



## MEETING AGENDA

**PLAN COMMISSION**  
**Wednesday, August 10, 2022**  
**7:30 p.m.**  
**MEMORIAL HALL – MEMORIAL BUILDING**  
**19 East Chicago Avenue, Hinsdale, Illinois 60521**  
*(Tentative & Subject to Change)*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT** (Non-Agenda Items)

**4. APPROVAL OF MINUTES** – July 13, 2022

**5. FINDINGS AND RECOMMENDATIONS**

- a) Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

**6. PUBLIC HEARINGS**

- a) Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street

**7. PUBLIC MEETINGS**

- a) Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade Sign Permit Review to allow for the installation of one (1) new wall sign for the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District
- b) Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

**8. PUBLIC HEARINGS**

- a) Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale

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](http://www.villageofhinsdale.org)



**VILLAGE OF HINSDALE  
PLAN COMMISSION  
MINUTES OF THE MEETING  
Wednesday, July 13, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, July 13, 2022 at 7:30 p.m., roll call was taken.

**PRESENT:** Chairman Steven Cashman and Commissioners Jim Krillenberger, Julie Crnovich, Anna Fiascone, Mark Willobee and Scott Moore

**ABSENT:** Commissioners Patrick Hurley, Gerald Jablonski, and Cynthia Curry

**ALSO PRESENT:** Bethany Salmon, Village Planner

**Public Comment on Non-Agenda Items**

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

**Approval of Minutes – May 24, 2022**

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to approve the May 24, 2022 draft minutes as submitted. The motion carried by the roll call vote of 6-0 as follows:

**AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Hurley, Jablonksi, Curry

**Scheduling of Public Hearings**

**a) Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale**

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to schedule a public hearing for the August 10, 2022 Plan Commission meeting for Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale. The motion carried by a roll call vote of 6-0 as follows:

**AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Hurley, Jablonksi, Curry

**b) Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street**



A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to schedule a public hearing for the August 10, 2022 Plan Commission meeting for Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street. The motion carried by a roll call vote of 6-0 as follows:

**AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Hurley, Jablonksi, Curry

### **Findings and Recommendations**

**a) Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development**

Hearing no comments, a motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development as submitted. The motion carried by a roll call vote of 6-0 as follows:

**AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Hurley, Jablonksi, Curry

### **Sign Permit Review**

**a) Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign**

Rob Whalen, the business owner, and John Miller, the sign contractor, were present to address the Plan Commission. Mr. Whalen stated they have two (2) sign options to present. Mr. Whalen stated that option one (1) with the back lit light is preferred because this business would be the only one in area open as late as 9:00 pm and the shop would be open year-round. Mr. Whalen stated the illumination would attract customers on the less busy street, Hinsdale Avenue, during the off season and later, evening hours.

Mr. Whalen explained that option two (2) is almost the exact same sign as option one (1) but without illumination. This sign would be illuminated with the goose-neck lighting fixtures on the building.

Mr. Miller stated that he noticed other signs in downtown Hinsdale illuminated by gooseneck light fixtures. Mr. Miller stated the gooseneck lit signs resulted in areas of over-illumination and dark areas on the non-illuminated sign below. Mr. Miller went on to state that the goose-neck lights would remain on the building but placed on a timer to control when the building lights went on/off.



Mr. Miller stated that the lack of even sign illumination was the reason the back-lit illuminated sign proposed in option one (1) was preferred.

Commissioner Krillenberger asked for clarification of the gooseneck lights in option one (1). Mr. Whalen confirmed that the gooseneck fixtures would remain on the building for option one (1). It was also confirmed the sign would contain a black background with white illumination.

Commissioner Crnovich stated that she viewed the video of the Historic Preservation Commission meeting and noted the Commission voted against the sign. Commissioner Crnovich stated she is not in favor of cabinet signs in the historic downtown district and not in favor of option one (1). Commissioner Crnovich stated that option two (2) would be fine.

Commissioner Willobee stated that he was in agreement with Commissioner Crnovich on sign option number one (1) and stated he actually preferred option three (3). Commissioner Crnovich stated she preferred option three (3) over option two (2) as well.

Mr. Whalen stated the top choice design is similar to the Downers Grove location and the back-lit sign would provide a brighter lit area than other local businesses to attract customers in the evening hours and off-season hours.

Commissioner Willobee asked about the internal light in the business. Mr. Whalen stated that he intended to have the inside of the business fairly bright but added he felt the illuminated sign was important factor for traffic flow into the business.

Commissioner Fiascone stated she also preferred option three (3) and four (4) because the brick background added to the cohesive look of the building. Mr. Whalen responded that the business coming in next door also plans a black background sign so the combination of the two (2) black background signs would be the most cohesive look.

Ms. Salmon confirmed that Silver Birch, next door, was approved for a black panel background sign with white lettering with minimum relief.

Commissioner Moore stated that he agreed with the Historic Preservation Commission and the other Plan Commissioners that have shared tonight. Commissioner Moore went on to state that he prefers option number four (4) best and does not like the black cabinet sign option.

Mr. Miller shared with the Commission how option three (3) and four (4) could be constructed. Chairman Cashman asked Mr. Whalen which option of the gooseneck lit sign options he preferred. Mr. Whalen stated he preferred option number four (4) with the black background more than option three (3). Chairman Cashman asked if there was a sign design that would work with the LED gooseneck fixtures on the building. Mr. Miller responded the only way to do that would be to utilize a reflective material that the Commission would not likely approve.

Chairman Cashman stated that this location was tricky, especially with the existing gooseneck fixtures. Commissioner Crnovich stated the tree in front of the business will have lights on it for the three (3) month winter season providing the desired additional lighting the in off-season months. Chairman Cashman asked for any additional thoughts on option four (4), the preferred option of the business owner of the non-illuminated signs. No further comments were shared about option four (4) but it was clarified the applicant's top choice would be option two (2) with the full black box background, not option four (4) with the cloud black background.



Further discussion took place about option two (2) and Ms. Salmon shared the image of the recently approved sign for Silver Birch, the tenant next door. It was stated that the black box of option two (2) shared similarities with the other next door tenant sign, Guaranteed Rate.

After viewing the previously approved, but not yet installed, Silver Birch sign, the Commissioners were in agreement that option two (2) will look good due to the many similarities of the two signs and cohesiveness of signage on the building.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Moore, to approve sign Option Two (2) for Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 6-0 as follows:

<b>AYES:</b>	Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Hurley, Jablonksi, Curry

### **Public Meeting**

#### **a) Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District**

Ken Just, of RWE Design, and Mark and Kelly DeWolfe, the business owners, were present to address the Commission. Mr. Just stated the applicants are agreeable to changing the window color of the second floor windows to white as requested by the Historic Preservation Commission.

Chairman Cashman asked about the un-matched, re-bricked portion on the front of the building, over the second entrance. It was confirmed that a black panel would be installed on top of this area.

Commissioner Moore asked about the area at the rear of the property, near the dumpsters. Commissioner Moore wanted to know who was managing the space with several dumpsters, resulting in the dead end area and loss of the public use of the alley.

Dr. DeWolfe responded it was unknown who was using the space for parking in that area and there is no currently no through traffic in that area with the combination of the dumpster. Ms. Salmon stated that ownership of the dumpster could be investigated by the Code Enforcement Officer but it would be a separate issue since the dumpsters in question do not belong to the applicant. It was confirmed that the applicant's dumpster would be contained and enclosed on their property.

Commissioner Moore asked if the location of the elevator shaft and the stairway could be flipped to push the elevator shaft away from the front of the building resulting in reduced visibility of the shaft. Mr. Just responded this option was discussed with the applicant but it was decided that the building use flow works much better with the elevator shaft in the proposed location. Dr. DeWolfe added that patients would not want to walk through the retail space area to use the elevator and the submitted location would allow post-surgical patients to safely and comfortably enter the elevator directly and avoid the retail space.

Chairman Cashman agreed the flow worked better with the elevator in the submitted location and stated that he felt the elevator shaft would not very visible from the street.



Commissioner Fiascone asked why the Historic Preservation Commission requested the second floor window color be changed to white. Chairman Cashman explained that the Historic Preservation Commission stated the white/stone second floor windows would be more in keeping with the historic Zook building but felt it was acceptable to have black windows on the first floor to help a business maintain a desired image.

Commissioners Fiascone and Willobee both felt the black windows looked better but understood the reasoning of the Historic Preservation Commission wanting the second floor windows a lighter color.

Commissioner Crnovich stated that her concerns with the dumpsters and the windows were addressed by other Commissioners. Commissioner Crnovich stated that she appreciated the dumpster enclosure, making the area less of an eyesore.

Commissioner Crnovich asked about the use of the retail space on the first floor. Dr. DeWolfe stated that products related to the business would be sold and sales tax revenue would be generated. It was confirmed that four (4) apartments previously occupied the second floor of the building.

Commissioner Krillenberger clarified some information that was previously discussed about the covering of the re-bricked area and other locations of the business but had no further comments about the application.

Chairman Cashman had no further questions.

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee to approve Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

<b>AYES:</b>	Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Hurley, Jablonksi, Curry

### **Adjournment**

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the July 13, 2022.

The meeting was adjourned at 8:08 PM after a unanimous voice vote of 6-0.

ATTEST: \_\_\_\_\_  
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-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

**PROPERTY:** 14 W. First Street (PIN: 09-12-122-004)

**APPLICANT:** Michael and Kelly DeWolfe, Elevare MD

**REQUEST:** Exterior Appearance and Site Plan Review

**PLAN COMMISSION (PC) REVIEW:** July 13, 2022

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** August 16, 2022

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application request from Michael and Kelly DeWolfe, Elevare MD, requesting approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing building and site plan located at 14 W. First Street in the B-2 Central Business District.

The existing two-story, 4,000 square foot building consists of vacant commercial space on the first floor and four apartments on the second floor. Elevare MD proposes to utilize the first floor as a beauty salon and the second floor as a medical office.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Potentially Significant according to the 2003 Architectural Resources in the Downtown Survey Area.

The building features Two-Part Commercial Block architecture in a Classical Revival style. It was designed by architect R. Harold Zook in 1941. The building is one of four commercial buildings in the Downtown Hinsdale Historic District designed by Zook. The original storefront and windows have been reconfigured and replaced over time.

The project was reviewed at a public meeting at the Historic Preservation Commission on July 6, 2022. There was a discussion on the location and design of the elevator shaft, where the applicant confirmed that the existing parapet wall will not be altered and the new brick elevator shaft will extend 1'8" above the height of the existing parapet wall. Mr. Just confirmed that elevator was located toward the front of the building to better service clients and staff accessing the front entrance. The applicant also confirmed that the building, including the brick and limestone features, will not be painted.

Commissioners expressed concern over the use of black cladding on the windows and noted that black windows on the second floor were not consistent with the historic design of building in the downtown, particularly for buildings designed by R. Harold Zook. The applicant stated that all windows were to be of black cladding to be consistent on the entire building. The Commission recommended that the second floor windows be of a lighter color or white color, but were okay with the use of black on the first floor windows and the shutters.



The Historic Preservation Commission recommended approval of Case A-14-2022, an Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District, by a vote of 5-0 (2 absent), subject to the condition that a lighter color or white color be used on all second floor windows. Following the meeting, the applicant agreed that the second floor window cladding can be of an off-white color, in the Stone White color swatch submitted in the Plan Commission packet for review.

**PUBLIC MEETING SUMMARY AND FINDINGS:** On July 13, 2022, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Ken Just, representing RWE Design Build, and Kelly and Michael DeWolfe building owners, provided an overview of the proposed changes to the building and answered questions from the Commissioners.

Mr. Just briefly explained the changes proposed to the building and stated that the Historic Preservation Commission requested that a lighter color be used on all second floor windows. The applicant submitted a Stone White color swatch in the Plan Commission packet for review to use on the second floor windows.

Chairman Cashman asked about the black panel area above the door on the right side of the front elevation. Commissioner Moore stated he visited the site and this area on the building appears to have been bricked over in the past and uses a different color brick than the rest of the building. Mr. Just stated it is a black panel that is intended to match the larger existing sign panel on the building.

Commissioner Moore asked about the existing dumpsters located in the public alley and if these are their dumpsters. Commissioner Moore asked if the new enclosure will prevent traffic from turning in the alley after it is constructed and suggested turning the enclosure could help with cars turning. Concerns were expressed on if this will impact any of the neighboring buildings.

Mr. Just stated that people are currently parking in the alley where the dumpster is located and it does not appear that the alley is not used for through traffic.

Several Commissioners expressed support for constructing a dumpster enclosure and there are other issues surrounding dumpsters in the downtown area. Ms. Salmon noted that the Village can look into enforcement issues.

Commissioner Moore asked about the placement of the elevator shaft on the building and asked if it could be relocated further away from the front of the building. Mr. Just stated that the location helps with the interior function of the building. Mr. DeWolfe stated the elevator location will provide closer access to patients entering from the front of the building and was designed with safety in mind.

Chairman Cashman stated he understood why the elevator was located in this location and is a good design from an accessibility standpoint. Chairman Cashman stated he does not believe that the elevator shaft will be that visible from the street.

Commissioner Fiascone asked why the Historic Preservation Commission asked for the second floor windows to be in a white color. Chairman Cashman stated that the recommendation was largely based on Zook, the architect of the building, and that windows were traditionally white rather than black. The Historic Preservation Commission was okay with a more unique design and color on the ground level. There was a discussion about the history of the building. Commissioner Fiascone noted she did not think that the second floor windows needed to be white.

Commissioner Willobee also stated he liked how the original window colors look, but was okay with the change to the colors.



Commissioner Crnovich stated she has questions about the elevator shaft and dumpster, but they had previously been answered. Commissioner Crnovich thanked the applicant for enclosing the dumpster and stated this will reduce the possibility of creating an eyesore.

Commissioner Crnovich asked if the business will be selling products on the first floor and if there will be retail sales tax. Mr. DeWolfe confirmed the business has a large retail component. There was a discussion on the use of the building and future business. The existing building has four apartments on the second floor. The new business will have medical offices on the second floor.

Several Commissioners expressed support for repurposing the building and its importance in the Downtown Historic District.

Commissioner Krillenberger asked for clarification on the Commissioner Moore's comment on the different color bricks on the front façade over the doorway. Chairman Cashman stated that they are installing a similar panel area to match the main signage panel to cover up where the brick was previously infilled. There was a discussion on how the building has been changed over the years.

Commissioner Krillenberger asked if the applicant is moving their business from another location. Mr. DeWolfe stated he has been a part of Hinsdale Hospital for ten years and currently has a business in Lakeview in Chicago. They have been a part of the Hinsdale and LaGrange area for many years and they would like to locate in the area. There was a brief discussion on the rendering and proposed color of the windows.

Chairman Cashman expressed support for the project and said the project was tastefully done.

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, noting that the proposed changes would be an improvement to the existing conditions.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code including the screening of the rooftop equipment and proposed dumpster enclosure (Section 11-604(F)(1)(h)). The proposed elevator shaft did not appear to negatively impact the building and historic façade and the proposed improvements were respectful to the character of the existing historic building (Section 11-605(E)(2)(a), (b), and (g)). Several Commissioners noted that the project utilized a high quality design that would be visually compatible and consistent with the Downtown Historic District (Section 11-605(E)(1) and (2)).

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback 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 Willobee. The vote carried by a roll call vote as follows:

<b>AYES:</b>	Commissioners Crnovich, Fiascone, Krillenberger, Moore, Willobee and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Curry, Hurley, Jablonski



**RECOMMENDATIONS:** Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of six (6) ayes and zero (0) nays, with three (3) absent, recommended to the President and Board of Trustees approval of Case A-14-2022, an Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District, subject to the condition that the applicant install windows in the Stone White color on the second floor of the building.

Signed: \_\_\_\_\_

Steve Cashman, Chair  
Plan Commission  
Village of Hinsdale

Date: \_\_\_\_\_





## MEMORANDUM

**DATE:** August 5, 2022

**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-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance & Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street – **Public Hearing**

**FOR:** August 10, 2022 Plan Commission Meeting

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### **GENERAL APPLICATION INFORMATION**

Applicant: VetChart, LLC

Subject Property: 101 W. Chestnut (PINs: 09-12-109-005; 09-12-109-012; 09-12-109-002)

Site Area: Total: 0.7 acres (33,970 square feet)

Existing Zoning & Land Use: B-1 Community Business District – Vacant (Former Bank with Drive-Through)

Surrounding Zoning & Land Use:

North: B-1 Community Business District – Fullers Car Wash

South: B-3 General Business District – (across Chestnut Street) Multi-tenant shopping center (office and service uses)

East: B-1 Community Business District – (across Lincoln Street) Village-owned public parking lot; office building; mixed-use multi-tenant building

West: B-1 Community Business District – Grant Square shopping center (retail, service, and office uses)

### **APPLICATION SUMMARY**

The applicant requests approval of a Special Use Permit to allow for the operation of a pet hospital at 101 W. Chestnut Street in the B-1 Community Business District. In accordance with Section 5-105 of the Zoning Code, pet hospitals are classified as Veterinary Services for Animal Specialties under SIC Code 0742, which are considered a Special Use in the B-1 District and are only permitted in stand-alone buildings.

The applicant also requests approval of an Exterior Appearance and Site Plan Review to allow for the removal of the existing drive-through lanes used by the former bank, construction of an outdoor animal enclosure and a parklet system on the west side of the building, minor changes to the west building elevation, and installation of a loading space and planter boxes.

At the meeting on July 13, 2022, the Plan Commission scheduled the public hearing for this application for the next regular meeting on August 10, 2022.



### **BACKGROUND**

The existing one-story building was formerly occupied by a bank and is currently vacant. In 2002, by Ordinance No. O2002-41, the Village Board approved a Special Use Permit and Exterior Appearance / Site Plan for two drive-through lanes to be installed on the west side of the building and changes to the building elevations. Minor changes to the original site plan and building elevations were approved under Ordinance No. O2003-2 and O2003-39.

In the Business Zoning Districts, drive-through lanes are only permitted for drugstores, pharmacies, and banks or financial institutions (depository or non-depository credit institutions) subject to approval of a Special Use Permit and in accordance with the use regulations listed in Section 5-109. Drive-through lanes are not permitted for pet hospitals. As a result, the applicant intends to remove the drive-through window, and accessory components formerly used by the bank as part of this project and convert the two existing drive-through lanes into an outdoor area for animals, a parklet area for staff, and a loading area. Approval of a new Special Use Permit will be required in the future to re-establish any drive-through lanes.

There are no properties in a single-family residential zoning district within 250 feet of the subject property. Fullers Car Wash is located to the north in the B-1 District. A multi-tenant shopping center with a mix of office and service uses (real estate office, financial advisor office, dry cleaners, physical therapy, and pet grooming) are located to the south across Chestnut Street in the B-3 District. A Village-owned public parking lot, office building with an insurance company, and multi-tenant building with offices and a dry cleaners are located to the east across Lincoln Street in the B-1 District. Grant Square Shopping Center is located to the west and includes a mix of retail, office, and service uses. Chestnut Street, a private street serving Grant Square, is included on the south side of the property.

### **REQUEST AND ANALYSIS**

Special Use Permit - The applicant proposes to utilize the existing one-story, 3,300 square foot building as a pet hospital and veterinary clinic. VetChart, LLC will provide services to only dogs and cats, not exotic animals. The applicant has confirmed that there will be no overnight boarding of animals on site. Boarding Kennels (Animal Specialty Services - SIC Code 0752) are also considered a Special Use in the B-1 District and would require a separate approval from the Village in the future if pursued.

The business intends to operate Monday through Friday from 7:30 am to 5:30 pm. Per the applicant, when VetChart, LLC initially opens their business, it is anticipated that there will be 2-3 employees and about 1-2 clients per hour. With future growth, the applicant does not anticipate that there will ever be more than 20 employees or clients on site at a time. As shown on the submitted interior floor plan, the building will include exam rooms, offices, a surgical suite, a dental suite, and other areas for veterinary services.

Exterior Appearance / Site Plan Review - The applicant is proposing various improvements to the west side of the building. There are no proposed changes to lot coverage and the site complies with the bulk regulations in the B-1 District.

- Removal of the Drive-Through Lanes and Accessories - The drive-through lanes and all accessory components will be removed to meet the Zoning Code requirements. Approval of a new Special Use Permit will be required in the future to re-establish a drive-through. On the west elevation, the existing drive-through window, pneumatic tube system, ATM and depository boxes, and other components will be removed.



A new steel door will be installed where the existing window is located and all other areas will be infilled with brick that matches the existing brick. There are no proposed changes to the existing canopy over the drive-through lanes.

- Loading Space - The majority of the outer west drive-through lane will be converted into a loading space measuring 10 feet wide and 46 feet long. The pavement will be striped and signage will be installed indicating it is a no parking area and loading zone. Per the applicant, loading will be used for the crematorium, lab pick-up, and bereavement.
- Outdoor Animal Enclosure - An outdoor fenced enclosure will be constructed within the inner east drive-through lane and will be partially located underneath the existing canopy to provide an area for animal relief. The area will measure about 460 square feet in size, at 10 feet wide and 46 feet long, and will be constructed of a 6 foot tall opaque cedar fence. An access gate will be located on the south side of the enclosure. Artificial turf and a drainage mat will be installed above the existing asphalt, therefore there are no changes to lot coverage.

An exterior water connection for a hose to clean the area and a new trench drain tied into the underground storm sewer will be installed to allow for drainage contained within the outdoor area. Final engineering details will be determined and reviewed during the building permit review process.

- Parklet - The applicant is also proposing a small parklet to provide an outdoor sitting area for employees. The 128 square foot parklet is proposed on top of the existing asphalt to the south of the outdoor animal enclosure and measures 8 feet wide and 16 feet long. The applicant has provided a product specification sheet of the parklet system, which is constructed of a metal frame and wood plank flooring. The area includes a bench seating area with landscaped planters on both sides.
- Planter Boxes - Five (5) fiberglass planter boxes will be installed. The planters will be dark green in color. Three (3) planter boxes are proposed in the center concrete median between the two existing drive-through lanes and canopy posts. Two (2) are proposed along the drive-aisle to the south.
- Dumpster Enclosure / Screening - There is currently no dumpster enclosure located on site. The Zoning Code requires screening of dumpsters by a fully enclosed opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers or storage areas from view. To meet code requirements, the applicant intends to construct a new dumpster enclosure measuring 10 feet wide and 4 feet deep in the existing asphalt area directly to the north of the proposed outdoor animal enclosure. The dumpster enclosure will use the same 6 foot tall cedar fencing material as the outdoor animal enclosure.
- Signage - At this time, the applicant has not provided details on the new monument sign or any permanent building signs, which will require a future Sign Permit Review by the Plan Commission.
- Parking - There are no changes to parking and circulation on site. There are currently 32 parking spaces provided in the existing parking lot, two (2) of which are accessible. In accordance with Section 9-104(J), one (1) parking space is required for each 250 square feet of net floor area. The proposed pet hospital would require 14 parking spaces, and therefore, the number of existing spaces exceeds code requirements.



### **REVIEW PROCESS**

Special Use Permit – 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 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.

Exterior Appearance / Site Plan Review – Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

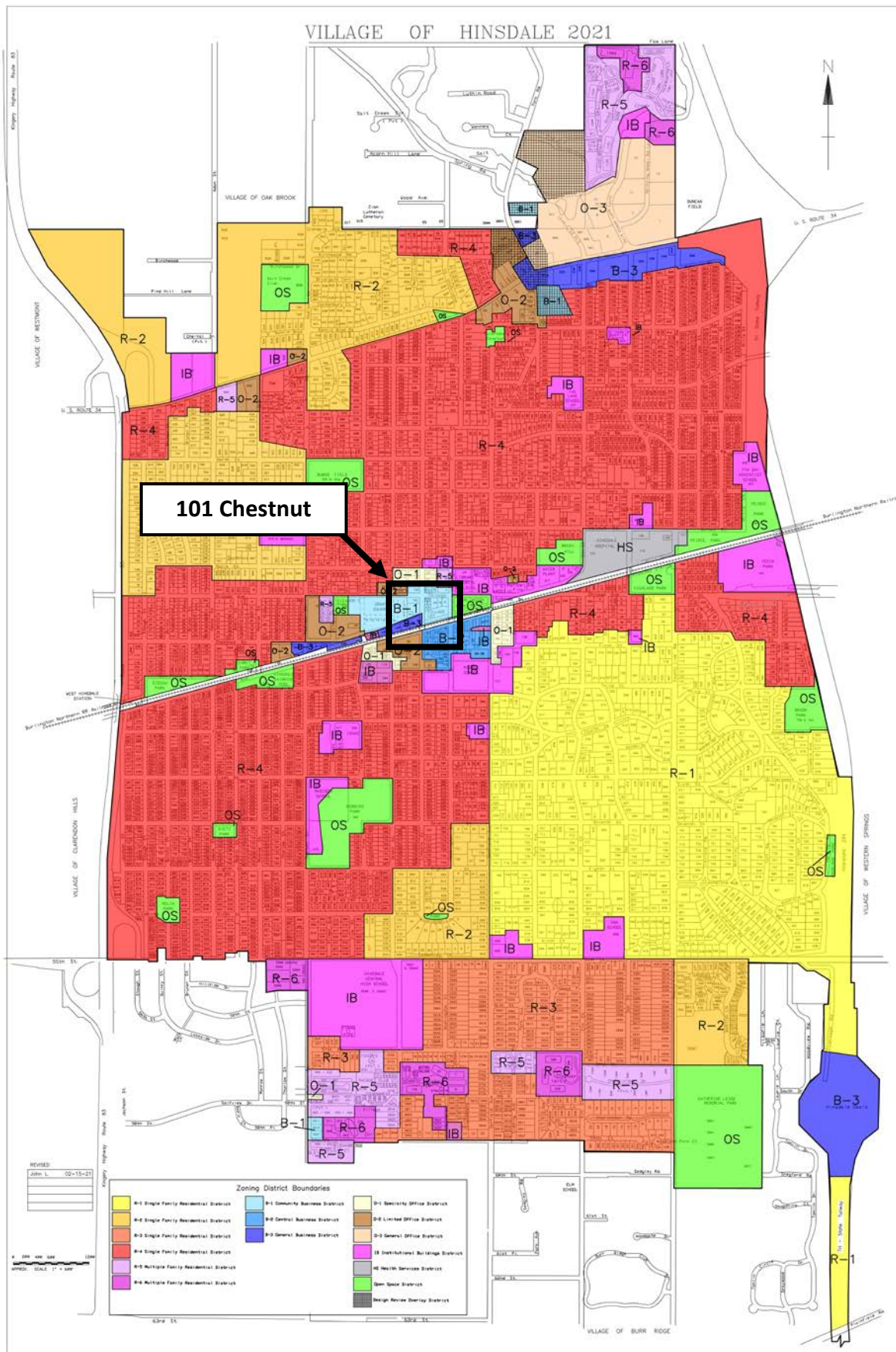
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within 90 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

### **ATTACHMENTS**

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Exterior Appearance & Site Plan Review / Special Use Permit Applications and Exhibits



# Village of Hinsdale Zoning Map and Project Location

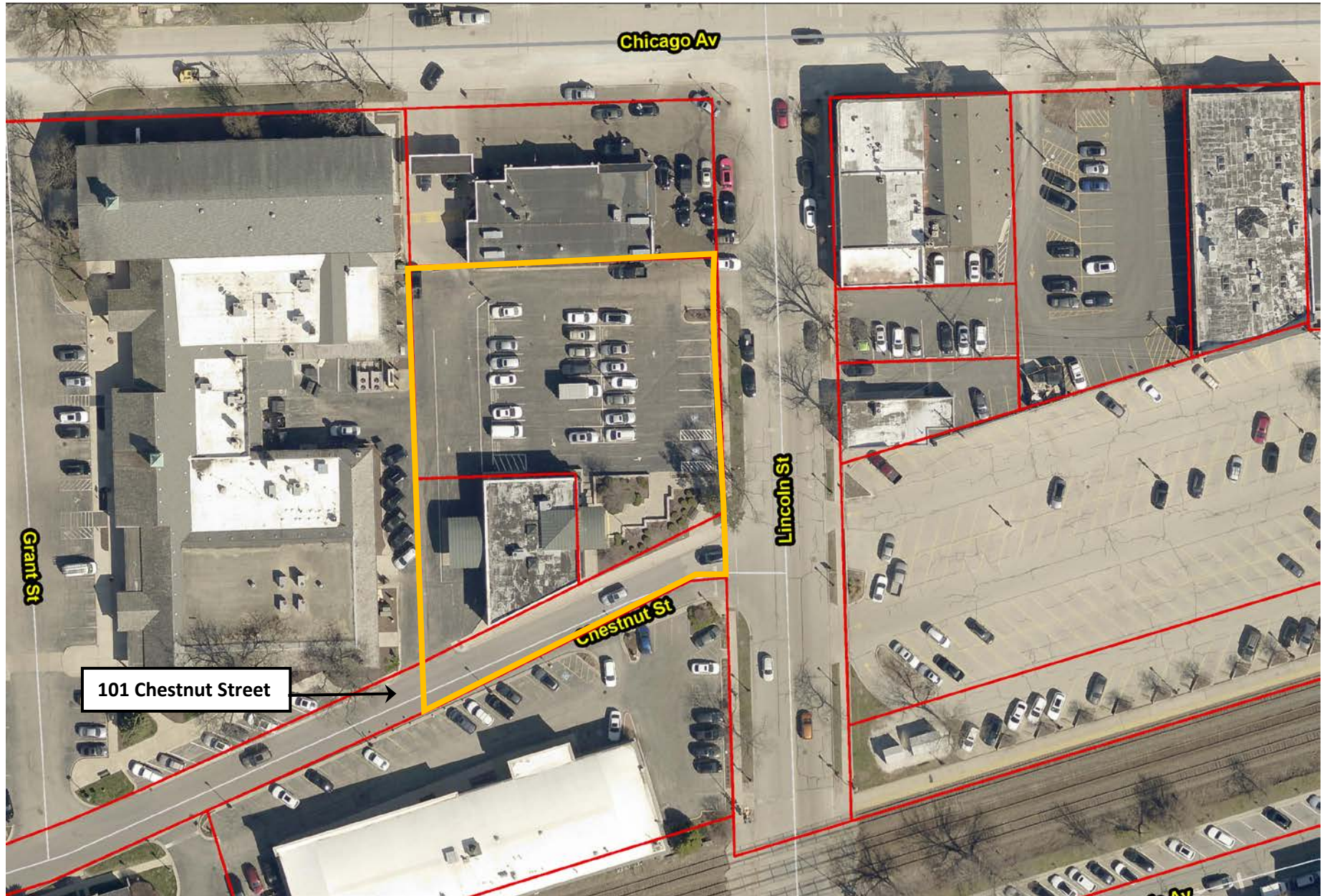






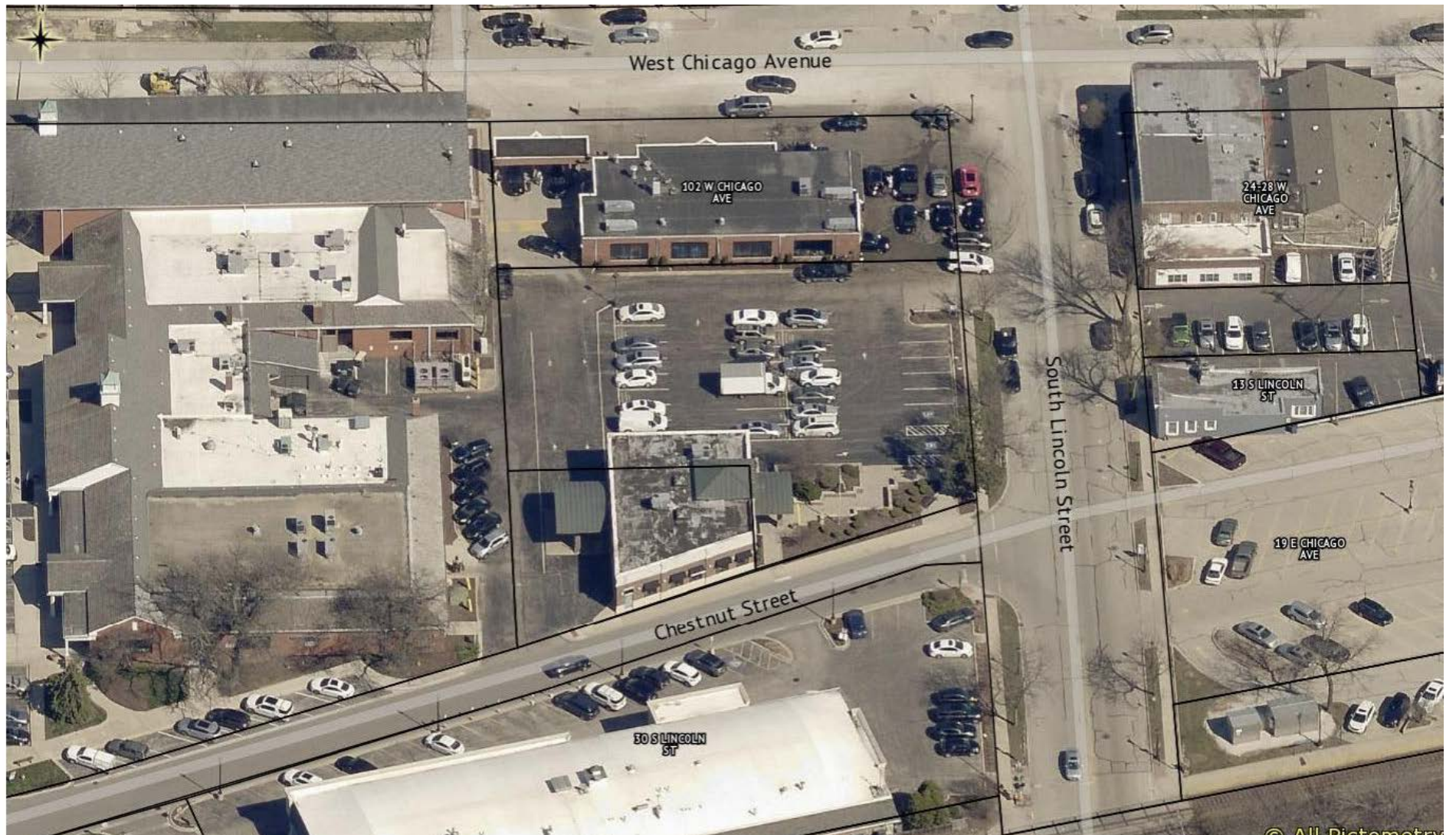


## Aerial View – 101 Chestnut Street





## Birds Eye View – 101 Chestnut Street





## Street View – 101 W. Chestnut

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*Looking Northwest from Chestnut Street and Lincoln*



## Street View – 101 W. Chestnut

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*Existing Drive-Through Lanes - Looking Northeast from Chestnut*





**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: VetChart, LLC  
Address: 4818 Woodland Ave.  
City/Zip: Western Springs, IL 60558  
Phone/Fax: ( ) /  
E-Mail: baker.1039@gmail.com

**Owner**

Name: Grant Square LLC  
Address: 21 Spinning Wheel Road  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (<sup>630</sup>) 323-9075 /  
E-Mail: mleach@hinsdalemanagement.com

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

Name: Peter Coules, Jr./ Patrick C. McGinnis  
Title: Attorney  
Address: 15 Salt Creek Lane, Suite 312  
City/Zip: Hinsdale, 60521  
Phone/Fax: (<sup>630</sup>) 920 / 0406  
E-Mail: peter@donatellcoules.com

Name: Brian Otte - StudioGC architecture + interiors  
Title: Architect  
Address: 223 W Jackson | Suite 1200  
City/Zip: Chicago, Illinois 60606  
Phone/Fax: (<sup>312</sup>) 253-3400 /  
E-Mail: b.otte@studiogc.com

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

- 1) N/A
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: 101 W. Chestnet St., Hinsdale

Property identification number (P.I.N. or tax number):  $\frac{09}{09} - \frac{12}{12} - \frac{109}{109} - \frac{012}{005}$

Brief description of proposed project: Applicant is seeking to operate a veterinary clinic at the property, with a fenced in outdoor area with turf and an opaque fence to be used to take animals outdoors

General description or characteristics of the site: Empty bank building (some furniture remains, but property not in use)

Existing zoning and land use: B-1; Commercial Bank

Surrounding zoning and existing land uses:

North: B-1

South: B-3

East: B-1

West: 0-2

Proposed zoning and land use: B-1; Veterinary Services for Animal Specialties

**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: Veterinary Services  
for Animal Specialties

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



# TABLE OF COMPLIANCE

Address of subject property: 101 W. Chestnut St.

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.	33,970 sq. ft
Minimum Lot Depth	125'	174'
Minimum Lot Width	50'	166'
Building Height	30'	22.5'
Number of Stories	2	1
Front Yard Setback	25'	25.72'
Corner Side Yard Setback	25'	80'
Interior Side Yard Setback	10'	10'
Rear Yard Setback	20'	114.5'
Maximum Floor Area Ratio (F.A.R.)*	35%	10% (3,392 SF (Building) / 33,970 SF (Lot))
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	90%	90% (no change - 30,558 SF impervious / 33,970 SF lot)
Parking Requirements	1 space per 250 sq. ft. 14 Spaces (3,300 sq. ft. / 200 sq. ft.)	32 Spaces (30 regular and 2 handicap spaces)
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements	10'W x 25'L x 14'H	10'W x 46'L
Accessory Structure Information		

\* Must provide actual square footage number and percentage.

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

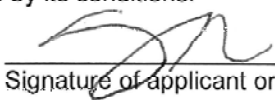


## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 26<sup>th</sup> day of April, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

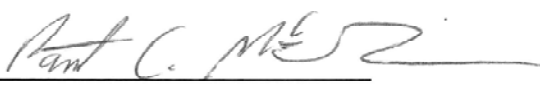
  
Signature of applicant or authorized agent

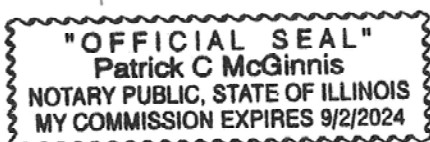
Sarah Baker  
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 26<sup>th</sup> day of  
April, 2022.

  
Notary Public





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

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** VetChart, LLC

**Owner's name (if different):** Grant Square LLC

**Property address:** 101 W. Chestnut Street

**Property legal description:** [attach to this form]

**Present zoning classification:** B-1, Community Business District

**Square footage of property:** 33,970 sq.ft.

**Lot area per dwelling:** 3,392 sq. ft.

**Lot dimensions:** 174.63 x 166.28

**Current use of property:** Bank

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Business

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

**Brief description of request and proposal:**

Applicant is seeking to operate a veterinary clinic out of the property

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>100'</u>	<u>25'</u>
<b>interior side(s)</b>	<u>10' / n/a</u>	<u>10' / n/a</u>









## COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

**Must be accompanied by completed Plan Commission Application**

**Address of proposed request:** 101 W. Chestnut St., Hinsdale, IL 60521

**Proposed Special Use request:** Veterinary Clinic

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

### REVIEW CRITERIA

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

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

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

See attached.

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

See attached.



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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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.

See attached.



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

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

See attached.

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

See attached.

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

See attached.



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 requested use (Veterinary Services for Animal Specialties – SIC Code 0742) is an allowable use in the B-1 Zoning District, as a Special Use, in stand-alone buildings only. No boarding for overnight animals is being requested. The B-1 District is a community business district that is intended to serve the Hinsdale suburban community with a full range of locally oriented business. A community veterinary clinic meets this criteria.

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.

A veterinary clinic and its office is a relatively low intensity of use for the property, and therefore does not have an adverse impact on the adjacent properties nor on the public health, safety, or general welfare of the area. At the very least, it will be no more intensive than a bank, which was the previous use of the property, and will likely in fact be less intensive. The average number of customers/clients going to the property will be less per hour for a vet clinic than a bank and there will be no use of the property overnight, while a bank had ATM use during overnight hours.

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

The proposed use of the property as a veterinary clinic will not require any change to the existing property, other than the removal of the drive-thru window and lanes for the bank and the addition of the outdoor space in its place, which will include turf on the ground and an opaque fence. The enclosed proposed site plan reflects same. The outer drive-thru lane will be used as a loading/drop off area (sign will limit loading/drop off time to 15 to 30 minutes). The proposed use will not impact the immediate vicinity or interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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.

No changes to any public facilities are necessary. The use of the property as a veterinary clinic and offices has had and will continue to have no negative impact on any public services. The use is not more, and is likely less, intensive than a bank.



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

The proposed use as a veterinary clinic will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. The impact will be less than that of the bank that was previously at the property. Applicant's business will operate with traditional hours (no overnight patients), beginning with 2-3 employees working at a time, seeing approximately 1-2 clients per hour. As the business begins to grow, this will hopefully increase for the applicant.

- 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.**

The existing structure will remain and there will be no destruction, loss, or damage of any natural, scenic, or historic features of significant importance.

- 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.**

Applicant is seeking approval for a Special Use to utilize the property as a veterinary clinic. Animal hospitals/veterinary clinics are permitted in the B-1 District, but only as a Special Use. There are no residential properties that abut this property and it will operate in the B-1 community business district.

- 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.**

All of the conditions of the approved special use are being met. There are no long hours or overnight operations. The noise will be minimal. In fact, this property has been vacant and this will bring a consistent business to the location and serve the community.

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

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

A veterinary clinic will serve needs of residents of Hinsdale and no negative impact on any neighbors. The property is currently vacant and the proposed use will bring an active local business to the community. The proposed use also minimized any adverse impact on the surrounding buildings as no redevelopment of the building is necessary.



***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.

No alternative locations would better serve the public goals or proposed use and development of the current site.

***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.

Any adverse effects of the proposed use, which are minimal, have been adequately addressed. The requested outdoor space will include an opaque fence and planters and greenery.





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

**Address of proposed request:** 101 W. Chestnut St.

**REVIEW CRITERIA**

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

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

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

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

The building will maintain the same amount of space between surrounding buildings and does not lessen the current setback between spaces, streets & facades.

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

The building will maintain the same materials (no changes). The quality of materials for the fencing and outdoor turf will be consistent with existing adjacent structures.

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

The design and quality of the building will be maintained with the character of the surrounding buildings and neighborhood.



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

The proposed site plan will not change the impact on the landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, or vehicular traffic patterns. Landscaping and greenery will be added with the outdoor space.

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

The height of the building and structure is being maintained and will continue to be visually compatible with surrounding buildings and meets Zoning Code requirements.

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

The proposed width to the height of front elevation will remain unchanged to be visually compatible with surrounding buildings and does not take away any current open spaces.

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

The width to the height of the windows will also remain unchanged.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

The relationship of solids to voids in the front facade of the proposed building is being maintained to be visually compatible with surrounding buildings and neighborhood.

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

The proposed building uses the same amount of open spaces in between current buildings and does not take away any open space to surrounding buildings or neighborhood.

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

The proposed site uses the same entrances and other projections to sidewalks as the current site uses. The proposed site meets Zoning Code requirements.

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

The materials and texture of the facade will remain unchanged to continue to be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.



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

The roof shape of the building will remain unchanged.

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

The building facade will remain unchanged. The outdoor space being requested will include an opaque fence designed to be visually consistent, related, and compatible with surrounding buildings.

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

The size and mass of buildings and structures are visually compatible with surrounding buildings and meet Zoning Code requirements. There are no porches or balconies on the proposed structure.

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

The character of the front elevation of the proposed building will remain unchanged and continue to meet Zoning Code requirements, as well as fit with the surrounding buildings. The width and orientation of the building is the same as what exists today.

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

Existing building will remain unchanged.

## **REVIEW CRITERIA – Site Plan Review**

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

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



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

The proposed site plan meets all required standards by the Zoning Codes.

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

The proposed site plan does not interfere or change any easements and rights-of-way.

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

The proposed site plan will help all the above as the current building on the site is deteriorating.

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

The proposed site plan will not affect any surrounding property with any less community enjoyment. In fact the setbacks are the same or greater than what exists today.

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

The proposed site plan will not create any different traffic congestion or hazards than the current site plan and the traffic will flow the same.

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

The proposed site plan provides the same amount of shielding from or for the nearby uses and buildings.

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

The proposed structure and landscaping will in fact brighten the neighboring properties and match with neighboring structures and landscaping. The proposed structure will not lack amenity to any neighboring structures or current uses.

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

The application and site plans submitted does not affect any of the space that is currently being used. The plans allow for continued space and maintenance.

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

The proposed site plan has proper drainage and will not create any erosion. The site will be properly paved and equipped with proper materials and drainage that will serve the community.



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

The proposed site plan does not place any unwarranted or unreasonable burdens on specified utility systems on the site and it satisfactorily integrates the site's utilities into the overall existing and planned utility system serving the Village and the community.

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

The proposed site plan does provide for allowed public uses.

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

The proposed site plan does not adversely affect the public health, safety, or general welfare. In fact, the proposed site plan is intended to bring a positive business that benefits the general public.



### **Summary & Business Description**

Applicant is seeking approval for a Special Use to operate a veterinary clinic in the B-1 District at the property located at 101 W. Chestnut St. The property was previously used as a bank, but is currently vacant and not in use. Applicant is a local vet and is looking to start her business at this location. Applicant has obtained the approval from the owner of the property, Grant Square LLC, to operate this business at this location and has entered into a ten (10) year lease agreement with the owner, contingent on the Special Use approval.

