

HINSDALE PLAN COMMISSION

RE: 718N. York Road – Women's Choice Services – Design Review Permit for signage

DATE OF PLAN COMMISSION REVIEW: February 10 and March 10, 2010

DATE OF ZONING AND PUBLIC SAFETY REVIEW: March 23, 2010

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Doyle Signs (the "Applicant") submitted an application on behalf of Women's Choice Services to the Village of Hinsdale for a Design Review Permit to allow the installation of one wall and one ground sign at 718 N. York Road (the "Subject Property").
2. The Subject Property is zoned in the O-2 Limited Office District and in the Design Review Overlay District.
3. The petitioner is proposing to install a new wall sign and a new monument sign for Women's Choice Services at 718 N. York Road.
4. On February 10, 2010, the Plan Commission recommended changes to the proposed monument sign.
5. At the March 10, 2010 Plan Commission meeting, the applicant presented revisions to the commission for the proposed monument sign.
6. The Plan Commission finds that the application complies with the standards set forth in Section 9-106 of the Hinsdale Zoning Code governing signage.
7. The Plan Commission finds that the application complies with the standards set forth in Section 11-605 of the Hinsdale Zoning Code pertaining to the Design Overlay District.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, on a vote of eight "Ayes," zero "Nays," and one "Absent" recommends that the President and Board of Trustees approve the Design Review permit for signage, which included the approval of monument sign and one wall sign, located at 718 N. York for Women's Choice Services.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2010.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
Gina Hassett, Director of Parks and Recreation
Date: March 24, 2010
Re: 550 Walnut Street – Peirce Park Dugouts

REQUEST

The petitioner, Village of Hinsdale's Parks and Recreation Department, is requesting exterior appearance and site plan review to allow for the installation and replacement for new dugout roofs on the existing dugouts at Peirce Park. The proposal includes covering the dugouts on the east side of Peirce Park that run along 294, and are not currently covered and replacing the roofs that are existing along Mills Street. The dugouts that currently contain roofs would be replaced in like and kind to what already exists, and the proposed dugout roofs that do not currently exist, would be identical to those being replaced, as illustrated in the attached documents.

Cc: President Cauley and the Village Board of Trustees
David Cook



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Please Note: You MUST complete and attach all appropriate applications and standards applicable to your specific request to this application.

Applicant

Name: Village of Hinsdale – Parks and Rec. Dept

Address: 19 E. Chicago Ave.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 789-7090 /

E-Mail: ghasset@villageofhinsdale.org

Owner

Name: Same as applicant

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) Gina Hassett, Director of Parks and Recreation
- 2) Kurt Lindemann, Recreations Supervisor
- 3) Sean Gascoigne, Village Planner

II. SITE INFORMATION

Address of subject property: 550 Walnut Street (Peirce Park)

Property identification number (P.I.N. or tax number): 18-06-316-(001-020) and 18-06-320-001

Brief description of proposed project: Installation of new dugout roofs and replacement of certain dugout roofs at Peirce Park.

General description or characteristics of the site: Park with sports fields

Existing zoning and land use: OS – Open Space District

Surrounding zoning and existing land uses:

North: R-4, Single Family Residential

South: IB, Institutional Buildings and R-4 Single Family

East: 294 Tri-State and Railroad

West: HS-Health Services District

Proposed zoning and land use: No Change

Existing square footage of property: 6.87 acres

Existing square footage of all buildings on the property: N/A square feet

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

☒ Site Plan Disapproval 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 proposed request: 550 Walnut Street

