approval _____ Date _____

X
Landlord Approval _____ Date _____

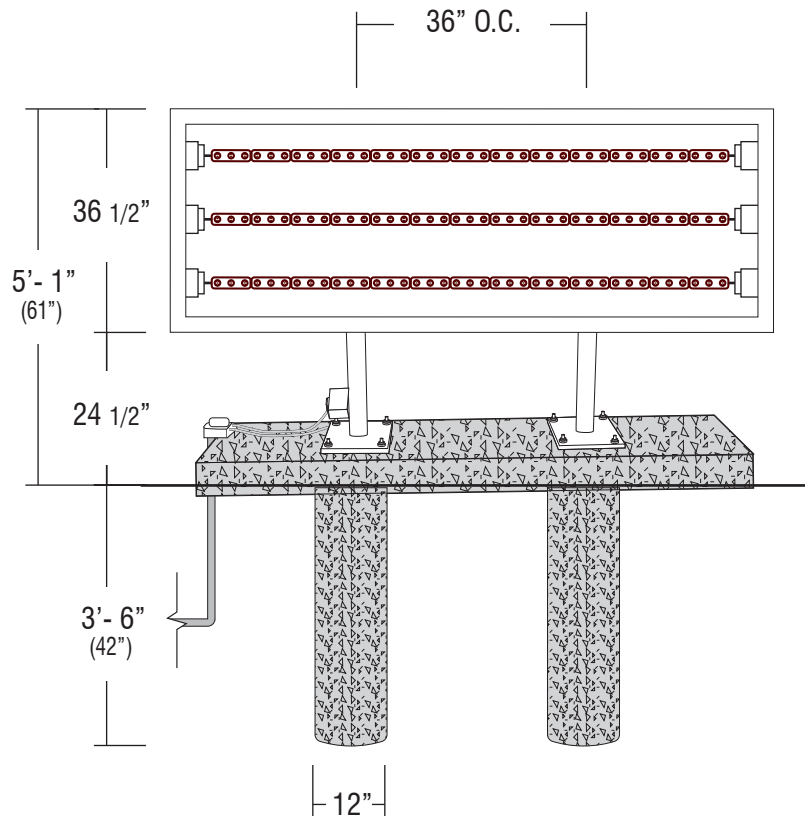
ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
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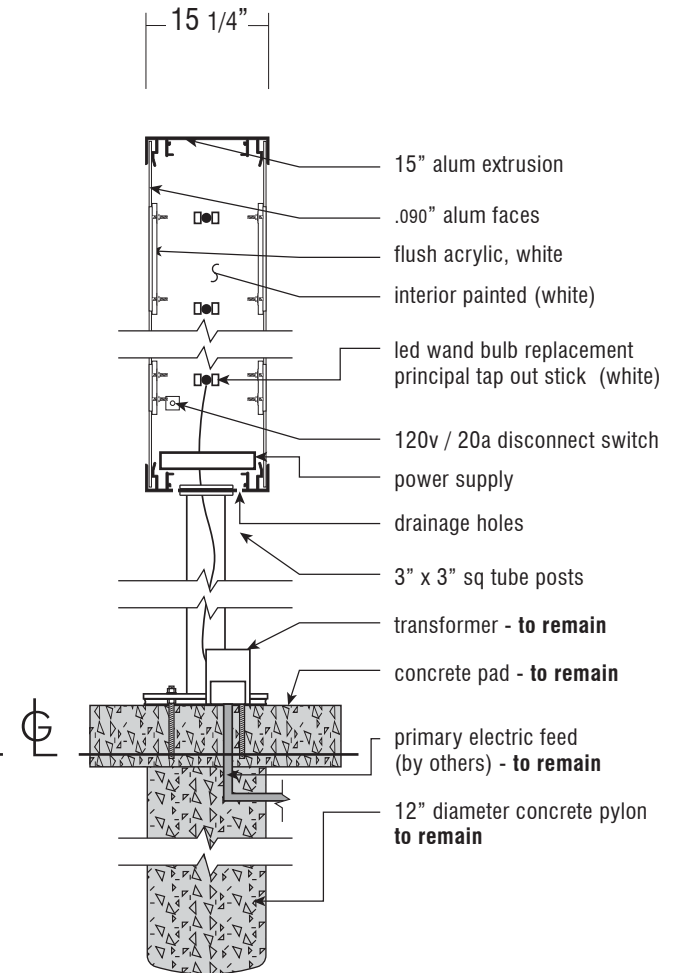
68 north lively blvd. elk grove village, IL 60007

