

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
APRIL 14, 2010
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:34 p.m., Wednesday, April 14, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Johnson, Commissioner Stifflear, Commissioner Sullins, Commissioner Moore and Commissioner Crnovich,

ABSENT: Commissioner Brody, Commissioner Nelson and Commissioner Kluchenek

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the March 10, 2010 meeting. Commissioner Johnson motioned to approve the minutes of March 10, 2010. Commissioner Moore seconded. The motion passed unanimously.

The Plan Commission reviewed the minutes from the March 24, 2010 meeting. Commissioner Johnson motioned to approve the minutes of March 24, 2010. Commissioner Moore seconded. The motion passed unanimously.

Findings and Recommendations

A-01-2010 – 550 Walnut Street (Peirce Park) – Village of Hinsdale Parks and Recreation Department – Replacement of Certain Existing Dugout Roofs and Installation of New Dugout Roofs.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Discussion between the Plan Commission members took place over the details that were included in the findings language. Commissioner Moore motioned to approve the findings and recommendations for case A-01-2010 – 550 Walnut Street (Peirce Park) – Village of Hinsdale Parks and Recreation Department – Replacement of Certain Existing Dugout Roofs and Installation of New Dugout Roofs. Commissioner Crnovich seconded. The motion passed unanimously.

Sign Permit Review

13 W. First Street – Sweet Ali's – One Wall Sign

Mr. Gascoigne stated this sign was code compliant and that it was at the discretion of the Plan Commission as to whether they wanted a representative present to answer any questions and ultimately approve the sign. The Commission was comfortable voting without the petitioner

Plan Commission Minutes

April 14, 2010

St. –Sweet Ali's Gluten Free Bakery. Commissioner Stifflear seconded. The motion passed unanimously.

18 W. First Street – Splendor – One Wall Sign

The Plan Commission discussed the characteristics and design of this sign. Commissioner Stifflear questioned if different shades of the same color would count towards the total count and maximum of three colors for each sign. Mr. Gascoigne stated the code does not delineate between different shades of a color on a sign and it is at the discretion of the Plan Commission for approval in a case-by-case basis as to whether the use of different shades were appropriate. Commissioner Crnovich motioned for the approval of one wall sign located at 18 W. First St. – Splendor. Commissioner Sullins seconded. The motion passed unanimously.

5 W. Second Street – Surjan Dental – One Wall Sign

The sign applicant, Mr. Surjan, presented a brief summary of the sign details and design. General discussion took place regarding the location, size, and design of the sign. Chairman Byrnes expressed his concerns with the size of the sign and questioned if the sign was code compliant. Mr. Gascoigne stated the sign was code compliant and plenty of available signage was still available for other tenants. The Plan Commission continued to discuss the possibility of relocating the sign and also centering it but ultimately chose to let tenant determine between the two locations. Commissioner Moore motioned for the approval of one wall sign located at 5 W. Second St. with the condition that the applicant also be approved for his business to be identified on the tenant sign at the entrance of the building if he so chooses to locate it there as well. Commissioner Johnson seconded. The motion passed unanimously.

110 Chestnut Street – Velvet Touch Pet Grooming – One Wall Sign

The Plan Commission discussed the details of the proposed sign and questioned why part of the name of the business was not included. Mr. Gascoigne stated the sign was code compliant he could only speculate and didn't really know why the applicant did not include the actual business name. Chairman Byrnes asked for any objections to the sign before asking for a motion. Commissioner Sullins motioned for the approval of one wall sign located at 110 Chestnut Street – The Velvet Touch. Commissioner Stifflear seconded. The motion passed unanimously.



Adjournment

Commissioner Johnson moved to adjourn. Commissioner Sullins seconded and the meeting adjourned at 7:51 p.m. on April 14, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner 
David Cook, Village Manager
Date: June 9, 2010
Re: Scheduling Public Hearing for Case A-09-2010
Applicant: Village of Hinsdale
Request: Text Amendment to Section 5-110G (Bulk, Space, And Yard Requirements), of the Hinsdale Zoning Code as it relates to existing non-conforming structures in the B-2, Central Business District.