Applicant's practice will serve dogs and cats, not any exotic animals. Applicant's business will operate with traditional hours (no overnight patients), beginning with 2-3 employees working at a time, seeing approximately 1-2 clients per hour. As the business begins to grow, this will hopefully increase for the applicant, but never more than a total of 20 employees/clients at a time. The building space will include six (6) exam rooms, two (2) offices, a surgical suite, a dental suite, a lab, a back room, and some small additional outdoor space. Applicant's intent is to provide gold standard care for the local community and their pets. Traditional hours would be Monday through Friday, 7:30 am – 5:30 pm.

The only proposed/requested changes to the outside of the building/site Applicant is requesting approval for is to remove the drive-thru window and lanes and add a small outdoor space to the property, which will include artificial turf and an opaque fence, planters and greenery surrounding the area. The outdoor space will be used for inpatient animal relief and will be turf to allow easy clean up multiple times per day. It will also include a drainage system. This outdoor space would be located where the first lane of the bank drive-thru is currently located. The second lane will remain open, to be used as a loading/drop off space, with a sign setting a limit of 15 to 30 minutes for using that space. The loading zone would be used for the crematorium, lab pick-up, and occasional bereavement when necessary.

Applicant is not seeking overnight/boarding use of the property, as this would require 24 hour supervision of the animals in order to provide gold standard care.



## Trustee's Deed Individual/Corporate

THIS INDENTURE made this 22nd day of June, 2005, between HARRIS N. A., a National Banking Association, organized and existing under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated 20th day of November, 1990, and known as Trust Number L-2772, Grantor and GRANT SQUARE LLC <sup>\*</sup>Grantee.

Grantees Address: 21 <sup>\*an Illinois limited liability company</sup> Spinning Wheel Road, Hinsdale, IL 60521

WITNESSETH, that said Grantor, in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid does hereby convey and quit-claim unto said Grantee, the following described real estate situated in DuPage County, Illinois, to wit:

SEE LEGAL ATTACHED TO AND MADE A PART OF DEED

Permanent Index No. See Attached

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

SUBJECT TO: The liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money remaining unreleased at the date of the delivery hereof, to all real estate taxes due or to become due and all conditions, covenants and restrictions on record.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers and attested by another of its officers, the day and year first above written.

**HARRIS N. A.**

as Trustee aforesaid, and not personally

By: Shirley M. Nolan  
Shirley M. Nolan, Assistant Vice President/Land Trust

Attest: Marcia L. Fry



EXEMPT Para. 2  
35 ILCS 200/31-45

Sandy Young 7/7/05



COUNTY OF DuPage )  
 ) SS  
STATE OF ILLINOIS )

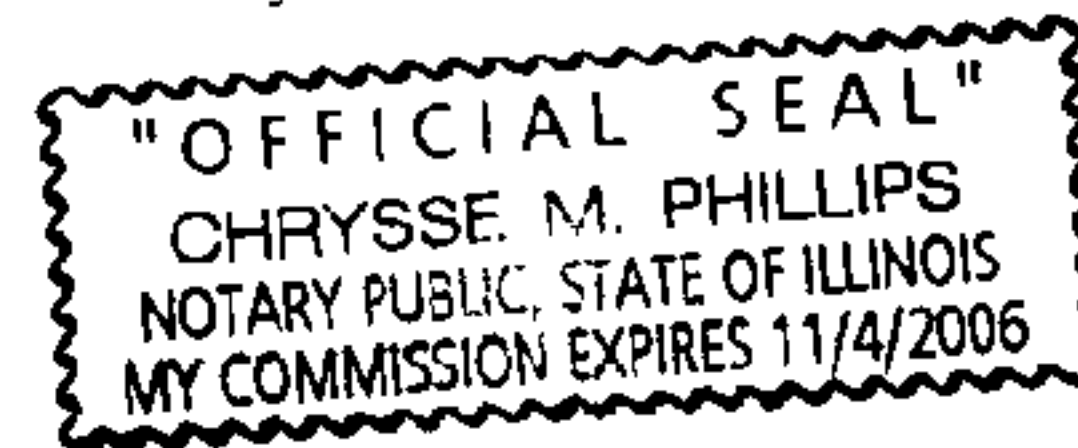
I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that  
**Shirley M. Nolan, Assistant Vice President/Land Trust**  
of HARRIS N. A. and

of said bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such officers of said bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said bank, as Trustee for the uses and purposes, therein set forth and the said AVP of said bank did also then and there acknowledge that he/she as custodian of the corporate seal of said bank did affix the said corporate seal of said bank to said instrument as his/her own free and voluntary act and as the free and voluntary act of said bank, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 22nd day of June, 2005.

*Chrysse M. Phillips*

Notary Seal



This instrument prepared by:

S. Nolan  
HARRIS N. A.  
53 S. Lincoln Street, Hinsdale, IL 60521

D  
E NAME Lawrence A. Robins  
L DLA Piper Rudnick  
I STREET 203 North LaSalle Street  
V Chicago, Illinois 60601  
E CITY  
R  
Y

Grant Square Shopping Center  
101 Chestnut St., 34 S. Vine St., Hinsdale, IL

ADDRESS OF PROPERTY  
21 Spinning Wheel Road  
Hinsdale, Illinois 60521

TAX MAILING ADDRESS



Legal Description

EXHIBIT A

Parcel 1:

Lots 1, 2, 3 in Block 1 in Grant Square Resubdivision of Blocks 1 and 2 and the vacated alleys running North and South through said Blocks from the North line of Chestnut Street to the South line of Chicago Avenue in Hannah's Subdivision of part of Out Lot 1 of the Original Town of Hinsdale, in Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Resubdivision recorded October 5, 1949 as Document No. 577674 and rerecorded September 8, 1950 as Document No. 603764, in DuPage County, Illinois and that part of the West 1/2 of vacated Vine Street lying between Grant Square Resubdivision and Grant Square Shopping Center Resubdivision and North of the North line of Chestnut Street and South of the South line of Chicago Avenue in the Northwest 1/4 of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said vacation recorded October 22, 1984 as document number R84-85232, in DuPage County, Illinois, which is East of and adjoining Lots 1, 2, 3 and 9 aforesaid.

09-12-105-013

09-12-105-003

09-12-105-014

Parcel 2:

Lots 1 and 2 in Grant Square Shopping Center Resubdivision of that part of Out Lot 1 and that part of Depot Grounds described as follows: Beginning at a point 33 feet Southerly of North line said Out Lot 1 in (said point being on Southerly right of way of Chicago Avenue as now platted and recorded) and on the East line of Vine Street as described in Quit Claim Deed recorded May 8, 1902 as document 76425; thence East along South line of Chicago Avenue 612.2 feet more or less to West line of East 166.28 feet of said Out Lot 1; thence South along said West line of the East 166.28 feet of said Out Lot 1 (part of said West line being also the West line of Bergman's Resubdivision, recorded July 17, 1945 as document 480585) 299.46 feet to Southwest corner of said Bergman's Resubdivision; thence North 65 degrees 21 minutes 28 seconds East along the South line of said Bergman's Resubdivision 182.70 feet to West line of Lincoln Street; thence South 00 degrees 04 minutes 38 seconds East along said Westerly line of Lincoln Street 36.63 feet; thence South 89 degrees 55 minutes 22 seconds West 20 feet to an angle point; thence South 65 degrees 21 minutes 28 seconds West 149.74 feet to an angle point; thence South 67 degrees 27 minutes 04 seconds West 232.07 feet to an angle point, said point being 107 feet, measured at right angles to and Northerly of center line of center main track of Chicago Burlington and Quincy Railroad; thence South 74 degrees 52 minutes 16 seconds West along a line parallel with and 107 feet Northerly of as measured at right angles to center line of center main track of Chicago, Burlington and Quincy Railroad (being along existing Northerly right of way line of said railroad) 423.08 feet more or less to East right of way line of Vine Street; thence North along East right of way line of Vine Street 521.39 feet to place of beginning, as shown on plat of resubdivision recorded March 3, 1964, as document R64-6737, in DuPage County, Illinois.

09-12-109-013

09-12-109-002



The East 1/2 of vacated Vine Street lying between Grant Square Resubdivision and Grant Square Shopping Center Resubdivision and North of the North line of Chestnut Street and South of the South line of Chicago Avenue in the Northwest 1/4 of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said vacation recorded October 1, 1984 as Document No. R84-85232, in DuPage County, Illinois.

Parcel 3:

Lots 1, 2 and 3 in Bergman's Resubdivision of part of Out Lot 1 of the Town of Hinsdale and part of the Northwest 1/4 of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Bergman's Resubdivision recorded July 17, 1945 as document 480985, in DuPage County, Illinois.

09-12-109-012

09-12-109-005





April 6, 2022

Village of Hinsdale  
19 Chicago Avenue  
Hinsdale, IL 60521

Re: 101 Chestnut Street, Hinsdale, IL

Dear Village of Hinsdale:

Please allow this correspondence to confirm our consent to allow Dr. Sarah Baker or VetChart, LLC to proceed with an application for a Special Use Permit for VetChart LLC's proposed use of the Premises located at 101 Chestnut Street, Hinsdale, IL.

Sincerely,

HINSDALE MANAGEMENT CORPORATION  
As Duly Authorized Agent for Grant Square, LLC

A handwritten signature in dark ink, appearing to read "Caroline K. Palmer", with a large, stylized loop at the end.

Caroline K. Palmer  
Vice-President  
General Counsel



LEGAL DESCRIPTION

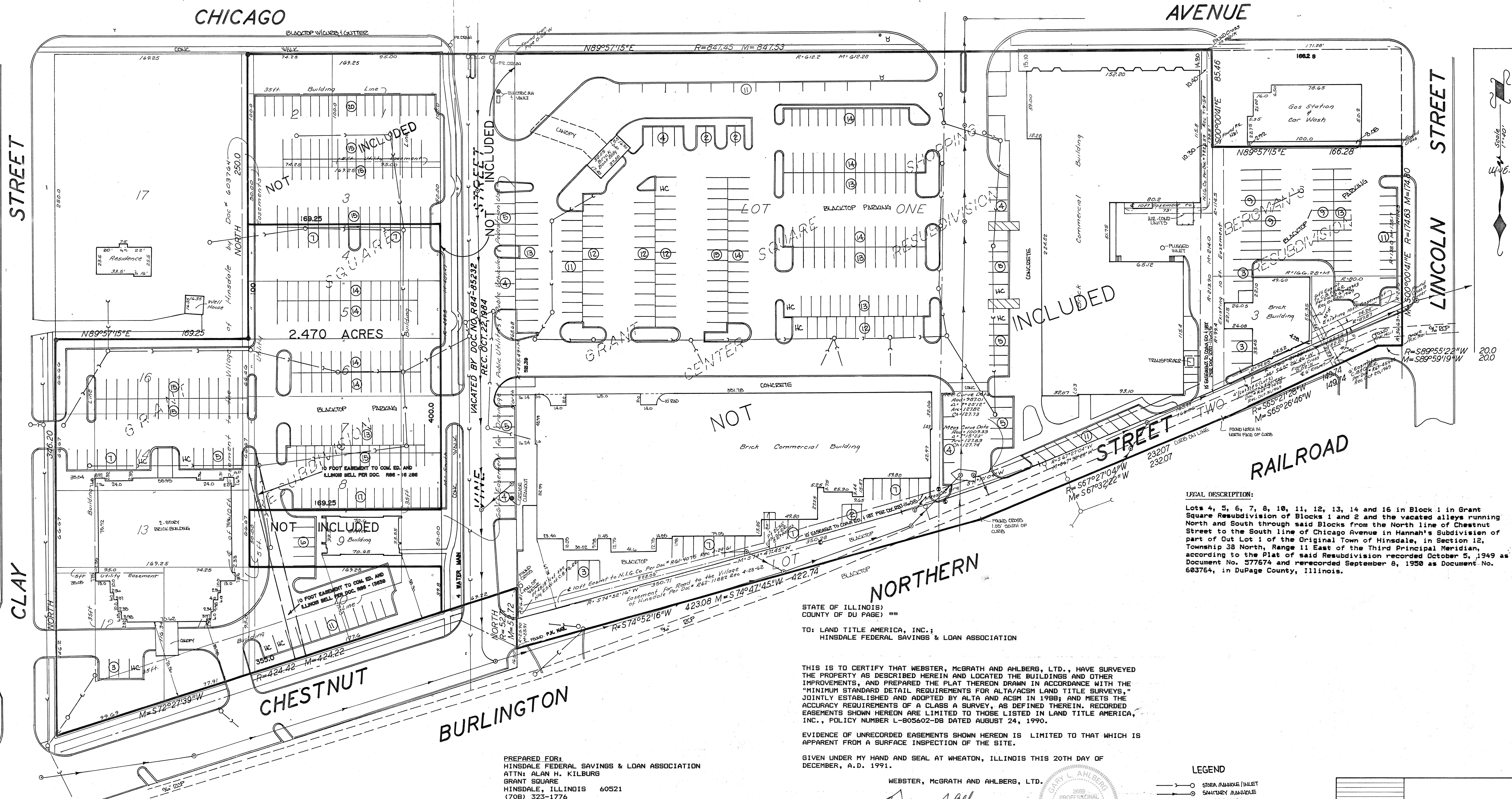
LOTS 1, 2 AND 3 IN BERGMAN'S RESUBDIVISION OF PART OF OUT LOT 1 OF THE TOWN OF HINSDALE AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BERGMAN'S RESUBDIVISION RECORDED JULY 17, 1945 AS DOCUMENT 480985, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 09-12-109-012 & 09-12-109-005  
Address of Real Estate: 101 W. Chestnut Street, Hinsdale, IL 60521



PLAT OF SURVEY

D-26458-POS. WEST



LEGAL DESCRIPTION:  
Lots 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 16 in Block 1 in Grant Square Resubdivision of Blocks 1 and 2 and the vacated alleys running North and South through said Blocks from the North line of Chestnut Street to the South line of Chicago Avenue in Hannah's Subdivision of part of Out Lot 1 of the Original Town of Hinsdale, in Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Resubdivision recorded October 5, 1949 as Document No. 577674 and rerecorded September 8, 1950 as Document No. 603764, in DuPage County, Illinois.

STATE OF ILLINOIS)  
COUNTY OF DU PAGE) ss  
TO: LAND TITLE AMERICA, INC.;  
HINSDALE FEDERAL SAVINGS & LOAN ASSOCIATION

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND LOCATED THE BUILDINGS AND OTHER IMPROVEMENTS, AND PREPARED THE PLAT THEREON DRAWN IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988; AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN. RECORDED EASEMENTS SHOWN HEREON ARE LIMITED TO THOSE LISTED IN LAND TITLE AMERICA, INC., POLICY NUMBER L-805602-DS DATED AUGUST 24, 1990.

EVIDENCE OF UNRECORDED EASEMENTS SHOWN HEREON IS LIMITED TO THAT WHICH IS APPARENT FROM A SURFACE INSPECTION OF THE SITE.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 20TH DAY OF DECEMBER, A.D. 1991.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: *Dan Ahlberg*  
ILLINOIS LAND SURVEYOR NO. 2689  
207 S. NAPERVILLE STREET  
WHEATON, ILLINOIS 60187  
(708) 668-7603

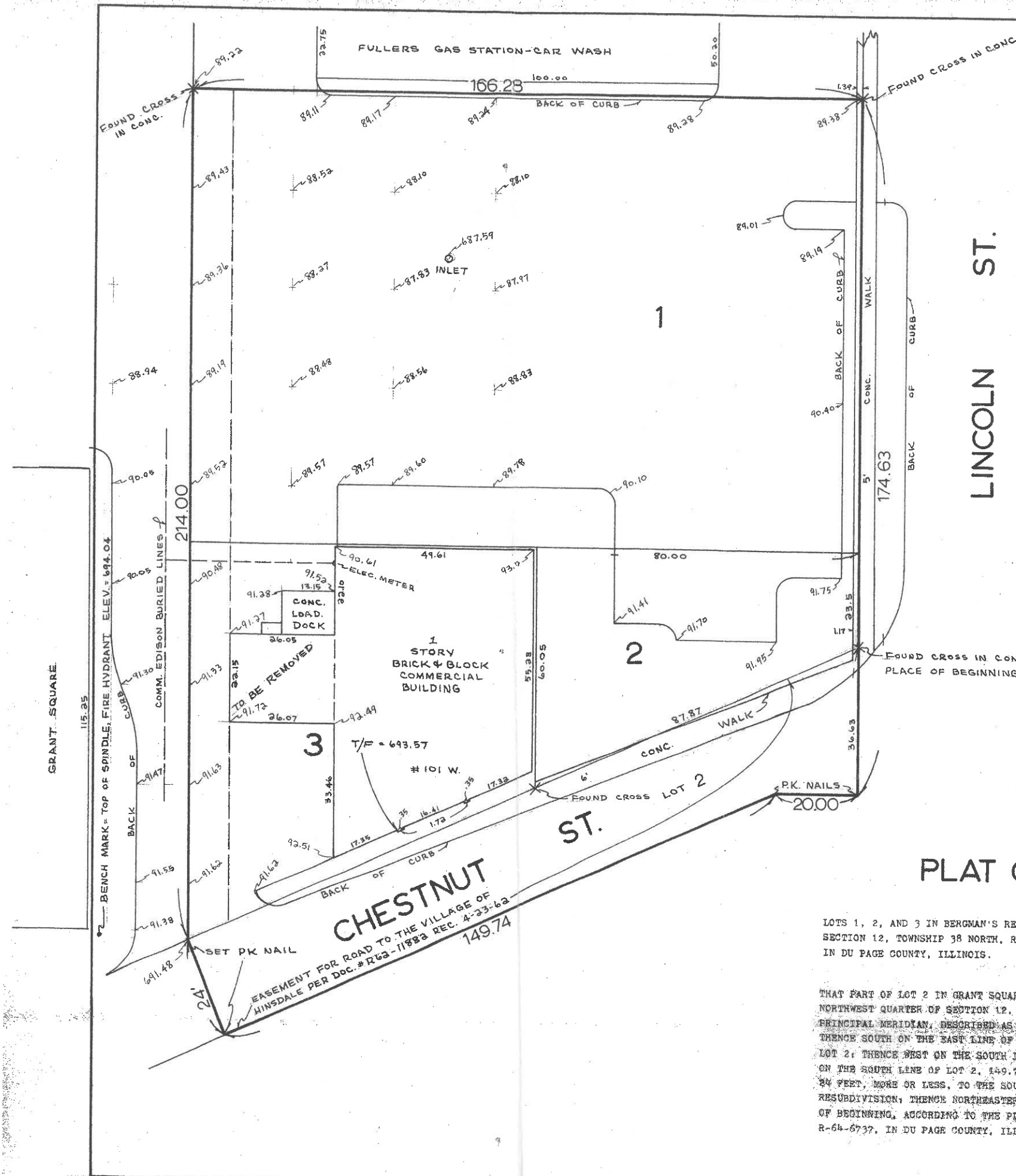


- LEGEND
- STORM DRAINAGE INLET
  - SANITARY DRAINAGE
  - WATER VALVE
  - FIRE HYDRANT
  - ⑫ NUMBER OF REGULAR PARKING SPACES
  - HC HANDICAPPED PARKING SPACE

WEBSTER, McGRATH & CARLSON, LTD.	
Consulting Engineers	
207 South Naperville St. Wheaton, Illinois 60187	
DATE: 12-18-91	SCALE: 1"=40'

D-26458-POS. WEST





STATE OF ILLINOIS) SS  
COUNTY OF DU PAGE)  
THIS IS TO CERTIFY THAT I, RONALD W. SCOTT, ILLINOIS LAND SURVEYOR NO. 1630,  
HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT,  
WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET  
AND DECIMALS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.  
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF October, A.D. 2001.  
Ronald W. Scott  
ILLINOIS LAND SURVEYOR NO. 1630 (SEAL)

PLAT OF SURVEY  
OF

LOTS 1, 2, AND 3 IN BERGMAN'S RESUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

ALSO  
THAT PART OF LOT 2 IN GRANT SQUARE SHOPPING CENTER RESUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 2, THENCE SOUTH ON THE EAST LINE OF LOT 2, 36.63 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE WEST ON THE SOUTH LINE OF LOT 2, 20.00 FEET; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF LOT 2, 149.74 FEET TO AN ANGLE POINT; THENCE NORTHERLY 34 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BERGMAN'S RESUBDIVISION; THENCE NORTHEASTERLY ON THE NORTH LINE OF LOT 2, TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT RECORDED MARCH 3, 1964 AS DOCUMENT NO. R-64-6737, IN DU PAGE COUNTY, ILLINOIS.

REVISION'S		BY

N  
↑

Date	
Scale	1" = 15'
Drawn	R.W.S.
Job	5752
Sheet	
F-1	P-77
Of	Sheets





1 SITE PLAN  
1" = 20'-0"

2022 08 10

22028

1

## Site Plan

Dr. Sarah Baker

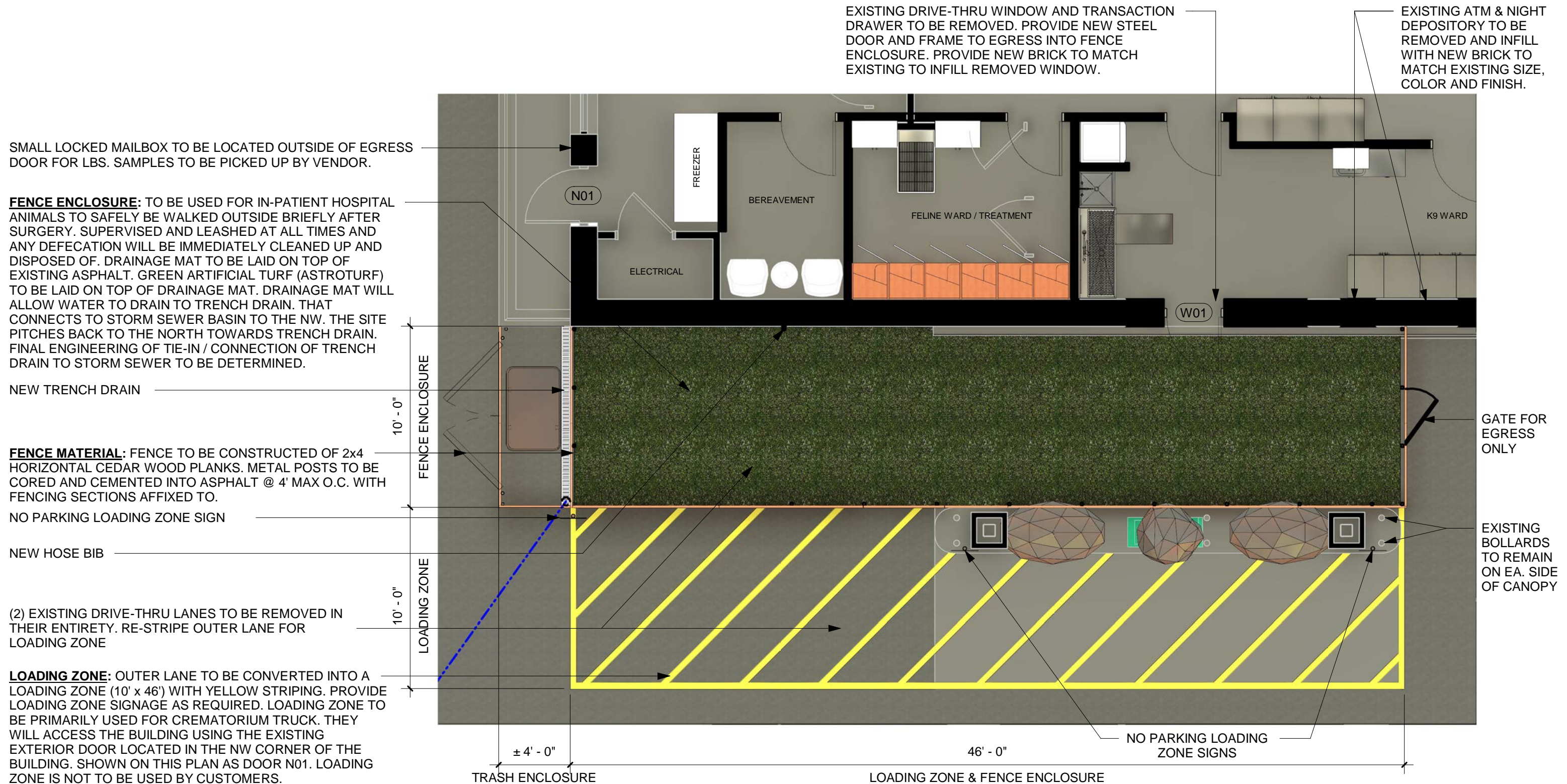
HINSDALE ANIMAL HOSPITAL

101 W Chestnut St | Hinsdale, IL

SPECIAL USE APPLICATION







1 PARTIAL SITE PLAN - LOADING ZONE AND FENCE ENCLOSURE  
3/16" = 1'-0"

2022 08 10

## Loading Zone & Fence Enclosure

Dr. Sarah Baker

HINSDALE ANIMAL HOSPITAL

101 W Chestnut St | Hinsdale, IL

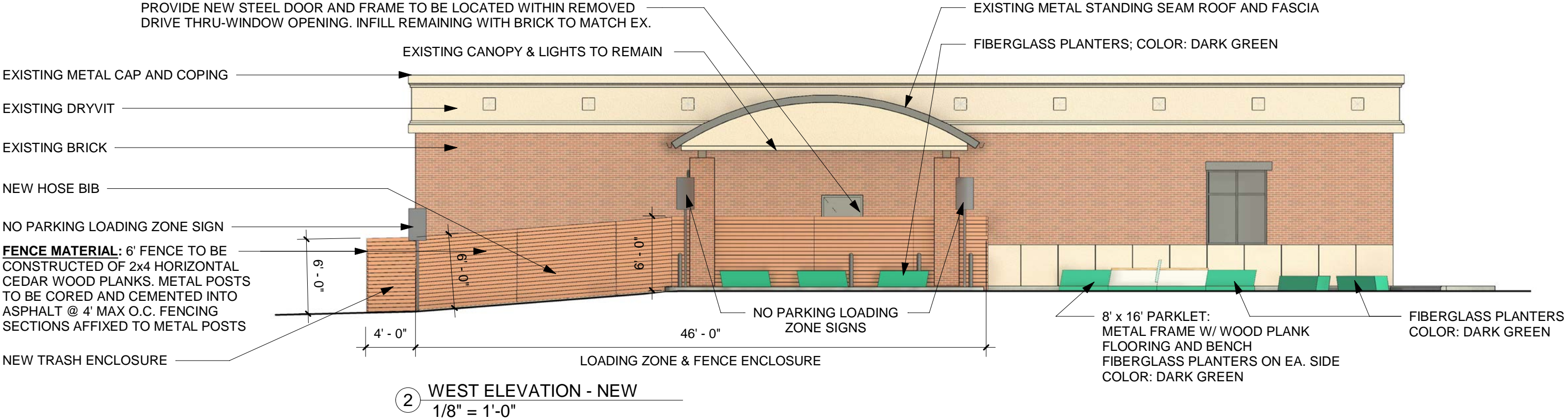
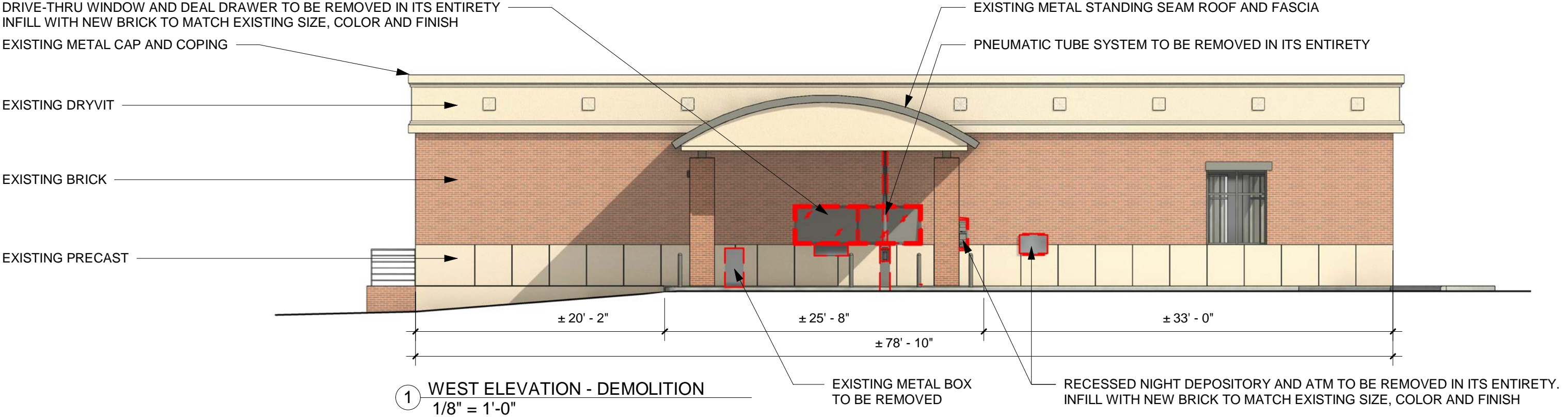
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2

SPECIAL USE APPLICATION











2022 08 10

22028

4

## Exterior Perspective

Dr. Sarah Baker  
HINSDALE ANIMAL HOSPITAL  
101 W Chestnut St | Hinsdale, IL

SPECIAL USE APPLICATION



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NORTH ELEVATION



DRIVE-THRU (FROM NORTH)



WEST ELEVATION



CANOPY / DRIVE-THRU



SOUTH ELEVATION (ALONG CHESTNUT ST.)



DRIVE-THRU (FROM SOUTH)



WEST ELEVATION (FRONT ENTRANCE)



2022 08 10

22028

5

## Existing Photos

Dr. Sarah Baker

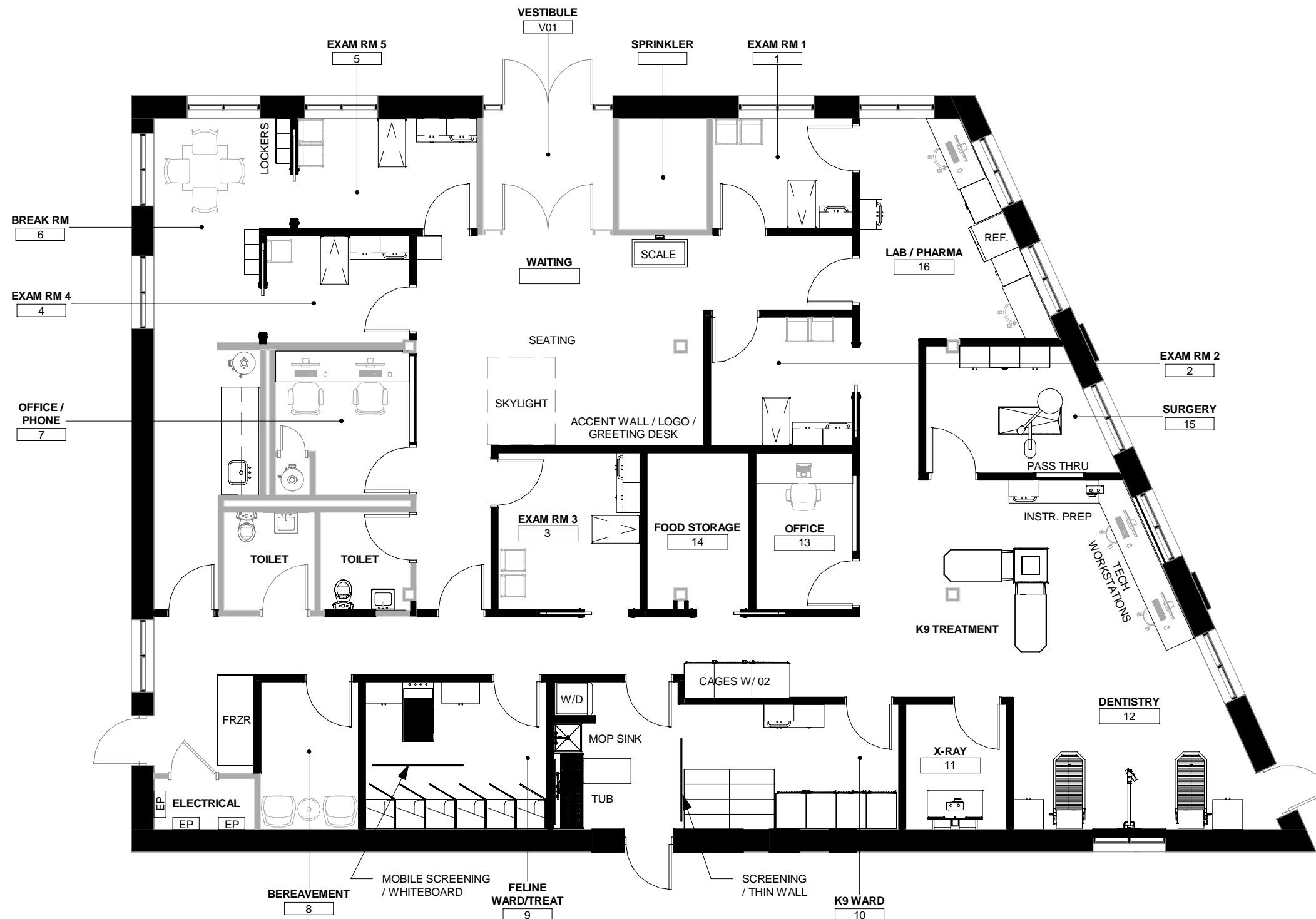
HINSDALE ANIMAL HOSPITAL

101 W Chestnut St | Hinsdale, IL

SPECIAL USE APPLICATION







1 FIRST FLOOR PLAN  
1/8" = 1'-0"

2022 08 10

22028

6

**Interior Floor Plan**  
**Dr. Sarah Baker**  
**HINSDALE ANIMAL HOSPITAL**  
101 W Chestnut St | Hinsdale, IL

SPECIAL USE APPLICATION



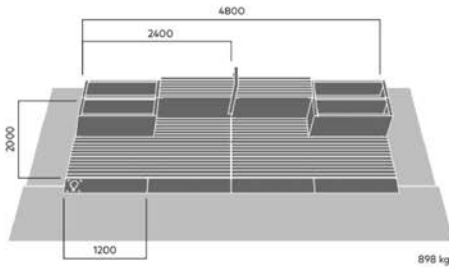
COPYRIGHT 2022, STUDIO GC, INC.



# PARKLETS 2.0 portal

4472  
Designed by  
Hong Ngo-Aandal, SOLA, Johan Verde

Parklets 2.0 portal extends existing pavements to provide more space for people and plants. The range consists of six complete modules that can quickly be positioned in parking spaces that are no longer in use. The urban flooring is easy to move with an electric forklift and has adjustable feet so that it can be adapted to different situations and levels. The nonslip transition plates ensure a smooth join with the existing pavement.



### Primary material

Hot-dip galvanised steel  
All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.



5 mm

### Anchoring/assembly

Free-standing/mounted to the ground



pots planters and more

### Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	3070.52	46965.42	2.25

### Certifications



### Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

### Additional features on request

- ☐ Swivel ☐ Modular ☐ ADA ☒ USB ☒ LED ☒ HC ☒ Antigraff ☐ Water system  
☐ Lifting hook ☐ Caster

Visit [www.vestre.com](http://www.vestre.com) for more information.  
Specifications are subject to change without notice.  
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[usa@vestre.com](mailto:usa@vestre.com)  
[www.vestre.com](http://www.vestre.com)



## TOLGA+POTSDAM+PERTH



69367 TOLGA

69345 POTSDAM

69050 PERTH

part number	outside dimensions	opening	base size	weight	gallons
69367.36	36"L x 16"W x 24"H	33.25"L x 13.25"W	36"L x 16"W	33.1 lbs	51.4
69367.48	48"L x 16"W x 24"H	45.25"L x 13.25"W	48"L x 16"W	39.7 lbs	68.6
69367.60	60"L x 16"W x 24"H	57.25"L x 13.25"W	60"L x 16"W	47.4 lbs	85.7
69345.36	36"L x 16"W x 32"H	33.25"L x 13.25"W	36"L x 16"W	40.8 lbs	68.6
69345.48	48"L x 16"W x 32"H	45.25"L x 13.25"W	48"L x 16"W	52.9 lbs	91.4
69345.72	72"L x 16"W x 32"H	69"L x 13.25"W	72"L x 16"W	73.2 lbs	137
69050.36	36"L x 16"W x 42"H	33.25"L x 13.25"W	36"L x 16"W	50.7 lbs	90
69050.48	48"L x 16"W x 42"H	45.25"L x 13.25"W	48"L x 16"W	65 lbs	120

Please note that sizes may vary by up to 2% and that weights are approximations.



REINFORCED  
CONSTRUCTION



LIGHTWEIGHT



MODERN DESIGN



HAND-CRAFTED



UV AND FROST  
RESISTANT

pots planters and more

[www.potsplantersandmore.com](http://www.potsplantersandmore.com)  
888.381.9501 Skokie, IL



2022 08 10

22028

7

**Building Materials**  
**Dr. Sarah Baker**  
**HINSDALE ANIMAL HOSPITAL**  
101 W Chestnut St | Hinsdale, IL







## MEMORANDUM

**DATE:** August 5, 2022

**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-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

**FOR:** August 10, 2022 Plan Commission Meeting

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### **GENERAL APPLICATION INFORMATION**

Applicant: Mike Klein, Airoom

Subject Property: 36 S. Washington Street & 4 W. Hinsdale Avenue (PIN: 09-12-121-012)

Existing Zoning & Land Use: B-2 Central Business District – Multi-tenant building (real estate office, salon, real estate investment and development office, and former florist)

Surrounding Zoning & Land Use:

North: B-1 Community Business District – (across Burlington Northern Railroad Right-of-Way) Village-Owned Parking Lot

South: B-2 Central Business District – Commercial Retail / Office

East: B-2 Central Business District – Coffee Shop / Commercial Retail / Offices

West: B-2 Central Business District – Audio & Video Store

### **APPLICATION SUMMARY**

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to the front façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs for Airoom located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District.

Airoom is proposing to occupy two (2) tenant spaces formerly occupied by Jane's Blue Iris, a florist shop. Airoom LLC will be located in the tenant space at 36 S. Washington Street, located on the first floor of the building, and will be used as a home design retail showroom for home furnishings, furniture, household appliances, cabinetry, fixtures, flooring, and other home design products. The second floor tenant space at 4 W. Hinsdale Avenue, accessible from the corner side of the building, will be used by Airoom Architects LLC as an office for architecture, engineering, and design services. There are currently a total of five (5) tenant spaces in the building. In addition to the two (2) tenant spaces for Airoom, the following three (3) other businesses operate out of the building: Coldwell Banker, Krohvan, and Indifference Salon.





## MEMORANDUM

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Contributing according to the 2003 Architectural Resources in the Downtown Survey Area. The building was originally constructed in 1891 and features Two-Part Commercial Block architecture in a Colonial Revival style. The building has been altered over time, including the removal of the corner turret and front porch, the replacement of storefronts and windows, the installation of shutters and wrought iron detailing, and changes to brickwork and building openings.

### **REQUEST AND ANALYSIS**

Based on the discussion at the Historic Preservation Commission (HPC) meeting on August 3, 2022, the applicant has submitted revised plans for the Plan Commission to review. Please refer to the "Meeting History" section below for a summary of the discussion at the HPC meeting. Both the original plans presented at the HPC and the revised plans are attached for review. Additionally, alternative signage plans have been provided. The revised plans for the building include the following:

Storefront Modifications – On the front (east) elevation, for the first floor tenant space at 36 S. Washington Street, the applicant is proposing to remove the existing copper canopy, wall-mounted light fixtures, wall sign, and storefront system. The existing entrance alcove will be infilled with a storefront system that aligns with the plane of the existing exterior brick façade. The existing brick above the storefront windows and canopy will be removed to allow for taller storefront windows. The new glass storefront system includes white aluminum framing topped with a 1' 8" tall white canopy overhang that includes a simple cap and corbels below. The plans were revised to include a canopy overhang with decorative details above the storefront based on the discussion at the HPC meeting to include an architectural feature consist with the building and historic character of the downtown. The overall height from grade to the top of the white aluminum band is approximately 13'4".

Wall Signage – Two (2) internally-illuminated push-thru letter wall signs are proposed on the building, one for each of the two businesses for Airoom. Combined, both signs measure 18.25 square feet in size.

One (1) wall sign is proposed above the new storefront at 36 S. Washington Street for Airoom LLC. The sign measures 1' 8" tall and 5' wide, with an overall sign face area of 8.35 square feet. The wall sign consists of a white aluminum backer panel with black push-thru acrylic letters and a red and blue logo. The white sign backer panel will be separated from the overall white band above the storefront by dividing seams in the aluminum. The applicant has requested that only the 5' wide area within the seams be included as signage backing for the calculated sign face area, not the entire 19' 1" wide aluminum banding above the storefront. The applicant has confirmed that there will be no light leaking between these seams.

One (1) wall sign is also proposed above the existing window near the entrance for 4 E. Hinsdale Avenue for Airoom Architects LLC. The proposed wall sign measures 1' 9" tall and 5' 8" wide, with an overall sign face area of 9.92 square feet. The wall sign consists of a white aluminum backer panel with black push-thru acrylic letters and a red and black logo.

The applicant has provided renderings to show how both of the signs will look illuminated at night. The white background will be opaque and will not transmit light through, as required by Section 9-106(E) of the Zoning Code.





## MEMORANDUM

Per Section 9-106(J), in the B-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 the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

In this case, based on the five (5) tenants in the building with a separate ground level principal entrance directly to the outside, a total of 125 square feet of the signs types described above would be allowed on the entire building.

Coldwell Banker was previously afforded more wall sign area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate storefront entrance. As a result, the applicant has provided a survey of existing signage on the building to determine the allowable area afforded to the two businesses for Airoom. Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants.

As proposed, the signage complies with the Village's code requirements. Collectively, the six (6) wall signs will measure 124.3 square feet in size, which includes the following signs:

- Krohvan – 12 square feet
- Coldwell Banker – 60.06 square feet
- Coldwell Banker (Hinsdale Avenue) – 20.11 square feet
- Indifference Salon – 13.89 square feet
- Airoom Showroom (Washington Street) – 8.35 square feet
- Airoom Office (Hinsdale Avenue) – 9.92 square feet

For reference, the existing sign for Janes Blue Iris measured 24.75 square feet on Washington Street and 11.88 square feet on Hinsdale Avenue, which did not appear to meet the Village's sign code regulations.

Alternative Halo-Lit Signs – Based on the discussion at the HPC meeting, an alternative design has been provided that utilizes a halo-lit design. On the front façade facing Washington Street, the proposed wall sign measures 1' 11" tall and 7' 6" wide, with an overall sign face area of 14.3 square feet. The wall sign consists of black halo-lit letters and a red and blue logo on a white background.

The wall sign above the window to the left of the entrance for 4 E. Hinsdale Avenue for Airoom Architects LLC. The proposed wall sign measures 1' 8" tall and 5' 6" wide, with an overall sign face area of 9.1 square feet. The wall sign consists of a black halo-lit letters and a red and blue logo. Due to the size of the text, the secondary text lines "Architects – Builders – Remodelers" and "Since 1958" would be pin mounted without halo-lit lettering.

Under this alternative sign option, the two (2) wall signs collectively measure 23.4 square feet in size, which is slightly larger than the 18.25 square feet proposed with the push-thru signage option discussed above. Collectively, the six (6) wall signs will measure 129.46 square feet in size, which includes the following signs:





## MEMORANDUM

- Krohvan – 12 square feet
- Coldwell Banker – 60.06 square feet
- Coldwell Banker (Hinsdale Avenue) – 20.11 square feet
- Indifference Salon – 13.89 square feet
- Airoom Showroom (Washington Street) – 14.3 square feet
- Airoom Office (Hinsdale Avenue) – 9.1 square feet

The wall signs would slightly exceed the allowable 125 square feet allowed for the building. Per Section 11-607(F), the Plan Commission has the authority to modify certain sign regulations, including to increase by not more than five percent (5%) the maximum area of signage otherwise allowed. This would allow for an additional 6.25 square feet of sign face area on the building, for a total of 131.25 square feet for all awning valance, canopy valance, wall, and permanent window signs on the building.

If this option is approved by the Plan Commission, the applicant is required meet the standards listed in 11-607(F)(3). The responses are attached for review.

The applicant would also be required to provide revised building elevations, plans, and renderings, if this option is approved by the Plan Commission.

### **MEETING HISTORY**

Historic Preservation Commission Meeting – August 3, 2022 – Mike Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Members of the development team for Airoom, Michelle Forsys with Aurora Sign Company, the sign contractor for the project, and Chris Schramko, the building manager, were also present at the meeting. No public comment was provided at the meeting.

There was a discussion on the changes to the building over time, if the street elevation / grade was raised in the past, the original storefront design, the patterned brick on the building that is not original, and the proposed plans to raise the height of the storefront windows. It was stated that this was a complex sign permit application due to the existing large signs for Coldwell Banker, which staff confirmed date back to at least the 1960s based on a review of permits on record.