The following table is based on the OS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	No minimum per 7-210E(2)	2.14 Acres (Pierce West)/6.87 Total
Minimum Lot Depth	No minimum per 7-210E(2)	250 ft. deep at baseball field
Minimum Lot Width	No minimum per 7-210E(2)	805 ft.
Building Height	N/A	N/A
Number of Stories	N/A	N/A
Front Yard Setback	No setback required per 7-210E(2)	N/A
Corner Side Yard Setback	No setback required per 7-210E(2)	N/A
Interior Side Yard Setback	No setback required per 7-210E(2)	N/A
Rear Yard Setback	No setback required per 7-210E(2)	N/A
Maximum Floor Area Ratio (F.A.R.)*	.20	.05
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	57 (assuming 18 players per field)	87 (includes 20 four hour spots along Count Line, but does not include unmarked street parking)
Parking front yard setback	No setback required per 7-210E(2)	N/A
Parking corner side yard setback	No setback required per 7-210E(2)	N/A
Parking interior side yard setback	No setback required per 7-210E(2)	N/A
Parking rear yard setback	No setback required per 7-210E(2)	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	15'-0"	< 15'-0"

* 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 9th day of March, 2010, I/we have read the above certification, understand it, and agree to abide by its conditions.

Village of Hinsdale
David Clark
Signature of applicant or authorized agent

Signature of applicant or authorized agent

David Clark
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 9th day of

March



Christine M. Bruton
Notary Public



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

Address of proposed request: 550 Walnut (Pierce Park)

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. N/A
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. The same as the existing dugouts that will be replaced.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. The same as the existing dugouts that will be replaced.
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. N/A

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The same height or lower than the existing dugouts with roofs
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
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. N/A
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. N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
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. N/A
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 dugout roofs that are to be replaced will be exactly the same as what currently exists and the new roofs will be identical to those that are already there and will be replaced.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. N/A
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. No larger than the existing structures.

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 non-directional character.

N/A

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.

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. N/A
2. The proposed site plan interferes with easements and rights-of-way. N/A
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.
Replacing and adding roofs do not interfere with any of the above
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The dugouts already exist
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.
N/A

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

N/A

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. The dugouts already exist and roofs will be replaced or added.
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. N/A
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. N/A
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. N/A
11. The proposed site plan does not provide for required public uses designated on the Official Map. N/A
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. No, the dugouts already exist

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: Village of Hinsdale – Parks and Recreation Dept.

Owner's name (if different): _____

Property address: 550 Walnut Street

Property legal description: [attach to this form]

Present zoning classification: OS

Square footage of property: 6.87 acres

Lot area per dwelling: N/A

Lot dimensions: varies

Current use of property: Park (ball fields, shelters and play equipment)

Proposed use: ☐ Single-family detached dwelling
☒ Other: Park and Sports Fields (same as existing)

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

Brief description of request and proposal:

The Village of Hinsdale is seeking Site Plan Review and Exterior Appearance approval to allow for the installation of new dugout roofs on certain dugouts and replacement of existing roofs already on the other dugouts.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:

interior side(s)

N/A

N/A / N/A

N/A

N/A / N/A

Provided:

Required by Code:

corner side
rear

N/A

N/A

Setbacks (businesses and offices): N/A

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

1

1

N/A per Section
7-210E(2)

Building heights:

principal building(s):

N/A

N/A

accessory building(s):

<15'

15'

Maximum Elevations:

principal building(s):

N/A

N/A

accessory building(s):

N/A

N/A

Dwelling unit size(s):

N/A

N/A

Total building coverage:

N/A

N/A

Total lot coverage:

N/A

N/A

Floor area ratio:

<.5

.20

Accessory building(s):

N/A

Spacing between buildings:[depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

Number of off-street parking spaces required: 57 Spaces (87 provided)

Number of loading spaces required: N/A

Statement of applicant:

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

By:

[Signature]
Applicant's signature

David J. Clod
Applicant's printed name

Dated:

3/9, 2010

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Plan Commission File for 550 Walnut Street – Village of Hinsdale/Peirce Park regarding Exterior Appearance/Site Plan Review in 2010, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Village of Hinsdale, Parks and Recreation Department

Address or description of subject property:

550 Walnut Street, Peirce Park

Use or proposal for subject property for which certificate is issued:
Installation and replacement of new dugout roofs at Peirce Park

Plans reviewed, if any: *See attached plans, if any.* - See Plan Commission File for 550 Walnut Street, Village of Hinsdale/Peirce Park, regarding Exterior Appearance/Site Plan Review in 2010.