The Applicant, the Village of Hinsdale, has submitted an application to amend Section 5-110G of the Village of Hinsdale Zoning Code, as it relates to existing non-conforming structures in the B-2 Central Business District, and the allowance for them to be rebuilt to their current standing.

On April 20th, 2010 a text amendment brought forth by Karl Weber, regarding overall building height in the B-2 Business District was approved by the Village Board. Following the approval of this text amendment, concern was expressed and interest shown regarding the ability to maintain the current status of the buildings downtown and their ability to be rebuilt to their current status, regardless of why the structures were being rebuilt or altered. As a result of these concerns the Village Attorney and staff have recommended the following language to provide downtown building owners the ability to alter or rebuild their existing buildings to the same degree that they exist today.

Below is draft language proposed by the applicant that would amend the Zoning Code that would allow for building owners in the downtown to rebuild a new building to their current standing:

Alteration, Renovation, Repair or Reconstruction of Certain Principal Structures

Existing Before April 20, 2010: A principal structure that as of April 20, 2010 exceeds two (2) stories and/or thirty (30) feet in height, as that term is defined under the Code, may be altered, renovated, repaired or reconstructed to the same specifications that existed on April 20, 2010, including but not limited to the height, lot coverage and setback of said structure, notwithstanding the non-conformance of the structure before and after the alteration, renovation, repair or reconstruction; provided, however, the protection afforded by this paragraph shall no longer apply to any such structure that is brought into conformance after April 20, 2010.

On May 18th, the Village Board of Trustees moved, on a 6-0 vote, to recommend the aforementioned request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

It is requested that the public hearing be scheduled for July 14, 2010.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook, Village Manager



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: Text Amendment to Article V (Business Districts), Section 5-110G (Bulk, Space, And Yard Requirements) as it relates to existing non-conforming structures in the B-2, Central Business District

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 proposed text amendment would allow the current structures in the downtown to rebuild to the exact same state that they exist today.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
The proposed text amendment would only affect the B-2 District

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.

Recent text amendment approved to reduce overall building height to 30' or two stories

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. Allowing the structures to rebuild to their current state should not

diminish the value of the properties.

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

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

the B-2 District to maintain the existing character of the downtown as it currently exists.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. The proposed text amendment should not affect the value of adjacent properties

and should help to preserve them.

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. Future development should not be affected by the

proposed amendment.

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

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 proposed text amendment would provide the opportunity to maintain the current conditions of the existing downtown.

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. N/A



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Ave.
City/Zip: Hinsdale, Il. 60521
Phone/Fax: (630) 789-7030 /
E-Mail:

Owner

Name: N/A
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) Robert McGinnis, Director of Community Development
- 2) Sean Gascoigne, Village Planner
- 3) David Cook, Village Manager

II. SITE INFORMATION

Address of subject property: N/A

Property identification number (P.I.N. or tax number): _____ - _____ - _____ - _____

Brief description of proposed project: Text Amendment to Article V, Section 5-110G (Bulk, Space, And Yard Requirements), as it relates to existing non-conforming structures in the B-2, Central Business District.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A South: N/A

East: N/A West: N/A

Proposed zoning and land use: N/A

Existing square footage of 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: Article V, Section 5-
110 regarding existing structures in the B-2.

- ☐ **Planned Development 11-603E**

- ### ☐ Development in the B-2 Central Business District Questionnaire

- ☐
- Major Adjustment to Final Plan Development

TABLE OF COMPLIANCE

Address of subject property: N/A

The following table is based on the N/A Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	<div style="border: 1px solid black; padding: 10px; text-align: center;"> Text Amendment: Not Applicable </div>	
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 12th day of May, 2010, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

DAVID C. COOK
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

[Signature]
Name of applicant or authorized agent


SUBSCRIBED AND SWORN
to before me this 12th day of May, 2010

[Signature]

Notary Public

OFFICIAL SEAL
CHRISTINE M BRUTON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/30/14

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: June 9, 2010
Re: Sign Review – 52 S. Washington Street – Green Goddess

SIGN PERMIT REVIEW

The applicant is proposing a wall-mounted sign on the subject building. The site is located on the west side of Washington Street, and is zoned B-2 Central Business District.