Several Commissioners expressed concern over the design of the storefront on Washington Street and noted the modern appearance was not consistent with the historic downtown and the colonial revival style of the existing building. Different designs for the storefront and front sign were discussed at the meeting. It was noted that the white band above the storefront appeared as an extended sign backer panel rather than an architectural feature. It was recommended that the applicant explore a revised design where the band area becomes small canopy / pediment / covered entry area that projects outward from the building and includes decorative molding, trim, and corbels that reflect the colonial style of the building. Mr. Klein discussed design details with the Commission and stated the storefront was intended to be simple due to the number of tenants and design details on the building.

It was also discussed if the applicant could explore keeping the existing sconces and locating a sign in the center of the sconces. One Commissioner noted concerns over the removal of the alcove and pushing the





## MEMORANDUM

storefront out toward the street, which the applicant noted was a critical feature for the interior design of the store.

The applicant confirmed that no permanent window signage is proposed on both the front and side elevations. Mr. Klein confirmed that the large window on Hinsdale Avenue would not be replaced. The existing black wrought iron features on the front and side elevations would also remain.

The Commission expressed concern on the design of the sign, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown, particularly facing the railroad. This has been discussed for other recent sign permit applications presented to the HPC review, including Every Day's A Sundae. Halo lit signs or non-illuminated have been previously approved in the downtown. Ms. Forsy confirmed the white background will be opaque. Only the side profile of the routed out push-thru lettering and the Airoom logo will be illuminated. A Commissioner asked if signage needed to be lit at night, where Mr. Klein noted he would like them to be illuminated. There was also a discussion on if the sign lettering could be halo lit individual lettering. Ms. Forsy stated that the font lettering is too small to have back-lit LEDs, which require about a minimum 1.5" thickness. The color of the signs were discussed, which are code-complaint, but it was noted that the plans show the "swoosh" across the "A" logo as black on one sign and blue on another sign.

The Commission expressed support that the sign on Hinsdale Avenue aligned with the window below. The applicant confirmed that the "Since 1958" text would not be illuminated. There was a brief discussion on the location of the sign and that the adjacent door serves the second floor offices for Airoom.

A motion was made to recommend approval of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs, subject to the condition that the applicant send Commissioner Prisby revised plans to review by August 4 showing architectural details on Washington Street that includes a box pediment and corbels in accordance with the discussion at the HPC meeting. By a vote of 2 ayes and 2 nays (3 absent), the motion failed. The Commission discussed that the sign was not addressed in the motion and would like the two approvals to be separated.

A motion was made to recommend approval of Case A-15-2022 for the Exterior Appearance Review and Site Plan Review for 36 S. Washington Street, by a vote of 3 ayes and 1 nay (3 absent), subject to the condition that the applicant include corbels and molding to be reviewed by Commissioner Prisby on August 4, 2022.

A motion was made to recommend denial of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Sign Permit Review to allow for the installation of two (2) wall signs. By a vote of 1 ayes and 3 nays (3 absent), the motion failed.

Please note staff reviewed Title 2 Chapter 12 of the Village Code that outlines the general powers, duties, and procedures of the Historic Preservation Commission. In accordance with Section 2-12-3(A): *"Quorum And Necessary Vote: No business shall be transacted by the commission without a quorum, consisting of four (4) members, being present. The affirmative vote of a majority of the commission, consisting of at*





## MEMORANDUM

*least four (4) members, shall be necessary on any motion to recommend approval of any matter or any application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application.*" The votes of the Historic Preservation Commission noted above are considered votes recommending denial based on this code section. However, the HPC is not the final authority, so final action was not impacted and the recommendations of the HPC have helped inform revisions for the Plan Commission.

### **REVIEW PROCESS**

Exterior Appearance & Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

Sign Permit Review - Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The 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:

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.





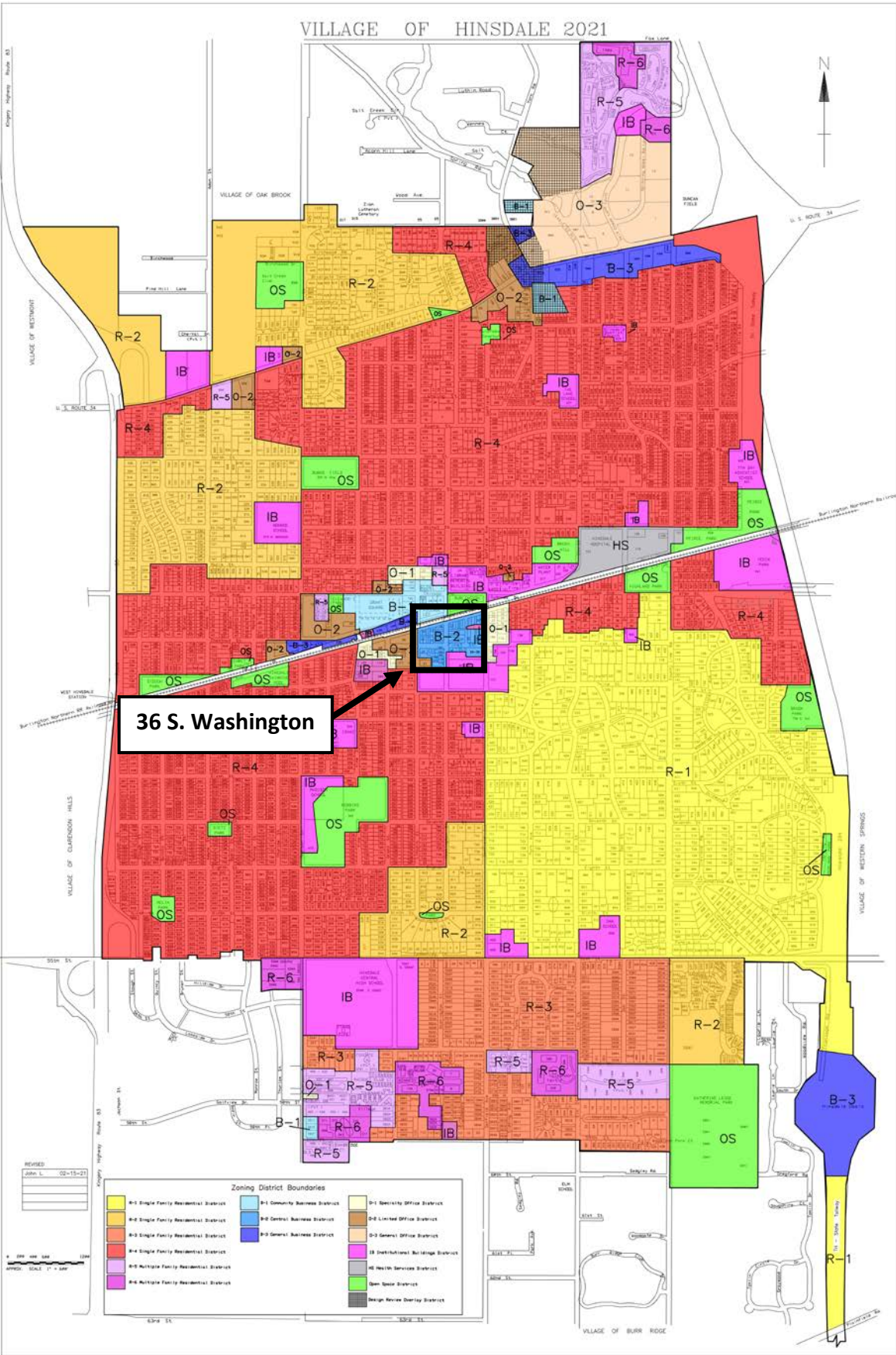
## MEMORANDUM

### **ATTACHMENTS**

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Exterior Appearance / Site Plan Review, Sign Permit Review Applications and Exhibits

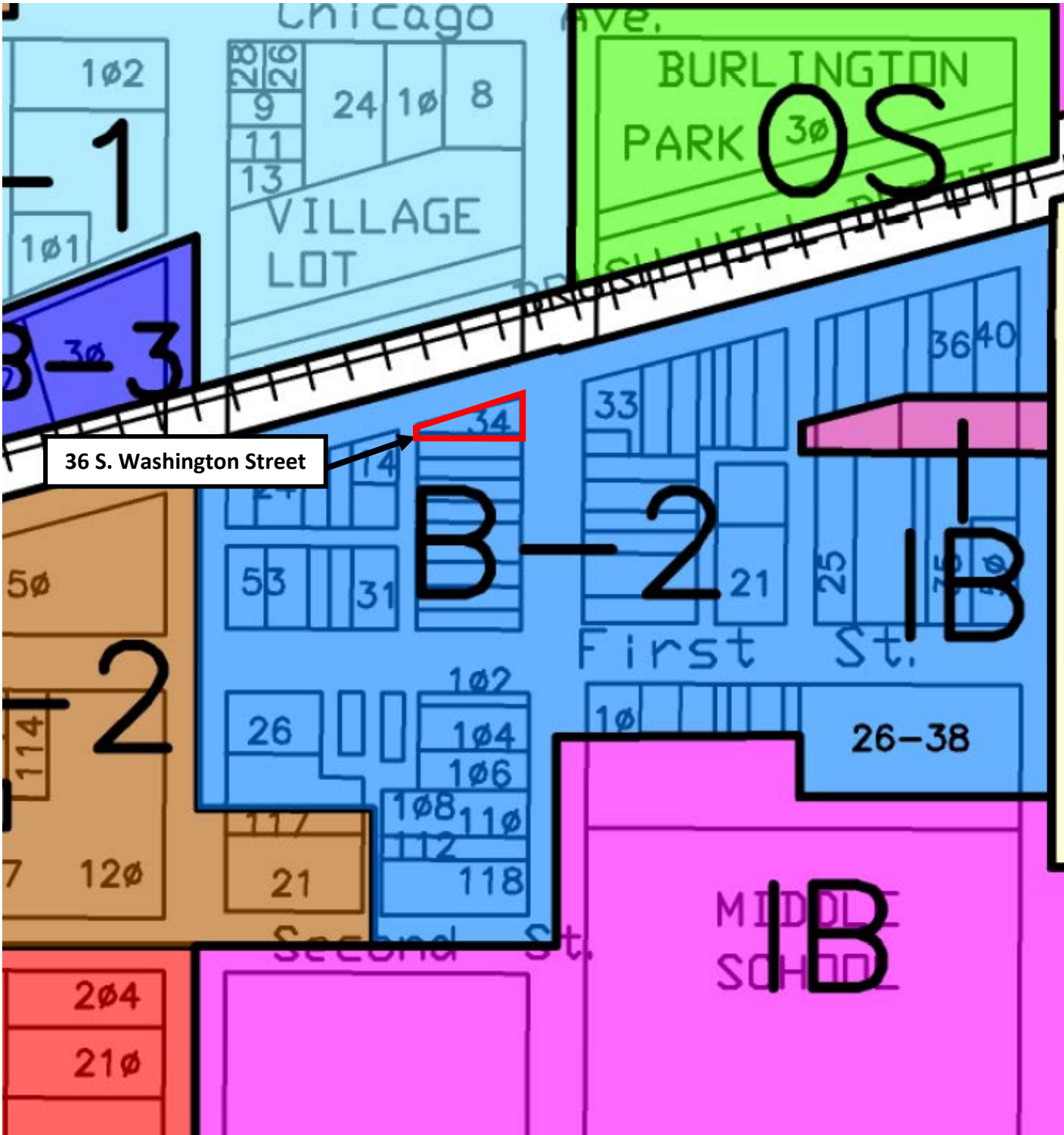


Village of Hinsdale Zoning Map and Project Location



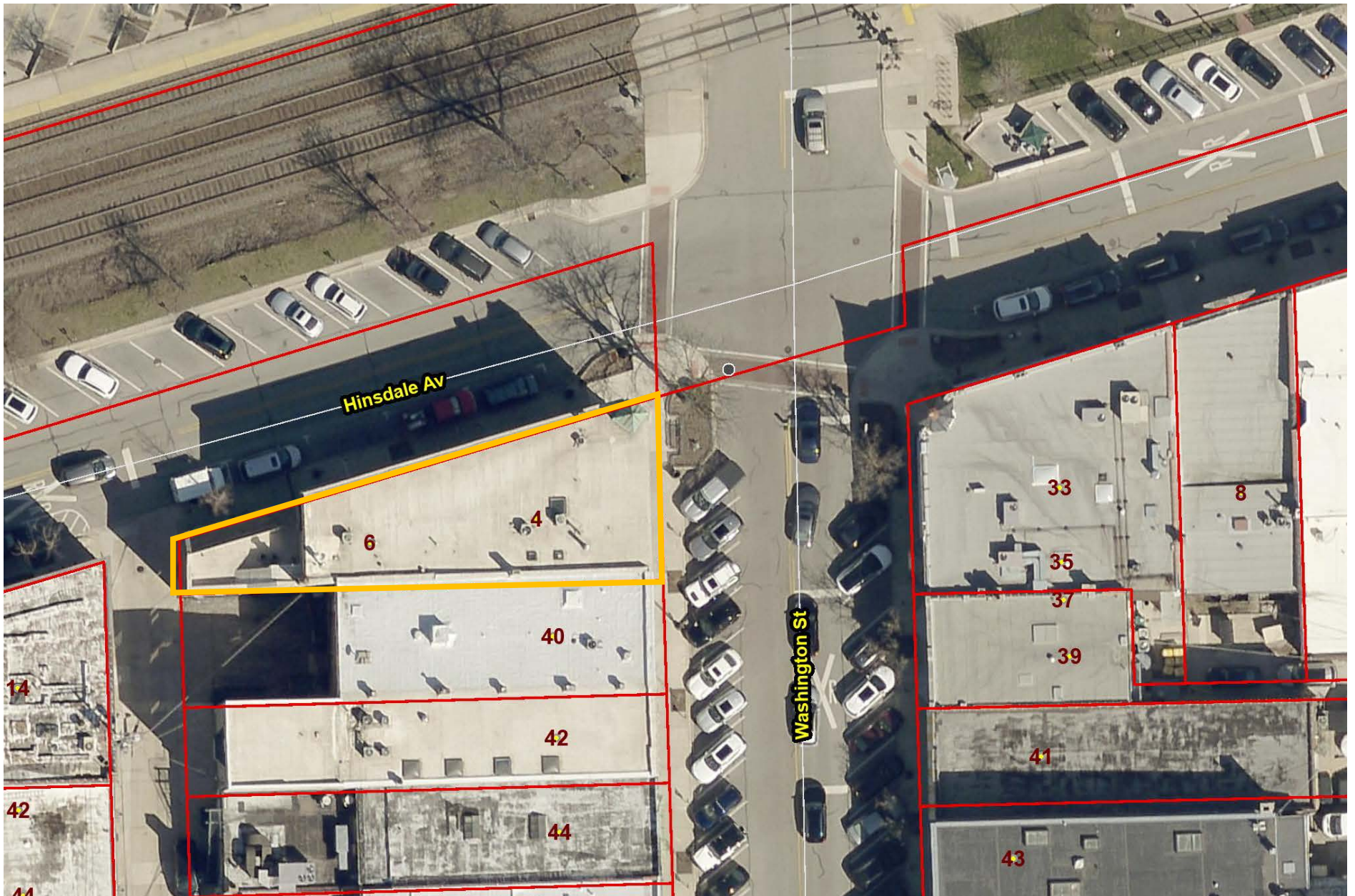


Village of Hinsdale Zoning Map and Project Location



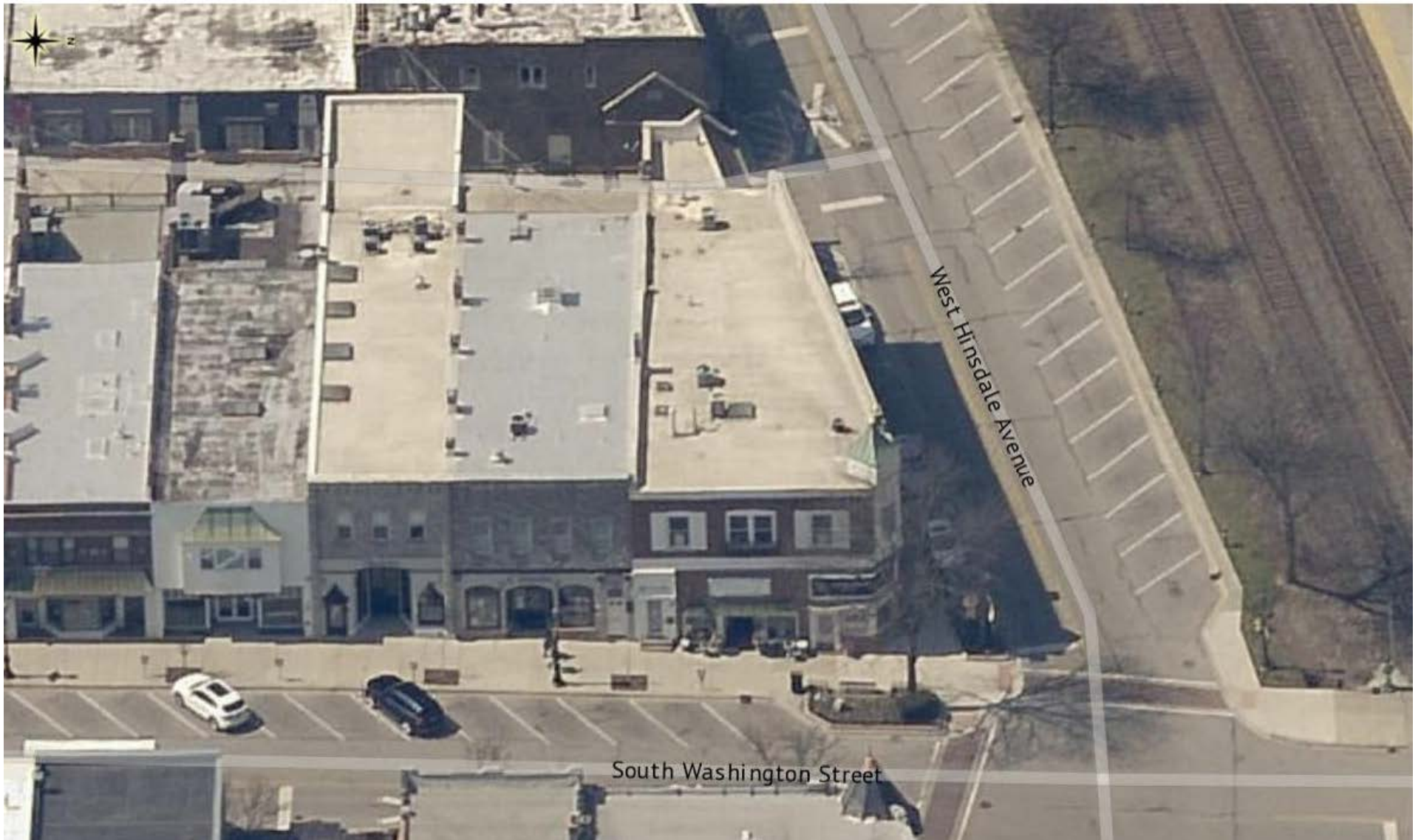


## Aerial View – 36 S. Washington Street





## Birds Eye View – 36 S. Washington Street





## Birds Eye View – 36 S. Washington Street





Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue

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Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue

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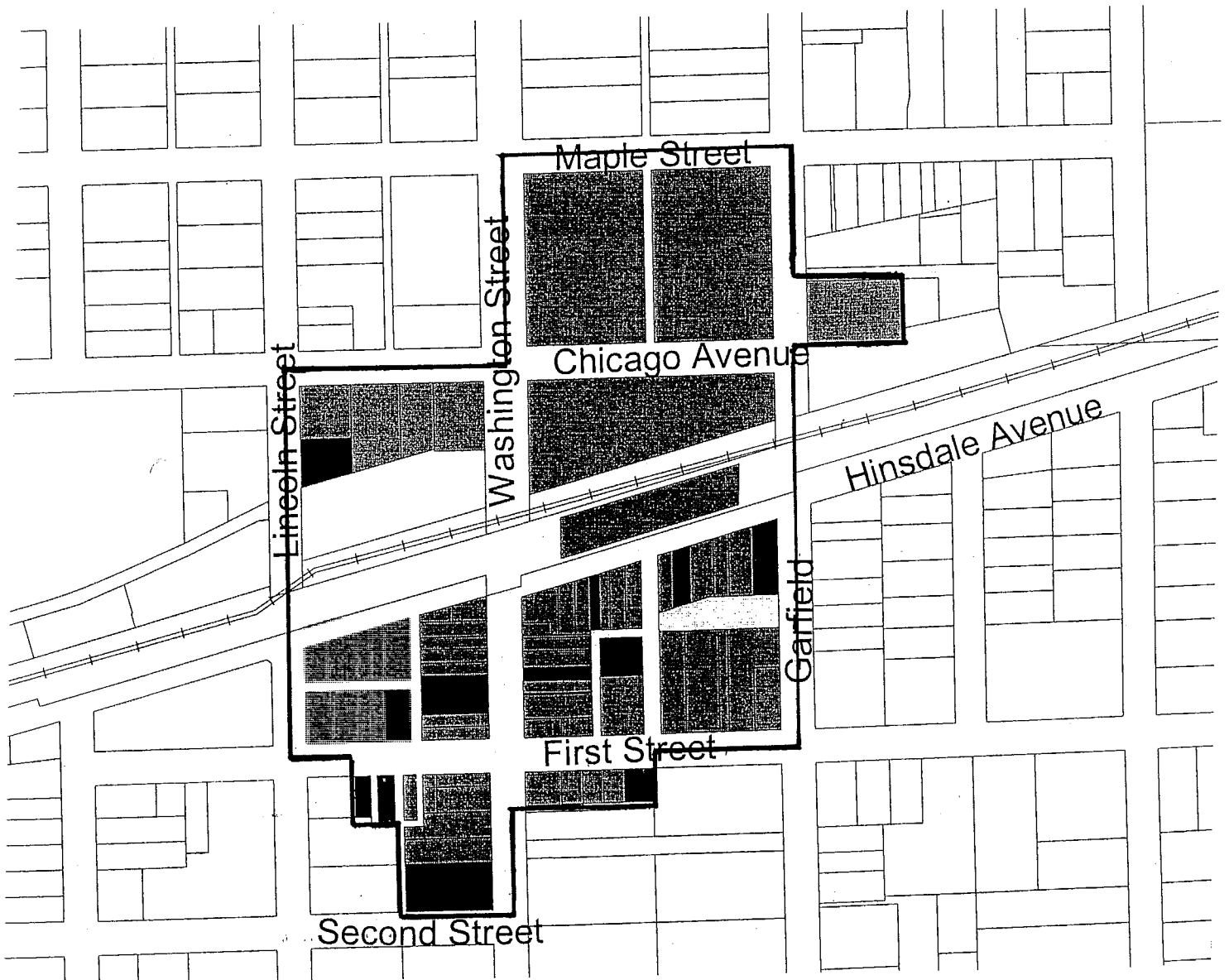


Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue

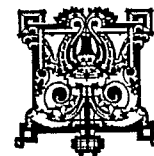




# MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing  
Non-Contributing



GRANACKI  
HISTORIC CONSULTANTS



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 9

Downtown Hinsdale Historic District  
Hinsdale, DuPage County, IL

34-36	S	WASHINGTON	ST	Two Part Commercial Block	Colonial Revival	1891	C	Fox Building		
39	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne	1897	C			
40	S	WASHINGTON	ST	Two Part Commercial Block		1894	C	William Evernden Building		
41	S	WASHINGTON	ST	One Part Commercial Block	Commercial style	1932	C			
42	S	WASHINGTON	ST	Two Part Commercial Block		1894	C	John Bohlander Building		
43	S	WASHINGTON	ST	Two Part Commercial Block	Commercial Style	1901	C			
44	S	WASHINGTON	ST	Two Part Commercial Block	Colonial Revival	1909	C	Olson's Dry Goods		
45	S	WASHINGTON	ST	Two Part Commercial Block		1993	NC			
46	S	WASHINGTON	ST	Two Part Commercial Block		1912	C			
47	S	WASHINGTON	ST	Two Part Commercial Block	Italianate; Colonial Revival	1881	C			
48	S	WASHINGTON	ST	One Part Commercial Block		1914/19	NC			
49-51	S	WASHINGTON	ST	Two Part Commercial Block	Colonial Revival	1889	C	Oswald Building	Zook, R. Harold (1928 remodel)	
50	S	WASHINGTON	ST	Two Part Commercial Block		1988	NC			
52	S	WASHINGTON	ST	Two Part Commercial Block		1898	C	Karlson's Building		
53	S	WASHINGTON	ST	Two Part Commercial Block	Classical Revival	1927	C			
54	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne	1892	C			



# Village of HINSDALE - COMMERCIAL

# ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	34-36
DIRECTION	S
STREET	WASHINGTON
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



## GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	excellent	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	
STOREFRONT INTEGRITY	major alterations		
SECONDARY STRUCTURE			

## ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	Colonial Revival	NO OF STORIES	2
BEGINYEAR	1891	ROOF TYPE	Flat
OTHER YEAR	c. 1925	ROOF MATERIAL	Not visible
DATESOURCE	HHS	FOUNDATION	Limestone
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	vinyl
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/display/fixd
		WINDOW CONFIG	multilight; snap-ins
SIGNIFICANT FEATURES	Canted corner; wood frieze with rectangular panels, dentil trim and brackets; brick lintels; wood horizontal band/frieze dividing first and second floors; brick dogtooth frieze with stretcher courses above and below		
ALTERATIONS	2nd floor windows have been downsized with replacement vinyl windows (snap-in muntins); wood shutters added; wrought iron balconets; 1980 alteration permit (\$5,000); downsized corner tower		



**STOREFRONT  
FEATURES**

Limestone (Lemont) foundation

**STOREFRONT  
ALTERATIONS**

Entire east storefront has been reconfigured with replacement materials (c. 1925 and c. 1950); basketweave brickwork and Colonial Revival detailing around storefront and doors; bricked in openings on north façade; enlarged opening on north façade

**HISTORIC INFORMATION****HISTORIC  
NAME**

Fox Building

**COMMON  
NAME**Roudebush Realtors/Jane &  
Marie Florists**COST****ARCHITECT****ARCHITECT2****BUILDER****ARCHITECT  
SOURCE****HISTORIC  
INFO**

First built for Charles and Heman Fox (source: Ziegweid). Former tenants have included a dry goods/mercantile store, Clubbs Market (1940s); Art Karlson's Clothing Store until current tenants.

**LANDSCAPE**

Corner lot in commercial district (SW corner Hinsdale and Washington); railroad tracks to north; no setbacks; sidewalks and diagonal parking at front; building faces north and east

**PHOTO INFORMATION****ROLL1**

5

**FRAMES1**

29

**ROLL2****FRAMES2****ROLL3****FRAMES3****DIGITAL  
PHOTO ID**d:\washington03  
4s.jpg**SURVEY INFORMATION****PREPARER**

Jennifer Kenny

**PREPARER  
ORGANIZATION**Historic Certification  
Consultants**SURVEYDATE**

7/1/03

**SURVEYAREA**

DOWNTOWN





**34 - 36 SOUTH WASHINGTON STREET**  
**Roudebush Realtors / Jane & Maria's Florist**

The first building on this site was erected in 1875 for Charles and Heman Fox who had purchased the land in the same year from David Roth.

The Fox brothers operated an old-fashioned general store with groceries in the first building. The current building, which was built in 1891, remained in the Fox family until 1922 when Robert M. Clubb, Sr. bought it and operated a grocery and meat market there for many years.

In 1968 the Clubbs sold the building to Marshall and Lydia Roudebush and it remains in their son's name, Richard Roudebush, who carries on the real estate business his father began.

The Hinsdale Building and Loan Association, officially chartered in 1888, had its offices on the first floor of this building in the corner on Washington Street and Hinsdale Avenue.

The Fox brothers operated their store in this building until 1889 when the business, but not the building, was sold to Ditzler and Linsley who, after a fire in this building in 1909, moved to a building on east First Street.



Robert M. Clubb, Sr. learned the grocery business as an employee of Ditzler and Linsley. He became a partner of Mr. Linsley when Mr. Ditzler retired and, together, they continued the business under the name and style of Linsley and Clubb in a new building erected in 1910 on First Street.

In 1938 the Moore Shoe Repair Shop with Harry Moore doing business here as well as living above the shop, appears in the Hinsdale Directory. At that time R. M. Clubb & Co., grocery and meats, is on the first floor.

Fairly-recent architectural modifications include a "swan's neck" broken pediment at the 34 South Washington Street entry, and a decorative cast iron window railing. The roof cornice is original. Prior to "modernization," the building had a circular cantilevered corner turret with a "candle snuffer" roof.



34 - 36 South Washington Street  
circa 1897





When the building on the southwest corner of Washington Street and Hinsdale Avenue burned in 1891, this structure, still standing today, replaced it. It housed the grocery of Ditzler & Linsley, successor to the long-standing Fox Brothers general store. This c. 1895 photograph reveals the building's original styling as well as the grocery and corner office of the Hinsdale Building & Loan.



The home and business of Henry Buchholz was located on the southwest corner of Grant Street and Hinsdale Avenue, where a funeral home now stands. Behind his home was the barn that housed his carpenter shop, shown here. Between 1884 and 1921, Buchholz ran a contracting business responsible for the construction of an estimated 200 Hinsdale homes and businesses.



ONCE UPON A TIME



**Back in the day** — From Sandy Williams’ book, “Images of America — Hinsdale,” this photo shows the west side of Washington Street taken about 1895. “From right to left, the 1891 corner building remains, although remodeled; the two adjacent Joliet limestone storefronts both built in 1894, also stand today. Barely visible at the south end of the block is the familiar round oriel bay window of the corner building.” Do you have a Hinsdale photo that is at least 25 years old? We’d love to share it with our readers. Stop by our office at 7 W. First St. or email it to [jslonoff@thehinsdalean.com](mailto:jslonoff@thehinsdalean.com).

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**Happy Birthday!**  
Aria Greenwald  
turns 12 today

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The Hinsdalean

One town. One paper.

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The Hinsdalean

**7 West First Street**  
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(630) 323-4422, fax (630) 323-4220  
[thehinsdalean.com](http://thehinsdalean.com)

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**Pamela Lannom**  
Editor, Ext. 104  
[plannom@thehinsdalean.com](mailto:plannom@thehinsdalean.com)

**Becky Campbell**  
Senior designer, Ext. 102  
[bcampbell@thehinsdalean.com](mailto:bcampbell@thehinsdalean.com)

**Ken Knutson**  
Associate editor, Ext. 103  
[kknutson@thehinsdalean.com](mailto:kknutson@thehinsdalean.com)

**Kathy Houlihan**  
New business development  
[khoulihan@thehinsdalean.com](mailto:khoulihan@thehinsdalean.com)

**Jim Slonoff**  
Publisher, Ext. 105  
[jslonoff@thehinsdalean.com](mailto:jslonoff@thehinsdalean.com)

**Lisa Skrapka**  
Account executive, Ext. 101  
[lskrapka@thehinsdalean.com](mailto:lskrapka@thehinsdalean.com)

**Tina Wisniowicz**  
Classified, service, legal account executive, Ext. 100  
[tinaw@thehinsdalean.com](mailto:tinaw@thehinsdalean.com)

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**Corrections**  
The Hinsdalean staff strives to provide an error-free newspaper each week. If a mistake is published, however, we are happy to correct it. Call or email Pamela Lannom to report errors requiring correction or clarification.

**Letters to the editor**  
Our letters policy is published on Page 11.

**Obituaries**  
Obituaries are published free each week in The Hinsdalean. Information may be mailed, faxed or emailed to [news@thehinsdalean.com](mailto:news@thehinsdalean.com). Obituaries may be edited for style and space.  
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**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: MIKE KLEIN, AIROOM  
Address: 6825 N. LINCOLN AVENUE  
City/Zip: LINCOLNWOOD, IL 60712  
Phone/Fax: (847) 213-5221 / (847) 763-1101  
E-Mail: mklein@airoom.com

**Owner**

Name: Richard Roudebush  
Address: 4 W. HINSADLE AVENUE  
City/Zip: HINSDALE, IL 60521  
Phone/Fax: (630) 323-1234 /  
E-Mail:

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

Name: PRESTON FAWCETT  
Title: AIROOM ARCHITECTS, CORP.  
Address: 6825 N. LINCOLN AVENUE  
City/Zip: LINCOLNWOOD, IL 60712  
Phone/Fax: (847) 213-5221 /  
E-Mail: pfawcett@airoom.com

Name: N/A  
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 KNOWN
- 2) NONE KNOWN
- 3) NONE KNOWN



## II. SITE INFORMATION

Address of subject property: 36 S. WASHINGTON STREET

Property identification number (P.I.N. or tax number): 09 - 12 - 121 - 012

Brief description of proposed project: Facade remodel for B-2 space: the copper canopy will be removed and the front entry will be expanded to bring entrance doors into same plane as existing building facade.

Existing windows are to be expanded vertically, and a pair of doors installed in place of a single entry door.

General description or characteristics of the site: This commercial property is located at the north-west corner of Hinsdale Ave. and Washington St. The project seeks to simply update the Washington St. entrance to the property by removing the open, covered entry and bringing that facade to the property line.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: NO CHANGES PROPOSED

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E  
Special Use Requested: \_\_\_\_\_  
\_\_\_\_\_

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: 36 S. WASHINGTON STREET

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2,500.00	NO CHANGE - 4,039.00 SF
Minimum Lot Depth	125.00	NO CHANGE - 128.00 FT
Minimum Lot Width	20.00	NO CHANGE - 31.45 FT
Building Height	30.00	NO CHANGE - 28 FT
Number of Stories	2	NO CHANGE - 2 STORIES
Front Yard Setback	0.00	8.45' - NO CHANGE
Corner Side Yard Setback	0.00	NO CHANGE - 0.00 FT
Interior Side Yard Setback	0.00	NO CHANGE - 0.00 FT
Rear Yard Setback	20.00	NO CHANGE - 0.00 FT
Maximum Floor Area Ratio (F.A.R.)*	10,097.50 SF/2.5	7,250.60 SF/1.79
Maximum Total Building Coverage*	3,231.20 SF/80%	3,625.30 SF/89.76%
Maximum Total Lot Coverage*	4,039.00 SF/100%	4,039.00 SF/100%
Parking Requirements	NO CHANGE	NO CHANGE
Parking front yard setback	NO CHANGE	NO CHANGE
Parking corner side yard setback	NO CHANGE	NO CHANGE
Parking interior side yard setback	NO CHANGE	NO CHANGE
Parking rear yard setback	NO CHANGE	NO CHANGE
Loading Requirements	NO CHANGE	NO CHANGE
Accessory Structure Information	N/A	N/A

EXISTING NON-CONFIRMING  
CONDITION - NO CHANGE

\* 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 'infill addition' of the entryway will NOT increase the already non-confirming Total Building Coverage condition.



## 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 8<sup>th</sup> day of JUNE, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

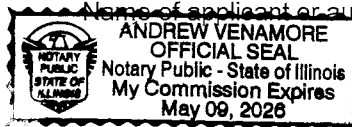
MIKE KLEIN, AIROOM

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 8<sup>th</sup> day of  
JUNE, 2022



Notary Public





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

**Address of proposed request:** 36 S. WASHINGTON STREET

**REVIEW CRITERIA**

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

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

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

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

Since this project simply intends to 'infill' an exiting cover open entry, there will be no impact on the open space between buildings.

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

The work intends to maintain the masonry facade of the building, while making glass opening slightly larger: this is in keep with other downtown buildings.

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

Since there is not a significant alteration in the overall design of the building, there will be no impact on the downtown neighborhood character.



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

Since this project is merely enclosing a currently covered front entry and will not impact parking, landscaping, traffic patterns or servicing of the property, the overall site development will not be altered.

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

This first floor entry infill project will not change the height of the building

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

Since the existing entry is only being enclosed and there are no significant changes otherwise, the buildings proportions will not change.

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

Buildings along the west side of South Washington Avenue exhibit generously sized glass facades; this project seeks to replicate those existing conditions.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

The project seeks to remove the copper canopy and replace it with windows that will open up the space and match the adjacent buildings.

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

Since this project is only enclosing an existing front entry there will be no changes to existing open space between buildings.

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

There are a variety of entry elements on South Washington Avenue and this proposed enclosure is not out of character along this public way.

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

The masonry facade will be maintained and the continued (and expanded) use of glass is compatible with the existing facade's materials and those of adjacent buildings.



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

No changes to the roof form are proposed.

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

This is not applicable.

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

Since this is just an infill project, the scale of the building is not changing.

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

The proposed infill of the existing entry feature and the expanded use of glass in place of the existing canopy will maintain the existing general design features that exist in this downtown location.

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

While the intent is to modernize this existing space by providing more direct light into the open storefront design, the existing masonry facade beyond the expanded windows will be maintained in order to preserve the existing building's general character.

## **REVIEW CRITERIA – Site Plan Review**

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

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



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

There will be no alteration to the overall site plan since the building currently maintains a zero lot line setback outside the current covered entry.

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

The infill front entry will not interfere with any ROW/easements.

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

Since this is an existing building with a slight entry modification, there will not be any general changes to the site plans and therefore no impact to the physical nature of the site.

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

None of the changes proposed will impact surrounding property.

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

With the only change to this building being to enclose an existing 6'x6' front entry, there will be no pedestrian or traffic impacts from this change.

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

This existing commercial space's 'screening' will not be altered by this proposed change.

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

Maintaining the downtown commercial use of this space will not impact the nature of any of the adjacent existing uses.

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

This is not applicable.

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

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.



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

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.



**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:** AIROOM LLC, & A.C.A.

**Owner's name (if different):** RICHARD ROUDEBUSH

**Property address:** 36 S. WASHINGTON STREET

**Property legal description:** [attach to this form]

**Present zoning classification:** B-2, Central Business District

**Square footage of property:** NO CHANGE

**Lot area per dwelling:** N/A

**Lot dimensions:** N/A x N/A

**Current use of property:** 1st FLOOR RETAIL W/ 2nd FLOOR OFFICE

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: BUSINESS USE TO BE MAINTAINED

**Approval sought:** ☐ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☒ Design Review  
☐ Other: PLAN COMMISSION APPROVAL

**Brief description of request and proposal:**

REQUEST FOR SIGN APPROVAL AND FACADE REMODEL

**Plans & Specifications:** [submit with this form]

**Provided:**

**Required by Code:**

**Yards:**

**front:** N/A  
**interior side(s)** N/A /       

N/A  
N/A /



	Provided:	Required by Code:	
corner side	<u>N/A</u>	<u>N/A</u>	
rear	<u>N/A</u>	<u>N/A</u>	
<b>Setbacks (businesses and offices):</b>			
front:	<u>8.45</u>	<u>0.00</u>	
interior side(s)	<u>0.00 /</u>	<u>0.00 /</u>	
corner side	<u>0.00</u>	<u>0.00</u>	
rear	<u>0.00</u>	<u>20.00</u>	
others:	<u>N/A</u>	<u>N/A</u>	
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>	
York Rd. Center:	<u>N/A</u>	<u>N/A</u>	
Forest Preserve:	<u>N/A</u>	<u>N/A</u>	
<b>Building heights:</b>			
principal building(s):	<u>28.00</u>	<u>30.00</u>	
accessory building(s):	<u>N/A</u>	<u>N/A</u>	
<b>Maximum Elevations:</b>			
principal building(s):	<u>N/A</u>	<u>N/A</u>	
accessory building(s):	<u>N/A</u>	<u>N/A</u>	
Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>	
Total building coverage:	<u>3,625.30</u>	<u>3,231.20</u>	THIS EXISTING NON-CONFORMING CONDITION IS NOT CHANGING.
Total lot coverage:	<u>4.039.00</u>	<u>4,039.00</u>	
Floor area ratio:	<u>7,250.60</u>	<u>10,097.50</u>	
Accessory building(s):	<u>N/A</u>		
<b>Spacing between buildings:</b> [depict on attached plans]			
principal building(s):	<u>N/A</u>	<u></u>	<u></u>
accessory building(s):	<u>N/A</u>	<u></u>	<u></u>
Number of off-street parking spaces required: <u></u>			
Number of loading spaces required: <u></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:   
Applicant's signature

ANDREW VENAMORE, MACH 1, INC  
Applicant's printed name

Dated: 7/1, 2022.