Conditions of approval of this certificate:

The Board of Trustee's adopt an Ordinance that grants the following requests:

- Section 11-606 of the Hinsdale Zoning Code pertaining to the Exterior Appearance Review.
- Section 11-604 of the Zoning Code governing Site Plan Review.

Note: other conditions may be attached to approval of any pending zoning application.

NOTE ALL OF THE FOLLOWING CAREFULLY:

This approval granted in this certificate has been granted based on the information provided to the Village and the Village's understanding of the facts and circumstances related to the proposal at this time. If (a) any information provided to the Village changes, (b) any new information is becomes available or is discovered, or (c) the Village's understanding of the facts and circumstances otherwise changes, then this certificate may be rescinded.

This certificate does not signify Building Code Review or approval and is not authorization to undertake any work without such review and approval where either is required. See the Hinsdale Building Code for details.

Before any structure to which this certificate is applicable may be occupied or used for any purpose, a Certificate of Occupancy must be obtained. See Section 11-402 of the Hinsdale Zoning Code and the Hinsdale Building Code for details.

Subject to an extension of time granted pursuant to the Hinsdale Zoning Code, this certificate shall become null and void six months after the date on which it was issued unless construction, reconstruction, remodeling, alteration, or moving of a structure is commenced or a use is commenced.

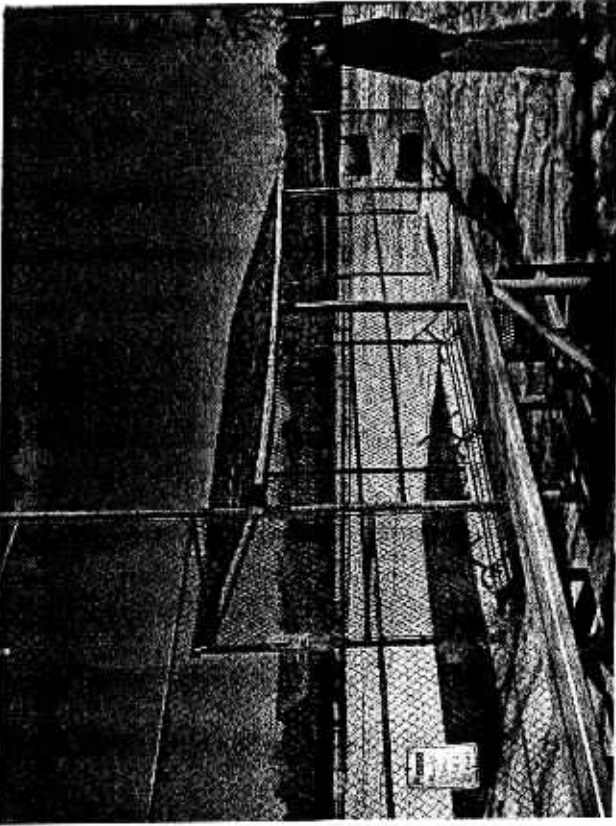
If this certificate is issued in violation of the provisions of the Hinsdale Zoning Code, whether intentionally, negligently, or innocently, then it shall be void *ab initio* and shall give rise to no rights whatsoever.