The property currently does not contain a sign and is proposing to install one above the entrance to the tenant space and faces east as depicted in the attached photo. The new sign would be 24 square feet and would be green, brown and cream, as illustrated on the attached exhibits.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the B-2 District and allows a maximum of 25 square feet for each business. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

Attachment

Cc: President Cauley and Board of Trustees
David Cook, Village Manager



1548 Ogden Avenue • Downers Grove, IL 60515
P: 630.515.1085 • F: 630.515.1087
E-Mail: info@signsnowdownersgrove.com

CLIENT:

Green Goddess

CONTACT:

Elyse Rembos

ADDRESS:

52 S. Washington
Hinsdale, IL

PHONE:

630-233-4102

FAX/E-MAIL:

erembos@gnl.com

ORDER INFORMATION:

Size: 130"W X 26.5"H Qty: 1

MATERIAL/MEDIA:

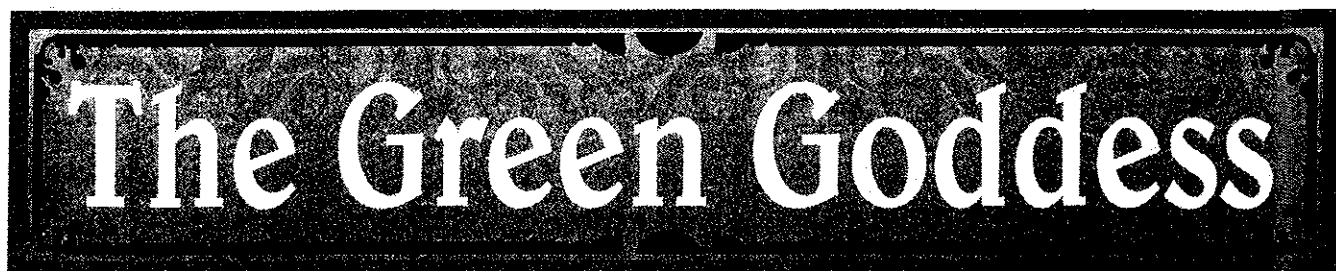
1" DEEP ALUMINUM PAN FACE WITH ALUMINUM
ANGLE AND BRACKETS FOR MOUNTING TO
MANSARD ROOF WITH DIGITALLY PRINTED
GRAPHIC (GREEN, BEIGE, DARK BROWN, &
OFF-WHITE) WITH WOOD FRAME AROUND PE-
RIMETER OF PANFACE

Design: JHG | Date: 05/06/10



25% Scale

130"



26.5"

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

Applicant

Name: ELYCE REMBOS
Address: 311 N. MONROE ST
City/Zip: HINSDALE, IL
Phone/Fax: (630) 455-1455 / 1148
E-Mail: _____
Contact Name: ELYCE REMBOS

Contractor

Name: SIBBS DRW
Address: 1548 DODDEN AVE
City/Zip: DOWNERS GROVE, IL
Phone/Fax: (630) 515-1085 / 515-1087
E-Mail: info@signsnowdownersg-ill.com
Contact Name: JIM KRICK

ADDRESS OF SIGN LOCATION:

52 S. WASHINGTON

ZONING DISTRICT:

BUSINESS

Sign Type:

- ☒ Permanent ☐ Temporary
☐ Ground Sign
☒ Wall Sign
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 24 (26.5' x 130")
Overall Height from Grade: 1.72 Ft.
Proposed Colors (Maximum of Three Colors):
① GREEN ② BEIGE
③ DARK BROWN
Type of Illumination: NONE
Foot Candles: NONE

Site Information:

Lot/Street Frontage: 24'
Building/Tenant Frontage: 24'
Existing Sign Information:
Business Name: _____
Size of Sign: _____ Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Elyce Rembos
Signature of Applicant

5/7/10
Date

Jim Krick
Signature of Building Owner

5/7/10
Date


FOR OFFICE USE ONLY:

Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: June 9, 2010
Re: Sign Review – 21 W. Second Street – US Bank

SIGN PERMIT REVIEW

The petitioner is requesting to switch out existing signage for the purpose of re-branding. The former Park National Bank is now US Bank and is requesting to replace two wall-mounted signs and reface an existing monument sign at the property known as 21 W. Second Street. The property is located in the O-2 Limited Office District and is improved with an existing bank.