**RICHARD F. ROUDEBUSH**  
**4 West Hinsdale Avenue – 2<sup>nd</sup> Floor – West Suite**  
**Hinsdale, IL 60521**

**May 17, 2022**

**Ms. Bethany Salmon**  
**Village Planner**  
**Village of Hinsdale**  
**19 E. Chicago Avenue**  
**Hinsdale, IL 60521**

**RE: Statement of Ownership**  
**34 S. Washington Street**  
**Parcel No. 09-121-012-0000**  
**Hinsdale, IL 60521**

**Dear Ms. Salmon:**

**The undersigned, Richard F. Roudebush, affirms that I am the Owner of the subject property commonly known as 34 S. Washington Street, Hinsdale, IL 60521 as Sole Beneficiary of Chicago Title Land Trust Company Trust No. 7367, the Land Trust in which this building is held.**

**The undersigned also affirms that I approve the planned modifications (interior and exterior) to the 36 S. Washington portion of the subject building as presented to the Village Plan Commission by Applicant, Airoom, subject to Village of Hinsdale approval.**

**Respectfully,**

DocuSigned by:  
  
871B3A0D9C3144C...  
**Richard F. Roudebush**





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

**Applicant**

Name: MIKE KLEIN, AIROOM  
Address: 6825 N. LINCOLN AVENUE  
City/Zip: LINCOLNWOOD, IL 60712  
Phone/Fax: (847) 213-5221 / (847) 763-1101  
E-Mail: mklein@airoom.com  
Contact Name: MIKE KLEIN, AIROOM

**Contractor**

Name: Aurora Sign Company  
Address: 30W196 Calumet Avenue West  
City/Zip: Warrenville, IL 60555  
Phone/Fax: (630) 898-5900 / (630) 898-6091  
E-Mail: lhelberg@aurorasign.com  
Contact Name: Lynn Helberg

**ADDRESS OF SIGN LOCATION:** 36 S. WASHINGTON STREET

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 8.35 (5.00 x 1.67 )

Overall Height from Grade: 14.46 Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② BLACK
- ③ RED

**Site Information:**

Lot/Street Frontage: 48.50

Building/Tenant Frontage: 18.92'

Existing Sign Information:

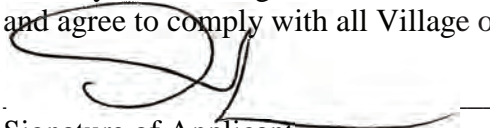
Business Name: BLUE IRIS

Size of Sign: 24.75 Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

  
Signature of Applicant

06/29/2022

Date

  
Signature of Building Owner

06/29/2022

Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_





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

**Applicant**

Name: MIKE KLEIN, AIROOM  
Address: 6825 N. LINCOLN AVENUE  
City/Zip: LINCOLNWOOD, IL 60712  
Phone/Fax: (847) 213-5221 / (847) 763-1101  
E-Mail: mklein@airoom.com  
Contact Name: MIKE KLEIN, AIROOM

**Contractor**

Name: Aurora Sign Company  
Address: 30W196 Calumet Avenue West  
City/Zip: Warrenville, IL 60555  
Phone/Fax: (630) 898-5900 / (630) 898-6091  
E-Mail: lhelberg@aurorasign.com  
Contact Name: Lynn Helberg

**ADDRESS OF SIGN LOCATION:** 4 WEST HINSDALE AVENUE

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 9.92 ( 5.67 x 1.75 )

Overall Height from Grade: 13.30 Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② BLACK
- ③ RED

**Site Information:**

Lot/Street Frontage: 132.46

Building/Tenant Frontage: 9.00

Existing Sign Information:

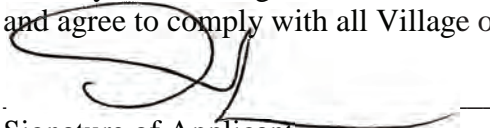
Business Name: BLUE IRIS

Size of Sign: 11.88' Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

  
Signature of Applicant

06/29/2022

Date

  
Signature of Building Owner

06/29/2022

Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



EAST ELEVATION (Washington St)

36 S. Washington Hinsdale, IL

E1

E2

E3



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED  
SIGNATURE

X

/ /



15501 South 70th Court  
Orland Park, IL 60462

708.479-4949  
ONEUPSIGNS.COM



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# EAST ELEVATION



Sign Dimensions: 24"x 72"

Sign Square Footage: 12

Sign Space: 55" x 75.5"

Frame Outer Dimensions: 63.5"x 83"



COMPANY:	Schramro Real Estate	EMAIL:	cjschramko@schramko.com	CONTACT:	Chris Schramro
ADDRESS:		PHONE:		AUTHORIZED SIGNATURE	X / /

15501 South 70th Court  
Orland Park, IL 60462

708.479-4949  
ONEUPSIGNS.COM

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# EAST ELEVATION

E2

Sign Dimensions: 31"x 115"

Sign Square Footage: 24.75

Frame Outer Dimensions: 39"x 122"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS: 1234 Street

PHONE: (708) 555-5555

AUTHORIZED  
SIGNATURE

X

/ /



15501 South 70th Court  
Orland Park, IL 60462

708.479-4949  
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# EAST ELEVATION

E3

Sign Dimensions: 44.5"x 194.375"

Sign Square Footage: 60.06



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED  
SIGNATURE

X

/ /



15501 South 70th Court  
Orland Park, IL 60462

708.479-4949  
ONEUPSIGNS.COM



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NORTH ELEVATION (Hinsdale Ave)

36 S. Washington Hinsdale, IL

N1

N2

N3



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED  
SIGNATURE

X

/ /



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# NORTH ELEVATION



Sign Dimensions: 45.625"x 63.5"

Sign Square Footage: 20.11

Frame Outer Dimensions: 78"x 96"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED  
SIGNATURE

X

/ /



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# NORTH ELEVATION



Sign Dimensions: 18.75"x 91.25"

Sign Square Footage: 11.88

Frame Outer Dimensions: 24"x 96"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED  
SIGNATURE

X

/ /



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# NORTH ELEVATION



Sign Dimensions: 30.25"x 66.125"

Sign Square Footage: 13.89

COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED  
SIGNATURE

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/ /



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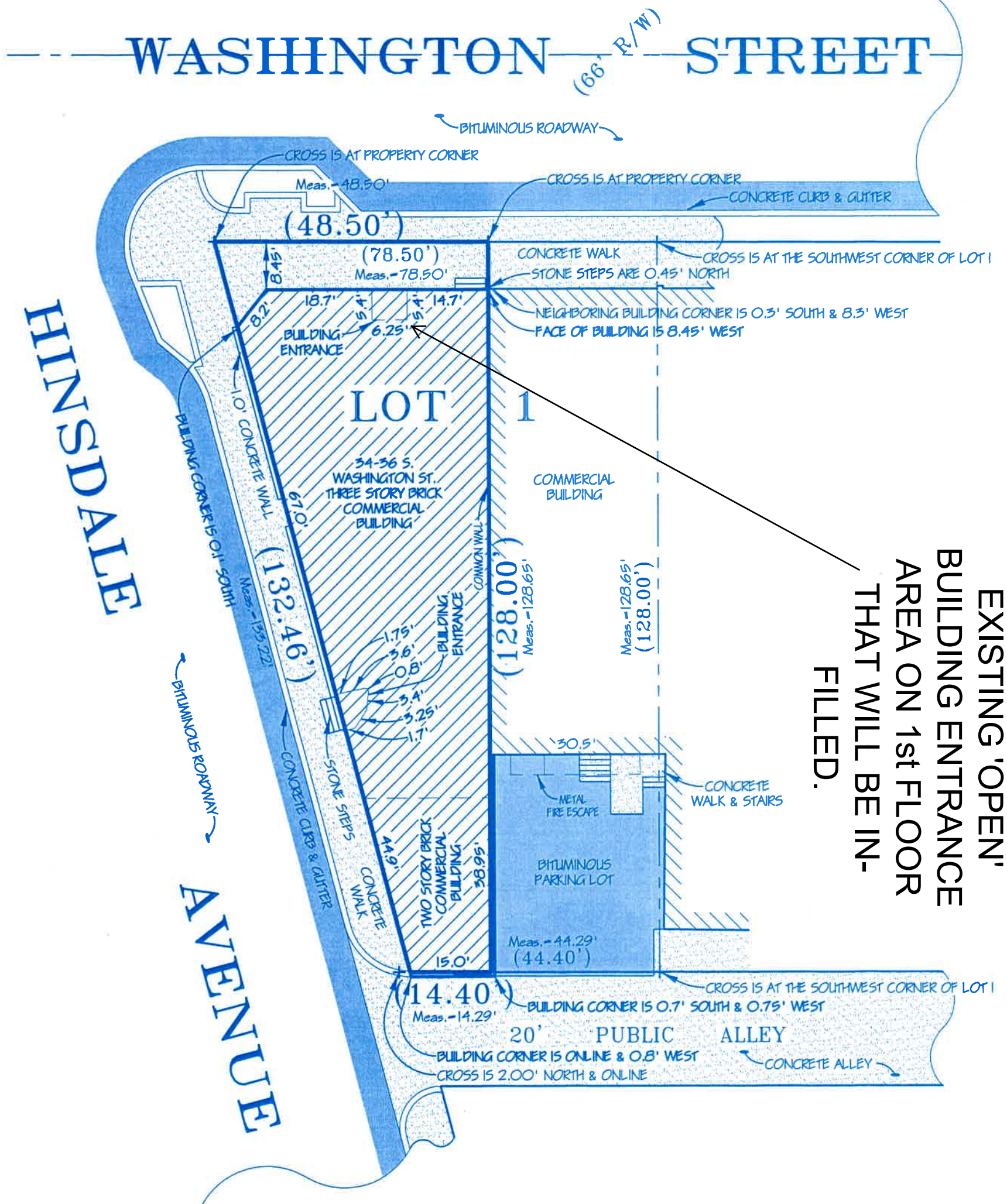
**SURVEY LEGEND**  
● Monumentation Found  
○ Monumentation Set (IRLS 35-2551)  
(50') Record Dimension  
—X— Fence Line

# PLAT OF SURVEY

LOT 1 (EXCEPT THE SOUTH 30 FEET THEREOF) OF GEORGE'S RESUBDIVISION OF BLOCK 3 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF GEORGE'S RESUBDIVISION RECORDED ON NOVEMBER 28, 1871 AS DOCUMENT 14624, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 4,039 SQ.FT.

ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 74°57'12"



EXISTING 'OPEN' BUILDING ENTRANCE AREA ON 1st FLOOR THAT WILL BE INFILLED.



## NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 20th DAY OF June A.D. 2022  
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2022.

## CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services  
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188  
(630) 588-0416 (Fax) 653-7682 carradus\_survey@yahoo.com

PREPARED FOR: **SCHRAMKO REAL ESTATE**  
DRAWN BY: CMG DATE OF FIELD WORK: 06/20/22 SCALE: 1" = 20' FLD.BK. - PAGE: 431-15 PROJECT NO.: 37194



# REPLACEMENT OF EXISTING STOREFRONT for an Existing Retail Space for Airoom LLC.

**FIRE ALARM NOTE:**  
**THE EXISTING FIRE ALARM SYSTEM COVERS THE ENTIRE BUILDING AND SEVERAL OCCUPANCIES AND MUST REMAIN IN SERVICE DURING CONSTRUCTION.**

**A SEPERATE FIRE ALARM SYSTEM PERMIT IS TO BE SUBMITTED FOR APPROVAL SHOWING RELOCATION PLANS**

## SCOPE OF WORK:

STOREFRONT REPLACEMENT

## SCAVENGER/DUMP NOTE:

A DUMPSTER TO BE ON SITE THROUGH THE CONSTRUCTION PHASE OF THIS PROJECT.  
DUMPSTER WILL BE LOCATED PER VILLAGE CODE  
AIROOM TO REMOVE PROJECT CONSTRUCTION DEBRIS FROM JOB SITE EACH WORK DAY

## ENERGY COMPLIANT STATEMENT:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR Hinsdale, IL  
FULLY COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS EFFECTIVE AUGUST 2017.

SIGNED: \_\_\_\_\_ DATE: 6/21/2022  
ARCHITECT LICENSE NO.: 001-012126

## CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF Hinsdale, IL.  
LICENSE NO: 001-012126  
ARCHITECT NAME: PRESTON CLAY FAWCETT  
EXPIRATION DATE: 11-30-2022

## BUILDING CODE INFORMATION

ZONING:	YEAR	CODE DESCRIPTION
BUILDING CODE:	2006	(IBC) INTERNATIONAL BUILDING CODE WITH AMENDMENTS
MECHANICAL CODE:	2006	(IMC) INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
LIFE SAFETY CODE:	2003	(NFPA 101) LIFE SAFETY CODE WITH AMENDMENTS
FUEL GAS CODE:	2006	(IFGC) INTERNATIONAL FUEL GAS CODE
ELECTRICAL CODE:	2005	(NEC) NATIONAL ELECTRIC CODE WITH AMENDMENTS
PLUMBING CODE:	2006	(IPC) INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
FIRE CODE:	2006	(IFC) INTERNATIONAL FIRE CODE WITH AMENDMENTS

## ZONING INFORMATION

EXISTING B-2 CENTRAL BUSINESS DISTRICT  
INTERIORS WORK ONLY - NO CHANGE IN FOOTPRINT

## SYMBOL LEGEND

EXTERIOR WALL TO REMAIN	NEW FDN WALL	NEW BRICK
WALL TO BE REMOVED	FINISH TO BE REMOVED	NEW ASPHALT ROOF
INTERIOR WALL TO REMAIN	STRUCTURE TO BE REMOVED	NEW ARCHITECTURAL ROOF
NEW FRAMED WALL	NEW SIDING	NEW CEDAR ROOF
EX WINDOW TO REMAIN	EX DOOR TO REMAIN	BATH ROOM NAME
WINDOW TO BE REMOVED	DOOR TO BE REMOVED	REFERENCE POINT
NEW WINDOW	NEW DOOR	REVISION TAG
DEMO/NEW TAG	WINDOW TAG	ALIGN (FLR/WALL)
SECTION TAG	DOOR TAG	INTERIOR ELEV TAG
DETAIL TAG	SECTION TAG	

## STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM:

AIROOM ARCHITECTS CORP.  
6825 N. LINCOLN AVE., LINCOLNWOOD, IL  
LICENSE #: 184.005479

## ABBREVIATIONS

A.C.A.P. ALLOWANCE	H.W.D. HARDWOOD	H.O. HOME OWNER
A.F.F. ABOVE FINISHED FLOOR	H.V.A.C. HEATING, VENT & AIR	H.V.A.C. HEATING, VENT & AIR
B.M. BEAM	H.O.R.Z. HORIZONTAL	H.O.R.Z. HORIZONTAL
B.R.D.G. BRIDGING	I.N.S.U.L. INSULATION	I.N.S.U.L. INSULATION
B.O. BY OTHERS	L.A.V. LAVATORY	L.A.V. LAVATORY
C.A.B. CABINET	L.O.C. LOCATION	L.O.C. LOCATION
C.I. CAST IRON	M.A.X. MAXIMUM	M.A.X. MAXIMUM
C.J. CEILING JOINT	M.I.N. MINIMUM	M.I.N. MINIMUM
C.L.G. CEILING	M.T.L. METAL	M.T.L. METAL
C.L. CENTER LINE	N.I.C. NOT IN CONTRACT	N.I.C. NOT IN CONTRACT
C.T. CERAMIC TILE	O.C. ON CENTER	O.C. ON CENTER
C.O. CLEAN OUT	O.P.G. OPENING	O.P.G. OPENING
C.W. COLD WATER	+/- PLUS OR MINUS	+/- PLUS OR MINUS
C.O.L. COLONIAL	R.E.Q. REQUIRED	R.E.Q. REQUIRED
C.O.N.C. CONCRETE	R.O.O.F. RAFTER	R.O.O.F. RAFTER
C.M.U. CONC MASONRY UNIT	R.O. ROUGH OPENING	R.O. ROUGH OPENING
C.F.M. CUBIC FEET PER MINUTE	S.T.D. STANDARD	S.T.D. STANDARD
D.I.M. DIMENSION	S.F. SQUARE FEET	S.F. SQUARE FEET
D.O.N. DOWN	S.P. SUMP PIT/PUMP	S.P. SUMP PIT/PUMP
D.S. DOWN SPOUT	T.H.R. THRESHOLD	T.H.R. THRESHOLD
D.W.G. DRAWING	T/ TOP OF	T/ TOP OF
E.L.E.C. ELECTRICAL	T.Y.P. U.N.O.TYPICAL	T.Y.P. U.N.O.TYPICAL
E.L.E.V. ELEVATION	U.N.L.E.S.S. NOTED	U.N.L.E.S.S. NOTED
E.Q. EQUAL	V.C.T. OTHERWISE	V.C.T. OTHERWISE
E.P. EJECTOR PIT/PUMP	V.E.R.T. VINYL COMP. TILE	V.E.R.T. VINYL COMP. TILE
E.X. EXISTING	V.I.F. VERTICAL	V.I.F. VERTICAL
F./ FIN. FIXT.	V.T.R. VERIFY IN FIELD	V.T.R. VERIFY IN FIELD
F.J. FIXTURE	W.S.C.T. VENT THRU ROOF	W.S.C.T. VENT THRU ROOF
F.D.N. FLOOR JOIST	W.H. WAINSCOT	W.H. WAINSCOT
F.P. FROST PROOF	W. WATER HEATER	W. WATER HEATER
G.A.L.V. GYP. GALVANIZED	W/O WITH	W/O WITH
G.D. GYPSUM BOARD	W.D. WITHOUT	W.D. WITHOUT
H.O.S.E. HOSE BIB	W.S. WOOD	W.S. WOOD
	W.S. WATER SERVICE	W.S. WATER SERVICE

## SHEET LEGEND

SHEET #	CAD	DESCRIPTION
1	G1.0	PROJECT INFORMATION, SITE PLAN & ZONING INFO
2	A1.0	DEMO 1ST FLOOR PLAN
3	A1.1	PROPOSED FIRST FLOOR PLAN
4	A1.2	PROPOSED PLAN AND SECTION DETAILS
5	A1.3	DEMO AND PROPOSED EAST ELEVATION
6	A1.4	DEMO AND PROPOSED NORTH ELEVATION
7	A4.0	ACCESSIBILITY CODES AND FIGURES
8	MEP1.0	MEP LEGENDS, CODES DEMO AND PROPOSED PLANS

## SITE CONSTRUCTION NOTES:

- AIROOM TO PROVIDE TEMP. SANITARY FACILITY FOR WORKERS DURING CONSTRUCTION.  
MINIMUM 10'-0" FROM NEIGHBORING LOTS.  
- AIROOM TO PROVIDE DUMPSTER TO REMOVE DEBRIS UPON COMPLETION OF CONSTRUCTION.

**ORIGINAL PLANS  
PRESENTED AT THE HPC  
MEETING - AUGUST 3, 2022**

## DEPARTMENT APPROVAL:



## AIROOM RETAIL SHOWROOM

EXISTING SHOWROOM  
STOREFRONT REMODEL  
36 S. WASHINGTON STREET  
HINSDALE, ILLINOIS  
60521

## PROJECT COORDINATOR:

KRISTEN IVERSON

## PROJECT ARCHITECT:

Preston Clay Fawcett

## PROJECT COORDINATOR (PHONE):

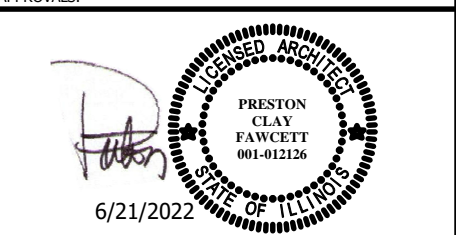
## PROJECT NO:

220029

## ISSUES & REVISIONS:

ISSUE DATES	DESCRIPTION
PRE-DESIGN	
6/21/2022	PERMIT SUBMITTAL
	PERMIT REVISION 1
	READY
	OK'D

## APPROVALS:



## PROJECT INFO

**SITE PLAN  
BUILDING CODE**

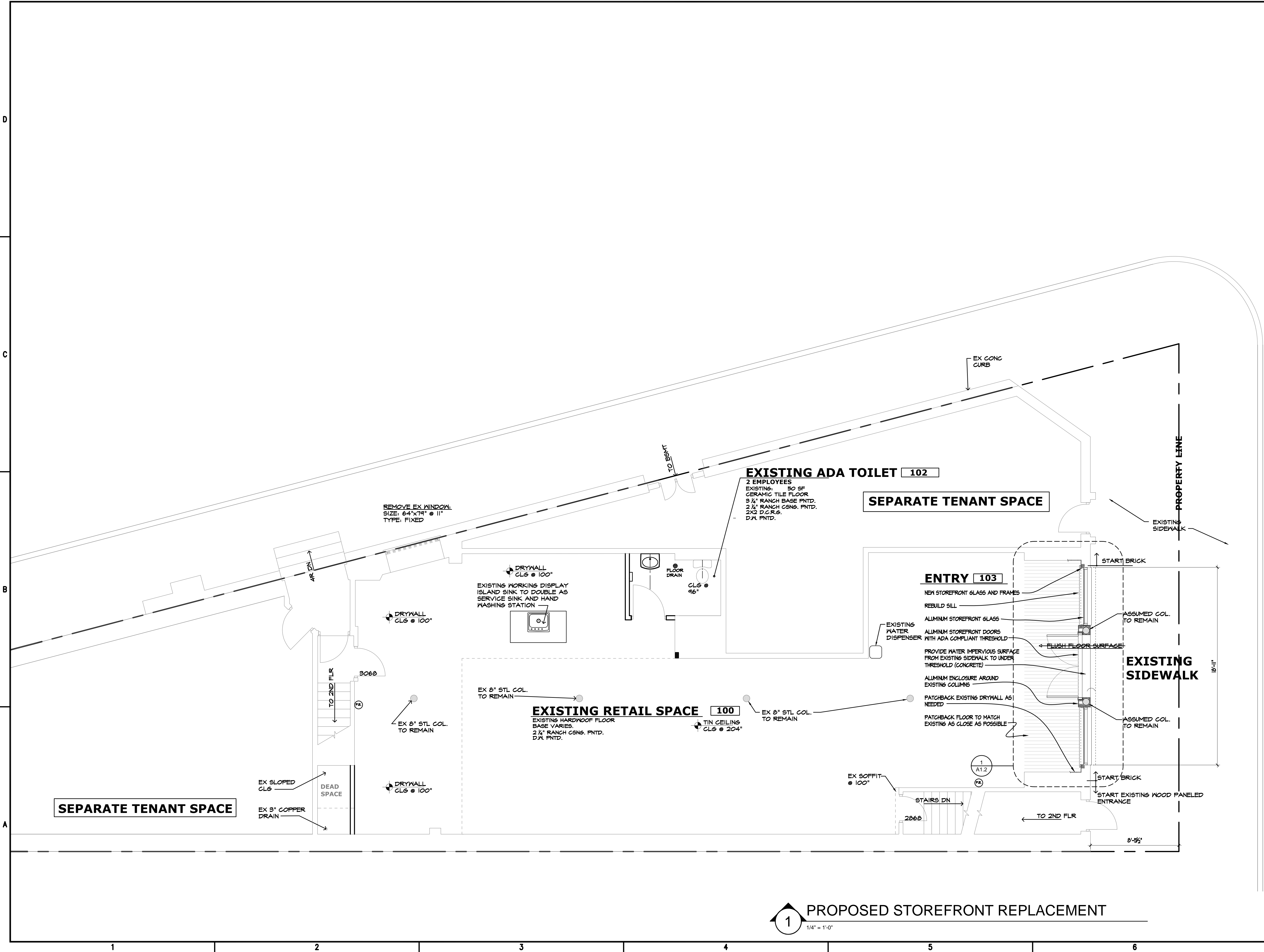
Sheet 1 of 8

AIROOM ARCHITECTS CORP. (11/11/2022)









DEPARTMENT APPROVAL:

**Airoom**  
ARCHITECTS & BUILDERS  
SINCE 1958

Airoom Architects Corp.  
6825 N. Lincoln Avenue  
Lincolnwood, Illinois 60712  
Phone: (847) 763-1100 Fax: (847) 679-0466  
Website: www.airoom.com  
Email: info@airoom.com

PROJECT INFORMATION:

**AIROOM RETAIL SHOWROOM**

EXISTING SHOWROOM STOREFRONT REMODEL

36 S. WASHINGTON STREET  
HINSDALE, ILLINOIS 60521

PROJECT COORDINATOR: KRISTEN IVERSON

PROJECT ARCHITECT: Preston Clay Fawcett

PROJECT DEVELOPMENT MANAGER (PDM):

PROJECT NO:

**220029**

ISSUES & REVISIONS:	
ISSUE DATES	DESCRIPTION
PRE-DRAW	
PRE-PRO	
6/21/2022	PERMIT SUBMITTAL
PER	PERMIT REVISION 1
READY	
OK'D	

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APPROVALS:

PRESTON CLAY FAWCETT  
ARCHITECT  
6825 N. LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712  
(847) 763-1100

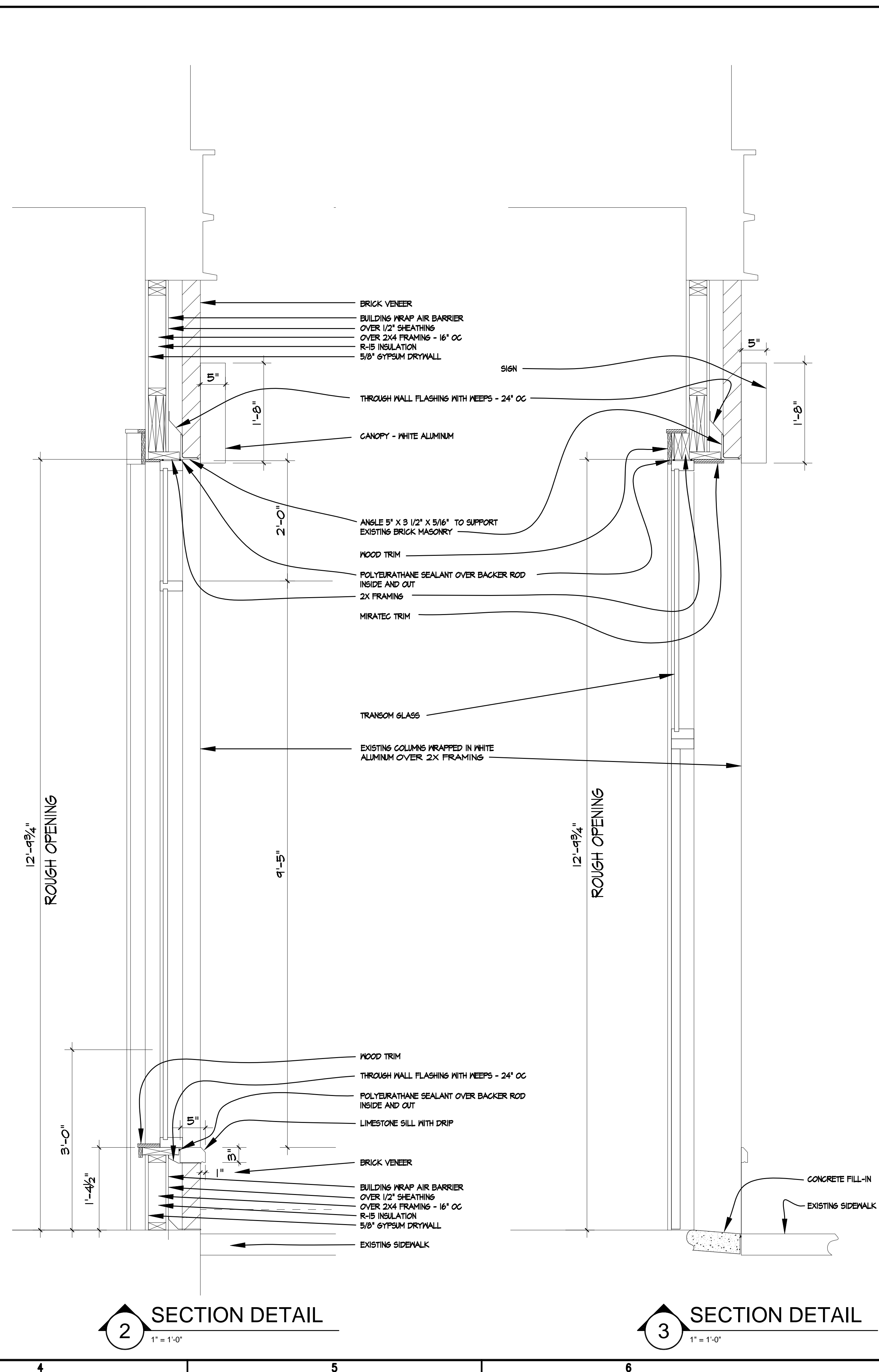
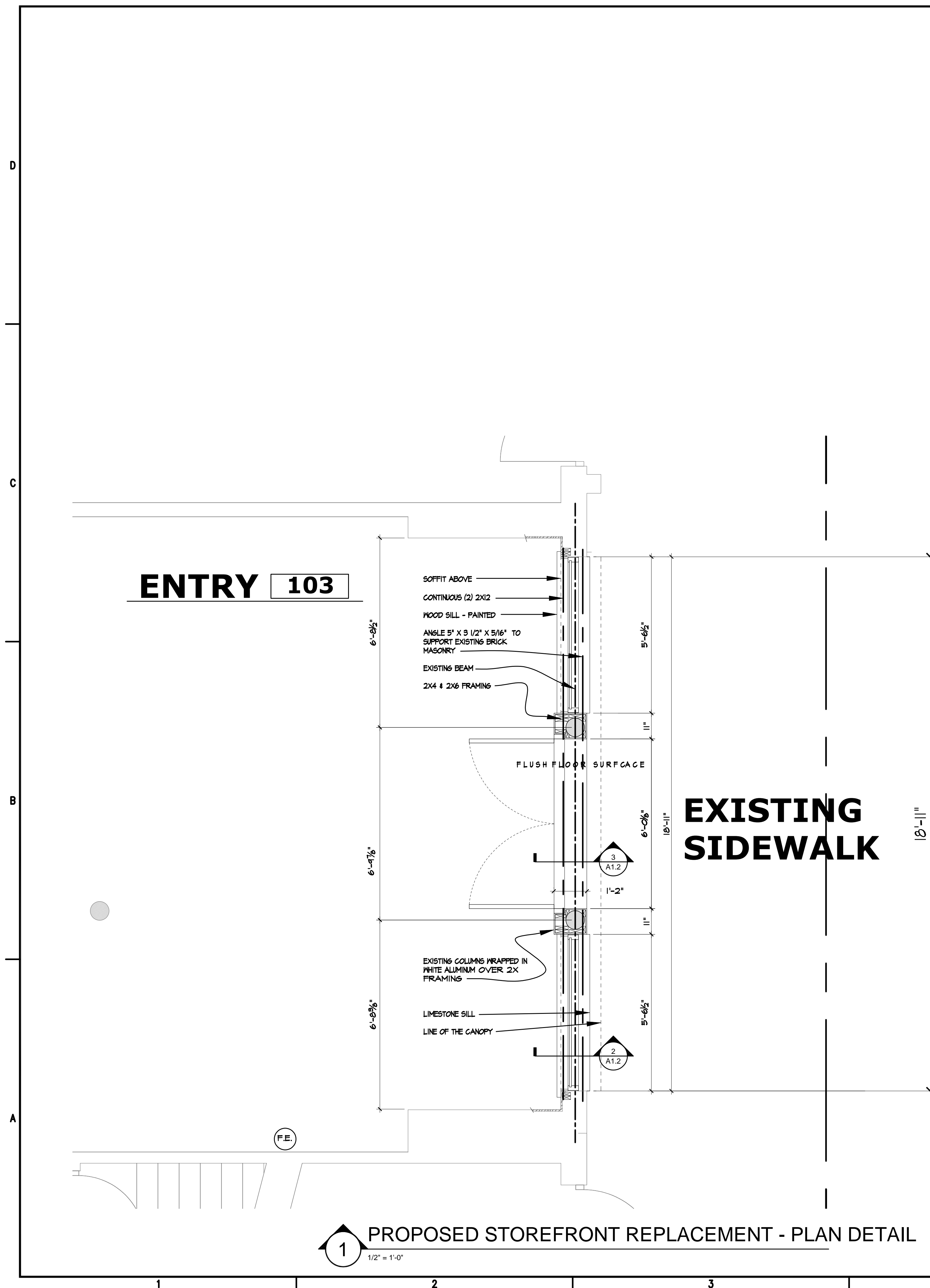
PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

1

8



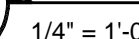


DEPARTMENT APPROVAL:	
<div style="display: flex; justify-content: space-between; align-items: center;"> </div> <p style="text-align: center; margin: 0;"><b>ARCHITECTS &amp; BUILDERS</b></p> <p style="text-align: center; margin: 0;">SINCE 1954</p> <p style="text-align: center; margin: 0;"><b>Airoom Architects Corp.</b></p> <p style="text-align: center; margin: 0;">6825 N. Lincoln Avenue</p> <p style="text-align: center; margin: 0;">Lincolnwood, Illinois 60712</p> <p style="text-align: center; margin: 0;">Phone: (847) 763-1100 Fax: (847) 679-0446</p> <p style="text-align: center; margin: 0;">Website: <a href="http://www.airoom.com">www.airoom.com</a></p> <p style="text-align: center; margin: 0;">Email: <a href="mailto:info@airoom.com">info@airoom.com</a></p>	
PROJECT INFORMATION:	
<p style="font-size: 1.2em; margin: 0;"><b>AIROOM RETAIL SHOWROOM</b></p> <p style="margin: 5px 0 0 0;">EXISTING SHOWROOM STOREFRONT REMODEL</p> <p style="margin: 10px 0 0 0;">36 S. WASHINGTON STREET HINSDALE, ILLINOIS 60521</p>	
PROJECT COORDINATOR:	KRISTEN IVERSON
PROJECT ARCHITECT:	Preston Clay Fawcett
PROJECT DEVELOPMENT PRINICIPAL:	
PROJECT NO:	<div style="border: 2px solid black; padding: 10px; text-align: center; font-size: 2em; font-weight: bold;">220029</div>
ISSUES & REVISIONS:	
ISSUE DATES	DESCRIPTION
	PRE-DRAW
	PERMIT
6/21/2022	PERMIT SUBMITTAL
	PERMIT REVISION I
	PER
	READY
	OK/C
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USE OF THESE PLANS AND THE CONSTRUCTION CONTRACTORS THEREAFTER WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED. NO SUBJECT TO A CLAIM OF PATENT OR COPYRIGHT BY AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A	
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APPROVALS:	
ARCHITECT:	<div style="display: flex; align-items: center;"> </div>
CLIENT APPROVATION (PRINT NAME):	_____
<p style="font-size: 1.5em; margin: 0;"><b>PROPOSED PLAN AND SECTION DETAILS</b></p>	
SCALE & SIZE:	
PROJECT NUMBER:	A1.2
PROJECT ADDRESS:	8





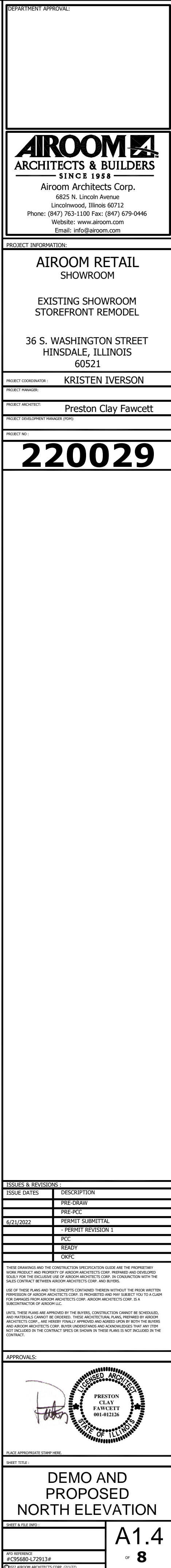
1/4" = 1'-0"

 $1/4" = 1'-0"$ 

PROJECT NO :  
**220029**

SHEET & FILE INFO  
 A1.3  
 OF 8  
 WFO REFERENCE  
 #C95680-L72913#

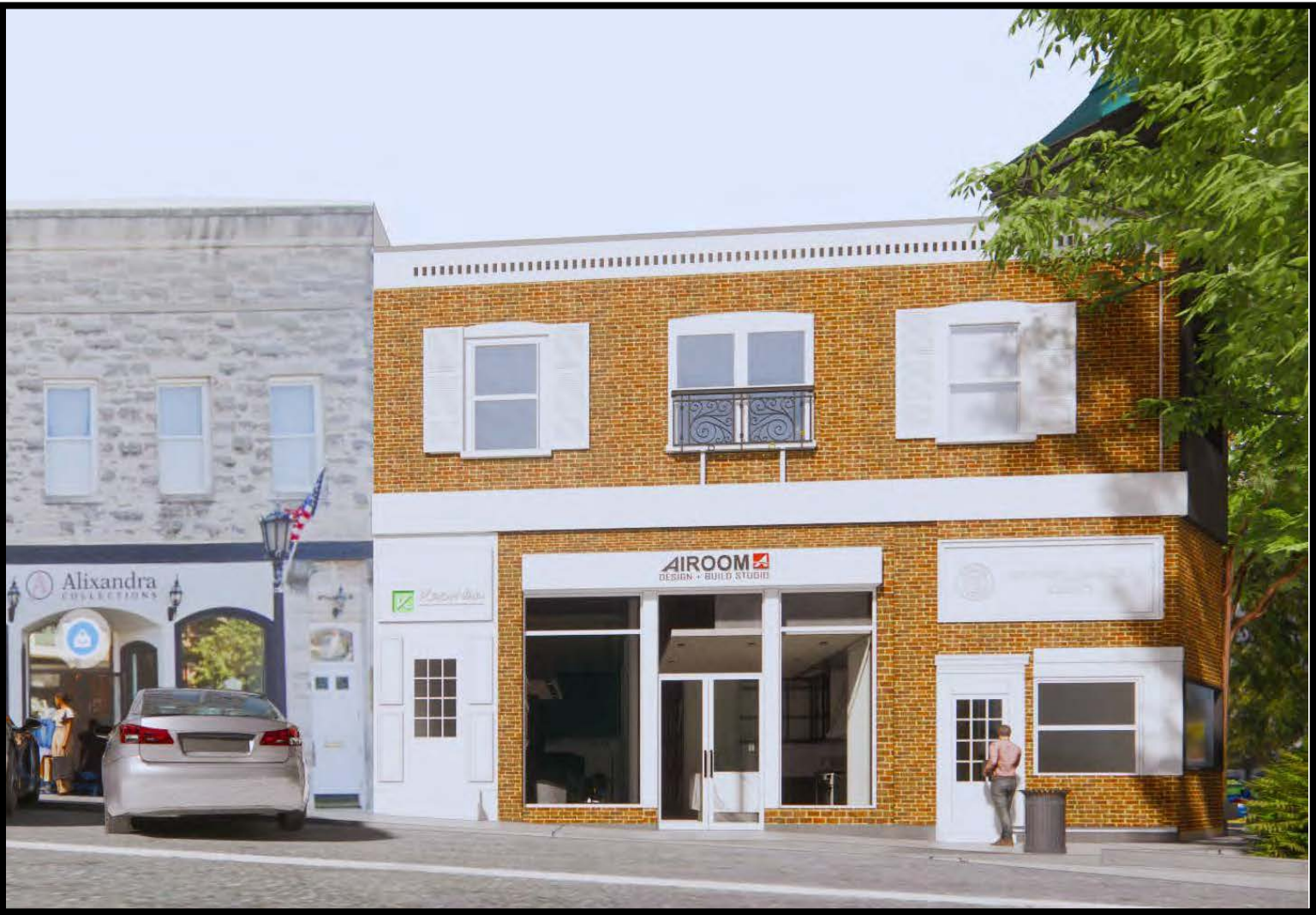




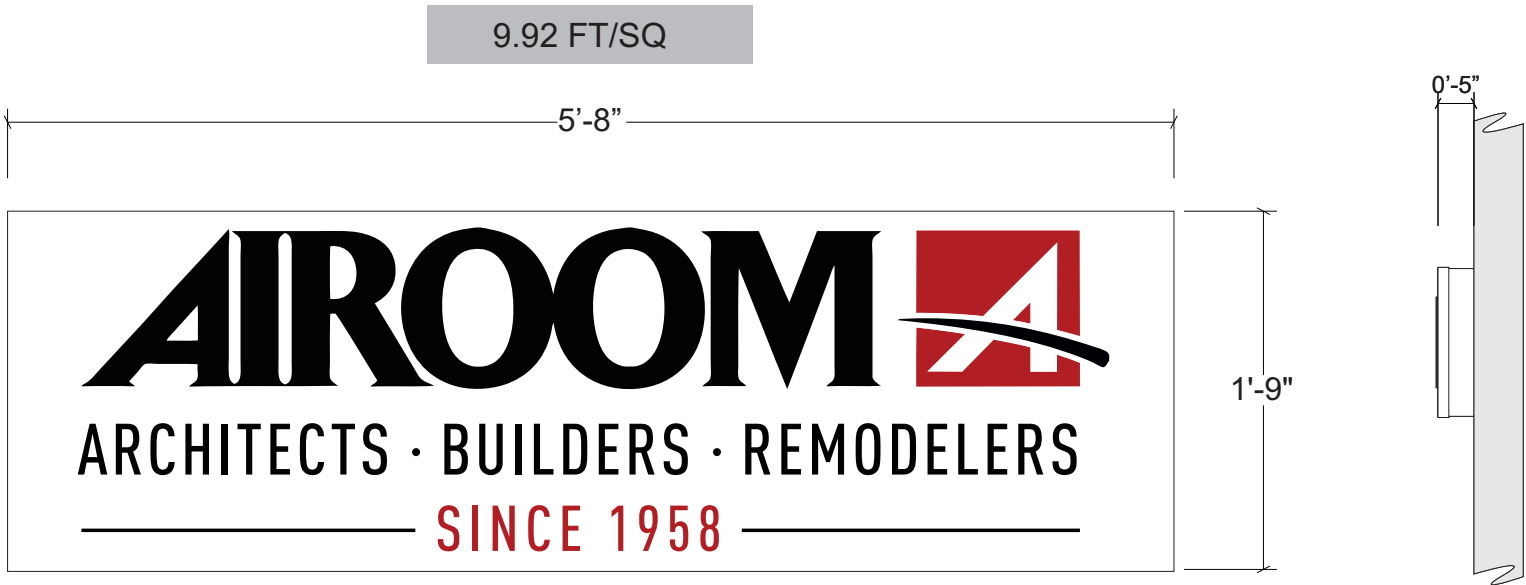


# STREET ELEVATION RENDERINGS

## Washington Street Elevation



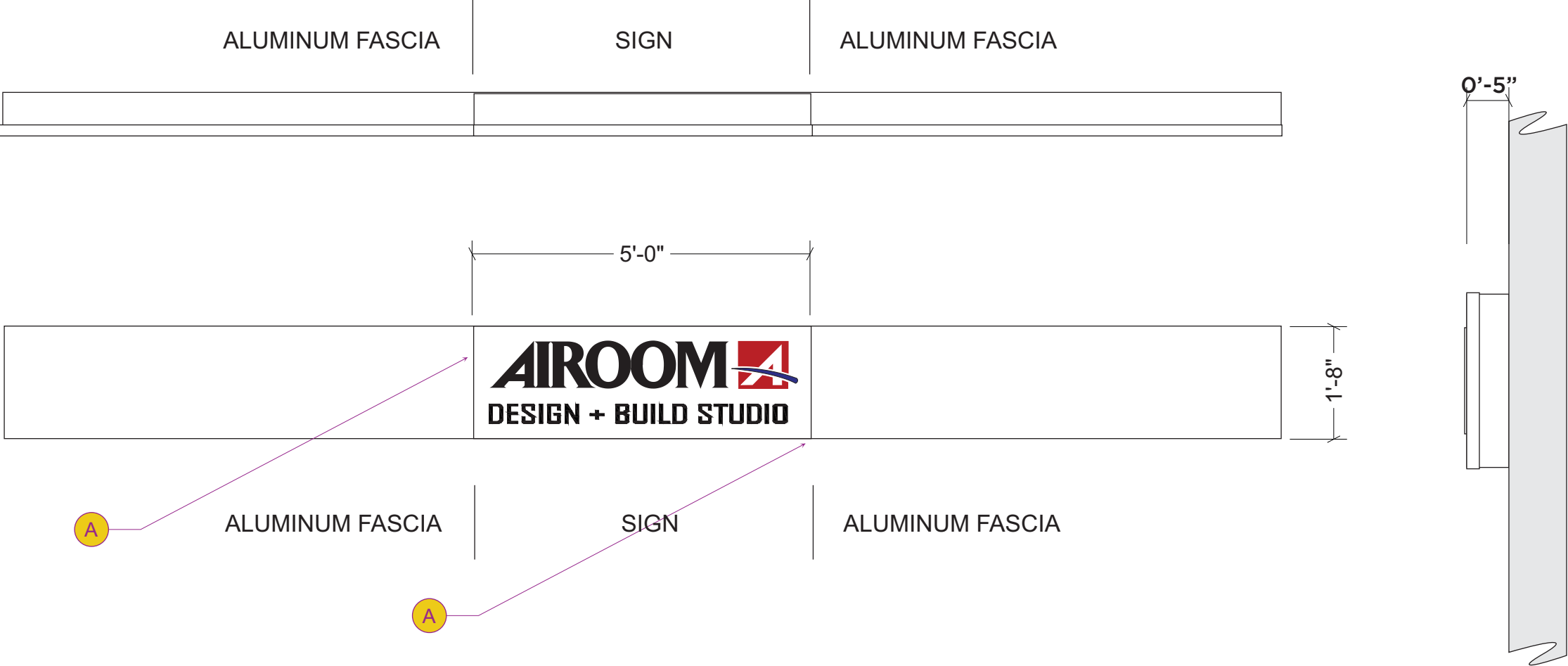
## Hinsdale Avenue Elevation





Front Elevation

8.35 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

A Seam

SCALE 1/2"=1'		Drawn By: JC	
<div></div>	TBD		
<div></div>	TBD		
<div></div>	TBD		
<div></div>	TBD		

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600	
Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications

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<div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div>	Prepared For: Airoom	Address: 36 S. Washington	Drwg: 220691	Sheet: 1	Design Date: 5/18/2022	LANDLORD APPROVAL SIGNATURE
	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Front Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.  
Center sign over windows as shown.  
Connect to electrical service  
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1'

Drawn By: JC



Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications  
All Signs Fabricated as per  
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications  
All Signs Fabricated as per  
2017 N.E.C. Specifications

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AURORA  
SIGN CO.