By:

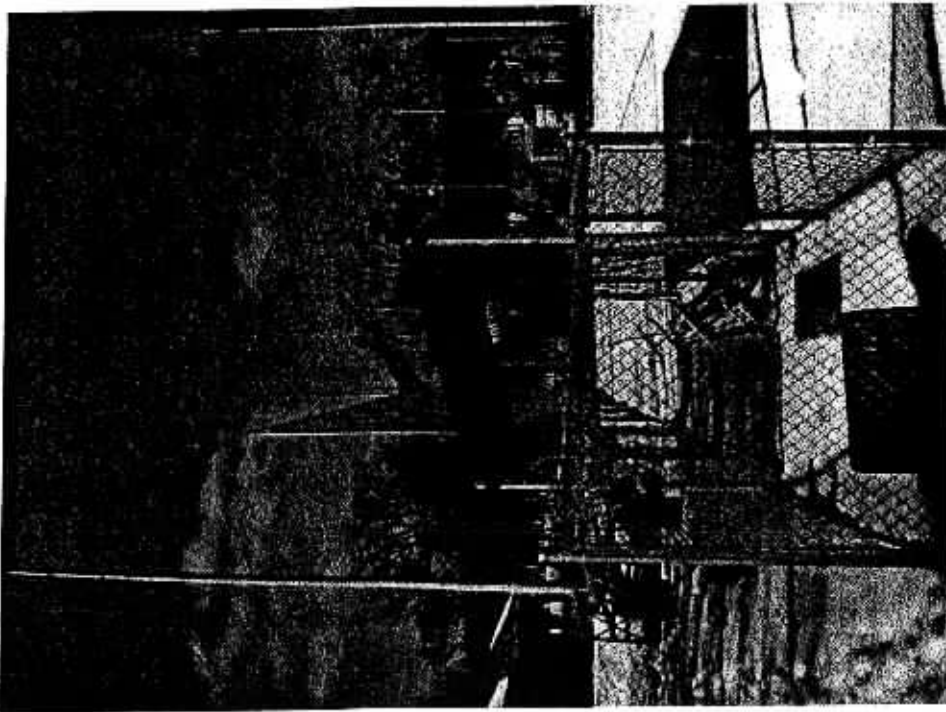
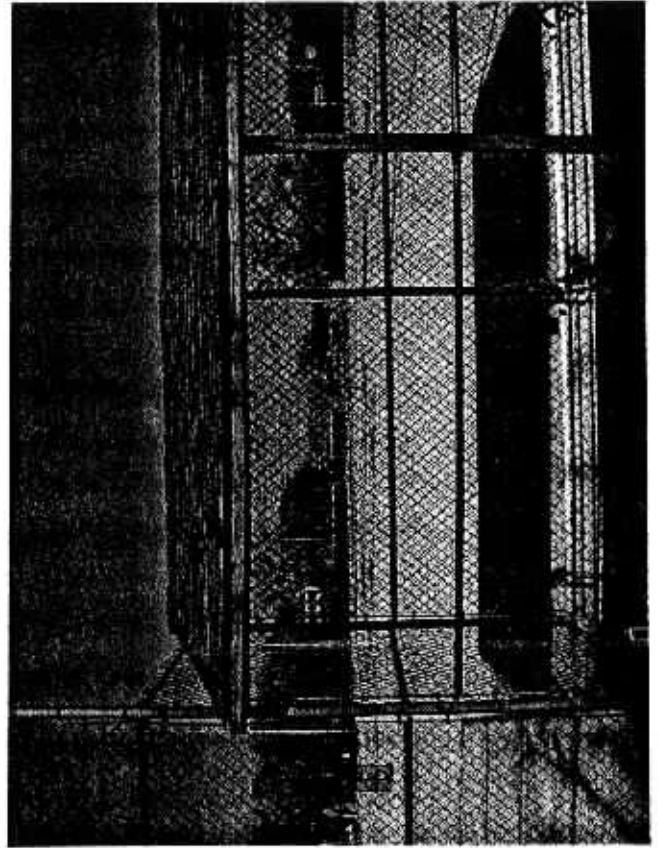

Village Manager

Dated:

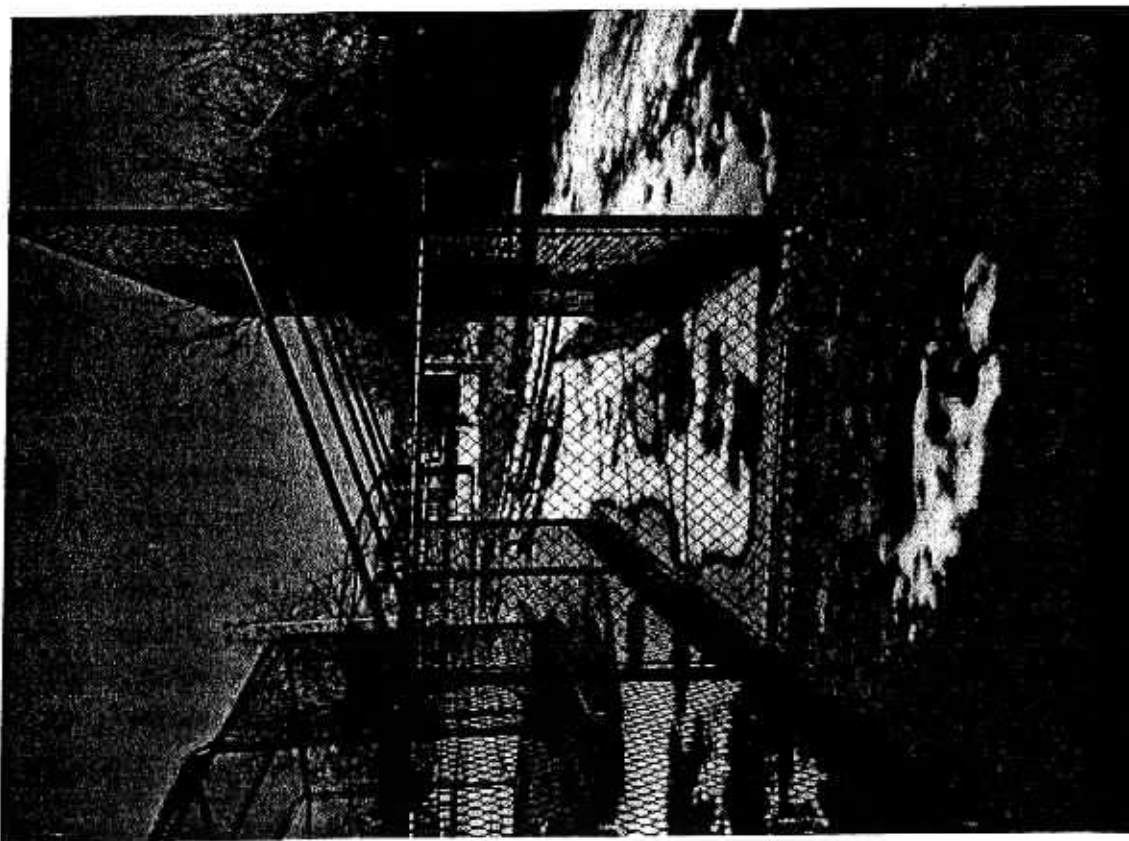
3/10, 2010



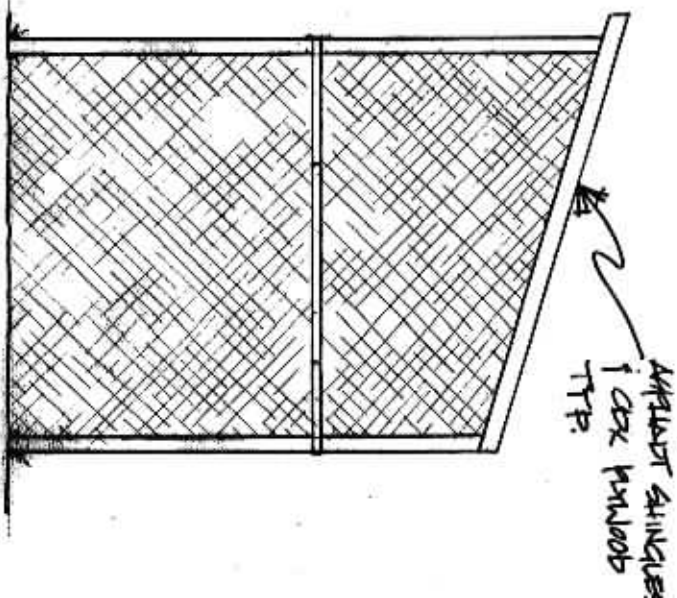
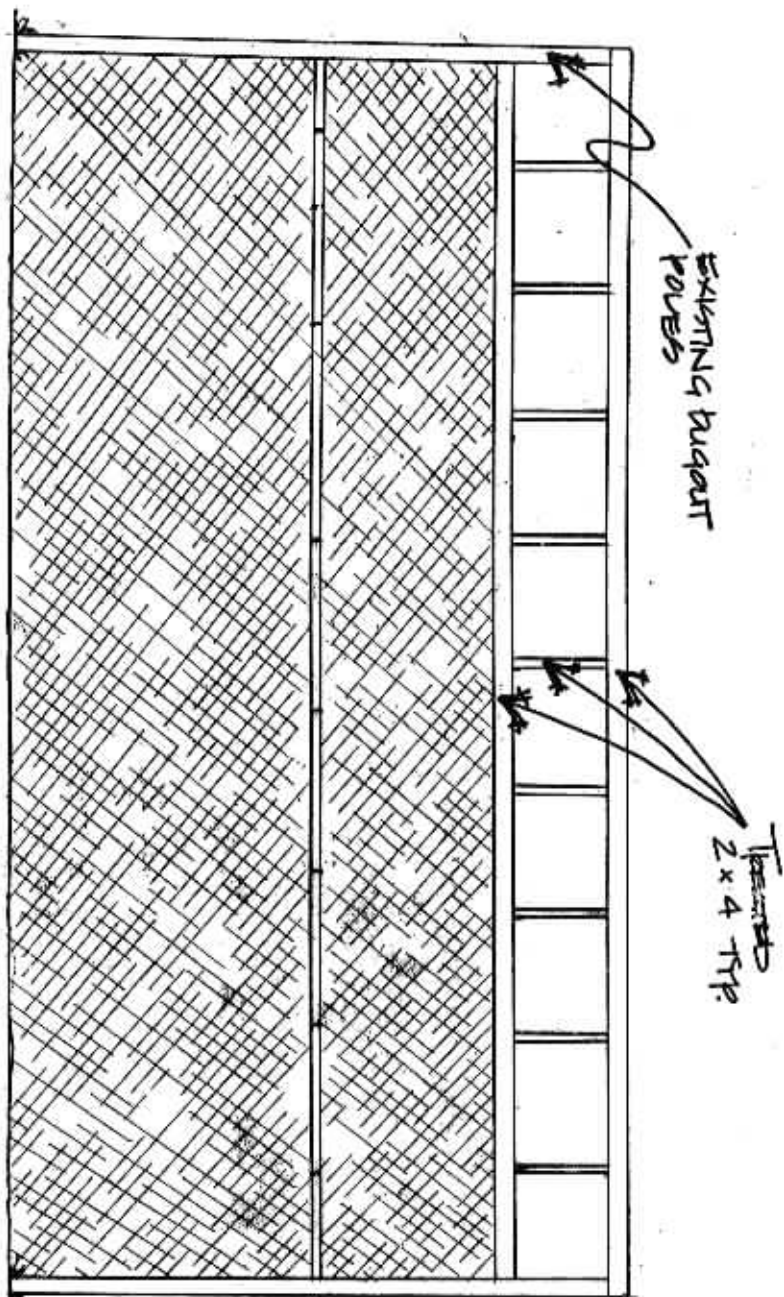
**Western Fields to Replace
Existing Roofs**



**Eastern Fields to Install
New Roofs**



REPLACE RAMP - 750 WALKOUT



SCALE: 1/2" = 1'