The wall signs would be located in the exact same location as the existing Park National Bank signs but would be significantly smaller, as identified in the attached illustrations. The first wall sign would be about 3.15 square feet and has an overall height of approximately 18'-0". The second wall sign would be about 9.6 square feet and has an overall height of approximately 19'-0". The monument sign logo to be replaced is approximately 5.9 square feet. The signage will consist of the US Bank corporate logo which is red and white, as illustrated in the attached exhibit. According to the submitted applications, only one of the wall signs is proposed to be illuminated.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the O-2 District and maximum square footage is one square foot per foot of building frontage, up to a maximum of one hundred square feet. The maximum overall height of a wall sign is not more than 20 feet or no higher than the bottom of any second floor window, whichever is less. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

Attachment

Cc: President Cauley and the Village Board of Trustees

David Cook, Village Manager

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

Applicant

Name: Doyle Signs, Inc.
Address: 232 W. Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@Doylesigns.com
Contact Name: Lisa Neal (agent)

Contractor

Name: Doyle Signs, Inc.
Address: 232 W. Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@doylesigns.com
Contact Name: Lisa Neal (agent)

ADDRESS OF SIGN LOCATION:

21 W. 2nd Street

ZONING DISTRICT:

Sign Type:

- ☒ Permanent ☐ Temporary
☐ Ground Sign
☐ Wall Sign
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 3.15 (3'6 1/2" X 10-3/4")

Overall Height from Grade: 18' Ft.

Proposed Colors (Maximum of Three Colors):

- ① White ② Red
③ _____

Type of Illumination: None

Foot Candles: _____

Site Information:

Lot/Street Frontage: 62' 3"

Building/Tenant Frontage: _____

Existing Sign Information:

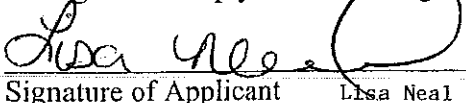
Business Name: Park National Bank

Size of Sign: 15.07 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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



Signature of Applicant Lisa Neal (agent)

May 14, 2010

Date

Please see attached

Signature of Building Owner

Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

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

Applicant

Name: Doyle Signs, Inc.
Address: 232 W. Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@DoyleSigns.com
Contact Name: Lisa Neal (agent)

Contractor

Name: Doyle Signs, Inc.
Address: 232 W. Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@doylesigns.com
Contact Name: Lisa Neal (agent)

ADDRESS OF SIGN LOCATION:

21 W. 2nd Street

ZONING DISTRICT:

Sign Type:

- ☒ Permanent ☐ Temporary
☒ Ground Sign
☐ Wall Sign
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 5.9 (4' 10" x 14-3/4")

Overall Height from Grade: existing monument

Proposed Colors (Maximum of Three Colors):

① White ② Red
③ _____

Type of Illumination: None

Foot Candles: _____

Site Information:

Lot/Street Frontage: 62' 3"

Building/Tenant Frontage: _____

Existing Sign Information:

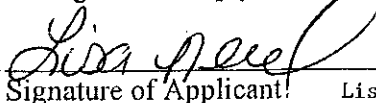
Business Name: Park National Bank

Size of Sign: 9 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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



Signature of Applicant: Lisa Neal (agent)

May 14, 2010

Date

Please see attached

Signature of Building Owner

Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

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

6

Applicant

Name: Doyle Signs, Inc.
Address: 232 W. Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@Doylesigns.com
Contact Name: Lisa Neal (agent)

Contractor

Name: Doyle Signs, Inc.
Address: 232 W. Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@doylesigns.com
Contact Name: Lisa Neal (agent)

ADDRESS OF SIGN LOCATION:

21 W. 2nd Street

ZONING DISTRICT:

Sign Type:

- ☒ Permanent ☐ Temporary
☐ Ground Sign
☒ Wall Sign
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 9.6 (18-3/4" x 6') - 5/8"
Overall Height from Grade: 19 Ft.
Proposed Colors (Maximum of Three Colors):
① White ② Red
③ _____
Type of Illumination: LED
Foot Candles: _____

Site Information:

Lot/Street Frontage: 62' 3"
Building/Tenant Frontage: _____
Existing Sign Information:
Business Name: Park National Bank
Size of Sign: 15.07 Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Lisa Neal
Signature of Applicant Lisa Neal (agent)

May 14, 2010
Date

Please see attached
Signature of Building Owner

Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____



"Signs, Service & Project Management Nationally Since 1953"

Sign On.™

Partner with the best.