OFFICE: 630-898-5900 • AURORASIGN.COM  
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:  
Airroom

Location Name:  
Hinsdale

Address:  
36 S. Washington

City/State:  
Hinsdale, IL 60521

Drwg: 220691 Sheet: 1A Design Date: 5/18/2022

Rev A:  
Rev B:  
Rev C:

Rev D:  
Rev E:  
Rev F:

LANDLORD APPROVAL SIGNATURE



Front Elevation  
Night time rendering



SCALE 3/16”=1’	Drawn By: JC
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Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications  
All Signs Fabricated as per  
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications  
All Signs Fabricated as per  
2017 N.E.C. Specifications

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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Side Elevation

9.92 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

Drawn By:		JC
<div><div></div>TBD</div> <div><div></div>TBD</div> <div><div></div>TBD</div> <div><div></div>TBD</div>		

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<b>Engineering Specifications</b> All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	<b>Electrical Specifications</b> All Signs Fabricated as per 2017 N.E.C. Specifications
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	Location Name:	Hinsdale	City/State:	Hinsdale, IL 60521	Rev A:					Rev D:	
					Rev B:					Rev E:	
					Rev C:					Rev F:	



Side Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.  
Center sign over windows as shown.  
Connect to electrical service  
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16”=1’	Drawn By: JC
----------------	--------------

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications  
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Electrical Specifications  
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Side Elevation  
Night time rendering



SCALE 3/16”=1’	Drawn By: JC
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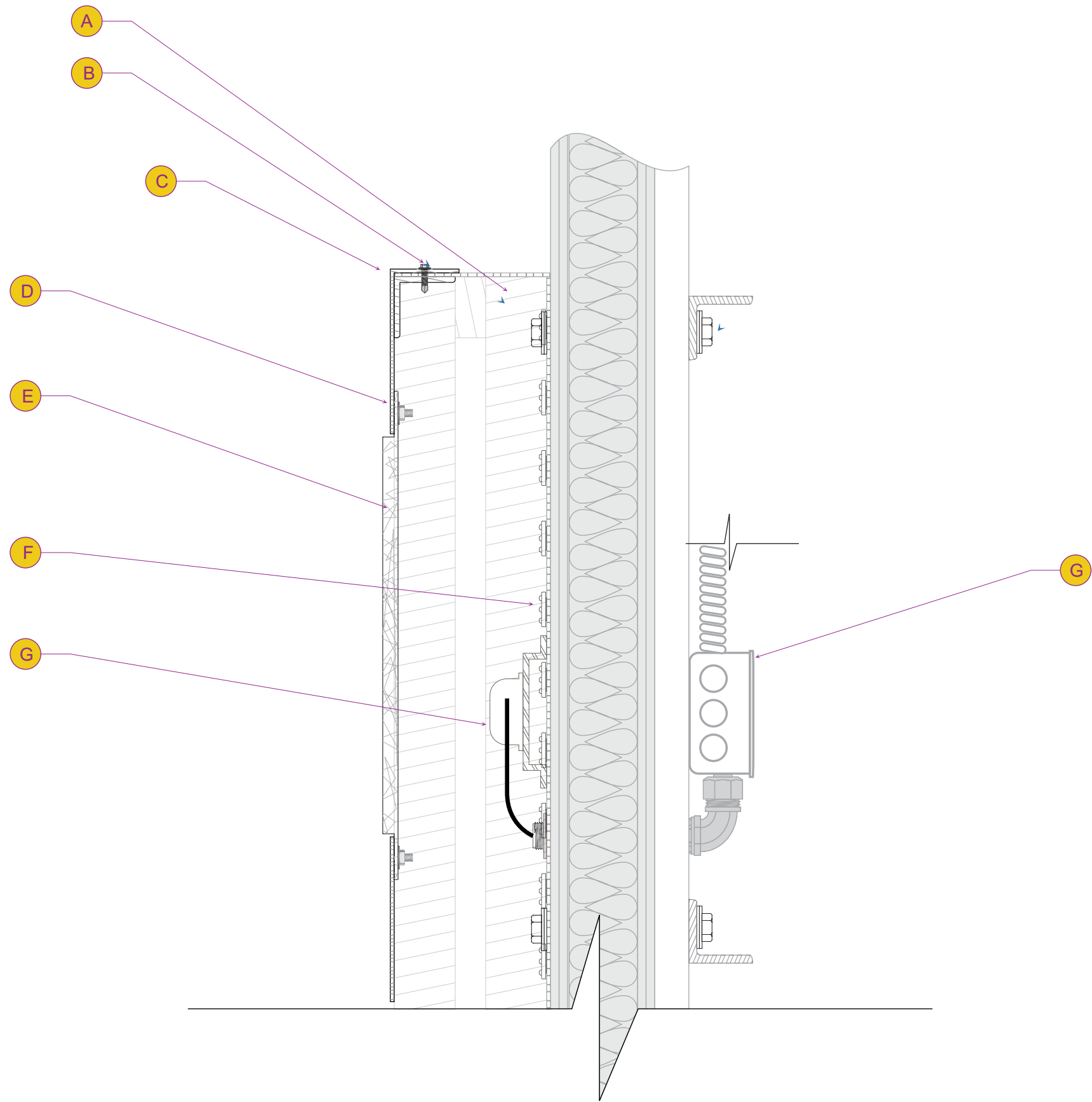
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	





**Illuminated Wall sign with  
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

	<b>Drawn By:</b>
--	------------------

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	<b>Location Name:</b> Hinsdale	<b>City/State:</b> Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	







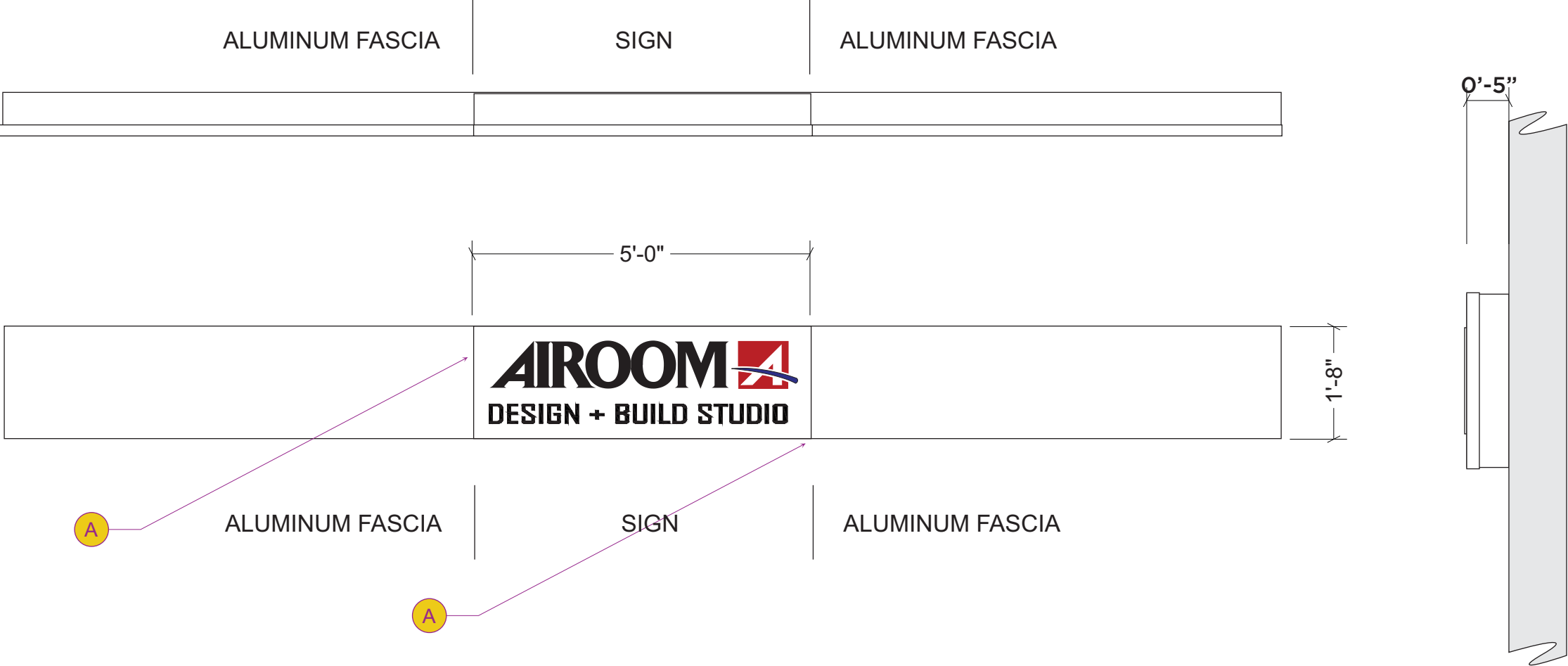


KROON ARCHITECTS CORP. (2/1/22)



Front Elevation

8.35 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

**A** Seam  
"Uniform seams" to have opaque block at seam to mitigate light leak.

SCALE 1/2"=1'		Drawn By: JC	
<div></div>	TBD		
<div></div>	TBD		
<div></div>	TBD		
<div></div>	TBD		

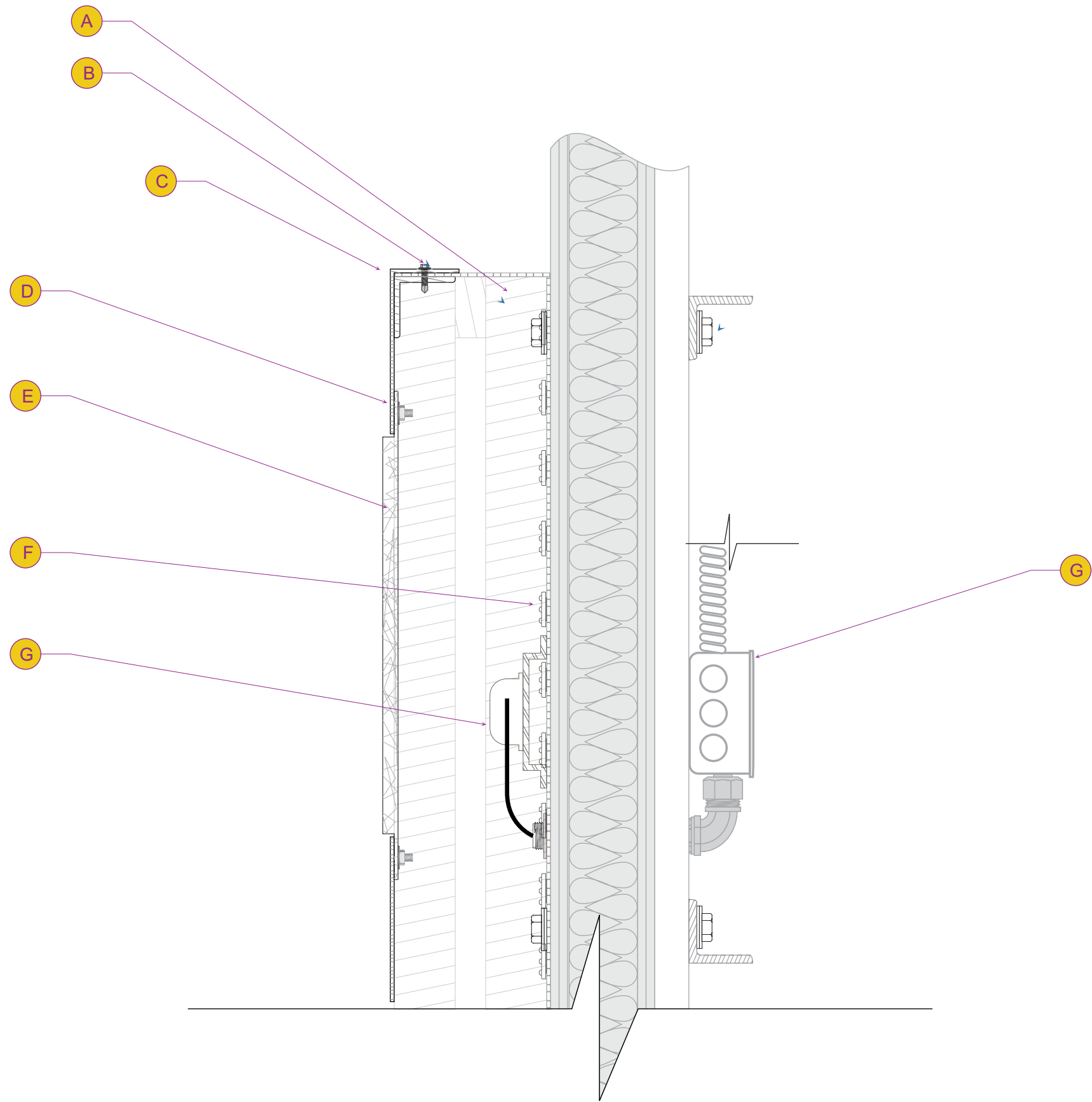
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	





**Illuminated Wall sign with  
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

	<b>Drawn By:</b>
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	<b>Location Name:</b> Hinsdale	<b>City/State:</b> Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Side Elevation

9.92 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

Drawn By:		JC
<div><div></div></div> TBD		
<div><div></div></div> TBD		
<div><div></div></div> TBD		
<div><div></div></div> TBD		

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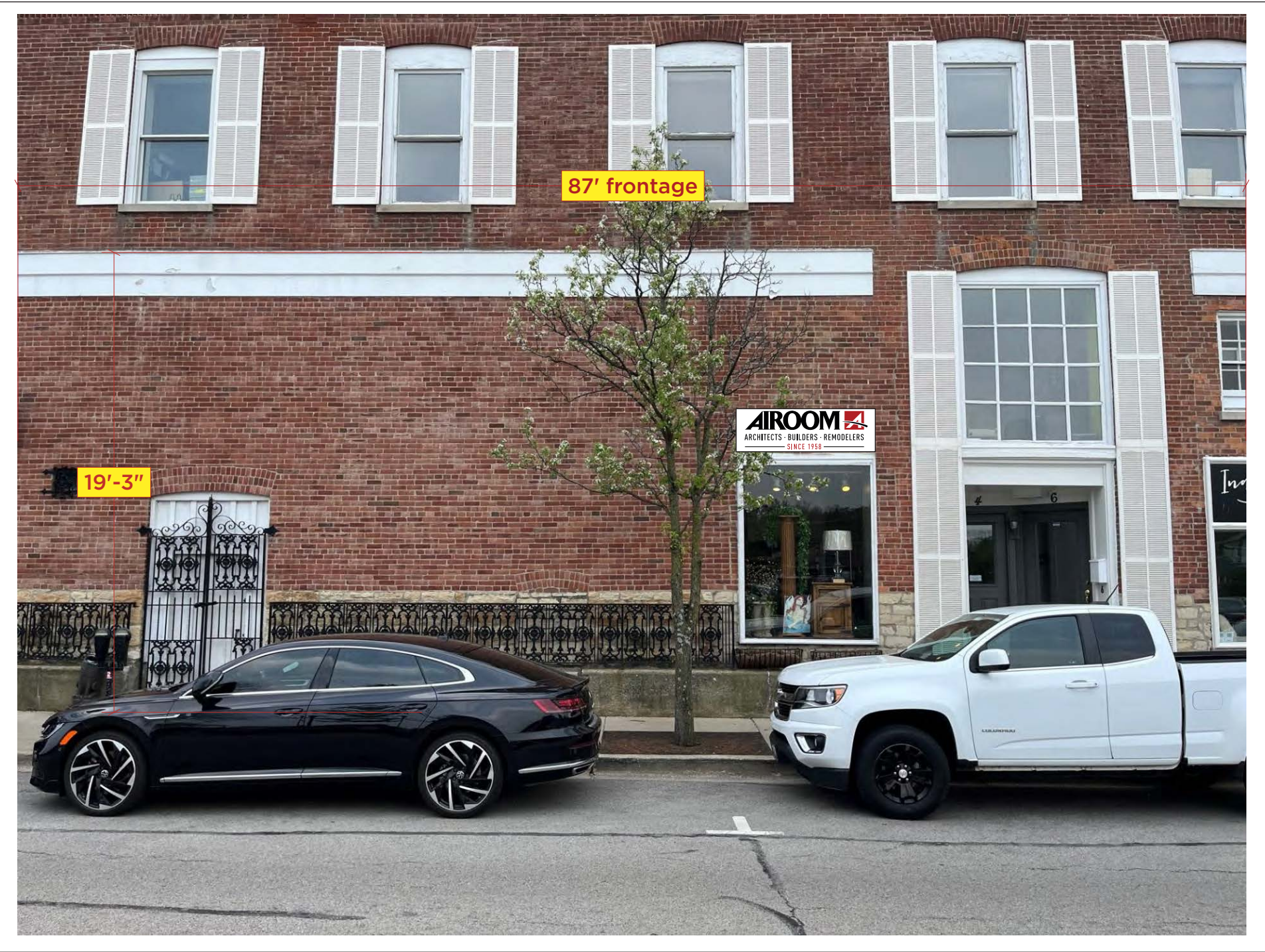
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	Airoom	36 S. Washington	Rev A:		Rev D:	
	Location Name:	City/State:	Rev B:		Rev E:	
	Hinsdale	Hinsdale, IL 60521	Rev C:		Rev F:	



Side Elevation

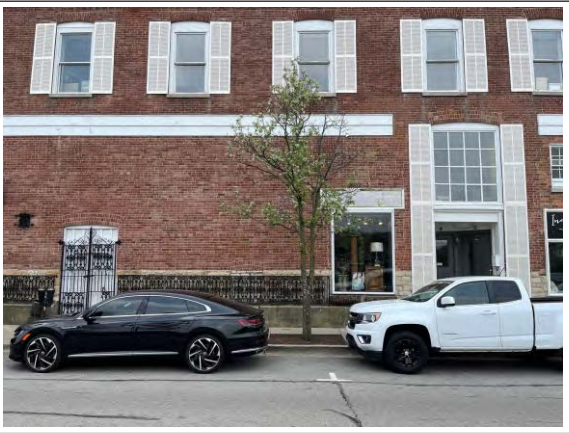


INSTALL INSTRUCTIONS:

Remove existing sign and dispose.  
Center sign over windows as shown.  
Connect to electrical service  
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1'      Drawn By: JC



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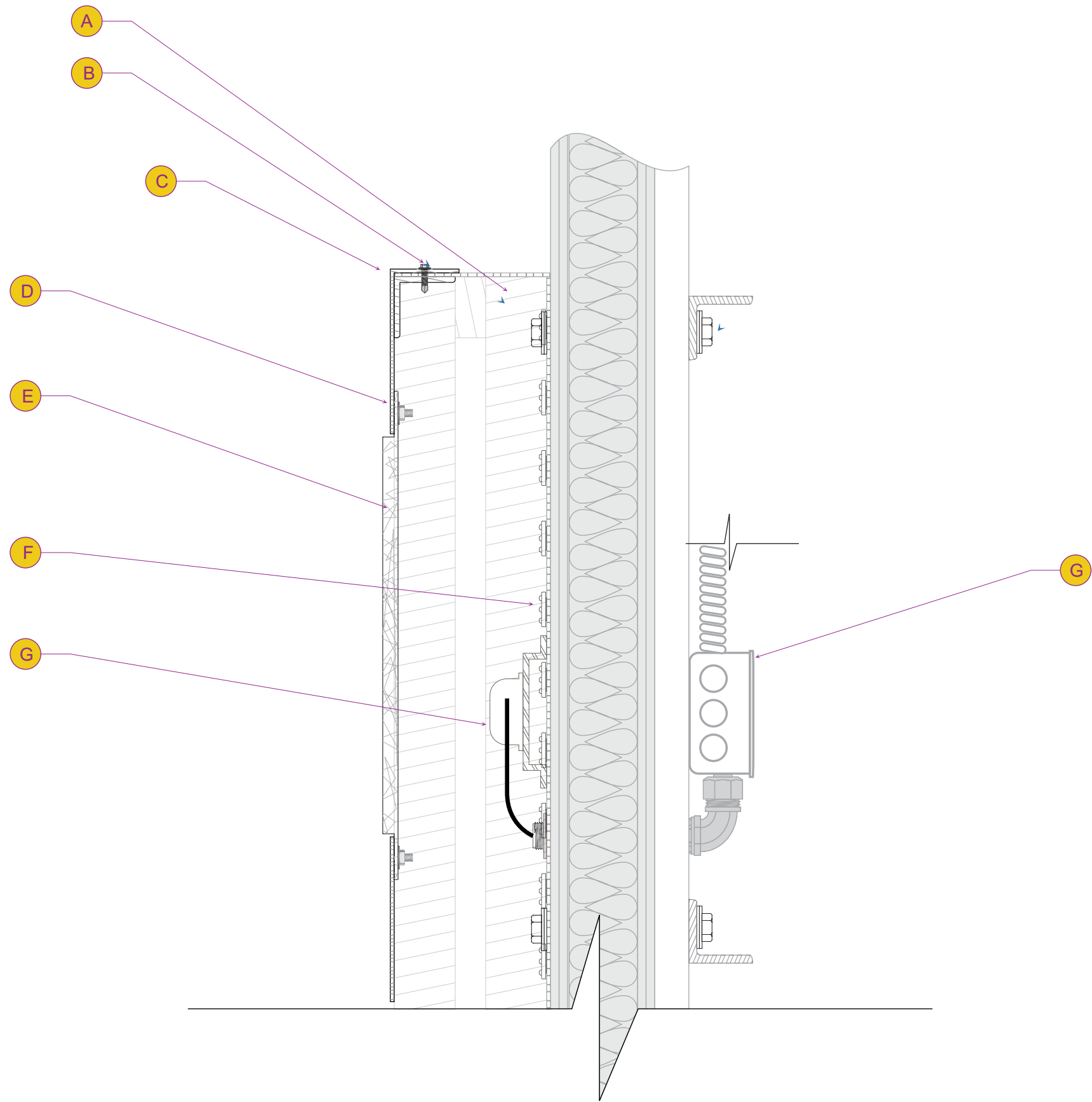
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**Illuminated Wall sign with  
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

	<b>Drawn By:</b>
--	------------------

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	<b>Location Name:</b> Hinsdale	<b>City/State:</b> Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Front Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.  
Center sign over windows as shown.  
Connect to electrical service  
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1'      Drawn By: JC



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<b>Prepared For:</b>  Airoom	<b>Address:</b>  36 S. Washington	<b>Drwg:</b> 220691	<b>Sheet:</b> 1A	<b>Design Date:</b> 5/18/2022	<b><u>LANDLORD APPROVAL SIGNATURE</u></b>
		Rev A:		Rev D:	
		Rev B:		Rev E:	
		Rev C:		Rev F:	
<b>Location Name:</b>  Hinsdale	<b>City/State:</b>  Hinsdale, IL 60521				



Front Elevation  
Night time rendering



SCALE 3/16”=1’	Drawn By: JC
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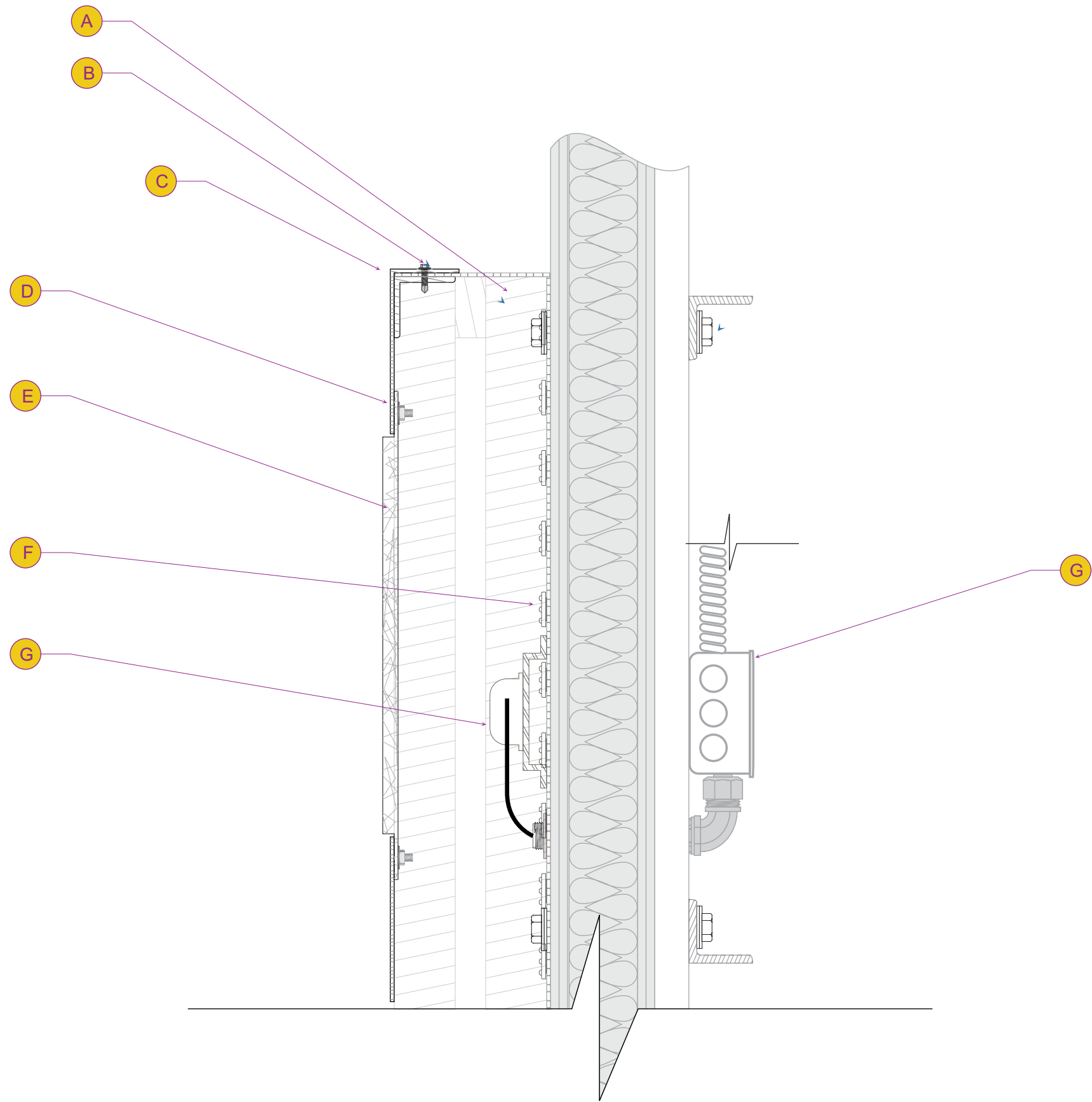
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	





**Illuminated Wall sign with  
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
- E** Push-thru acrylic
- F** LED lighting
- G** Low Voltage Transformer
- H** Electrical Service

	<b>Drawn By:</b>
--	------------------

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Engineering Specifications	Electrical Specifications
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	<b>Location Name:</b> Hinsdale	<b>City/State:</b> Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Side Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.  
Center sign over windows as shown.  
Connect to electrical service  
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1'	Drawn By: JC
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
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			Rev C:		Rev F:	



Side Elevation  
Night time rendering



SCALE 3/16”=1’	Drawn By: JC
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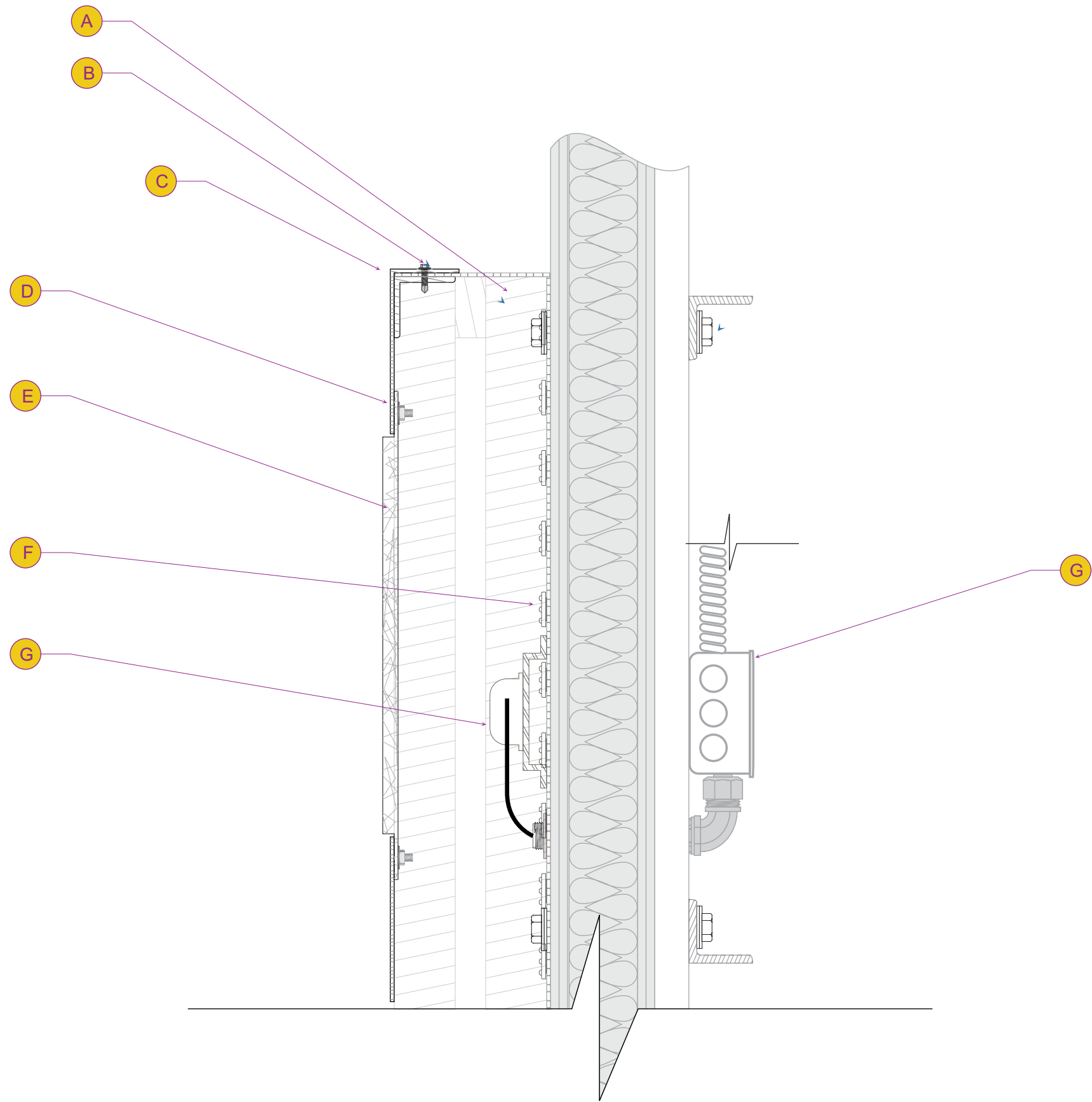
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**Illuminated Wall sign with  
push-thru acrylic.**

- A** Sign frame
- B** Fastener
- C** Aluminum face
- D** White LED
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- F** LED lighting
- G** Low Voltage Transformer
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	<b>Drawn By:</b>
--	------------------

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	<b>Location Name:</b> Hinsdale	<b>City/State:</b> Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	





AIROOM

 COLDWELL BANKER  
REALTY

 KashMan

Alixandra  
COLLECTIONS





**AIROOM**  
DESIGN + BUILD STUDIO



**COLDWELL BANK**  
**REALTY**

**Kwik Van**

**Alixandra**  
COLLECTIONS

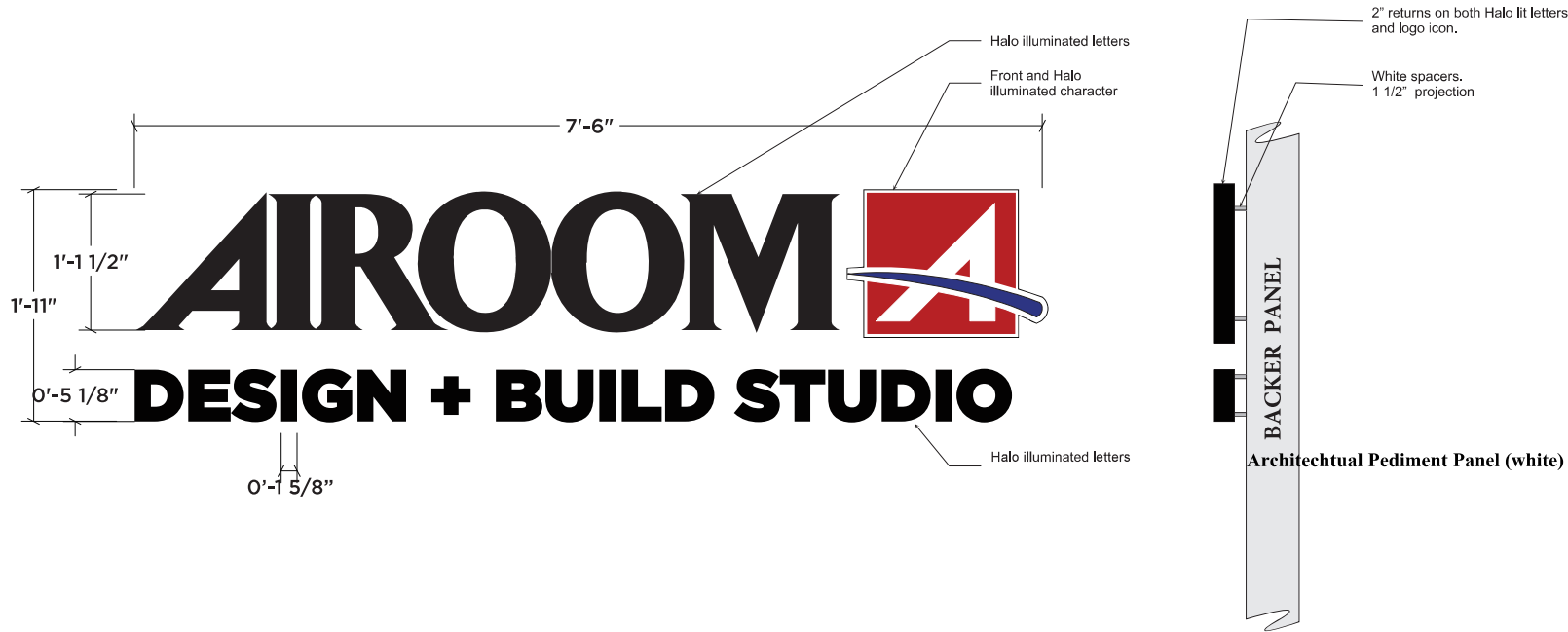


# ALTERNATIVE SIGNAGE PACKAGE WITH ALL HALO LIT LETTERS

## Front Elevation

14.4 FT/SQ

(FOR BOARD CONSIDERATION)



## Illuminated wall sign

Fabricate and install sign of aluminum, Lexan and acrylic, applied to aluminum backer panel. All exposed metal surfaces to be coated with acrylic polyurethane.

"AIROOM" to be halo illuminated; Letter face and returns to be aluminum backed with clear lexan. Internal illumination to be white leds.

Red and blue logo icon to be both halo and face illumination. Logo face to be white acrylic with high performance vinyl applied first surface. 1" trim-cap, 2" returns. Internal illumination to be white leds.

"DESIGN + BUILD STUDIO" to be halo-illuminated

SCALE 1"=1'

Drawn By: JC /mf

- Airoom Red = 3M ScotchCal #3630-73 Dark Red (match to PMS 7621)
- Airoom Blue = 3M ScotchCal #3630-137 European Blue (closest match to PMS 295)
- 1" black trim-cap
- Airoom, Design Build Studio painted black. Logo Icon to have black returns

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications  
All Signs Fabricated as per  
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications  
All Signs Fabricated as per  
2017 N.E.C. Specifications

LANDLORD APPROVAL SIGNATURE

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SIGN CO.**  
OFFICE: 630-898-5900 • AURORASIGN.COM  
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:  
Airoom  
Location Name:  
Hinsdale

Address:  
36 S. Washington  
City/State:  
Hinsdale, IL 60521

Drwg: 220691  
Sheet: 1X  
Design Date: 5/18/2022  
Rev A: 8/4/2022  
Rev B:  
Rev C:  
Rev D:  
Rev E:  
Rev F:

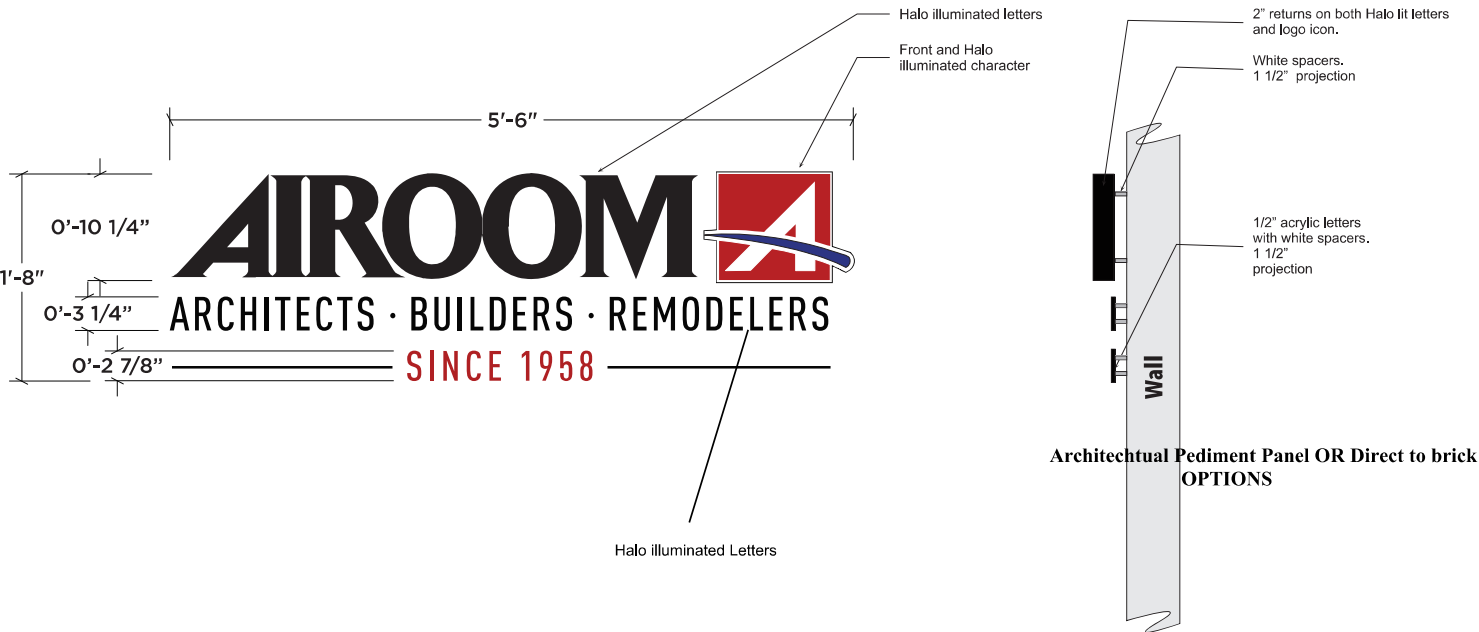


Side Elevation

ALTERNATIVE SIGNAGE PACKAGE WITH ALL HALO LIT LETTERS

9.625 FT/SQ

(FOR BOARD CONSIDERATION)



Illuminated wall sign

Fabricate and install sign of aluminum, lexan and acrylic. "Airoom" to be halo illuminated; Letter face and returns to be aluminum backed with clear lexan. Internal illumination to be white leds. Red and blue logo icon to be both halo and face illumination. Logo face to be white acrylic with high performance vinyl applied first surface. 1" trim-cap, 2" returns. Internal illumination to be white leds. All exposed metal surfaces to be coated with acrylic polyurethane.

"Architects Builders ..." to be non-illuminated acrylic pin-mount characters.

the stroke width minimum needed to accommodate LED mods for halo lit letters Stroke in I is 4.3".

SCALE 1"=1'	Drawn By: JC
-------------	--------------

- Airoom Red = 3M ScotchCal #3630-73 Dark Red (match to PMS 7621)
- Airoom Blue = 3M ScotchCal #3630-137 European Blue (closest match to PMS 295)
- 1" black trim-cap
- Airoom, Design Build Studio painted black. Logo Icon to have black returns

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600	
Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications

LANDLORD APPROVAL SIGNATURE

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Prepared For: Airoom	Address: 36 S. Washington	Drwg: 220691	Sheet: 2X	Design Date: 5/18/2022
Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A: 8/4/2022	Rev D:	
		Rev B:	Rev E:	
		Rev C:	Rev F:	



ALTERNATIVE SIGNAGE PACKAGE FOR CONSIDERATION WITH ALL HALO LIT LETTERS





ALTERNATIVE SIGNAGE PACKAGE FOR CONSIDERATION WITH ALL HALO LIT LETTERS





### **Airoom Alternative Sign Package - Responses to Section 11-607(F)(3)**

3. Standards For Modifications: No modification shall be granted pursuant to this subsection F unless the applicant properly applies for the specific relief required and the applicant establishes compliance with all of the following standards:

- (a) General Standard: Carrying out the strict letter of the provisions of section [9-106](#) of this code would create a particular hardship or a practical difficulty not caused by an act or omission of the applicant.

**The hardship is created by the original building tenants signage not conforming to the current codes and therefore not allowing the tenant a total signage sq footage of 25 sq ft per tenant.**

- (b) Unusual Physical Limitations: The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as an irregular shape, unusual geographic location, exceptional topographical feature, or other extraordinary physical condition, that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant.

**The proposed signage to achieve a complete Halo backlit effect needs to be larger to physically be built by the sign company as reducing the letters and sq footage from 25 sq ft to 19 sq ft prevents construction a complete back lit halo sign**

- (c) Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property.

**No adverse impact will be incurred by abutting or neighboring properties as tenant alternative plan. Is still only asking for 25 sq ft in total signage.**

- (d) Public Health And Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.

**It will not**

- (e) Compliance With Permit Standards: The application satisfies the standards of subsection E of this section.

- (f) **It does.**





## MEMORANDUM

**DATE:** August 5, 2022

**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-03-2022 – Map Amendment and Text Amendment to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and Text Amendment to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale – **Public Hearing**

**FOR:** August 10, 2022 Plan Commission Meeting

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### **BACKGROUND**

Over the past year, the Village Board and the Historic Preservation Commission (HPC) have had ongoing discussions on potential amendments to the Village's historic preservation codes and preservation incentives. A total of eight (8) joint Committee of the Whole meetings were held prior to the regularly scheduled Village Board meetings on May 4, May 18, June 15, July 13, August 10, September 7, and October 19 in 2021 and January 18 in 2022. On April 26, 2022, the Village Board voted to refer this agenda item to the Plan Commission for review.

Based on feedback provided at these meetings, draft code language was prepared and revised that would allow the Village to offer various voluntary preservation incentives to a Historically Significant Structures Property List within a designated Historic Overlay District. The intent of the proposed amendments is to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. Individual historic properties will be identified for consideration on the Historically Significant Structures Property List in the future through a separate approval process.

The current application presented for consideration is to establish a Historic Overlay District and amend applicable sections of the Zoning Code and Village Code to create associated procedures and review processes. The initial creation of the Historic Overlay District and changes to the Zoning Code require approval via the Map and Text Amendment process set forth in Section 11-601 of the Zoning Code. The Map Amendment will establish a new zoning overlay district on the Village's Zoning Official Map. Text Amendments are proposed to Article 8 (Overlay Districts), Section 11-503(F) (Standards for Variations), Section 3-110 (Bulk, Space, And Yard Requirements in the Single-Family Residential Districts), and Section 10-104 (Nonconformities – Precode Structures) of the Zoning Code. The proposed changes to the Village Code will be concurrently reviewed as part of this process. To the Village Code, Chapters 6 and 7 would be added as new chapters and amendments are proposed to Section 14-1-4 and 14-2-2.

At the meeting on July 13, 2022, the Plan Commission scheduled the public hearing for this application for the next regular meeting on August 10, 2022.



## **APPLICATION SUMMARY**

**Exhibit 1** includes the draft code language for proposed amendments to various sections of the Zoning Code and Village Code. Changes are highlighted in red, with the most recent changes since the April 26, 2022 Board of Trustees highlighted in blue. The draft Preservation Incentive Program Information Packet and Application Form is included in **Exhibit 2**.

## **Overview of the Historic Overlay District**

The mechanics and details of the Historic Overlay District and Historically Significant Structures Property List are summarized below:

- **Boundaries of the Historic Overlay District** – A draft Zoning Map showing the proposed boundaries of the Historic Overlay District is included in **Exhibit 3**. Based on a preliminary analysis, there do not appear to be significant or historic structures in the O-3, B-3, R-5, or R-6 Districts. As a result, these districts have been excluded from the proposed Overlay District. Properties in these districts would not be able to be included on the future Historically Significant Structures Property List.

The Historically Significant Structures Property List could include properties in the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. It is important to note that properties located in the proposed Historic Overlay District will not automatically be included on a future Historically Significant Structures Property List and may not be eligible for any preservation incentives offered. Individual properties will be identified at a later date, as described below. The regulations and uses for the underlying zoning districts will remain in effect for all districts. Alternative bulk zoning regulations are currently proposed only to properties in the R-1, R-2, R-3, and R-4 Districts and will require separate approval, as discussed below.

Additional refinements to the Zoning Map can be made based on the recommendation of the Plan Commission and Village Board.

- **Creating the Historically Significant Structures Property List** – Within one year following the adoption of the Historic Overlay District by the Village, the HPC would be tasked with creating an Initial List of properties for consideration on the Historically Significant Structures Property List. A public hearing at the HPC would then be held to evaluate the review criteria and eligibility of each property. Per Section 14-1-4, notice will be provided via newspaper and to the owners of any property considered to be included on the List.

Depending on the number of properties proposed, several different public hearings may need to be held. The Village Board will have final authority over the approval of the List. Property owners would be notified if their homes are included on the proposed Historically Significant Structures Property List. A Notice of Historically Significant Property will be recorded against title to each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives.

- **Adding or Removing Properties to the List** – After the initial Historically Significant Structures Property List is approved, adding or removing properties to the List in the future may be done at any time. This process would entail an application by the property owner or the Village, completion of notification requirements, a public hearing at the HPC, and final consideration by the Village Board. The exception is a property shall automatically be removed from the List without public hearing upon demolition.



**Preservation Incentives and Application Process**

Preservation Incentives Offered – Properties included on the Historically Significant Structures Property List may be eligible for the following voluntary preservation incentives:

1. Fee Waivers – Provisions are added that allow the waiving of Village fees for building permits, applications for landmark or historic district designation, Certificate of Appropriateness applications, and other planning / zoning applications that may be tied to exterior work.
2. Expedited Processes – Expedited processing of building permits and applications for landmark designation, historic district designation, and other zoning approvals is proposed. This could include expediting building permits or holding special meetings.
3. Property Tax Rebate – Property owners would be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum five (5) year period. For example, if the Village portion of a property tax bill collected in 2020 was \$2,500, a property owner could be eligible to receive a rebate of approximately \$12,500 over five (5) consecutive years after completing eligible exterior improvements (the actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors, so this is an estimate only).

To be considered for this incentive, a minimum investment of \$50,000 would be required on eligible exterior improvements, which could include construction costs and costs for architectural, planning, engineering, design services, and historic preservation services. The Village would provide a rebate to the property owner at the end of each year after an approved project is completed, final inspections are passed, the property tax bill is paid in full, and a Property Tax Rebate Reimbursement Request is submitted to the Village.

4. Historic Preservation Fund Matching Grants – As proposed, the Village Board would be able to approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a maximum investment of \$20,000 required by the applicant. Applicants can apply for smaller projects that with eligible costs less than \$20,000. For example, in a case where an eligible project costs \$10,000, an applicant may be eligible for \$5,000 in grant funding provided by the Village.

Funds would be reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors have been paid by the applicant. Funding can also be approved for other activities that further preservation efforts, such as hiring a historic preservation specialist to complete surveys, historic assessment reports, feasibility studies, National Register nominations, and tax credit applications. The program could also fund Village-led initiatives and special projects such as signage, preservation plans, or design guidelines.