note

- existing primary power feed, concrete foundation, posts, ballasts, & sign cabinet to remain.
- replacement of sign faces & bulbs ONLY.



foundation detail - 1/2" = 1'-0"



sign section view - n. t. .s.



customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Small Monument
date: 10.28.2021
revision: 02

SIGN PROOF

description:
day/night comparrison

APPROVAL

X _____ Date _____
Customer Approval

X _____ Date _____
Landlord Approval

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day



note

- illuminated signage on abutting lot or across the street from, & visible from, any residentially zoned area will not be lit between the hours of 10:00 pm and 7:00 am
- sign background is opaque aluminum face, painted white.
- only sign message will transmit light.

night



D:\- Duly Health and Care\Hinsdale\40 S. Clay Ave\Exterior\Channel Letters & Monument\Working



customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Small Monument
date: 10.28.2021
revision: 02

SIGN PROOF

site map & sign locations

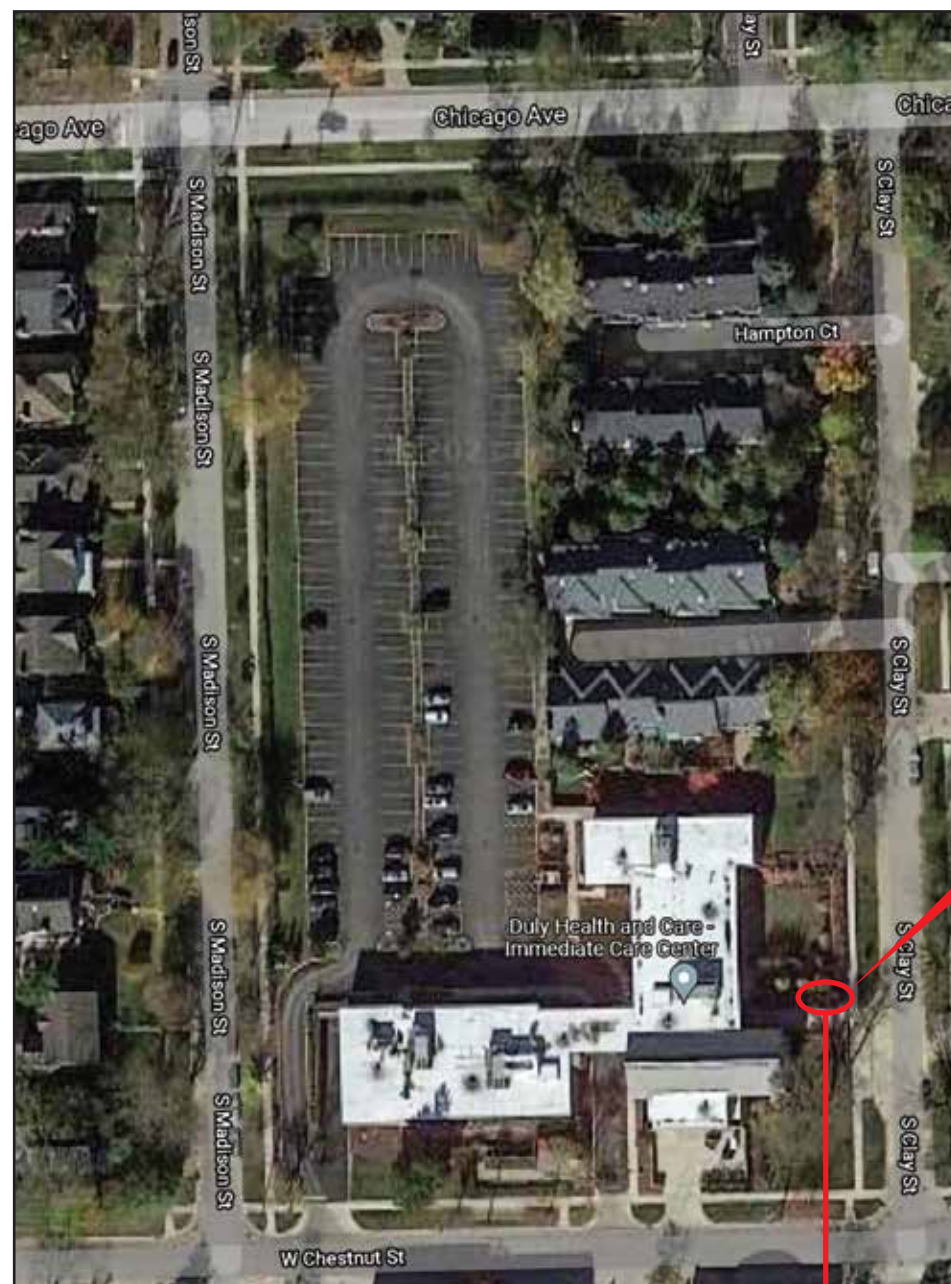
APPROVAL

X _____ Date
Customer Approval

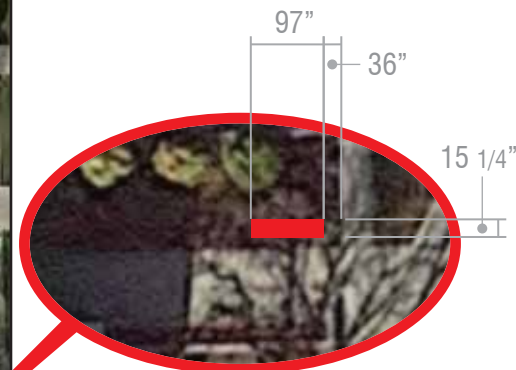
X _____ Date
Landlord Approval

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Proposed Monument Location





customer: DuPage Medical Group
location: 40 S. Clay St.
Hinsdale, IL

work order: Small Monument
date: 10.28.2021
revision: 02

SIGN PROOF

existing landsape plan to remain

APPROVAL

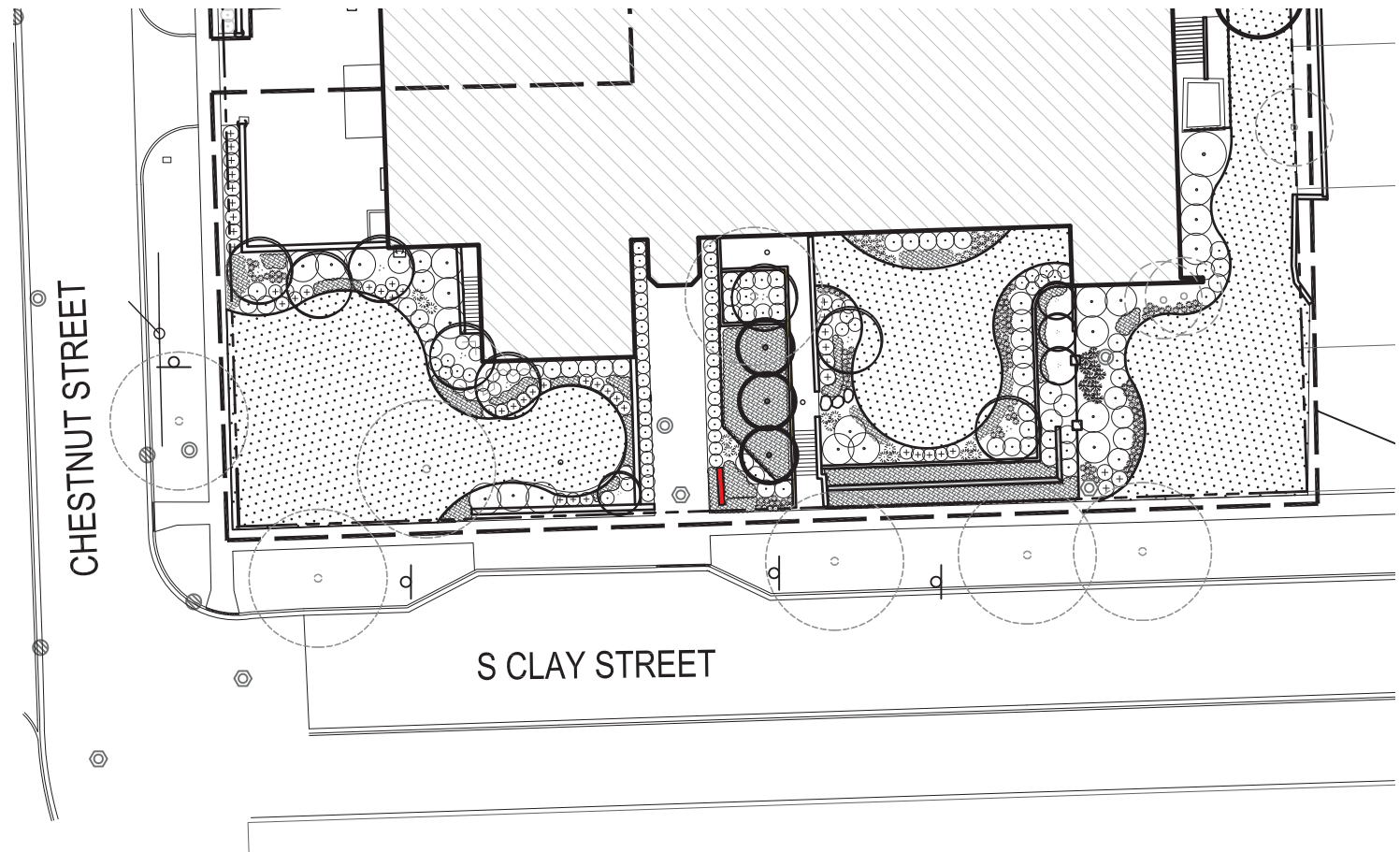
X
Customer Approval _____ Date _____

X
Landlord Approval _____ Date _____

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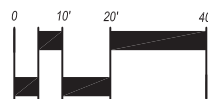
Legend



Existing Tree



Blue Grass/Fescue Seed Mix



1' = 40"

Plant List

Qty	Sym	Common Name	Botanical Name	Planting Size
EVERGREEN TREES & SHRUBS				
07	JUN	Sea Green Juniper	Juniperus chinensis 'Sea Green'	#3
03	PIC	Black Hills Spruce	Picea glauca var. densata	6'
DECIDUOUS SHRUBS				
40	CSF	Yellowtwig Redosier Dogwood	Cornus sericea 'Flaviramea'	#5
06	ROR	Knock Out Rose	Rosa 'Radcon'	#3
61	SPM	Miss Kim Lilac	Syringa patula 'Miss Kim'	#5
30	VCC	Cayuga Koreanspice Viburnum	Viburnum carlesii 'Cayuga'	#5
ORNAMENTAL GRASSES				
84	PVM	Switchgrass	Panicum Virgatum	#3
11	SAU	Autumn Moor Grass	Sesleria autumnalis	#1
PERENNIALS & GROUNDCOVERS				
21	HEU	Prairie alumroot	Heuchera richardsonii	#1
10	SAL	Caradonia salvia	Salvia nemorosa 'Caradonia'	#1
37	SOL	Fireworks Goldenrod	Solidago rugosa 'Fireworks'	#1

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