As part of each annual budget cycle, the Village Board would determine what available funds will be allocated to the Historic Preservation Fund. Gifts and donations from private or public sources and fundraising efforts could also provide funding. With the \$30,000 budgeted for FY2022, the Village Board would be able to approve three grants of \$10,000, unless smaller amounts are requested or if other historic preservation efforts by the Village are used with these funds.

5. Alternative Bulk Zoning Regulations – A common complaint about historic homes is that room sizes are generally too small or are not compatible with today's family needs. Larger kitchens, family rooms, or additional rooms generally require the building envelope to be enlarged.



Many historic buildings are at a disadvantage for expansion as they were constructed prior to the adoption of the Zoning Code and the existing conditions such as setbacks often do not meet current code requirements.

Additionally, regulations in Section 10-104 for non-conforming precode structures largely allow for improvements within the existing building envelope. With these limitations, building additions and renovations may face a higher likelihood of requiring approval of a variation by the Zoning Board of Appeals and potentially the Village Board, thereby adding additional costs, time, and uncertainty to the process. Without being able to meet existing codes, property owners face real limitations on modernizing their historic homes and constructing building additions.

Properties on the Historically Significant Structures Property List and located in the R-1, R-2, R-3, and R-4 Single Family Residential Districts may be eligible for alternative zoning regulations upon application and following approval. The proposed set of bulk regulations are intended to better align existing non-conforming historic buildings with Village code requirements and provide additional zoning flexibility to homeowners looking to modernize their historic homes. A property owner constructing an addition may be eligible for bulk zoning requirements that they otherwise would not be able to take advantage of if pursuing demolition and new construction.

The proposed bulk requirements are based off the existing code regulations listed in Section 3-110 (Bulk Space, and Yard Requirements for the Single Family Residential Districts), Section 10-104 (Precode Structures - Regulations for Nonconforming Buildings Constructed Prior to the Adoption of the Zoning Code), Section 10-105 (Legal Nonconforming Lots of Record), and applicable definitions in Section 12-206 (Definitions) included in **Exhibit 4**. **Exhibit 5** includes a summary of the proposed alternative zoning regulations compared to existing code requirements and several examples of different historic properties to show how zoning flexibility could assist homeowners with building addition or renovation projects.

Alternative zoning regulations would be granted through an expedited process in lieu of the full variation process, which entails public notification, a public hearing, and review by the Zoning Boards of Appeals and possibly the Village Board. It should be noted that the proposed alternative bulk regulations are only intended to provide some minimum zoning relief for an important subset of historic homes in the Village and there may be circumstances where a homeowner will still be required to obtain approval of a variation. The alternative zoning regulations will also be evaluated in the future to determine the effectiveness for incentivizing historic preservation projects.

**Eligible Exterior Improvements** – Construction costs for exterior improvements as well as costs for architectural, engineering, design, or historic preservation services (such as historic surveys, historic assessment reports, feasibility studies, National Register nominations) may be eligible for funding. Incentives shall not be provided for work completed prior to the review and approval by the HPC or Village Board. Certain improvements, listed in Section 14-7-5.B. of the Village Code, are not considered eligible, including interior improvements, routine maintenance, painting, landscaping, fencing, paving, and non-historic accessory structures.

**Preservation Incentive Certificate** – A Preservation Incentive Certificate must be submitted to the Village prior to the start of any project utilizing an Incentive. The HPC would be responsible for reviewing all applications to ensure that proposed work is consistent with, or compatible with, the historical nature of the structure and meets *The Secretary of the Interior's Standards for Rehabilitation*, included in **Exhibit 6**.



## MEMORANDUM

These 10 broad standards are the basic elements for a good preservation project and help to ensure that a historic building's integrity, significant elements and character is retained and appropriately repaired. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is also an important guidebook to evaluate rehabilitation, preservation, restoration, and reconstruction projects.

HPC and Village Board Approval – Applications requesting a fee waiver and/or the use of alternative zoning regulations would be reviewed and approved by the HPC only. The HPC will have final authority on any projects entailing alternative zoning regulations or the waiving of fees. In the case that the HPC denies a project, the applicant can appeal the decision to the Village Board. Assuming a property is already included on the Historically Significant Structures Property List, the review process for projects requesting approval of alternative bulk zoning regulations or fee waivers is estimated to take approximately 2 months to complete between submittal and final consideration by the HPC. A building permit would then be obtained following approval by the HPC.

Applications requesting financial assistance (grant funding or a property tax rebate) will require a recommendation by the HPC and final approval by the Village Board. This process is anticipated to take 3-4 months. A building permit would then be obtained following approval by the Board.

Additional Incentive Program Details – Program details are included in the draft Preservation Incentive Program Information packet and Application Form in **Exhibit 2**. A preliminary evaluation of the financial impacts to the Village evaluated for a previous Committee of the Whole meeting is provided in **Exhibit 7**.

Funding and Future Program Evaluation – Program funding will be determined by the Village Board during the annual budget cycle process. If the proposed code language is ultimately approved by the Village Board, staff will collect data to evaluate the program annually prior to the adoption of the Village budget to determine if the effectiveness of all of the incentives and to help determine if changes to the program requirements are warranted for review by the Village Board.

### **Other Amendments to Code Sections**

- Zoning Code Section 11-503(F) – Variation Standards. Language is added that could be used to support variation cases where historic preservation efforts are made to a local landmark or property on the Historically Significant Structures Property List. Projects would still be judged on a case by case basis in accordance with the required variation process.
- Zoning Code Section 3-110 – Bulk Regulations for the Single-Family Residential Districts & Section 10-104 – Nonconforming Precode Structures. Language is added to include a cross-reference for the Historically Significant Structures Property List proposed Article VIII and Title 14.

### **MEETING HISTORY**

Village Board – Referral to the Plan Commission – On April 26, 2022, the Village Board voted to approve a Referral to the Plan Commission for consideration of a Map Amendment and Text Amendment to the Zoning Code and Amendment to the Village Code. Pursuant to Section 11-601(D)(2)(a) of the Zoning Code, every properly filed and completed application for an amendment shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.



Based on the recommendations provided at the Board meeting, the actual dollar amounts for the minimum investment for incentives (\$50,000 for a property tax rebate; \$20,000 for matching grants) have been include in the draft code language. Additional language was also added to ensure that there is no overlap between the investment amounts in cases where applicants apply for both a property rebate and matching grant. Essentially, this means \$70,000 would be required for an applicant to take advantage of the maximum amount eligible for the property tax rebate (\$50,000) and a matching grant (\$20,000).

#### **REVIEW PROCESS**

The current application request is for consideration of a Map Amendment and Text Amendment to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance to allow for the creation of a Historic Overlay District and related code amendments. Amendments to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code have been presented for concurrent review and approval.

Map Amendments and Text Amendments are subject to the requirements of Section 11-601 of the Zoning Code. Following a referral by the Board of Trustees, 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.

Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board shall either deny the application or, by ordinance duly adopted, shall grant the amendment, with or without modifications or conditions; provided, however, that in the event a duly signed and acknowledged protest against a proposed amendment is filed with the Village Clerk before the adoption of such amendment, such amendment shall not be passed except by a 2/3 vote of all the trustees then holding office. 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 application. The standards in Section 11-601(E) shall be considered for all Amendment applications.

#### **ATTACHMENTS**

1. Exhibit 1 – Draft Zoning Code and Village Code Amendments, revised July 7, 2022
2. Exhibit 2 – Draft Historic Overlay District Preservation Incentive Program Information Packet
3. Exhibit 3 – Hinsdale Official Zoning Map / Proposed Historic Overlay District Map
4. Exhibit 4 – Zoning Code Section 3-110, Section 10-104, Section 10-105, and Section 12-206
5. Exhibit 5 – Summary of Alternative Zoning Regulations and Examples
6. Exhibit 6 – Secretary of the Interior’s Standards for Rehabilitation / Treatment of Historic Properties
7. Exhibit 7 – Preliminary Financial Evaluation of Preservation Incentives in the Historic Overlay District
8. Exhibit 8 – Text Amendment and Plan Commission Applications by the Village



## **Draft – 07-07-2022**

Additions to existing Code indicated by underlining and deletions of existing Code indicated by ~~strikethrough~~

### **ARTICLE VIII. OVERLAY DISTRICTS**

#### **Part II - Historic Overlay District (HOD)**

##### **Sec. 8-201: Purpose and Applicability**

A. Purpose. The Historic Overlay District is intended to promote local historic preservation efforts and to help preserve structures with historic, architectural, or cultural significance in the Village of Hinsdale by creating a district within which the Village may provide certain incentives that encourage the preservation, rehabilitation, enhancement, and restoration of structures deemed to be historically significant within the District.

B. Applicability. The Historic Overlay District appears on the Zoning Map as an "Overlay District," imposed on top of other zoning districts created by this Code and referred to in this Section as "Base Zoning Districts." The regulations of the Historic Overlay District shall supplement those of the Base Zoning Districts, and development of properties with historically significant structures in the Historic Overlay District shall comply with the regulations of the Base District, the requirements of the Design Review Overlay District created by Part I of Article VIII, where applicable, and, where an Applicant, as defined herein, chooses to do so in conformance with the requirements of this Part II, the Historic Overlay District. In the case of any conflict or overlap, the regulations and standards applicable to the Historic Overlay District set forth in this Part II shall take precedence.

##### **Sec. 8-202: Historic Overlay District Boundaries**

A. Establishment of District Boundaries. The Historic Overlay District shall be comprised of all or parts of the various zoning districts within the Village and its boundaries shall be established pursuant to the procedures set forth in Section 11-601 (Amendments) of this Zoning Code. The areas zoned Historic Overlay District need not be contiguous.

B. Amendment of District Boundaries. Once established, the boundaries of the Historic Overlay District may be further amended pursuant to the procedures set forth in Section 11-601 (Amendments) of this Zoning Code.

##### **Sec. 8-203: Historically Significant Structures List, Preservation Incentives and Operation of the Historic Overlay District**

This Part II operates in conjunction with Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code. Following the creation of the Historic Overlay District, a list of Historically Significant Properties within the District shall be created by the following the procedures set forth in Section 14-7-3 of the Village Code. Properties on the Historically Significant Properties List and located within the Historic Overlay District are eligible to seek certain Preservation Incentives, as also set forth in Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code.



### **Sec. 8-204: Definitions**

For the purposes of this Article, the definitions set forth in Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code shall apply.

### **Sec. 8-205: Land Use and Development Regulations**

- A. Land Uses. The use regulations of the underlying Base Zoning District shall apply in the Historic Overlay District.
- B. Bulk Regulations. Except in the case of properties listed on the Historically Significant Structures Property List set forth in Appendix 1 of Title 14 (Historic Preservation) of the Village Code, the applicable bulk regulations of the underlying Base Zoning District, including any footnotes, shall apply. In cases where an Applicant seeks a Preservation Incentive pursuant to Chapter 14-7 of the Village Code that includes use of the alternative bulk regulations set forth in Table 8-1 below, the below bulk regulations shall apply upon application, compliance with any program requirements, approval of a Preservation Incentive Certificate by the Historic Preservation Commission and/or Board of Trustees, as applicable, and compliance with all other requirements of this Article VIII, Part II and Chapter 14-7 of Title 14 of the Village Code.

**Table 8-1: Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District**

	<b><u>R-1 / R-2</u></b>	<b><u>R-3 / R-4</u></b>
<b><u>A. Maximum Height</u></b>	<u>Not applicable</u>	<u>Not applicable</u>
<b><u>B. Maximum Elevation</u></b>	<u>Not to exceed the highest existing ridge line</u>	<u>Not to exceed the highest existing ridge line</u>
<b><u>C. Minimum Lot Area and Dimensions</u></b>	<u>Existing lot area and dimensions are not to be reduced in size</u>	<u>Existing lot area and dimensions are not to be reduced in size</u>
<b><u>D. Minimum Yards</u></b>		
<b><u>1. Front Yard</u></b>	<u>Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.</u>	<u>Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.</u>
<b><u>2. Side Yards</u></b>		
<b><u>(a) Corner Lot</u></b>		



<b><u>(i) Corner Side</u></b>	<u>35' or the existing corner side setback, whichever is less</u>	<u>15' or the existing corner side setback, whichever is less</u>
<b><u>(ii) Interior Side</u></b>	<u>10'</u>	<u>6'</u>
<b><u>(b) Interior Lot</u></b>	<u>10'</u>	<u>6'</u>
<b><u>3. Rear</u></b>		
<b><u>(a) Corner Lot</u></b>	<u>10% lot depth, minimum 15'</u>	<u>15'</u>
<b><u>(b) Interior Lot</u></b>	<u>25'</u>	<u>15'</u>
<b><u>E. Maximum Floor Area Ratio (FAR)</u></b>	<u>Not applicable</u>	<u>Not applicable</u>
<b><u>F. Maximum Building Coverage</u></b>		
<b><u>1. Maximum Combined Total Principal and Accessory Structures</u></b>	<u>25% of lot area</u>	<u>25% of lot area</u>
<b><u>2. Maximum Combined Accessory Structures</u></b>	<u>10% of lot area</u>	<u>10% of lot area</u>
<b><u>G. Total Lot Coverage</u></b>	<u>60% of the lot area, provided that there are no adverse impacts to adjacent properties</u>	<u>60% of the lot area, provided that there are no adverse impacts to adjacent properties</u>



## AMENDMENTS TO EXISTING ARTICLES IN THE ZONING CODE

### ARTICLE XI. ZONING ADMINISTRATION AND ENFORCEMENT

#### Amend Subsection (F) only:

#### Sec. 11-503.F. Variations; Standards for Variations:

##### F. Standards For Variations:

1. General Standard: No variation shall be granted pursuant to this section unless the applicant shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection F. In the interest of preserving buildings or structures with historic, architectural, or cultural significance within the Village, special consideration shall be given to requests in which the ordinance prevents the applicant from reestablishing, restoring, or maintaining a material feature or significant architectural feature related to a lot or structure, or from maintaining the architectural integrity of the lot or structure, where the property hosts a designated landmark pursuant to Title 14 of the Village Code, or a historically significant structure located within the Historic Overlay District created by Article VIII, Part II of this Zoning Code and listed in Appendix 1 to Title 14 of the Village Code.

2. Unique Physical Condition: The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this code, for which no compensation was paid.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

5. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

6. Code And Plan Purposes: The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which



this code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

7. Essential Character Of The Area: The variation would not result in a use or development on the subject property that:

(a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

(c) Would substantially increase congestion in the public streets due to traffic or parking; or

(d) Would unduly increase the danger of flood or fire; or

(e) Would unduly tax public utilities and facilities in the area; or

(f) Would endanger the public health or safety.

8. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.



## ARTICLE III. SINGLE-FAMILY RESIDENTIAL DISTRICTS

### Sec. 3-110: Bulk, Space, And Yard Requirements:

The building height, lot, yard, floor area ratio, and coverage requirements applicable in the single-family residential districts are set forth in the following table. Footnote references appear in subsection I of this section at the end of the table.

Properties and structures included on the Historically Significant Structures Property List and located in the Historic Overlay District may be eligible for Alternate Bulk Zoning Standards and Preservation Incentives, as set forth in Chapter 14-7 of the Village Code and Article VIII, Part II of this Zoning Code.

*[No Changes to Subsection A to I]*



## **ARTICLE X. NONCONFORMITIES**

### **Sec. 10-104: Precode Structures:**

#### **Add a new Subsection G:**

G. Historically Significant Structures in the Historic Overlay District. Properties and structures included on the Historically Significant Structures Property List and located in the Historic Overlay District may be eligible for Alternate Bulk Zoning Standards and certain historic Preservation Incentives, as set forth in Chapter 14-7 of the Village Code and Article VIII, Part II of this Zoning Code.



# AMENDMENT TO EXISTING HISTORIC PRESERVATION TITLE 14 IN THE VILLAGE CODE

## CHAPTER 1 – GENERAL PROVISIONS

### 14-1-4: PROCEDURE FOR NOTICE OF PUBLIC HEARINGS AND MEETINGS:

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#### C. Persons Entitled To Notice:

1. All Hearings And Meetings: Notice of every hearing or meeting set pursuant to this title shall be given:

a. By mail or personal delivery to the applicant and, if a specific parcel is the subject of the application, to the owner of the subject property.

b. By mail to any newspaper or person that shall have filed a written request, accompanied by an annual fee as established from time to time by the village manager to cover postage and handling, for notice of all hearings or meetings held pursuant to this code. Such written request shall automatically expire on December 31 of the year in which it is made unless a written request for renewal, accompanied by the annual fee, is submitted prior to such date.

~~c. By mail, personal delivery, or interdepartmental delivery to affected village boards, commissions, departments, officials and consultants.~~

Notice by mail as herein required shall be mailed no fewer than seven (7) days in advance of the hearing or meeting date by regular United States mail.

2. Hearings On Applications: In addition to notice as required by subsection C1 of this section, notice of every hearing set pursuant to this title in connection with any application for historic district designation, withdrawal of landmark designation, or a certificate of appropriateness, shall be given in accordance with subsections C2a and C2b of this section. Notice of every hearing in connection with an application for landmark designation or in connection with adding or removing properties from the Historically Significant Structures Property List per Section 14-7-3 shall be given in accordance with subsection C2a of this section.

a. By publication in a newspaper published in the village at least once no less than fifteen (15) days nor more than thirty (30) days in advance of the hearing date.

b. By certified mail, return receipt requested, or personal delivery to all owners of property within two hundred fifty feet (250') of the subject property; provided, further, that in the case of an application for historic district designation, notice shall be to all owners of record of property within the proposed district and to all owners of record of property within two hundred fifty feet (250') of the outside perimeter of the proposed district. Notice as required by this subsection shall be given by the applicant not less than fifteen (15) days nor more than thirty (30) days in advance of the hearing.



**CHAPTER 2**  
**HISTORIC PRESERVATION COMMISSION**

**14-2-2: POWERS AND DUTIES**

Add a new subsection M:

M. To perform the functions of the Commission relative to the Historic Overlay District as set forth in Chapter 14-7 of this Article 14, and Article VIII (Overlay Districts), Part II (Historic Overlay District) of this Zoning Code.



**VILLAGE CODE - NEW CHAPTER 14-6**  
**HISTORIC PRESERVATION FUND**

**14-6-1: HISTORIC PRESERVATION FUND:**

- A. Creation of Historic Preservation Fund. There is hereby established by the Village a special fund called the Village of Hinsdale Historic Preservation Fund.
- B. Source of Funds. The Board of Trustees may, through the budget process, allocate such funds to the Historic Preservation Fund as it deems necessary. The Village may, in addition, accept monetary gifts and donations from private or public sources into the fund, and may engage in fundraising efforts and deposit the proceeds of such fundraising into the Historic Preservation Fund.
- C. Use of Funds. The Board of Trustees may, upon application by or to the Village, and in conformance with all requirements, process and approvals set forth in Chapter 7 of this Title 14, and in Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, where applicable, approve the utilization of funds in the Historic Preservation Fund for the following purposes:
  - 1. To further the preservation of structures located in the Historic Overlay District created pursuant to Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code and included on the Historically Significant Structures Property List established in Section 14-7-3 (Historically Significant Structures Property List) of this Title 14, either through the Village's own initiative or, upon application, through grants approved by the Board of Trustees for improvements to privately owned properties;
  - 2. To provide rebates, upon application, in the form of matching funds to Applicants who seek to repair, maintain or improve the façade of buildings located in the Historic Overlay District and included on the Historically Significant Structures Property List (see Section 14-7-4.F. (Preservation Incentives; Property Tax Rebates) of this Title 14;
  - 3. To otherwise further preservation efforts and activities of all kinds and types within the Village consistent with the goals of this Title 14 and Title VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code.



## VILLAGE CODE - NEW CHAPTER 14-7

### HISTORIC OVERLAY DISTRICT

#### 14-7-1: HISTORIC OVERLAY ZONING DISTRICT:

Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code creates a Historic Overlay Zoning District within the Village. This chapter operates in tandem with the provisions of Article VIII, Part II.

#### 14-7-2: DEFINITIONS:

For the purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

**Alternative Bulk Zoning Standards.** A Preservation Incentive consisting of a set of zoning standards that may be utilized in alterations, additions, rehabilitation, restoration or relocation work or other physical modifications of or to any structure on the Historically Significant Structures Property List, subject to compliance with any program requirements, application, approval of an Preservation Incentive Certificate, and approval by the Board of Trustees, as detailed in Section 14-7-5.

**Applicant.** The owner, lessee with the consent of an owner, or other persons or entities with an ownership interest in a property with a structure on the Historically Significant Structures Property List.

**Base Zoning District.** The underlying zoning district designation of a property located with the Historic Overlay District created by Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, as shown on the Village's Zoning Map.

**Historic Overlay District.** A specific geographic area created pursuant to Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, and designated on the Zoning Map of the Village, where certain regulations apply in addition to the underlying Base Zoning District regulations, and that includes Historically Significant Structures that may be eligible for certain Preservation Incentives as set forth in this Chapter and in Article VIII, Part II (Historic Overlay District) of the Zoning Code.

**Historic Preservation Commission.** The Hinsdale Historic Preservation Commission as created by Chapter 14-2 of this Title 14.

**Historic Preservation Fund.** The special fund of the Village of Hinsdale created by Section 14-6-1 of this Title 14.

**Historically Significant Structure.** A structure found to meet the criteria in Section 14-7-3.B. of this Chapter and placed on the Historically Significant Structures Property List pursuant to Section 14-7-3.

**Historically Significant Structures Property List.** The list of properties hosting Historically Significant Structures as created in Section 14-7-3 and as set forth in Appendix 1 to this Chapter 14-7.



**Initial List.** The list of properties proposed for initial inclusion on the Historically Significant Structures Property List by the Historic Preservation Commission pursuant to Section 14-7-3.

**Notice of Historically Significant Property.** The notice recorded against title to a property approved for inclusion on the Historically Significant Property List pursuant to Section 14-7-3.

**Notice of Removal.** The notice recorded against title to a property upon removal of a property from the Historically Significant Structures Property List pursuant to Section 14-7-3.

**Preservation Incentive.** Incentives made available to Applicants regarding properties on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements, as detailed in Section 14-7-4.

**Preservation Incentive Certificate.** A certificate authorizing specific Preservation Incentives and issued pursuant to Section 14-7-5.

**Program Agreement.** The agreement required to be signed by an applicant pursuant to Section 14-7-5.H. in order to obtain a Preservation Incentive.

### **14-7-3: HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST:**

- A. **Creation of List.** The primary goal of the Historic Overlay District created in Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code is to incentivize the preservation, rehabilitation, enhancement and restoration of structures within the Historic Overlay District that are deemed to be of historical significance. To that end, the Village shall create, and the Village Clerk shall maintain, a Historically Significant Structures Property List within the Historic Overlay District to which regulations within the Overlay District may apply. Such list shall be created pursuant to the procedures set forth in this chapter and shall be included as Appendix 1 to this to this chapter.
- B. **Review Criteria.** In order for a property to be deemed to host a Historically Significant Structure and be included on the Historically Significant Structures Property List, a property must be located within the Historic Overlay District and meet one (1) or more of the following criteria:
  - 1. **The property or one (1) or more structures on the property are associated with events that have made a significant contribution to the broad patterns of our history;**
  - 2. **The property or one (1) or more structures on the property are associated with the lives of persons significant in our past;**
  - 3. **One (1) or more structures on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;**
  - 4. **The property or one (1) or more structures on the property yields, or may be likely to yield, information important to history or prehistory;**



5. The property or one (1) or more structures on the property has significance in local, regional, state or national history, architecture, archeology, engineering or culture; or
6. The property or one (1) or more structures on the property is a source of civic pride or identity for the community.

C. Process – Creation of Historically Significant Structures Property List.

1. The Historic Preservation Commission, using existing Village studies, historical materials and maps, and their own expertise, shall, within one hundred eighty (180) days of approval of the Ordinance creating the Historic Overlay District, compile an Initial List of properties proposed for inclusion on the Historically Significant Structures Property List.
2. Upon creation of the Initial List, the Historic Preservation Commission shall hold a public hearing or hearings relative to the Initial List pursuant to the procedures set forth in Section 14-1-4.C. of this Title 14.
3. Multiple properties proposed for inclusion on the Historically Significant Structures Property List may be considered at a single hearing, and may be included on the hearing notice. Multiple rounds of public hearings may be held regarding properties proposed for inclusion on the Historically Significant Structures Property List for administrative convenience.
4. Following the public hearing, the Historic Preservation Commission shall determine whether each property on the Initial List possesses one or more of the criteria set forth in Subsection B above and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.
5. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Initial List for inclusion on the Historically Significant Structures Property List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

D. Process – Adding Properties to the Historically Significant Structures Property List.

1. Additional properties not on the Initial List may be considered as additions to the Historically Significant Structures Property List at any time upon application of an individual property owner, or upon direction from the Board of Trustees or Historic Preservation Commission.
2. Upon receipt of a completed application, the Historic Preservation Commission shall hold a public hearing or hearings relative to the property proposed to be added to the Historically Significant Structures Property List. Notice of the public hearing shall be given pursuant to the procedures set forth in Section 14-1-4.C. of this Title 14.
3. Following the public hearing, the Historic Preservation Commission shall determine whether the property proposed to be added to the Historically Significant Structures



Property List possesses one or more of the criteria set forth in Subsection B above and make a recommendation to the Board of Trustees as to whether the property shall be added to the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.

4. The Board of Trustees shall consider the recommendation of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Historically Significant Structures Property List. The Board of Trustees may also remand a property to the Historic Preservation Commission for further consideration or for additional information, without further public hearing.

E. Notification of Inclusion of a Property on the Historically Significant Structures Property List.

1. Upon approval of a property for inclusion on the Historically Significant Structures Property List, a notification of inclusion shall be sent to the owner of the property.
2. The Historically Significant Structures Property List shall be maintained by the Village Clerk. The Historically Significant Structures Property List shall be made available on the Village's official website and provided to area realtors, news media and other persons or entities in an effort to publicize the List and incentives available.
3. A Notice of Historically Significant Property shall be recorded against title to each property approved for inclusion on the Historically Significant Property list. The notice shall reference this Chapter, Article VIII, Part II (Historic Overlay District) of the Zoning Code and the availability of the Preservation Incentives specified herein.

F. Process – Removal of Properties from the Historically Significant Structures Property List.

1. The Historic Preservation Commission shall periodically, but no less often than every five (5) years, undertake a review of the Historically Significant Structures Property List to determine whether properties on the List should be proposed for removal from the List due to changed circumstances. In addition, individual properties on the Historically Significant Structures Property List may be considered for removal from the List at any time upon application of an individual property owner, or upon direction from the Board of Trustees or Historic Preservation Commission.
2. A structure may be removed from the Historically Significant Structures Property List when it is found that due to changed circumstances, the qualities which caused it to be originally eligible for inclusion on the List have been lost or destroyed, or where it has otherwise ceased to meet the criteria that made it originally eligible for inclusion.
3. A property shall be automatically removed from the Historically Significant Structures Property List upon demolition of the historically significant structure on the property, without the need for hearing or other action by the Historic Preservation Commission or Board of Trustees.
4. The Historic Preservation Commission shall hold a public hearing or hearings relative to any property proposed to be removed from the Historically Significant Structures Property List due to changed circumstances. Notice of the public hearing shall be given pursuant to the procedures set forth in Chapter 14-1 of this Title 14.



5. Following the public hearing, the Historic Preservation Commission shall determine whether the property proposed to be removed from the Historically Significant Structures Property List meets the criteria in Subsection F.2 above and make a recommendation to the Board of Trustees as to whether the property should be removed from the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.
6. The Board of Trustees shall consider the recommendation of the Historic Preservation Commission and the criteria set forth in Subsection F.2. above, and may approve or deny the removal of each property from the Historically Significant Structures Property List. The Board of Trustees may also remand a property to the Historic Preservation Commission for further consideration or for additional information, without further public hearing.
7. Upon removal of a property from the Historically Significant Structures Property List, a Notice of Removal shall be mailed to the owner and/or occupant, and recorded against title to the property. The notice shall reference this Chapter, Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, the previously recorded Notice of Historically Significant Property, and the fact that Preservation Incentives are no longer available for the property.

#### **14-7-4: PRESERVATION INCENTIVES:**

In the interest of furthering preservation within the Village, and consistent with the goals of the Historic Overlay District and this Title 14, the Village shall make the following Preservation Incentives regarding properties on the Historically Significant Structures Property List within the Historic Overlay District available to Applicants, subject to application and conformance with program requirements:

- A. Waiver of Fees – Inclusion on the Historically Significant Structures Property List. All public hearing and other fees related to inclusion on the Historically Significant Structures List shall be waived for owners seeking to have their properties added to the List pursuant to Section 14-7-3 above.
- B. Waiver of Fees – Zoning Applications and Preservation Incentive Certificates. All public hearing, public meeting, zoning application fees (including Site Plan Review, Exterior Appearance Plan Review and other plan approvals), and other Village fees related to obtaining approval of alternative bulk zoning regulations, zoning application requests, or approval of a Preservation Incentive Certificate shall be waived for Applicants seeking to utilize Preservation Incentives to perform exterior alterations, additions, rehabilitation, restoration, or relocation of or to any structure on the Historically Significant Structures Property List. An application seeking the waiver of fees as a Preservation Incentive must be submitted and approved prior to the initiation of such work.
- C. Waiver of Fees – Building Permits. All building permit and plan review fees shall be waived for Applicants who have obtained a Preservation Incentive Certificate pursuant to Section 14-7-5 below for alterations, additions, rehabilitation, restoration or relocation of any structure on the Historically Significant Structures Property List. An application seeking the waiver of fees as a Preservation Incentive must be submitted and approved prior to the initiation of such work.



- D. Expedited Process – Historic Landmark and Historic District Designations. Where a subject property lies within the Historic Overlay District, the application and public hearing process seeking to designate a structure, building, or site as a designated landmark, or an area as an historic district, pursuant to this Title 14, shall be expedited to the extent possible by the Historic Preservation Commission and Board of Trustees. Such expedited processes may include, when appropriate, the calling of special meetings of the Historic Preservation Commission, the Board of Trustees and other applicable Village boards, committees and commissions.
- E. Expedited Process – Certain Work on Structures on the Historically Significant Structures Property List. Application and public hearing processes for Applicants seeking to utilize Preservation Incentives to perform exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List shall be expedited to the extent possible by the Historic Preservation Commission, the Board of Trustees, and other applicable Village boards, committees and commissions. Such expedited processes may include, when appropriate, the calling of special meetings of the Historic Preservation Commission, the Board of Trustees and other applicable Village boards, committees and commissions. An application seeking an expedited process as a Preservation Incentive must be submitted and approved prior to the initiation of such work.
- F. Property Tax Rebates. Commencing on January 1, 2023, and subject to compliance with Preservation Incentive program requirements, the Village portion of the real estate property taxes received by the Village on structures on the Historically Significant Structures Property List may, upon application and approval of the Board of Trustees, be rebated to the property owner or their designee. Rebates may be made available to Applicants who, following the issuance of a Preservation Incentive Certificate pursuant to Section 14-7-5 below, perform exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List and incur documented eligible costs of \$50,000 or more. In the event an Applicant seeks both a property tax rebate incentive and grant or façade improvement matching fund rebate incentive, the eligible project costs being matched for grant or façade improvement purposes cannot be counted towards the \$50,000 in documented eligible costs for purposes of reaching the threshold amount for property tax rebate eligibility. Property tax rebates are limited to a maximum term of five (5) years, as determined in the sole discretion of the Board of Trustees, and shall only be available in the following circumstances:
1. When the documented eligible costs of exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List exceed an amount specified in the Preservation Incentive program requirements, as approved by the Village Board. Documented eligible costs include architectural, planning, engineering, design services, historic preservation services and construction costs, as further detailed and limited by any Preservation Incentive program requirements as developed by staff; and
  2. Where a Preservation Incentive Certificate, as applicable, has been approved.
- G. Grants or Matching Funds. Grants or façade improvement matching fund rebates incentives from the Village's Historic Preservation Fund may be awarded to fund 50% of eligible project costs up to a maximum of \$10,000 per project for the performance of ~~to perform~~ exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the



Historically Significant Structures Property List. In the event an Applicant seeks both a grant or façade improvement matching fund rebate incentive and a property tax rebate incentive, the eligible project costs being matched for grant or façade improvement purposes cannot be counted towards the \$50,000 in documented eligible costs for purposes of reaching the threshold amount for property tax rebate eligibility. Grant or façade improvement matching fund rebate incentives are subject to compliance with program requirements, application, available funding, approval of a Preservation Incentive Certificate and approval by the Board of Trustees.

H. Alternative Bulk Standards. Alternative Bulk Zoning Standards as detailed in Section 8-205 of the Zoning Code may be utilized in alterations, additions, rehabilitation, restoration or relocation work or other physical modifications of or to any structure on the Historically Significant Structures Property List, or for other historic preservation projects related to any structure on the Historically Significant Structures Property List, subject to compliance with any program requirements, application, approval of a Preservation Incentive Certificate, and approval by the Historic Preservation Commission and, if applicable, the Board of Trustees.

#### **14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:**

A. Incentives Optional. Preservation Incentives are only available to Applicants, as defined in Section 14-7-2 above. The use of Incentives by the owner of a structure on the Historically Significant Structures Property List is optional. If the owner of a structure on the Historically Significant Structures Properties List chooses not to utilize Preservation Incentives, the bulk standards of the underlying Base Zoning District shall apply.

B. Preservation Incentive Certificate Required. A Preservation Incentive Certificate authorizing specific Preservation Incentives is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List, except as otherwise set forth below. Preservation Incentives are not available for, and a Preservation Incentive Certificate is not required for, the following:

1. Painting.
2. Landscaping.
3. Fences.
4. Driveways, sidewalks, and other paved areas.
5. Reversible appurtenances, including air conditioning units, gutters, downspouts, antennas, satellite dishes and mail boxes.
6. Routine maintenance and cleaning.
7. New detached garages or changes to existing detached garages, unless the detached garage is considered a historically significant structure.
8. Any accessory building or structure other than a garage (e.g., shed, rear deck, patio, trellis, etc.), unless the accessory building or structure is considered a historically significant structure.
9. Interior improvements or work.

C. Application. An Applicant may apply for one (1) or more of the Preservation Incentives set forth in Section 14-7-4 by submitting an application on a form provided by the Department of Community Development. Such application shall include plans for any exterior alterations,



additions, rehabilitation, restoration or relocation, and any other information required by the Village.

D. No Property Tax Owed; No Debts. No application for a Preservation Incentive shall be considered where there are outstanding real estate property taxes owed on the property, or where other fines, penalties, debts or obligations of the property owner and Applicant, if different than the owner, are due and owing to the Village.

E. Public Meeting. A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate.

F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards:

1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
- d. Most properties and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
- i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated



- from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
  3. All other Village code requirements must be met.

#### G. Final Determination.

1. For applications seeking Preservation Incentives in the form of waivers of fees, expedited process, or alternative bulk standards, as detailed in Section 14-7-4, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.
2. For applications requesting Preservation Incentives in the form of grants or rebates, as detailed in Section 14-7-4, the vote of the Historic Preservation Commission shall be advisory and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.
3. Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.
4. The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate.

#### H. Program Agreement Required. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.



**APPENDIX 1**

**HISTORICALLY SIGNIFICANT STRUCTURES LIST**

**(to be attached here upon creation)**



**Community Development Department**

19 E. Chicago Avenue  
Hinsdale, Illinois 60521  
630-789-7030  
villageofhinsdale.org

## **HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE PROGRAM INFORMATION**

The Historic Overlay District was established to encourage and assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village. Owners of properties included on the Historically Significant Structures Property List may be eligible for a suite of preservation incentives when exterior improvements are completed.

Projects are considered on a first-come, first-served basis and program funding is determined by the Village Board during the annual budget cycle process. Interested applicants should contact the Village Planner in the Community Development Department with any questions prior to formal submittal. Refer to Title 14 of the Village Code and Article 8 of Hinsdale Zoning Ordinance ("Zoning Code") for the complete set of regulations and program requirements.

### **Incentive Types**

Properties included on the Historically Significant Structures Property List may be eligible for the following preservation incentives and upon approval of a Preservation Incentive Certificate:

- **Fee Waivers** – Village fees may be waived for building permits, local landmark or historic district designation applications, Certificate of Appropriateness applications, and other zoning applications. Please note some fees may not be waived, including bonds and fees by outside consultants.
- **Alternative Bulk Zoning Regulations** – Alternative bulk zoning regulations are intended to help create design flexibility and to expedite the process for property owners pursuing certain exterior improvements or additions to historic buildings. Zoning relief is only available to eligible residential properties in the R-1, R-2, R-3, and R-4 Single Family Residential Districts.
- **Property Tax Rebate Program** – Property owners may be eligible to receive a rebate of the Village portion of their property tax bill over a maximum five (5) year period when performing substantial exterior alterations, rehabilitation, or restoration work. For example, if the Village portion of a property tax bill collected in 2020 was \$2,500, a property owner could be eligible to receive a rebate of approximately \$12,500 over five (5) years after completing exterior improvements. The actual amount may vary annually due to changes in the assessed value or other factors, so this number is an estimate only. Benefits may be transferred to future property owners.

To be considered for this incentive, a minimum investment of \$50,000 on eligible exterior improvements is required. If approved, the Village will provide a rebate to the property owner at the end of each year after an approved project is completed, passes final inspections, property taxes are paid in full, and a Reimbursement Request Form is submitted to the Village.

- **Historic Preservation Fund Matching Grant** – The Village Board may approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project (\$20,000 investment by the applicant). Funds are reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors have been paid by the applicant.
- **Expedited Processing** – Expedited processing of building permits and applications for landmark designation, historic district designation, and other zoning approvals may be provided on a case by case basis.



## **Program Requirements**

Preservation incentive projects must meet the following program requirements:

- **Eligible Exterior Improvements.** Construction costs for eligible exterior improvements as well as costs for architectural, engineering, design, or historic preservation services (such as historic surveys, historic assessment reports, feasibility studies, National Register nominations) are eligible subject to approval by the Historic Preservation Commission or Village Board. The following are not eligible:
  1. Painting
  2. Landscaping
  3. Fences
  4. Driveways, sidewalks, and other paved areas
  5. Reversible appurtenances, including air conditioning units, gutters, downspouts, antennas, satellite dishes and mail boxes
  6. Routine maintenance and cleaning
  7. New detached garages or changes to existing detached garages, unless the detached garage is considered a historically significant structure
  8. Any accessory building or structure other than a garage (e.g., shed, rear deck, patio, trellis, etc.), unless the accessory building or structure is considered a historically significant structure.
  9. Interior improvements or work.
- **Preservation Incentive Certificate.** Approval of a Preservation Incentive Certificate by the Historic Preservation Commission or Village Board is required prior to initiating a project to ensure that proposed exterior improvements are consistent or compatible with the historical nature of the structure. All work must be completed in accordance with the conditions of the Preservation Incentive Certificate and Preservation Incentive Agreement. Projects shall be reviewed according to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation, which are available for review on the National Park Service's [website](#).
- **Preservation Incentive Agreement.** The property owner is required to sign an agreement outlining the use and distribution of funds prior to the commencement of any work.
- **Construction Timeline.** Construction work must be completed within one (1) year after the date of approval, unless additional time is approved under the Preservation Incentive Agreement.
- **Future Maintenance of Improvements.** Applicants are responsible for maintaining approved exterior improvements for a period of five (5) years following the completion of work unless otherwise approved by the Historic Preservation or Village Board prior to initiating such work. The Village reserves the right to terminate any agreements for failure to comply with program requirements and the applicant may be made liable for reimbursing all incentive funds provided back to the Village.
- **Good Financial Standing.** Applicants must have no outstanding property taxes owed on the property, or other fines, penalties, debts or obligations due and owed to the Village. Both installments of an annual property tax bill must be paid by the owner prior to the Village issuing a rebate.
- **Prevailing Wage.** In cases where grants or matching funds are provided, the work may have to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.). Applicants should consult with Village staff on the applicability of the Act.
- **Tax Information.** Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. The Village will provide applicants with Form 1099 for income tax preparation purposes. Applicants should consult their tax advisor for tax liability information.



## **Submittal Requirements**

Applicants are required to submit twenty (20) individually collated packets containing all of the following information to the Community Development Department for an application to be deemed complete. Failure to complete any section of the application form or provide any required information listed below will deem an application incomplete. All items must be stapled or paper clipped together. Oversized plans must be folded to not exceed 8.5" x 11" in size.

- ❑ Preservation Incentive Application Form. The signed and completed Preservation Incentive Application Form (Page 6-8) must be submitted. Please do not include instruction pages from this application packet (Page 1-5).
- ❑ Description of Work. A detailed description of all proposed exterior work that identifies building materials, colors, and construction methods.
- ❑ Site Plan & Building Plans. Scaled drawings must indicate all proposed changes, dimensions, materials, colors, and any other applicable construction information.
- ❑ Plat of Survey. A plat of survey must include a legible legal description.
- ❑ Photos of Existing Conditions. Colored photos should show all elevations of the building and existing conditions, as well as detailed areas where exterior improvements are proposed.
- ❑ Historic Photos or Information. If available, please provide historic photos, documentation, or plans of the property indicating original conditions of the exterior façade.
- ❑ Cost Estimate(s). The cost estimate from the selected contractor(s) must include itemized, detailed costs for proposed exterior improvements. Depending on the scope of work, multiple cost estimates for eligible exterior work may be submitted for review. Interior work or work completed prior to Village approval is not eligible.
- ❑ Proof of Ownership / Letter of Authorization. Proof of ownership (warranty deed, mortgage statement, title insurance document, most recent property tax form, etc.) or a letter of authorization from the property owner providing written consent that the applicant may apply for a Preservation Incentive is required. Applications must be submitted by the property owner unless permission is granted in writing to the tenant by the property owner.
- ❑ Certificate of Zoning Compliance (COZC). Please refer to Page 9.
- ❑ W-9 Form. The IRS Form W-9 (Request for Taxpayer Identification Number and Certification) must be completed and signed by the applicant. Please refer to Page 11.
- ❑ Electronic Copy of All Submittal Documents. An electronic copy of all of the required applications and documents shall be submitted in PDF format on a USB drive or via email to the Village Planner.



## **Review and Approval Process**

1. Application Submittal. Applicants are encouraged to contact the Village Planner prior to formal submittal to discuss any proposed plans and program requirements. Complete application packets for a Preservation Incentive Certificate must be submitted to the Community Development Department at least 28 days prior to the regularly scheduled Historic Preservation Commission meeting to be placed on the agenda.
2. Review by the Historic Preservation Commission and Village Board. For applications requesting a fee waiver and/or zoning relief, a Preservation Incentive Certificate must be reviewed and approved by the Historic Preservation Commission only.

Applications requesting grant funding or a property tax rebate must be reviewed by both the Historic Preservation Commission and the Village Board.

The Historic Preservation Commission meets the first Wednesday of each month. The Village Board meets the first and third Tuesday of each month. Applicants or a representative familiar with the project must attend the Historic Preservation Commission and Village Board meetings to present the proposal and answer any questions.

3. Signing of the Preservation Incentive Agreement. Following an approval of a Preservation Incentive Certificate, applicants will be required to sign a Preservation Incentive Agreement, which sets forth certain terms and conditions tied to the approved incentive such as the timeframe for completing work, conditions of approval, and a copy of the approved plans that must be followed.
4. Building Permit Submittal and Issuance. A building permit must be obtained from the Community Development Department prior to initiating any work requiring a permit. For projects approved with a building permit fee waiver, the waiver will be applied at the time a permit is issued.
5. Project Completion & Final Inspections. Work must be completed within one (1) year of approval, unless additional time is approved under the Preservation Incentive Agreement. Upon completion of all approved work, the applicant must notify the Community Development Department and schedule a final inspection. Applicants must provide proof of payment and receipts of final paid invoices to contractors or companies completing approved exterior improvements to the Community Development Department.

Any changes to the approved plans must be reviewed by the Village and may require approval of an amendment by the Historic Preservation Commission and Village Board. Changes completed without prior approval may result in the termination of the Preservation Incentive Agreement and the applicant may be made liable for reimbursing all incentive funds back to the Village.

6. Project Closeout & Reimbursements.
  - Grant Reimbursement. Grant funds will be reimbursed directly to the applicant following the completion of all work approved as part of the Preservation Incentive Certificate and a final inspection by the Community Development Department. Final payment from the Village cannot exceed the original amount allocated at the time of project approval. Grant reimbursement funds will be issued after a Reimbursement Request Form (Page 10) is submitted to the Village.
  - Property Tax Rebates – Annual Reimbursement Request Form. Property owners must submit a Reimbursement Request Form (Page 10) to the Village each year during the duration of the approved property tax rebate period prior to claiming a tax rebate. Rebate funds will be issued at the end of each year, after both installments of the property tax bill are paid for and verified by Village staff.



### **Adding Properties to the Historically Significant Structures Property List**

Properties not currently included on the Historically Significant Structures Property List may be added to the list following the submittal of a complete application to the Village, completion of public hearing notice requirements, receiving a recommendation by the Historic Preservation Commission at a public hearing, and obtaining final approval by the Village Board.

In order to be included on the Historically Significant Structures Property List, a property must meet one (1) or more of the following criteria:

1. The property or one (1) or more structures on the property are associated with events that have made a significant contribution to the broad patterns of our history
2. The property or one (1) or more structures on the property are associated with the lives of persons significant in our past
3. One (1) or more structures on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
4. The property or one (1) or more structures on the property yields, or may be likely to yield, information important to history or prehistory
5. The property or one (1) or more structures on the property has significance in local, regional, state or national history, architecture, archeology, engineering or culture
6. The property or one (1) or more structures on the property is a source of civic pride or identity for the community

Last Updated 4/20/2022



# HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address	
PIN(s)	
Zoning District	Land Use
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input type="checkbox"/> Currently listed on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to or removed from the Historically Significant Structures Property List	<input type="checkbox"/> Fee Waivers <input type="checkbox"/> Property Tax Rebate <input type="checkbox"/> Preservation Matching Grant <input type="checkbox"/> Alternative Zoning Regulations <input type="checkbox"/> Expedited Processing
APPLICANT INFORMATION	
Name	Company
Address	City / State / Zip
Phone	Email
PROPERTY OWNER	
Name	Company
Address	City / State / Zip
Phone	Email
PROJECT DETAILS	
Property Size (Square Feet)	Building Size (Square Feet)
Total Cost of Exterior Improvements	Grant Amount Requested
Estimated Work Start Date	Estimated Work End Date

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the subject property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

\_\_\_\_\_  
Printed Name of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Building Owner

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date



## TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ Zoning District.

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

\* Must provide actual square footage number and percentage.

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

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## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

1. 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.
2. 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.
3. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
4. 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.
5. 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, unless otherwise waived as part of this application process.
6. The owner of the subject property and, if different, the applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, the owner has agreed to pay said fees, unless otherwise waived, 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 \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, I/We have read the above certification, understand it, and agree to abide by its conditions.

\_\_\_\_\_  
Name of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



# PROPERTY TAX REBATE & PRESERVATION INCENTIVE MATCHING GRANT REIMBURSEMENT REQUEST FORM



PROJECT INFORMATION	
Property Address	
PIN(s)	
Zoning District	Land Use
REQUIRED ATTACHMENTS	
<input type="checkbox"/> Proof of payment and receipts of final paid invoices to contractors or consultants	
APPLICANT INFORMATION	
Name	Company
Address	City / State / Zip
Phone	Email
PROPERTY OWNER	
Name	Company
Address	City / State / Zip
Phone	Email
PROPERTY TAX REBATE REQUESTS	
Tax Year	Year Rebate Approved
Total Property Tax Bill Paid (\$)	Village Property Tax Portion Paid (\$)
GRANT REQUESTS	
Approved Grant Amount	Total Cost of Exterior Improvements
Final Amount Paid to Contractors or Consultants for Approved Work	

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I certify that all exterior improvements are in compliance with Program requirements and are in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement. All exterior improvements have been properly maintained and have not been altered, destroyed, removed, or demolished. I hereby certify that all property taxes owed have been paid in full and no delinquent taxes are owed.

\_\_\_\_\_  
Printed Name of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Building Owner

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY:	
HPC / Village Board Approval Date	Inspection Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Notes



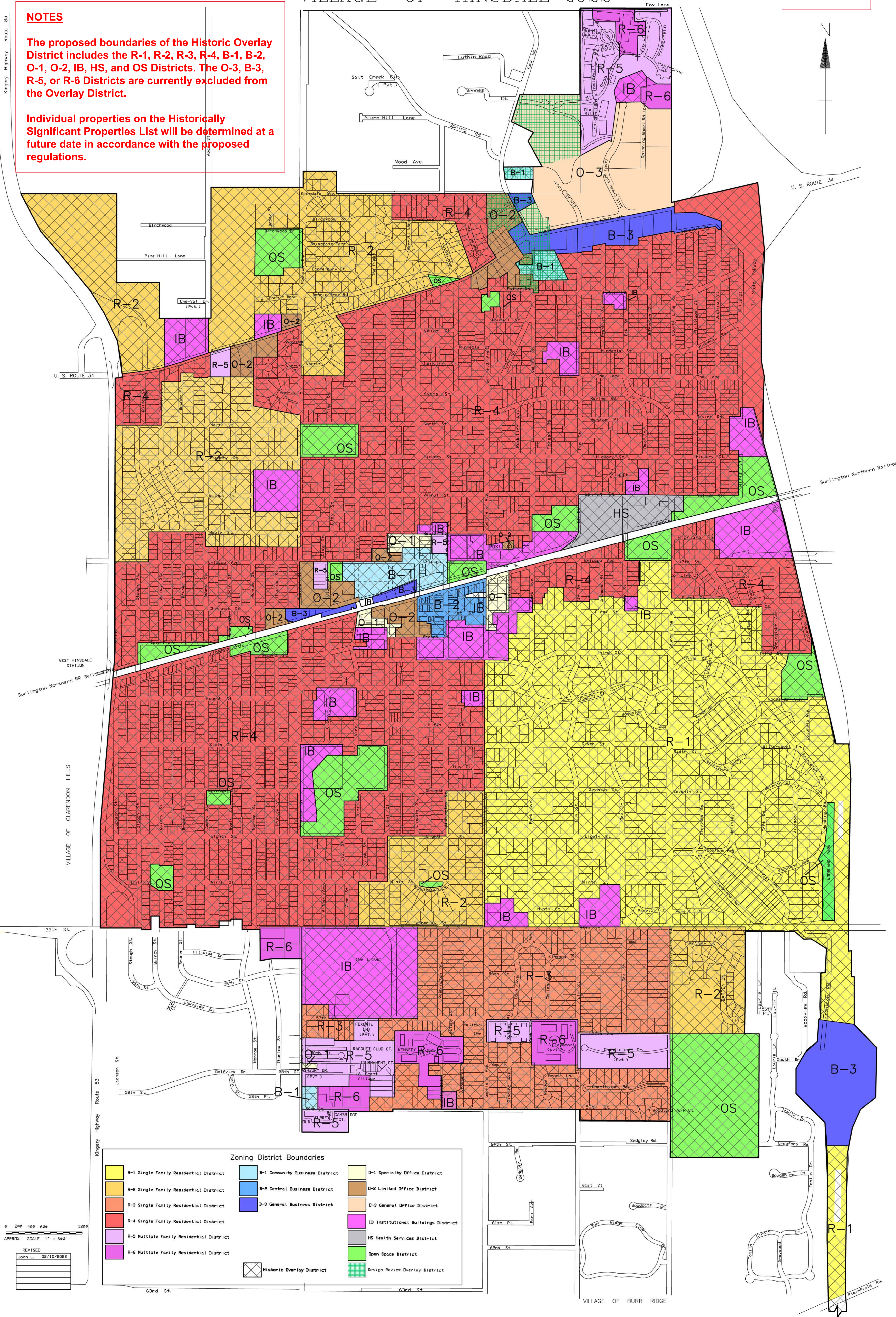
VILLAGE OF HINSDALE 2022

Exhibit 3

NOTES

The proposed boundaries of the Historic Overlay District includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, or R-6 Districts are currently excluded from the Overlay District.

Individual properties on the Historically Significant Properties List will be determined at a future date in accordance with the proposed regulations.





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

The building height, lot, yard, floor area ratio, and coverage requirements applicable in the single-family residential districts are set forth in the following table. Footnote references appear in subsection I of this section at the end of the table.

	R-1	R-2	R-3	R-4
A. Maximum height (feet or stories, whichever is more restrictive):				
1. Principal structures:				
(a) Feet:				
(i) Smallest side yard provided of 14' or less		30'		
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'		
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'		
(b) Stories	3	3	3	3
2. Accessory structures	15	15	15	15
B. Maximum elevation:				
1. Principal structures:				
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'	
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'			
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'			
2. Accessory structures	n/a		n/a	
C. Minimum lot area and dimensions: <sup>1,2</sup>				
1. Total lot area (square feet)	30,000	20,000	15,000	10,000
2. Lot area per unit (square feet)	30,000	20,000	15,000	10,000
3. Lot width:				
(a) Interior lot	125'	100'	70'	70'
(b) Corner lot	125'	100'	80'	80'
4. Lot depth	125'	125'	125'	125'
D. Minimum yards: <sup>2,3,4,5,6</sup>				
1. Front <sup>7,8,9</sup>	35'	35'	35'	35'
2. Minimum side yards: <sup>9</sup>				
(a) Corner lot: <sup>8,10</sup>				
(i) Corner side	35'	35'	35'	35'
(ii) Interior side	10'	10'	8'	8'
	or 6' plus 10% of lot width in excess of 50', whichever is more			
(b) Interior lot: <sup>10</sup>				
(i) Minimum per yard	10'	10'	8'	8'



	or 6' plus 10% of lot width in excess of 50', whichever is more			
(ii) Minimum total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'			
3. Rear: <sup>9,11</sup>				
(a) Corner lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'
(b) Interior lot	50'	50'	25'	25'
E. Maximum floor area ratio: <sup>12,13</sup>				
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet		
2. Lots with a total lot area equal to or greater than 10,000 square feet but not greater than 20,000 square feet		0.24 plus 1,200 square feet		
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet		
F. Maximum building coverage: <sup>14</sup>				
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%
2. Maximum total accessory uses	10%	10%	10%	10%
G. Maximum lot coverage, as defined in section 12-206 of this code <sup>15</sup>	50%	50%	50%	50%
H. Minimum spacing between principal and accessory structures <sup>16</sup>	10'	10'	10'	10'

I. Exceptions and explanatory notes:

1. Nonconforming Lots: See section 10-105 of this code for lot requirements with respect to legal nonconforming lots of record.

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.



3. Visibility Across Corners: Any other provision of this code to the contrary notwithstanding, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any residential district in violation of the provisions of title 7, chapter 1, article D of the village code.

4. Special Setbacks For Signs: Special setbacks established for some signs by subsections 9-106F and H of this code shall control over the yard and setback requirements established in the table.

5. Specified Structures And Uses In Required Yards: The following structures and uses, except as limited below, may be located in any required yard:

- (a) Statuary, arbors, trellises, and ornamental light standards having a height of eight feet (8') or less; and
- (b) Eaves and gutters projecting not more than three feet (3') from an exterior wall; and
- (c) Awning, canopies, bay windows, and balconies, projecting not more than three feet (3') into a front or rear yard from an exterior wall for a distance along such wall of not more than one-third ( $\frac{1}{3}$ ) of the building width of the building in question or two feet (2') into a side yard from an exterior wall for a distance along such wall of not more than one-fourth ( $\frac{1}{4}$ ) of the building depth of the building in question; provided, however, that all such projections shall be confined entirely within planes drawn from the main corners of the building at an interior angle of forty five degrees (45°) with the wall in question; and
- (d) Covered, unenclosed porches, patios or terraces projecting not more than: 1) eight feet (8') into a front or corner side yard from an exterior wall; provided, however, that no such porch, patio or terrace shall extend: a) closer than twenty five feet (25') from the front lot line in an R-1 or R-2 district, b) closer than twenty feet (20') from the front lot line in an R-3 or R-4 district, or c) more than two feet (2') outside any side or rear yard line as extended into the front or corner side yard; or 2) three feet (3') into a rear yard from an exterior wall for a distance along such wall of not more than one-third ( $\frac{1}{3}$ ) of the building width of the building in question; and
- (e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two feet (2') from an exterior wall; and
- (f) Outside stairways projecting from an exterior wall of a principal structure or from a porch, patio or terrace; provided, however, that such staircase shall not extend to any point more than eleven feet (11') into the required yard and the height of such staircase shall not be greater than four feet (4') but not closer than ten feet (10') to the front or corner side lot lines; and
- (g) Flagpoles; and
- (h) Nonmechanical laundry drying equipment, except in front yards; and
- (i) Terraces; provided, however, that except for an otherwise permitted driveway, no paved terrace, and no wall or similar structure requiring a foundation to support a terrace, shall encroach past the interior side of a principal structure, or be located within ten feet (10') of any rear lot line; and
- (j) Recreational devices, but only freestanding basketball standards and no other recreational devices in any front yard; and
- (k) Fences, walls, and hedges, subject to the limitations of section 9-107 of this code; and
- (l) Driveways, subject to the limitations of subsection 9-104F of this code; and
- (m) Swimming pools and appurtenances thereto constructed at or below finished grade, except in any front or corner side yard and not within ten feet (10') of any lot line when located within any required yard, subject to the requirements of subsection 9-107E of this code.
- (n) Sidewalks in the front, rear and corner side yards when located a minimum of two feet (2') from any interior lot line and in an interior side yard when located in only one interior side yard and located two feet (2') from the interior lot line and not exceeding thirty inches (30") in width.
- (o) Window wells and emergency egress area wells in rear yards. Window wells may extend not more than two feet (2') from an exterior wall into the front, corner side and interior yards. One emergency egress area well, defined in title 9, chapter 2 of the village code, as amended, may be permitted in an interior side yard and shall have a metal grate which is flush with the ground. No guardrail shall be permitted as part of an emergency egress area well.
- (p) Patios; provided, however, that patios shall not encroach past the interior side of a principal structure, or be located within ten feet (10') of any rear lot line.



(q) Generators located in side yards at least three feet (3') from the lot line and no farther than five feet (5') from the exterior wall of the principal structure. Generators: 1) may only be installed if the manufacturer decibels rating of the unit does not exceed seventy (70) decibels at seven meters (7 m), 2) may only be exercised during the hours of ten o'clock (10:00) A.M. to two o'clock (2:00) P.M., and 3) may not be otherwise operated so as to create a nuisance. Generators must be screened with a solid fence or densely planted evergreens.

6. Platted Building Lines: See subsection 12-101F of this code.

7. Special Orientation Requirement For Through Lots: If: a) fifty percent (50%) or more of the total number of lots on a frontage are through lots, and b) the fronts of the single-family dwellings located on fifty percent (50%) or more of the total number of through lots on that frontage face the same frontage, then development of a single-family dwelling on a through lot on the same frontage shall result in the front of such single-family dwelling facing the same frontage as fifty percent (50%) of the single-family dwellings on all through lots on the same frontage.

8. Front And Corner Side Yard Adjustment On Partially Developed Frontages: When a lot has a front or corner side yard located on a frontage in which fifty percent (50%) or more of the lots have already been developed, the front or corner side yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on all of the lots on such frontage, including the existing building on the subject lot, which if vacant for less than five (5) years, the building that previously sat on such lot shall be included, and excluding the highest and lowest setbacks for buildings on developed lots on such frontage and all lots containing nonresidential principal buildings or structures; provided, however, that no such front or corner side yard shall be permitted to be less than twenty five feet (25') in the R-1 and R-2 districts and twenty feet (20') in the R-3 and R-4 districts. When a lot has a front or corner side yard located on a frontage in which less than fifty percent (50%) of the lots have already been developed, the front or corner side yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on each of the developed lots and the required front or corner side yard in the zoning district for each of the undeveloped lots, including the existing building on the subject lot, which if vacant for less than five (5) years, the building that previously sat on such lot shall be included, and excluding the highest and lowest setbacks for buildings on developed lots on such frontage and all lots containing nonresidential principal buildings or structures; provided, however, that no such front or corner side yard shall be permitted to be less than twenty five feet (25') in the R-1 and R-2 districts and twenty feet (20') in the R-3 and R-4 districts. When a lot has a front or corner side yard located on a frontage that contains three (3) or less lots, the front or corner side yard applicable to such lot shall be determined by taking the average of the setbacks of all principal structures on such frontage, including the existing building on the subject lot, which if vacant for less than five (5) years, the building that previously sat on such lot shall be included, and excluding all lots containing nonresidential principal buildings or structures. When determining a front or corner side yard required pursuant to this subsection, all measurements of setbacks of existing buildings shall exclude all encroachments in front or corner side yards by covered, unenclosed porches authorized by subsection 15 of this section. When a through lot is located on a frontage where fifty percent (50%) or more of the total number of lots on the frontage are through lots, the front yard that is opposite the front yard toward which the front of the principal dwelling is oriented shall be fifty percent (50%) of the average front yard as determined under this subsection; provided, however, that no such front yard shall be permitted to be less than thirty five feet (35').

9. Side And Rear Yard Regulations For Accessory Structures And Uses: Parking areas wherever located and other detached accessory structures and uses when located within the rear twenty percent (20%) of the lot shall not be required to maintain an interior side or rear yard in excess of two feet (2'); provided, however, that when the rear yard of such lot abuts the side yard of an adjacent lot, then detached accessory structures and uses shall not be located closer than six feet (6') from said side yard, and provided further, however, that the exception provided by this subsection shall not apply to residential recreational facilities or antennas and antenna support structures. No accessory structure or use, or combination of such structures or uses, other than permitted accessory parking garages, located within an otherwise required side or rear yard pursuant to this subsection shall occupy more than thirty percent (30%) of such required yard.

10. Corner And Interior Side Yard Adjustment: The required corner side yard in the R-3 and R-4 districts may be reduced by one foot (1') for each foot of additional interior side yard provided in excess of



the applicable minimum interior side yard requirement; provided, however, that no such corner side yard shall be reduced to a size less than twenty feet (20').

11. Rear Yard Regulation For Decks: Decks shall not be required to maintain a rear yard in excess of twenty five feet (25') in the R-1 and R-2 districts nor in excess of fifteen feet (15') in the R-3 and R-4 districts.

12. Special Floor Area Ratio Standard: This maximum floor area ratio requirement shall not apply to prevent development of a total of two thousand eight hundred (2,800) square feet of gross building floor area.

13. Floor Area Bonus For Detached Garages: In determining the floor area ratio for lots having a detached garage and no other garage, exclude one-half ( $\frac{1}{2}$ ) of the area of the detached garage, but not more than two hundred fifty (250) square feet.

14. Building Coverage Exceptions: Coverage by the following structures and portions of structures shall not be included in determining the amount of building coverage:

(a) Decks; and

(b) One-fourth ( $\frac{1}{4}$ ) of the floor area of a detached garage located on a zoning lot having a detached garage and no other garage, but not more than one hundred twenty five (125) square feet; and

(c) The first two hundred (200) square feet of a porch if all of the following criteria are met: 1) the porch is covered, and 2) the porch is, and shall permanently remain, unenclosed, and 3) the porch is attached to that part of a single-family detached dwelling that fronts a required front yard or corner side yard, and either 4) in the case of a front yard, the portion of the porch to which the exemption applies lies between the widest apart side building lines of the dwelling or lies in front of the front building line of the dwelling extended or 5) in the case of a corner side yard, the portion of the porch to which the exemption applies lies between the frontmost and the rearmost building lines of the dwelling or lies in front of the corner side building line of the dwelling extended; provided, however, that this exemption shall not exceed a total of two hundred (200) square feet for any zoning lot.

15. Residential Lot Coverage: For residential lots under ten thousand (10,000) square feet, maximum lot coverage shall be sixty percent (60%).

16. Exception For Specified Structures: This limitation shall not apply to attached accessory structures, nor to air conditioning units, antennas, or antenna support structures, nor to any accessory structure protected by a fire separation wall approved by the village manager.

#### **Section 10-104: Precode Structures:**

A. Authority To Continue: Any precode structure may be maintained, altered, enlarged, rebuilt, restored, and repaired so long as it remains otherwise lawful, subject to the restrictions in subsections B through E of this section and subsection 10-101D of this article.

B. Maintenance, Repair, Alteration, And Enlargement: Any precode structure may be maintained, repaired, altered or enlarged; provided, however, that except as hereinafter expressly provided, no such maintenance, repair, alteration, or enlargement shall either create any new parking, loading, yard, bulk or space nonconformity or increase the degree of any parking, loading, yard, bulk, or space nonconformity of all or any part of such structure as it existed on the effective date of this code. Notwithstanding the preceding sentence:

1. Front And Rear Yard Vertical Extensions: Any portion of a precode structure that is nonconforming with respect to a required front or rear yard may be extended vertically within its existing perimeter walls but may not be extended horizontally; and

2. Side Yard Vertical Extensions: Any portion of a precode structure that is nonconforming with respect to a required side yard may be extended vertically within its existing perimeter walls; provided, however, that no such extension shall be allowed within ten feet (10') of any side lot line in the R-1 and R-2 districts or within six feet (6') of any side lot line in the R-3 and R-4 districts; and

3. Side Yard Horizontal Extensions: Any portion of a precode structure that is nonconforming with respect to a required side yard may be extended horizontally between the required front and rear yard lines at a distance from the side lot line equal to the greater of: a) the minimum existing distance between said



side lot line and said nonconforming portion or b) ten feet (10') in the R-1 and R-2 districts or six feet (6') in the R-3 and R-4 districts; and

4. Roof Elevation Extensions: Any portion of a precode structure that is nonconforming with respect to the permitted maximum elevation may be extended horizontally at an elevation in excess of said permitted maximum elevation; provided, however, that the top of the roof of such extension shall not exceed the top of the precode structure.

5. Roof Height Extensions: Any portion of precode structure located on a conforming lot in a single-family residential district that is nonconforming with respect to the permitted maximum height and that is a precode structure solely due to the nonconforming height of the structure may be extended: a) horizontally at a height in excess of said permitted maximum height but not in excess of the roofline of the existing structure or b) horizontally and vertically at a height in excess of the permitted maximum height but not in excess of the height of the structure as of the date of initial occupancy of the original structure, provided, however, that such extension shall not be permitted where the height of the structure as of the date of initial occupancy of the original structure exceeded the maximum height authorized by law; and, in either case, such extension shall not extend more than twenty four inches (24") beyond the exterior face of the exterior walls of said existing structure.

6. Certain Garages Accessory To Certain Precode Detached Dwellings: Notwithstanding the applicable maximum floor area and building coverage regulations and notwithstanding the limitations set in subsection C1 of this section, a detached garage accessory to, and on the same zoning lot as, a precode single-family detached dwelling structure may be demolished and replaced with a new detached garage if, but only if, all of the following conditions and standards are met: a) the dwelling was constructed prior to 1950, b) the dwelling does not have an attached garage, and c) the replacement garage does not exceed a total floor area of four hundred forty (440) square feet.

For the purposes of this subsection B, any vertical or horizontal extension of a precode structure in violation of subsection B5 of this section shall be construed to increase the degree of an existing nonconformity. For purposes of this subsection B, the provisions of subsection D of this section shall, where applicable, be applied in determining the existence and extent of any side yard nonconformity.

C. Damage Or Destruction: Any precode structure that is demolished, damaged, or destroyed by any means, whether or not within the control of the owner thereof, may be rebuilt, restored, or repaired; provided, however, that:

1. Voluntary Damage: In no event shall any demolition, damage, or destruction to such a structure caused by any means within the control of the owner be rebuilt, restored, or repaired except in conformity with all of the applicable district regulations other than minimum lot area and lot dimension regulations.

2. Involuntary Damage: In no event shall any damage or destruction to such a structure caused by any means not within the control of the owner be rebuilt, restored, or repaired so as to create any new parking, loading, yard, bulk, or space nonconformity or to increase the degree of any parking, loading, yard, bulk, or space nonconformity existing prior to such damage or destruction. For the purposes of this subsection C2, any vertical or horizontal extension of a structure in violation of the yard, bulk, or space regulations applicable in the district in which such structure is located shall be construed to increase the degree of an existing nonconformity, except that:

(a) Front And Rear Yard Vertical Extensions: Any portion of a precode structure that was, prior to such damage or destruction, nonconforming with respect to a required front or rear yard may be extended vertically within its existing perimeter walls but may not be extended horizontally; and

(b) Side Yard Vertical Extensions: Any portion of a precode structure that was, prior to such damage or destruction, nonconforming with respect to a required side yard may be extended vertically within its existing perimeter walls; provided, however, that no such extension shall be allowed within ten feet (10') of any side lot line in the R-1 and R-2 districts or within six feet (6') of any side lot line in the R-3 and R-4 districts; and

(c) Side Yard Horizontal Extensions: Any portion of a precode structure that was, prior to such damage or destruction, nonconforming with respect to a required side yard may be extended horizontally between the required front and rear yard lines at a distance from the side lot line equal to at least: 1) the minimum existing distance between said side lot line and said nonconforming portion as it existed prior to



such damage or destruction and 2) ten feet (10') in the R-1 and R-2 districts or six feet (6') in the R-3 and R-4 districts.

For purposes of this subsection C, the provisions of subsection D of this section shall, where applicable, be applied in determining the minimum yards required and the existence and extent of any side yard nonconformity.

D. Special Yard Regulations: Whenever any precode structure is located on a lot that does not comply with the lot area or lot width regulations of the district in which it is located, such structure may be maintained, altered, enlarged, rebuilt, restored, and repaired subject to the side yard regulations for such district as stated in subsection 10-105A of this article rather than the side yard regulations otherwise applicable in such district.

E. Moving: No precode structure shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

F. Driveways: A driveway that has been in existence in excess of twenty five (25) years may be reconstructed in its present location.

### **Section 10-105: Legal Nonconforming Lots Of Record:**

A. Authority To Use For Single-Family Detached Dwellings In Residential Districts: In any residential district, notwithstanding the regulations imposed by any other provisions of this code, a single-family detached dwelling, and any permitted accessory structure, that complies with the regulations of this subsection may be erected, maintained, altered, enlarged, rebuilt, restored, and repaired on a legal nonconforming lot of record. Construction of such dwelling, and any accessory structure, shall comply with all the regulations applicable to such dwellings and accessory structures in the zoning district in which the lot in question is located, except that the following requirements shall apply in place of requirements otherwise applicable:

#### **1. Maximum Elevation:**

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>
(a) Principal structures					Not applicable	
(i) Smallest side yard provided of 14 feet or less	34 feet plus 0.75 foot for each foot of side yard provided in excess of 6 feet, and not more than 14 feet, but not to exceed 40 feet				Not applicable	
(ii) Smallest side yard provided of more than 14 feet and not more than 24 feet	40 feet plus 20 percent of the difference between the smallest side yard provided and 14 feet				Not applicable	
(iii) Smallest side yard of more than 24 feet	42 feet plus 10 percent of the difference between the smallest side yard provided and 24 feet, but not to exceed 44 feet				Not applicable	
(b) Accessory structures	Not applicable		Not applicable		Not applicable	

#### **2. Minimum Lot Area And Dimensions:**

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
(a) Total lot area (square feet)	14,000	14,000	10,000	7,000
(b) Lot width (feet):				
(i) Interior lot	70	70	50	50
(ii) Corner lot	80	80	50	50
(c) Lot depth (feet)	125	125	125	100



**3. Minimum Side Yards (Feet):**

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5, R-6</b>
<b>(a) Corner lot:</b>					
<b>(i) Interior side</b>	10 feet	10 feet	6 feet	6 feet	6 feet
	or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more				
<b>(ii) Corner side</b>	35 feet or 30 percent of lot width, whichever is less	35 feet or 30 percent of lot width, whichever is less	15 feet or 30 percent of lot width, whichever is greater	15 feet or 30 percent of lot width, whichever is greater	6 feet or 30 percent of lot width, whichever is greater
<b>(b) Interior lot:</b>					
<b>(i) Minimum per yard</b>	10 feet	10 feet	6 feet	6 feet	6 feet
	or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more				
<b>(ii) Minimum total</b>	30 percent of lot width up to, and including, 125 feet plus 35 percent of lot width in excess of 125 feet				20 feet or 30 percent of frontage, whichever is less

**B. Authority To Use For Permitted Uses In Nonresidential Districts:** A legal nonconforming lot of record located in any district other than a residential district may be developed for any use permitted or specially permitted in the district in which it is located if, but only if, the development of such lot meets all requirements of the district in which it is located, including floor area ratio, coverage, and yard and setback requirements, except lot area, width, and depth requirements.

**Section 12-206: Definitions (Applicable Definitions):**

**Nonconforming Lots & Structures**

**Nonconforming Structure / Precode Structure:** Any building or structure, other than a sign, lawfully existing as of June 18, 1988, or the date of any subsequent amendment to the village's zoning regulations that renders such building or structure nonconforming, that:

- A. Does not comply with all of the regulations of this code, or any such amendment to it, governing parking, loading, or bulk and space requirements for the zoning district in which such building or structure is located; or
- B. Is located on a lot that does not, or is so located on a lot as not to, comply with the area, dimension, yard, or setback requirements for the zoning district in which such building or structure is located; or
- C. Both subsections A and B of this definition; except
- D. Any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a precode structure.

**Nonconforming Lot Of Record:** A lot of record that does not comply with the lot requirements for any use permitted in the district in which it is located.

**Nonconforming Lot Of Record, Legal:** A nonconforming lot of record that:

- A. 1. 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; and
- 2. Is located in a residential district and meets the minimum lot area and lot dimension standards of subsection 10-105A of this code, or is located in a district other than a residential district; and



3. Was vacant on June 18, 1988, or became vacant thereafter by reason of demolition or destruction of a precode structure that is not authorized to be rebuilt or replaced pursuant to subsection 10-104C of this code; or

B. Was created pursuant to section 3-110 of this code.

Except as authorized pursuant to section 3-110 of this code, a legal nonconforming lot of record cannot be created by the sale or transfer of property that results in the creation of a nonconforming lot of record or that increases the degree of nonconformity of any existing nonconforming lot of record.

### **Lot Dimensions**

Lot, Width Of: The shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width except for curved front lot lines of legal nonconforming lots of record abutting a cul-de-sac which shall be not less than fifty percent (50%) of the required minimum lot width.

Lot Depth: The maximum straight line distance between the front and rear lot lines.

### **Yards / Setbacks**

Yard: A required open space on a lot between a lot line and a yard line that is, except as otherwise expressly authorized by this code, unoccupied and unobstructed from grade to the sky.

Yard, Corner Side: A yard extending from the front yard line to the rear lot line between the corner side lot line of the lot and the corner side yard line.

Yard, Front: A yard extending across the entire front of a lot between the front lot line of the lot and the front yard line.

Yard Line, Corner Side: A line drawn parallel to a corner side lot line at a distance therefrom equal to the depth of the required corner side yard.

Yard Line, Front: A line drawn parallel to a front lot line at a distance therefrom equal to the depth of the required front yard. If the front lot line is not straight, then the front yard line shall be drawn as nearly parallel to such front lot line as possible but shall in no case be drawn closer to any point on such front lot line than the depth of the required front yard.

Yard Line, Rear: A line drawn parallel to a rear lot line at a distance therefrom equal to the depth of the required rear yard.

Yard Line, Side: A line drawn parallel to a side lot line at a distance therefrom equal to the depth of the required side yard.

Yard, Rear: A yard extending along the full length of the rear lot line between the side lot lines and between the rear lot line and the rear yard line, except that in the case of a corner lot the rear yard shall extend from the inner side lot line to the corner side yard line.

Yard, Required: The minimum yard depth designated in the regulations of this code establishing minimum front, corner side, side, and rear yard requirements for various uses, structures, and districts.

Yard, Side: A yard extending along a side lot line from the front yard to the rear yard between the side lot line and the side yard line.

### **Floor Area Ratio**

Floor Area, Gross (For Determining Floor Area Ratio In Single-Family Residential Districts): Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two (2) buildings or uses. Gross floor area shall include:

A. Fifty percent (50%) of all floor area located in a basement, except as provided in subsection 2(d) of this definition;

B. One hundred percent (100%) of all floor area located on any level, other than a basement, that is counted as a story or a half story; provided, however, that:



1. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is twenty percent (20%) or less than the portion of the story or half story immediately below such portion it shall be excluded before any calculation of gross floor area pursuant to this subsection B; and

2. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is less than one-half ( $\frac{1}{2}$ ), but more than twenty percent (20%), of the portion of the story or half story immediately below such portion, then only fifty percent (50%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and

3. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is equal to or greater than one-half ( $\frac{1}{2}$ ) of the portion of the story or half story immediately below such portion, then one hundred percent (100%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and

4. For a single-family detached dwelling in the R-1, R-2, R-3 or R-4 district constructed prior to January 1, 1930: a) the floor area of the uppermost level of that dwelling, if that dwelling has two (2) full stories below the uppermost level, shall be excluded before any calculation of gross floor area pursuant to this subsection B and b) the floor area of the basement of that dwelling also shall be excluded before any calculation of gross floor area pursuant to this subsection B, provided, however, that such basement floor area shall not be excluded if that floor area is a part of any alteration or enlargement of that dwelling at any time after March 1, 2006, which alteration or enlargement changes the elevation of any portion of the first story of that dwelling; and

C. One hundred percent (100%) of all exterior area that is surrounded on eighty five percent (85%) or more of its perimeter by the walls of any structure.

For purposes of measuring gross floor area, all of the following shall, without limitation, be included:

- A. Elevator shafts and stairwells at each floor;
- B. Floor spaces and shafts, not including roof space, used for mechanical, electrical, and plumbing equipment;
- C. Penthouses;
- D. Interior balconies and mezzanines;
- E. Atria;
- F. Enclosed porches (but not open porches);
- G. Floor space used for accessory uses; and
- H. Where any space has a floor to ceiling height of more than fourteen feet (14'), each fourteen feet (14') in height, and any fraction thereof in excess of fourteen feet (14') of height or a multiple thereof, shall be treated as a separate floor.

**Floor Area Ratio (FAR):** The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site.

**Story (For Determining Stories In Single-Family Residential Districts):** Except as hereinafter provided, each level of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it. The various levels shall be treated as follows:

- A. A cellar shall not be counted as a story;
- B. A basement shall be counted as one-half ( $\frac{1}{2}$ ) story;
- C. The first level that is neither a cellar nor a basement, whether or not located above a cellar or basement, shall be counted as the first full story;
- D. Except as provided in subsection E of this definition, any level located above such first full story shall also be counted as a full story; and
- E. Notwithstanding subsection D of this definition, the uppermost level of a structure:

1. Shall not be counted as a story when it has a ceiling height of seven feet (7') or more over a floor area that is twenty percent (20%) or less of the floor area of the next lower level;



2. Shall be counted as one-half ( $\frac{1}{2}$ ) story when it has a ceiling height of seven feet (7') or more over a floor area that is more than twenty percent (20%) and less than one-half ( $\frac{1}{2}$ ) of the floor area of the next lower level;

3. Shall be counted as a full story when it has a ceiling height of seven feet (7') or more over a floor area that is one-half ( $\frac{1}{2}$ ) or more of the floor area of the next lower level.

For the purpose of determining the number of stories, the following rules shall apply:

A. The floor of a story may split levels provided that there is not more than four feet (4') difference in elevation between the different levels of the floor; and

B. Where any space has a floor to ceiling height of more than fourteen feet (14'), each fourteen feet (14') in height, and any fraction thereof in excess of fourteen feet (14') of height or a multiple thereof, shall be treated as a separate story.

**Basement:** A portion of a structure located partly underground having an average ceiling height above grade of more than three and one-half feet ( $3\frac{1}{2}$ ') but less than six feet (6').

**Cellar:** A portion of a structure located partly or wholly underground having an average ceiling height above grade of not more than 3.5 feet.

### **Building Height and Elevation**

**Elevation:** As used in sections 3-110, 10-104 and 10-105 of this code, the vertical distance measured from top of foundation to the highest point of a building or structure. For the purposes of this definition:

A. "Top of foundation" shall mean a point one foot (1') above the lowest point of the foundation of a building or structure that is either: 1) above grade or 2) visible from the exterior of the building or structure; provided, however, that if the top of the lowest floor joist of the first full story of such building or structure is lower than said lowest point of the foundation, then the top of said floor joist shall be deemed to be the top of foundation; and

B. "Highest point of a building or structure" shall mean the point of said building or structure that is located at the highest vertical distance above the top of foundation. Notwithstanding the foregoing, the following shall not be included in determining said highest point: chimneys and railings, and any turrets, widow walks, and cupolas having no exterior length, width, or diameter in excess of nine feet (9').

**Height:** The vertical distance measured from grade to the highest point of the roof for flat roofs, or to the deck line for mansard roofs, or to the mean height between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs, or to the highest point of a structure without a roof. When a parapet wall, a penthouse, or any similar structure is located on the roof of a building with a flat or mansard roof, the building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Notwithstanding the foregoing, the following shall not be considered in determining the height of a building: mechanical equipment; walls or similar structure designed exclusively for the purpose of screening mechanical equipment from view; chimneys and railings; and turrets, widow walks, or cupolas having no exterior length, width, or diameter in excess of nine feet (9').

**Grade:** The average level of the ground existing prior to any reshaping of the natural contours at the four (4) corners of a structure or proposed structure that are, respectively, closest to the four (4) points of intersection of the required front, rear and side yard lines. When the existing natural ground level slopes away from any such corner, then the level of the ground at such corner shall be measured at the lowest point lying within six feet (6') of such corner.

### **Lot Coverage & Building Coverage**

**Lot Coverage:** The percentage of a lot's area covered by any building or structure, or any surface that has been compacted or covered with a layer of material so that it is resistant to infiltration by water. Such surfaces shall include, without limitation, driveways, patios, tennis courts, compacted graveled areas (but not uncompacted areas of decorative gravel), sidewalks, paved terraces and other similar surfaces that restrict the ability of water to drain, seep, filter or pass through into the ground below.

**Building Coverage:** The percentage of a lot's area covered by any building or structure.



## **Summary of Proposed Alternative Zoning Regulations**

Proposed alternative zoning regulations for future properties included on the Historically Significant Structures Property List in the Historic Overlay District are summarized below and compared to the existing code requirements under Sections 3-110, 10-104, and 10-105 (included in Exhibit 4) to illustrate how additional flexibility could be provided to encourage building additions and renovation projects. Alternative zoning regulations are currently only proposed for properties in the R-1, R-2, R-3, and R-4 Single Family Residential Districts.

- **Front Yards** – The proposed regulations allow for a front yard setback at the block average similar to the current requirements in Section 3-110(I)(8), but would prohibit any new building extensions to encroach past the existing front yard setback of a structure, to encourage the preservation of the primary front façade of a building. Under Section 10-104(B)(1), a precode structure may only be extended vertically in the front and rear yard – horizontal extensions are not permitted if there is an existing non-conforming front or rear yard setback. For example, this means a homeowner could theoretically build a second-story addition onto their existing non-conforming house so long as it is within the existing footprint of the perimeter walls and would not be able to build an addition that encroaches further into the front setback. The proposed regulations would continue to limit horizontal extensions in the front yard to block average, so long as the building extension does not encroach past the existing front setback of the structure.
- **Rear Yards** – The proposed regulations allow for a reduction to the required rear yard setback to better encourage rear additions. Similar to front yards, only vertical extensions to precode structures are allowed in the rear yard per Section 10-104(B)(1) – horizontal extensions are not permitted if there is an existing non-conforming rear setback. Under the proposed regulations, horizontal extensions would be allowed in the rear of a lot, so long as it does not encroach into the reduced required rear yard included in the Alternative Bulk Regulations in Table 8-1.
- **Side Yards** – The proposed setbacks generally reflect the existing minimums required but use simplified formulas. Per Section 10-104(B)(2), precode buildings with non-conforming side yards can be extended vertically or horizontally if the existing non-conforming side yard setback is maintained or the extension is not located within 10 feet from any side lot line in the R-1 and R-2 Districts or within 6 feet from any side lot line in the R-3 and R-4 districts; whichever is greater. The proposed regulations use the minimum limits in terms of feet measured from the side lot line, but would no longer require the language for whatever is greater.

For example, a lot in the R-1 District with a lot width of 125 feet would require a 13.5 foot side yard setback. The existing historic precode structure has a non-conforming side setback of 12.5 feet. Under the current regulations of Section 10-104, a building addition in the side yard would have to maintain the existing 12.5 foot setback. Under the proposed regulations, that same historic structure would be allowed to expand the width of the addition by 2.5 feet by providing a 10 foot side yard setback. The 10 foot setback is currently the minimum side yard setback allowed for horizontal extensions to precode structures in the R-1 and R-2 District. However, many building additions would not be able to take advantage of the additional feet because the code includes the language whatever is greater between the existing non-conforming side yard setback and the minimum 10 feet.

- **Building Elevation** – Building elevation is defined as the vertical distance measured from one foot above the lowest point of the top of foundation to the highest point of a building or structure. Under Section 3-110 and Section 10-105, maximum elevation is calculated according to a formula based on the width of the smallest side yard. Section 10-104(B)(4) permits non-conforming elevations to be extended horizontally and can exceed the maximum elevation permitted by code, so long as the top of the roof of the extension does not exceed the top of the precode structure. The proposed standards allow for the same horizontal extensions, specifically requiring that all extensions cannot exceed the existing highest ridge line of the building, but simplify the requirements by removing the side yard calculations.



- Building Height – Building height is defined as the vertical distance measured from grade to the highest point of the roof for flat roofs, or to the deck line for mansard roofs, or to the mean height between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs, or to the highest point of a structure without a roof. Under Section 3-110, maximum building height is calculated according to a formula based on the width of the smallest side yard.

Section 10-104(B)(5) includes provisions on roof height extensions, but is not applicable to most situations in the Village and it only applies to conforming lots. This section generally states that an existing precode structure with a non-complaint height may be extended horizontally and vertically so long as the extension does not exceed the height of the existing roofline and meets other limitations which largely eliminate many historic buildings. In the proposed regulations, a maximum building height is not included because building elevation limitations are already included to be put in place. Building elevation is based on the highest point of a building or the top of the ridge line, and is more effective for regulating projections above grade with an existing structure.

- Floor Area Ratio (FAR) – FAR has been waived for historic properties. Building additions or other improvements would still be regulated by building elevation, lot coverage, and building coverage to ensure that bulk and mass are appropriate.
- Building Coverage – There are no proposed changes to building coverage as currently required in Section 3-110. Based on an analysis of the four cases below, all examples had roughly 1,661 square feet to 4,255 square feet of remaining building coverage available at the current 25% lot area maximum, which appears to provide enough building coverage area for a building addition. Additionally, with the exception of 206 N. Washington, there have been no other recent past variation requests for an increase in building coverage. This seems to point to the fact that a major change to building coverage is not warranted at this time. Any requests would be handled through the formal variation process.
- Lot Coverage – A 10% increase to lot coverage is proposed, from 50% to 60%, provided that there are no adverse impacts on adjacent properties, evaluated during the engineering and building permit review process. Based on a review of past recent variation cases, an increase in total lot coverage was applied for 318 S. Garfield. For this case, additional impervious surface was due to a long driveway and rear hardscapes. The requested increase was for an additional 8.38% above the allowed 50% total lot coverage.
- Lot Area and Dimensions – Language is included to state that the existing lot area and dimensions are not to be reduced, intending to not allow for or encourage the subdivision of land. If a property owner needed to subdivide a property or move a lot line, they would be required to obtain approval of a Tentative and Final Plat in accordance with Title 11 of the Village Code and potentially a variation through the formal process.

The table below shows the existing bulk requirements in Section 3-110 compared to the alternative bulk regulations for properties listed on the Historically Significant Structures Property List currently included in Table 8-1 in Section 8-207. Please note that this is only a comparison to the general bulk requirements in Section 3-110 and does not factor in the extensive footnotes included in Section 3-110(I) and regulations for non-conforming precode structures and non-conforming lots in Article 10.



	Existing Bulk Regulations - Section 3-110 [Refer to footnotes in Section 3-110(I) and Article 10 for non-conforming precode structures and lots]				Proposed Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List	
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4
A. Maximum Height						
(a) Feet					Not applicable	Not applicable
(i) Smallest side yard provided of 14' or less		30'				
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'				
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'				
(b) Stories	3	3	3	3		
B. Maximum Elevation						
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'					
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'					
C. Minimum Lot Area and Dimensions <sup>1,2</sup>						
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000		
3. Lot Width						
(A) Interior Lot	125'	100'	70'	70'		
(B) Corner Lot	125'	100'	80'	80'		
4. Lot Depth	125'	125'	125'	125'		
D. Minimum Yards <sup>2,3,4,5,6</sup>						
1. Front <sup>7,8,9</sup>	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall



					existing front setback shall prevail as the minimum front yard required.	prevail as the minimum front yard required.
2. Side Yards <sup>9</sup>						
(A) Corner Lot <sup>8,10</sup>						
(I) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(li) Interior Side	10'	10'	8'	8'	10'	6'
	or 6' plus 10% of lot width in excess of 50', whichever is more					
(B) Interior Lot <sup>10</sup>						
(I) Minimum Per Yard	10'	10'	8'	8'	10'	6'
	or 6' plus 10% of lot width in excess of 50', whichever is more					
(li) Minimum Total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'					
3. Rear <sup>9,11</sup>						
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'
(b) Interior lot	50'	50'	25'	25'	25'	15'
E. Maximum Floor Area Ratio <sup>12,13</sup>						
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet			Not applicable	Not applicable
2. Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet				
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet				
F. Maximum Building Coverage <sup>14</sup>						
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area
2. Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties



### **Zoning Board of Appeals (ZBA) Examples**

Historic properties in four previous cases sent to the Zoning Board of Appeals (ZBA) were evaluated for review to determine how existing zoning regulations compared to the proposed alternative zoning regulations. It should be noted that only one of the four cases (318 S. Washington) would have been exempt from obtaining approval of a variation if the proposed zoning regulations were applied. It is important to note that each case is unique and these variation requests may not apply to historic properties at large, but additional analysis may be warranted to determine if the proposed zoning regulations provide enough flexibility.

1. 318 S. Washington – Request to increase total floor area ratio (FAR) and total lot coverage in order to enlarge an existing sunroom/four-season room. Without the 96 square foot room addition, the existing FAR and total lot coverage exceeded code requirements. With the proposed zoning regulations under the new regulations, the homeowner would have been able to complete this work by right without obtaining approval of a variation.
2. 206 N. Washington – Request to increase the maximum allowable floor area ratio square footage by 1,469 square feet and increase of 272 square feet to the maximum allowable building coverage in order to restore and construct an addition onto the existing home while maintaining the existing original coach house on the property. The proposed zoning regulations would have provided flexibility to FAR to complete this work by right, but the homeowner would still be required to obtain approval of a variation for building coverage.
3. 306 N. Garfield – Request to reduce the corner side yard setback by 13' 9" from the block average of 44'7" to 30'10" to allow for the construction of a porte cochere. If reviewed under the proposed regulations, this case would still require approval of a variation for the corner side setback. The proposed 30.83 foot corner side yard setback for the porte cochere would not have met the new 35 foot corner side yard requirement, but the variation request would have been reduced from 13.75 feet to 4.17 feet.
4. 108 E. Fifth Street – Request to reduce the side yard setback by 7.7 feet from the required 12.5 feet to 4.8 feet to allow for the construction of room addition. In this case, the existing side yard setback of the house was 4.8 feet and considered non-conforming. Under the proposed zoning regulations, the homeowner would still be required to obtain approval of a variation for a reduction to the side yard setback. However, less relief (5.2 feet) would be needed for approval by the ZBA as the required setback would measure 10 feet rather than the 12.5 feet.

### **Examples of Applying the Proposed Alternative Bulk Zoning Regulations to Historic Properties**

Examples of four historic properties were analyzed to illustrate how the existing zoning code requirements would compare to the proposed zoning regulations. The examples include 244 E. First Street, 306 E. First Street, 420 S. Park Avenue, and 33 E. Fifth Street, which were chosen because they are either well-known historic properties or cases that have been discussed in the past.

On the annotated plat of surveys for each of these four properties, the required setback lines per the existing code requirements are shown in red and the setback lines for the proposed zoning regulations for historic properties are shown in blue. The intent of these exhibits is to visually show what the proposed zoning regulations will look like when applied to real-life examples in the Village and the full extent to which these regulations could help historic properties.

Please be aware these calculations are preliminary estimates only and certain requirements such as front setbacks, which are based on block averages that require verification via a survey, have not been verified by staff at this time. However, these examples are helpful for thinking about what bulk requirements would come into play if a homeowner pursued new construction versus an addition onto the existing historic home.



**244 E. First Street**

The property at 244 E. First Street, now demolished, was considered an existing non-conforming corner lot in the R-1 District. As shown in the table below, the lot did not meet the minimum lot size requirements listed in Section 3-110 and therefore would be subject to the requirements listed in Section 10-105 for legal non-conforming lots as well as Section 10-104 for precode structures.

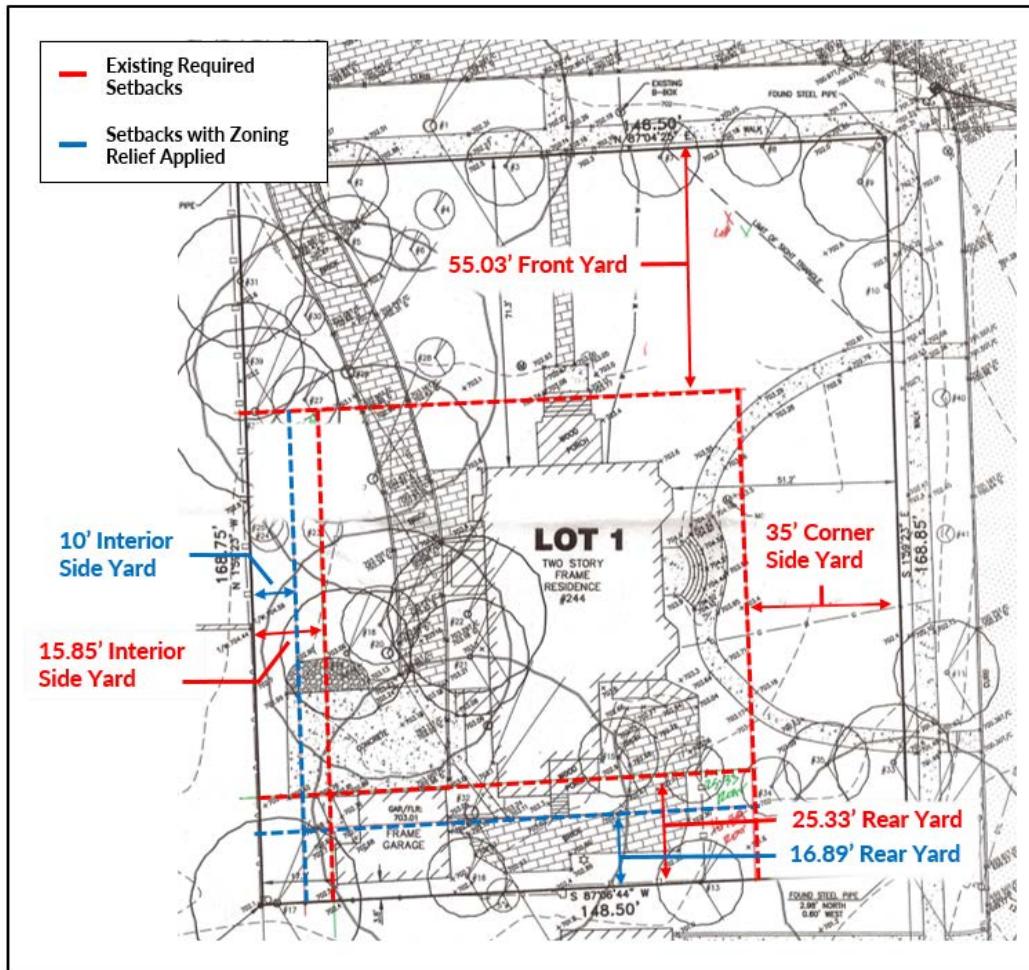
The existing rear yard setback of approximately 21.5 feet was also non-conforming per the existing zoning regulations. Under the proposed standards for zoning flexibility, the existing historic building would have been considered code compliant with regards to rear yard setback and there would have been room for expansion to the south. Reduced interior side and rear yard setbacks may have allowed for additional space for a building addition.

**Street View****Birds Eye View****Existing Conditions - Lot Area and Dimensions**

	Existing Conditions	R-1 District Requirements - Section 3-110	Requirements for Non-Conforming Lots in R-1 District - Section 10-105
<b>Lot Area</b>	25,074.2 square feet	30,000 square feet	14,000
<b>Lot Width</b>	148.50 feet	125 feet	80 feet
<b>Lot Depth</b>	168.85 feet	125 feet	125 feet



## Existing Versus Proposed Setbacks



Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	55.03' <i>Calculation: Block Average</i>	71.3' (Existing Front Setback) <i>Calculation: Block Average, but not to encroach past existing front setback</i>	-16.27'
Corner Side	35' <i>Calculation: 35 feet or 30 percent of lot width, whichever is less (148.5' x 30% = 44.55' / or / 35')</i>	35' <i>Calculation: 35', or existing setback; whichever is less</i>	None
Interior Side	15.85' <i>Calculation: feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (148.5' - 50' x 10% + 6 = 15.85')</i>	10' <i>Calculation: 10' per yard</i>	+5.85'
Rear	25.33' <i>Calculation 15% of lot depth, min. 25' (15% x 168.85' = 25.33')</i>	16.89' <i>Calculation: 10% lot depth; minimum 15' (10% x 168.85' = 16.89')</i>	+8.44'



**306 E. First Street**

The property is considered an existing non-conforming corner lot in the R-1 District. As shown in the table below, the lot does not meet minimum lot size requirements per Section 3-110 and therefore is subject to Section 10-105 for legal non-conforming lots as well as Section 10-104 for precode structures.

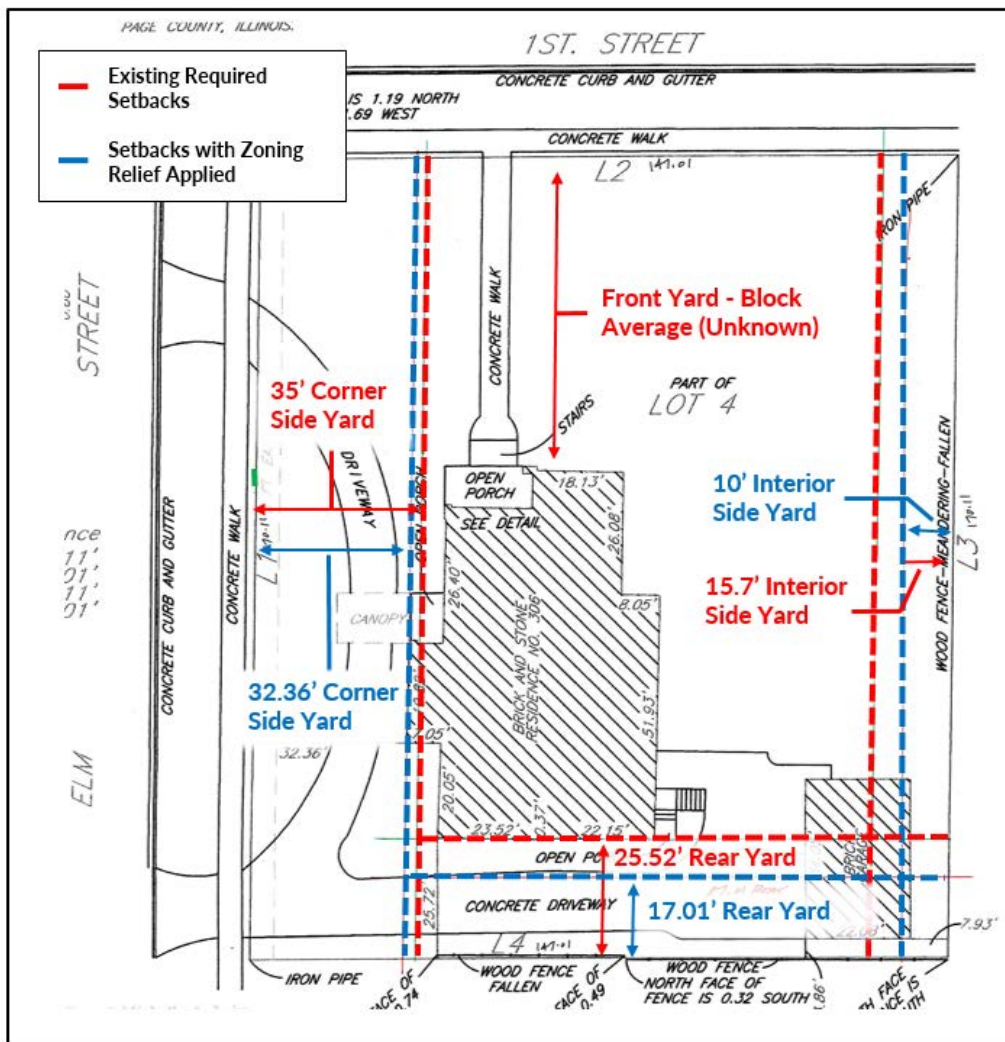
For both the existing and proposed zoning district regulations, neither set of standards helped in allowing the existing porte-cochere to be enclosed or would allow for an addition in the corner side yard. However, the proposed alternative bulk regulations would allow for an expansion of about 8.5 feet to the south of the building in the rear yard, whereas the existing regulations would not allow for any expansion. There is also a slight gain of 5.7' in the interior side yard.

**Street View****Birds Eye View****Existing Conditions - Lot Area and Dimensions**

	Existing Conditions	R-1 District Requirements - Section 3-110	Requirements for Non-Conforming Lots in R-1 District - Section 10-105
<b>Lot Area</b>	25,0007.8 square feet	30,000 square feet	14,000
<b>Lot Width</b>	147.01 feet	125 feet	80 feet
<b>Lot Depth</b>	170.11 feet	125 feet	125 feet



### Existing Versus Proposed Setbacks



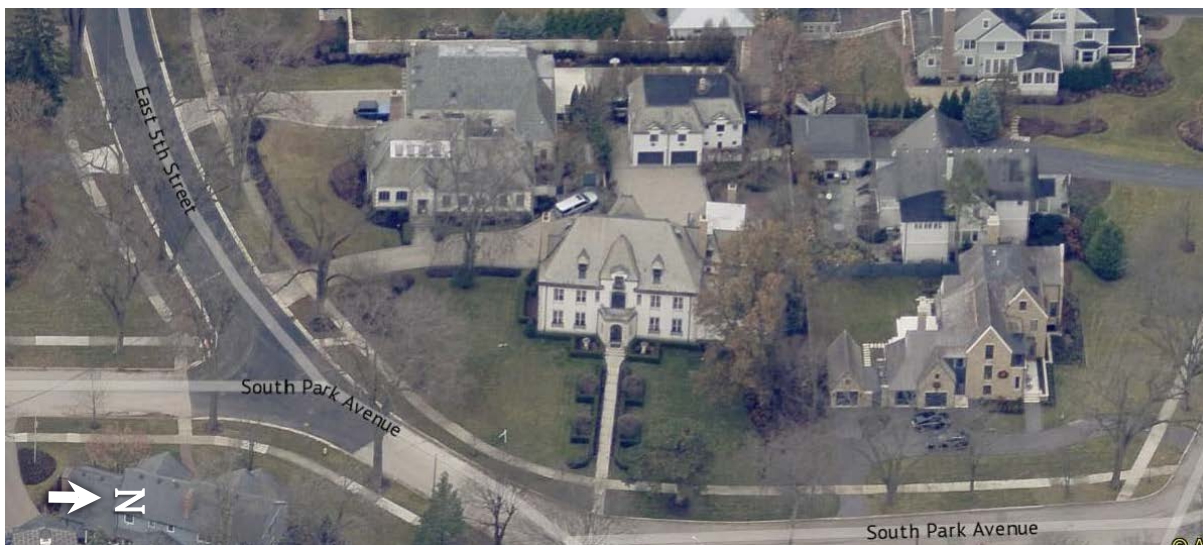
Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	Block Average (Unknown) – Existing Setback Roughly 66'  <i>Calculation: Block Average</i>	Block Average (Unknown) – Existing Setback Roughly 66'  <i>Calculation: Block Average, but not to exceed existing structure setback</i>	N/A
Corner Side	35'  <i>Calculation: 35 feet or 30 percent of lot width, whichever is less (147.01' x 30% = 44.1' / or / 35')</i>	32.36' (Existing Setback)  <i>Calculation: 35', or existing setback; whichever is less</i>	+2.64'
Interior Side	15.7'  <i>Calculation: 10 feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (147.01' - 50' x 10% + 6 = 15.7)</i>	10'  <i>Calculation: 10' per yard</i>	+5.7'
Rear	25.52'  <i>Calculation: 15% of lot depth, min. 25' (15% x 170.11' = 25.52')</i>	17.01'  <i>Calculation: 10% lot depth; minimum 15' (10% x 170.11' = 17.01')</i>	+8.51'



**420 S. Park Avenue**

Because the lot does not meet the minimum lot size requirements listed in Section 3-110, it is subject to the requirements listed in Section 10-105 for legal non-conforming lots as well as Section 10-104 for precode structures. The existing north setback is also considered non-conforming.

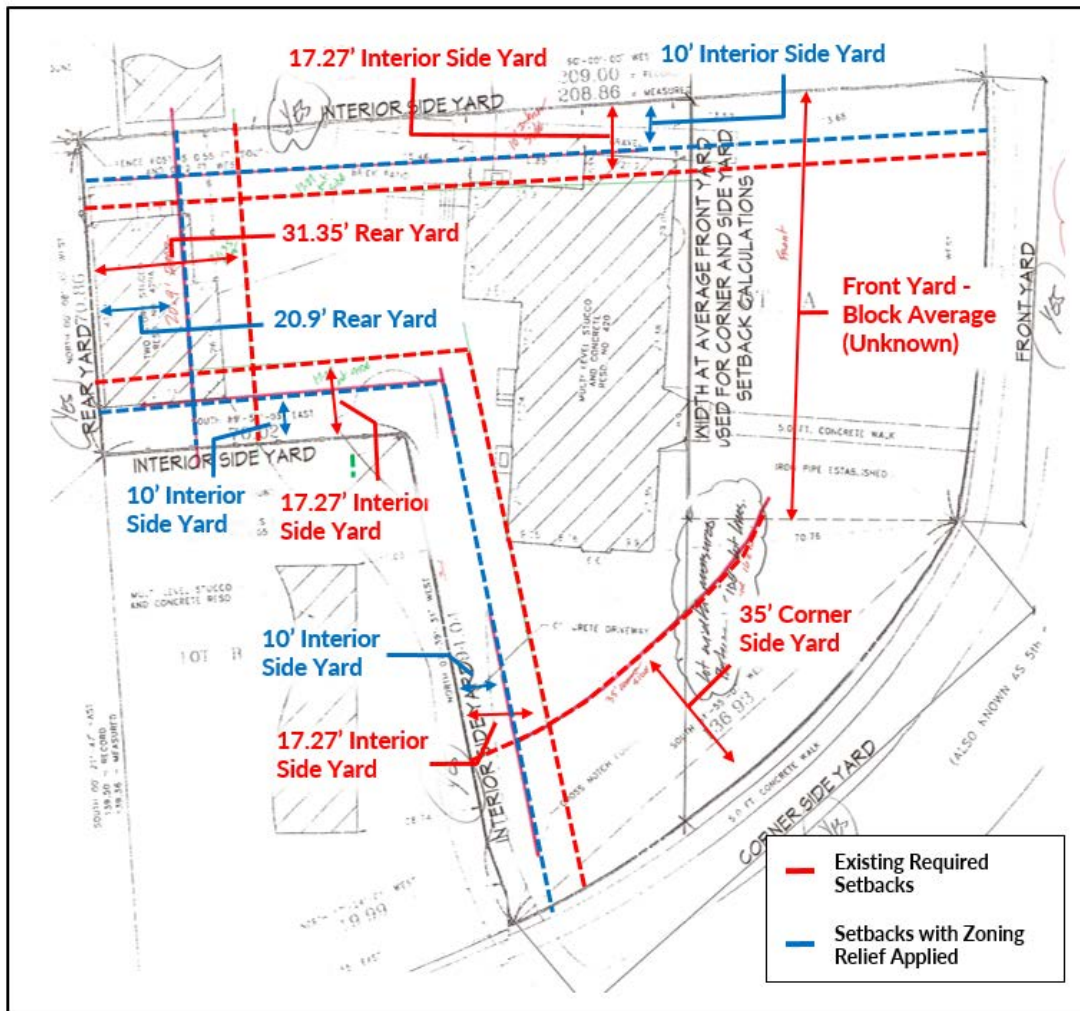
The existing required setbacks under the current code allows for little to no space for a building addition, such as an attached garage, on the south side of the building without approval of a variation. When reviewed under the proposed regulations, not only does the structure become conforming in regards to the existing north interior side yard setback, but additional area is provided to allow for an addition to the south of the structure. By allowing for a couple of extra feet of setback relief, a future property owner may be able to build an addition or attached garage on the south side of the home.

**Street View****Birds Eye View****Existing Conditions - Lot Area and Dimensions**

	Existing Conditions	R-1 District Requirements - Section 3-110	Requirements for Non-Conforming Lots in R-1 District - Section 10-105
<b>Lot Area</b>	25,428 square feet	30,000 square feet	14,000
<b>Lot Width</b>	162.65 feet (estimated)	125 feet	80 feet
<b>Lot Depth</b>	209 feet	125 feet	125 feet



## Existing Versus Proposed Setbacks



Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	Block Average (Unknown) – Existing Setback Roughly 58' <i>Calculation: Block Average</i>	Block Average (Unknown) – Existing Setback Roughly 58' <i>Calculation: Block Average, but not to exceed existing structure setback</i>	N/A
Corner Side	35' <i>Calculation: 35 feet or 30 percent of lot width, whichever is less (162.65' x 30% = 48.8' / or / 35')</i>	35' <i>Calculation: 35', or existing setback; whichever is less</i>	None
Interior Side	17.27' <i>Calculation: 10 feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (162.65' - 50' x 10% + 6 = 17.27')</i>	10' <i>Calculation: 10' per yard</i>	+7.27'
Rear	31.35' <i>Calculation: 15% of lot depth, min. 25' (15% x 209' = 31.35')</i>	20.9' <i>Calculation: 10% lot depth; minimum 15' (10% x 209' = 20.9')</i>	+10.45'



**33 E. Fifth Street**

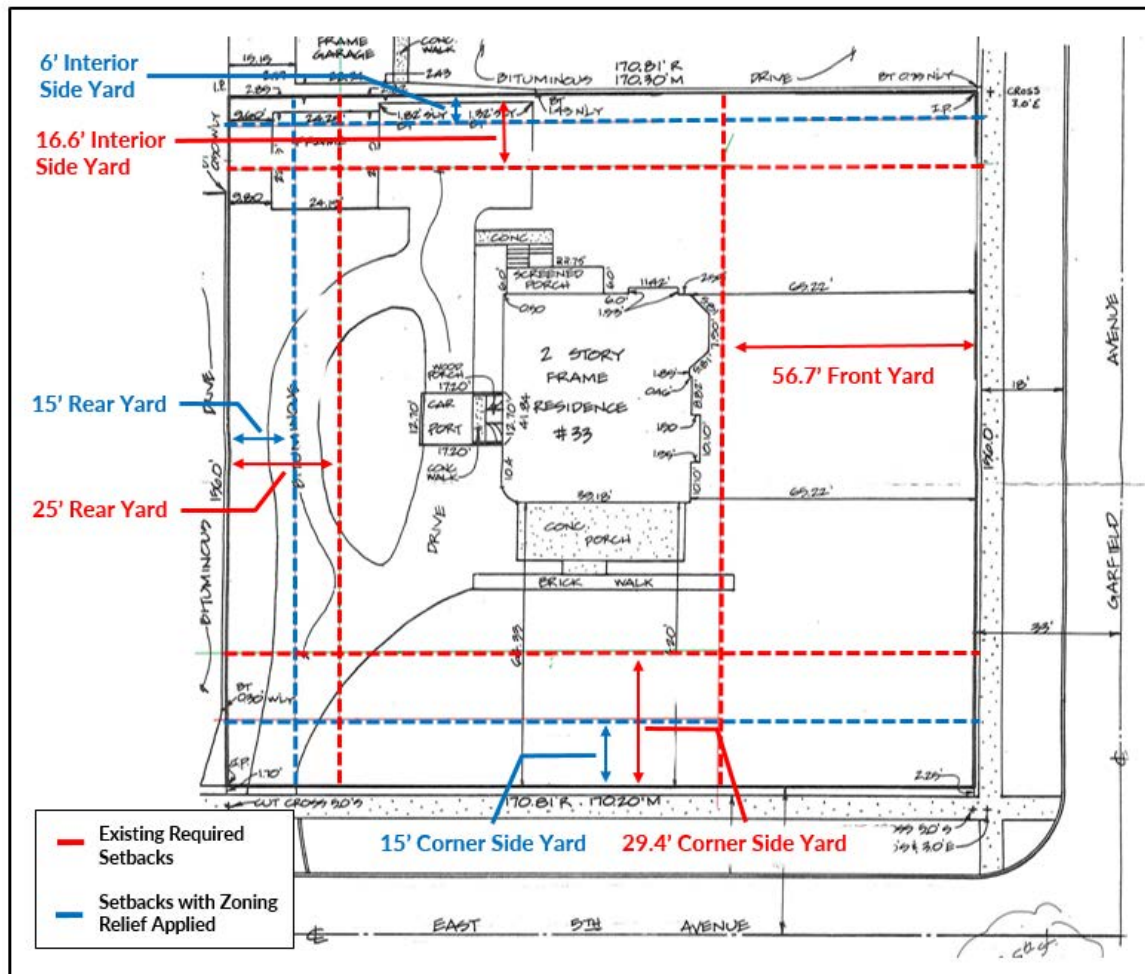
The property located at 33 E. Fifth Street is considered a conforming corner lot in the R-4 District and therefore is subject to the bulk regulations in Section 3-110. In this case, there is not as significant of a benefit created from the proposed zoning relief due to the large size of the existing lot (particularly in relation to the R-4 District requirements) and the existing setbacks. There is ample room already for a building addition on this lot if needed. For this case, the design of a building addition would be largely impacted by changes to building height, building elevation, and FAR.

**Street View****Birds Eye View****Existing Conditions - Lot Area and Dimensions**

	Existing Conditions	R-4 District Requirements - Section 3-110
<b>Lot Area</b>	26,646.3 square feet	10,000 square feet
<b>Lot Width</b>	156 feet (estimated)	80 feet
<b>Lot Depth</b>	170.81 feet	125 feet



## Existing Versus Proposed Setbacks



Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	Block Average (Unknown) – Estimated to be 56.7'; Existing Setback of 65.22'  <i>Calculation: Block Average</i>	Block Average (Unknown) – Existing Setback of 65.22'  <i>Calculation: Block Average, but not to exceed existing structure setback</i>	N/A
Corner Side	29.4'  <i>Calculation: Block Average</i>	15'  <i>Calculation: 15', or existing setback; whichever is less</i>	+14.4'
Interior Side	16.6'  <i>Calculation: 8 feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (156' - 50' x 10% + 6 = 16.6")</i>	6'  <i>Calculation: 6' per yard</i>	+10.6'
Rear	25'  <i>Calculation: 25'</i>	15'  <i>Calculation: 15'</i>	+10'



## **The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards for Rehabilitation are widely accepted as the basis for how historic buildings should be rehabilitated and are regularly used at the federal, state, and local levels to guide and evaluate the appropriateness of repairs, alterations, and construction work. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* is available to download from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf>

A separate document, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*, has also been prepared to provide recommendations and guidance on making historic buildings more sustainable while simultaneously preserving their historic character. The document is available to download from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* also provides practical guidance on the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The full document may be downloaded from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>



## Preliminary Financial Evaluation of Preservation Incentives

1. **Matching Grants / Historic Preservation Fund** – The Village Board would be able to approve funding for a range of preservation activities, including grants for exterior improvements. As part of each annual budget cycle, the Board would determine if a portion of the Village's budget should be allocated to the Historic Preservation Fund. Gifts and donations from private sources would also be accepted.

Possible Financial Impacts: The impact to the Village would be dependent on the final amount allocated via the budget process. It is unknown how much funding would be provided from gifts and donations. The amount will generally fluctuate each year. As proposed, the Village Board would be able to approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a maximum investment of \$20,000 required by the applicant. Applicants can apply for smaller projects that with eligible costs less than \$20,000. For example, in a case where an eligible project costs \$10,000, an applicant may be eligible for \$5,000 in grant funding provided by the Village.

2. **Fee Waivers** – This incentive would allow the waiving of fees for building permits, applications for landmark or historic district designation, Certificate of Appropriateness applications, and other planning / zoning applications that may be tied to exterior work. The Village currently charges the following fees, may include both a non-refundable amount and an initial refundable amount placed in escrow to cover legal, administrative, and public notice costs. Escrow costs can entail the following:
  - For a hiring a court reporter for a public hearing, it costs \$125/hour plus transcription based on the number of pages, which typically totals at least \$300 for a standard public hearing.
  - Notices for public hearings or public meetings in the newspaper cost \$2.10 per line. Based on past examples, the average cost ranges between \$175 to \$375 depending on the number of lines.
  - According DuPage County's website, recording fees costs \$67 for standard documents, with additional charges for plats and other exhibits.

Village Application Fees			
Application Type	Non-Refundable Application Fee	Initial Escrow Amount	Total Application Fee
Map Amendment (Rezoning)	\$350	\$1,650	<b>\$2,000</b>
Exterior Appearance / Site Plan Review	\$250	\$350	<b>\$600</b>
Exterior Appearance / Site Plan Review - Within 250 Feet of Single-Family	\$350	\$450	<b>\$800</b>
Variation Request	\$250	\$600	<b>\$850</b>
Sign Permit Review	\$100	\$0	<b>\$100</b>
Certificate of Zoning Compliance	\$50	\$0	<b>\$50</b>
Landmark Designation	\$0	\$0	<b>\$0</b>
Certificate of Appropriateness	\$0	\$0	<b>\$0</b>

### Possible Financial Impacts:

- Landmark Designation & Certificate of Appropriateness (COA) Application Fees. The Village is currently assuming costs for landmark designation and COA applications, which can include fees for recording, publishing notices in the newspaper, and hiring a court reporter for public hearings. The financial impacts to the Village for waiving these fees appears to be minimal. If a fee was to



be charged, it would likely be in line with an Exterior Appearance / Site Plan Review due to similarities in the number of meetings, notice requirements, and costs.

- **Planning & Zoning Application Fees.** The financial impacts for waiving fees for applications brought before the Plan Commission, Zoning Board of Appeals, and/or Village Board is unknown because the number of eligible properties and projects is yet to be determined. The impacts would likely increase if Downtown commercial properties are placed on the Historically Significant Structures List and utilize the program on a regular basis.
- **Building Permit Fees.** Title 9-1-4 of the Village Code outlines the required building permit fees. In general, permit fees for new structures and building additions are based on floor area (the size of a project in square feet) whereas permit fees for remodeling and alterations where no new square footage is added is based on the value of construction.

The table below shows past building permit fees charged for single-family homes in the Robbins Park Historic District over the span of several years to show the average fee that the Village Board can expect to be waived per case if this program was approved. The average permit fee for alterations and additions was \$4,830, when excluding the major outlier for 329 E. 6<sup>th</sup> Street.

<b>Past Permits for Single-Family Homes in the Robbins Historic District</b>			
<b>Address</b>	<b>Building Permit Type</b>	<b>Valuation</b>	<b>Permit Fees</b>
134 S. Park	Addition/Renovation	\$150,000	\$3,182
304 S. Lincoln	Renovation	\$50,000	\$1,567
307 S. Lincoln	Addition/Renovation	\$80,000	\$2,590
231 E. Third	Addition/Renovation	\$500,000	\$8,965
318 S. Garfield	Addition/Renovation	\$222,000	\$6,264
329 E. 6 <sup>th</sup> Street	Renovation	\$1,200,000	\$24,334*
46 S. County Line Road	Addition/Renovation	\$400,000	\$9,983
731 S. Elm	Renovation	\$230,000	\$5,542
202 E. 4 <sup>th</sup> Street	Addition/Renovation	\$150,000	\$725
430 E. 3 <sup>rd</sup> Street	Addition/Renovation	\$800,000	\$4,648
<b>Average Permit Fee</b>	-	-	<b>\$6,780*</b>
<b>*Average permit fee is <u>\$4,830</u> when excluding one permit outlier.</b>			

If the Village waived ten (10) building permit fees in a year, the anticipated annual loss in revenue would be \$48,300. The average permit fee costs for a commercial property that may entail an addition or exterior alteration is unknown at this time.

Annual building permit data from 2016 to 2020 is provided below that shows the permit revenue received by the Village and the number of permits issued per year. If the Village waived ten (10) building permit fees at an estimated amount of \$48,300, this would equate to a loss of about 4.1% of the total revenue received from building permits in 2020 (\$1,168,160).

<b>Building Permit Data, 2016-2021</b>					
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Permit Revenue</b>	\$1,184,279	\$1,149,426	\$1,568,186	\$1,267,318	\$1,168,160
<b>Total Permits</b>	932	999	1,077	1,054	1,076
<b>Residential Additions / Alterations</b>	135	162	166	203	172
<b>Commercial Additions / Alterations</b>	47	68	75	53	41



3. **Village Property Tax Rebate Program** – This program would provide a rebate for the Village portion of property taxes collected over a maximum of five (5) years when a property owner performs substantial exterior alterations, rehabilitation, or restoration work.

If the Village portion of a property tax bill collected in 2020 was \$2,500, a property owner could be eligible to receive a rebate of approximately \$12,500 over five (5) consecutive years after completing eligible exterior improvements. The actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors, so please note this is an estimate only.

To be considered for this incentive, a minimum investment of \$50,000 would be required on eligible exterior improvements, which could include construction costs and costs for architectural, planning, engineering, design services, and historic preservation services. The Village would provide a rebate to the property owner at the end of each year after an approved project is completed, final inspections are passed, the property tax bill is paid in full, and a Property Tax Rebate Reimbursement Request is submitted to the Village.

Property Tax Information. The Village's portion of the tax bill is 7.278% for DuPage County (Downers Grove Township) and 6.755% for Cook County. Several examples are included below to show the amount of property taxes paid to the Village for both residential and commercial properties. The tables help provide a sense of how much the Village would forgo in property taxes on average each year for different property types.

#### Historic Homes Recently For Sale - 2020 DuPage County Property Tax Information


Address	Property Size	Fair Market Value	Assessed Value (Land + Building)	Total Tax Bill	Village Portion of Tax Bill
<b>420 S. Park Avenue</b>	0.58 acres	\$2,369,900	\$789,900	\$39,706.00	<b>\$2,889.70</b>
<b>202 E. 4th Street</b>	1.03 acres	\$2,501,400	\$833,700	\$42,193.68	<b>\$3,070.76</b>
<b>114 S. Stough Street</b>	0.56 acres	\$777,440	\$320,810	\$16,353.94	<b>\$1,190.19</b>
<b>132 N. Vine Street</b>	0.11 acres	\$395,200	\$131,720	\$6,153.96	<b>\$447.86</b>
<b>306 E. 1st Street</b>	0.57 acres	\$1,700,000	\$566,610	\$28,578.22	<b>\$2,079.85</b>
<b>14 S. Park Avenue</b>	0.27 acres	\$721,000	\$240,300	\$11,689.04	<b>\$850.70</b>
<b>121 S. County Line (Cook County)</b>	0.68 acres	\$1,775,590	\$177,559	\$38,375.67	<b>\$2,535.48</b>

#### Historic Buildings in the Downtown - 2020 DuPage County Property Tax Information

Address	Property Size	Assessed Value (Land + Building)	Total Tax Bill	Village Portion of Tax Bill
<b>33-37 S. Washington Street - Starbucks</b>	0.11 acres	\$463,370	\$24,806.98	<b>\$1,719.10</b>
<b>101 S. Washington Street - Marcus</b>	0.11 acres	\$432,250	\$23,140.94	<b>\$1,603.64</b>
<b>42 S. Washington Street</b>	0.07 acres	\$312,140	\$16,710.74	<b>\$1,158.03</b>
<b>50 S. Garfield Avenue - Dips &amp; Dogs</b>	0.14 acres	\$116,390	\$6,231.06	<b>\$431.80</b>
<b>112-14 S. Washington Street - Vistro</b>	0.19 acres	\$462,130	\$24,740.60	<b>\$1,714.49</b>



Example – 420 S. Park Avenue. The table below shows the breakdown of the property taxes collected for 420 S. Park. The Village property tax portion collected in 2020 was \$2,889.70. Although the annual tax amount will slightly change each year (and most likely slightly increase alongside an increase in the assessed value), for the purposes of providing an estimate of the potential loss in revenue to the Village, the 2020 property tax amount was used in the calculation for all 5 years that the rebate would theoretically be extended. If the Village portion of the property taxes for 420 S. Park was rebated for 5 years with an approved project by the HPC and Village Board, the property owner would save roughly \$14,448.85 over the total 5 years.

420 S. Park Avenue – Property Tax Information				
 <ul style="list-style-type: none"> <li>• Building Size: 6,765 Square Feet</li> <li>• Property Size: 0.58 acres</li> <li>• Interior: 6 Bedrooms, 6 Full Bathrooms, 1 Partial Bathrooms</li> <li>• Current Sale Price: \$2,199,000</li> <li>• Assessed Value: \$789,900</li> </ul>	Tax Body	2019	2020	2020 Tax Distribution
	Grade School District 181	\$19,267.54	\$18,413.97	46.376%
	High School District 86	\$12,032.87	\$12,572.99	31.665%
	<b>Village of Hinsdale</b>	<b>\$2,781.52</b>	<b>\$2,889.70</b>	<b>7.278%</b>
	College of DuPage	\$1,577.60	\$1,646.72	4.147%
	County of DuPage	\$1,236.14	\$1,253.23	3.156%
	Hinsdale Public Library	\$1,192.82	\$1,240.00	3.123%
	DuPage Forest Preserve District	\$927.66	\$938.56	2.364%
	Downers Grove Township RD	\$380.92	\$394.89	0.995%
	Downers Grove Township	\$232.28	\$240.67	0.606%
	DuPage County Airport Authority	\$105.31	\$115.27	0.290%
	<b>Total Tax Bill</b>	<b>\$39,734.66</b>	<b>\$39,706.00</b>	<b>--</b>

Possible Financial Impacts. The tables below show the total costs or loss in property tax revenue to the Village over 5 years for different examples of historic single-family homes and buildings in the downtown based on the property tax bill in 2020.

Historic Single-Family Residential Properties				
Address	Assessed Value (Land + Building)	Total Tax Bill	Village Portion of Tax Bill (2020)	Total Cost Over 5 Years
<b>420 S. Park Avenue</b>	\$789,900	\$39,706.00	\$2,889.70	\$14,448.50
<b>202 E. 4th Street</b>	\$833,700	\$42,193.68	\$3,070.76	\$15,353.80
<b>114 S. Stough Street (Two PINs)</b>	\$320,810	\$16,353.94	\$1,190.19	\$5,950.95
<b>306 E. 1st Street</b>	\$566,610	\$28,578.22	\$2,079.85	\$10,399.25
<b>14 S. Park Avenue</b>	\$240,300	\$11,689.04	\$850.70	\$4,253.50
<b>121 S. County Line (Cook County)</b>	\$177,559	\$38,375.67	\$2,535.48	\$12,677.40
<b>Average</b>			<b>\$1,866.36</b>	<b>\$10,513.90</b>



Historic Mixed-Use Buildings in the Downtown				
Address	Assessed Value (Land + Building)	Total Tax Bill	Village Portion of Tax Bill (2020)	Total Cost Over 5 Years
33-37 S. Washington Street - Starbucks	\$463,370	\$24,806.98	\$1,719.10	\$8,595.50
101 S. Washington Street - Marcus	\$432,250	\$23,140.94	\$1,603.64	\$8,018.20
42 S. Washington Street	\$312,140	\$16,710.74	\$1,158.03	\$5,790.15
112-14 S. Washington Street - Vistro	\$462,130	\$24,740.60	\$1,714.49	\$8,572.45
<b>Average</b>			<b>\$1,325.41</b>	<b>\$7,744.08</b>

Financial Impact – Cost of Five Rebates Approved in a Year. If the Village approved five (5) property tax rebates in a year, the annual loss in revenue is estimated as follows based on land use type:

- Single-Family: Average of \$10,513.90 in property tax rebates x 5 approved cases = \$52,569.50
- Downtown Mixed-Use: Average of \$7,744.08 in property tax rebates x 5 approved cases = \$38,720.38

It should be noted that the estimates for the annual impact each year depends on the prior number of rebates approved (the overall number would compound every year). Based on the estimates above, the program will result in a decrease in revenue, but additional program details need to be determined to estimate the impact, such as if both historic residential and commercial properties will be allowed to participate or be eligible and if there will be a minimum investment for improvements.

4. **Expedited & Streamlined Processes** - The Village would offer expedited processing of building permits and other planning and zoning applications such as for Variations, Landmark Designation, Certificate of Appropriateness, Exterior Appearance / Site Plan Review, and Signage.

Possible Financial Impacts. Overall, this incentive will likely cause a minimal decrease to revenue. However, there may be a need to send out reviews to outside consultants / plan reviewers depending on staff workload and processing time, particularly if this incentive is open to commercial permit applications. The use of consultants would increase costs to the Village.





# VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

## PLAN COMMISSION APPLICATION

### I. GENERAL INFORMATION

#### **Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_ / \_\_\_\_\_

E-Mail: \_\_\_\_\_

#### **Owner**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_ / \_\_\_\_\_

E-Mail: \_\_\_\_\_

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_ / \_\_\_\_\_

E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_ / \_\_\_\_\_

E-Mail: \_\_\_\_\_

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

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: \_\_\_\_\_

Property identification number (P.I.N. or tax number): \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Brief description of proposed project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

General description or characteristics of the site: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Existing zoning and land use: \_\_\_\_\_

Surrounding zoning and existing land uses:

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

Proposed zoning and land use: \_\_\_\_\_

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Map and Text Amendments 11-601E

Amendment Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* Must provide actual square footage number and percentage.

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



## 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 8<sup>th</sup> day of February, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kathleen A. Gargano  
Signature of applicant or authorized agent

Kathleen A. Gargano  
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 8<sup>th</sup> day of  
February, 2022.

Christine M. Bruton  
Notary Public







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

**Must be accompanied by completed Plan Commission Application**

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

**Address of the subject property** N/A

**Description of the proposed request:** Map Amendment to Establish a Historic Overlay District alongside concurrent Text Amendment - Request by the  
**REVIEW CRITERIA** Village of Hinsdale

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

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

1. The consistency of the proposed amendment with the purpose of this Code.  
The proposed Map Amendment would create a Historic Overlay District and associated regulations in order to offer a suite of incentives to identified historically significant properties throughout the Village to encourage historic preservation and preserve the character of the community.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.  
The amendment would create a Historic Overlay District that includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, and R-6 Districts are excluded.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.  
The selected districts are comprised of a mix of land uses, including single-family detached homes, commercial, office, institutional, attached residential, and government uses. Of note, over the past decades, there has been a trend of redevelopment that have resulted in the demolition of historic single-family homes.



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

There are no known diminishing impacts to properties in the Historic Overlay District. The incentives offered are voluntary in nature. Properties on the Historically Significant Structures Property List, to be determined in the future per the proposed regulations, may financially gain from the incentives.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

There are no known diminishing impacts to properties included in the Historic Overlay District. The intent is to help encourage property owners to pursue historic preservation efforts instead of demolition on a voluntary basis in the Village.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

No known impact. Properties on the Historically Significant Structures Property List (to be determined) and in the R-1, R-2, R-3, and R-4 Districts may be able to take advantage of alternative zoning regulations. The bulk regulations and uses in the base districts will otherwise remain in effect.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

There are no known impacts to the value of adjacent properties.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed amendment will not impact the future development of adjacent properties.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

There are no proposed changes to the permitted land uses for properties in the Historic Overlay District. The underlying zoning district regulations will remain in effect.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

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

N/A



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

N/A

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

The Village intends to offer voluntary incentives to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. The Overlay District is intended to help further protect historic buildings threatened by demolition.

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

Historic or significant properties appear to be located in the R-1, R-2, R-3, R-4, B-1, B-2, B-3, O-1, O-2, IB, HS, OS Districts. The O-3, B-3, R-5, and R-6 Districts have been excluded from the Historic Overlay District as there do not appear to be abundant historic properties. Following the creation of the Overlay District, a Historically Significant Structures Property List will be created in accordance with the proposed review process included in the draft code language. These properties will be identified as important to the Village and worthy of preserving. Property owners may be able to utilize a suite of preservation incentives to assist with building addition or renovation projects or other preservation efforts.





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

**Must be accompanied by completed Plan Commission Application**

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

**Address of the subject property** N/A

**Description of the proposed request:**

**REVIEW CRITERIA**

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

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

1. The consistency of the proposed amendment with the purpose of this Code.  
The Text Amendments are intended to create a Historic Overlay District and associated regulations in order to offer a suite of incentives to identified historically significant properties throughout the Village to encourage historic preservation and preserve the character of the community.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.  
The Map Amendment would create an overlay district that includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, and R-6 Districts are excluded.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.  
The selected districts are comprised of a mix of land uses, including single-family detached homes, commercial, office, institutional, attached residential, and government uses. Of note, over the past decades, there has been a trend of redevelopment that have resulted in the demolition of historic single-family homes.



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

There are no known diminishing impacts to properties in the Historic Overlay District. The incentives offered are voluntary in nature. Properties on the Historically Significant Structures Property List, to be determined in the future per the proposed regulations, may financially gain from the incentives.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

There are no known diminishing impacts to properties included in the Historic Overlay District. The intent is to help encourage property owners to pursue historic preservation efforts instead of demolition on a voluntary basis in the Village.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

No known impact. Properties on the Historically Significant Structures Property List (to be determined) and in the R-1, R-2, R-3, and R-4 Districts may be able to take advantage of alternative zoning regulations. The bulk regulations and uses in the base districts will otherwise remain in effect.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

There are no known impacts to the value of adjacent properties.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed amendment will not impact the future development of adjacent properties.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

There are no proposed changes to the permitted land uses for properties in the Historic Overlay District. The underlying zoning district regulations will remain in effect.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

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

N/A



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

N/A

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

The Village intends to offer voluntary incentives to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. The Overlay District is intended to help further protect historic buildings threatened by demolition.

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

Historic or significant properties appear to be located in the R-1, R-2, R-3, R-4, B-1, B-2, B-3, O-1, O-2, IB, HS, OS Districts. The O-3, B-3, R-5, and R-6 Districts have been excluded from the Historic Overlay District as there do not appear to be abundant historic properties. Following the creation of the Overlay District, a Historically Significant Structures Property List will be created in accordance with the proposed review process included in the draft code language. These properties will be identified as important to the Village and worthy of preserving. Property owners may be able to utilize a suite of preservation incentives to assist with building addition or renovation projects or other preservation efforts.