MC SIGN COMPANY
8959 Tyler Blvd
Mentor, OH 44060

Letter of Authorization

Property Address:

#4393 Hinsdale
21 W. 2nd Street
Hinsdale, IL

To Whom It May Concern:

As owners / Owners representative of the above referenced branch I grant permission for MC Sign and its authorized agents to install signage at this location. MC Sign and its authorized agents may also secure any necessary permits for the proposed signage in the County / City that this property is located.

Signed: _____

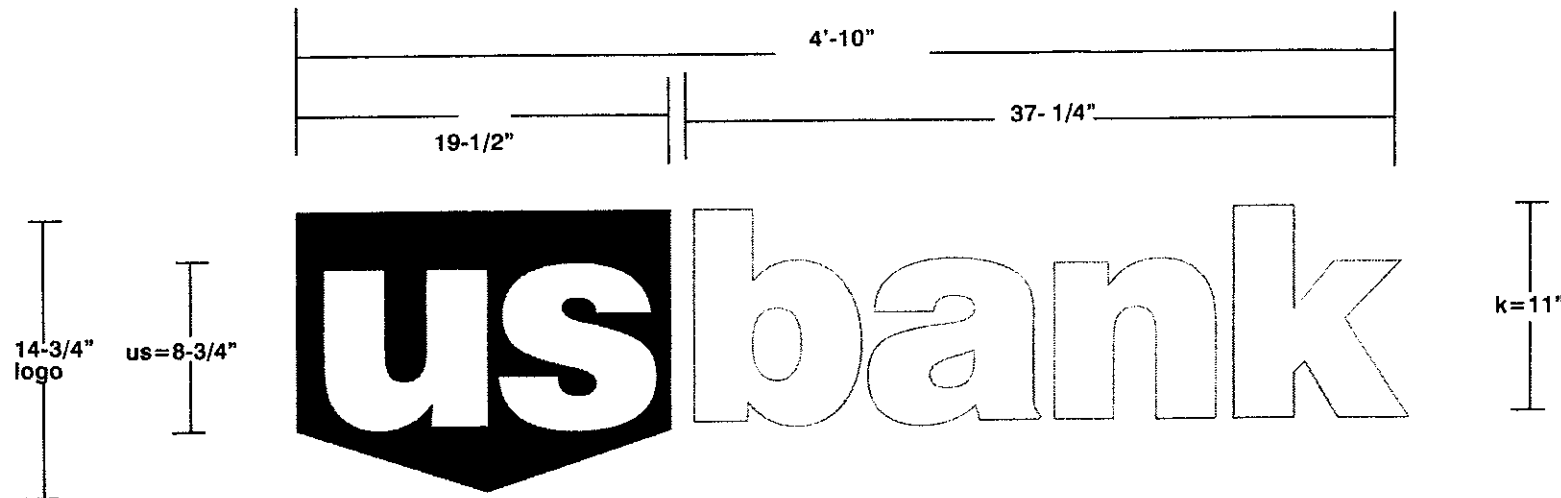
Printed Name: MICHAEL P. RENSING

Title: SVP Corporate Real Estate

Michael P. Rensing
Senior Vice President
U.S. Bank Corporate Real Estate
4480 Emerald Ave.
Cincinnati, Ohio 45242
513-794-8785

Executive Offices, Sales, Service & Manufacturing
8959 Tyler Boulevard
Mentor, Ohio 44060
Phone: 440.209.6200 • Fax: 440.209.6277
Toll Free: 800.627.4460
www.mcsign.com

E-2



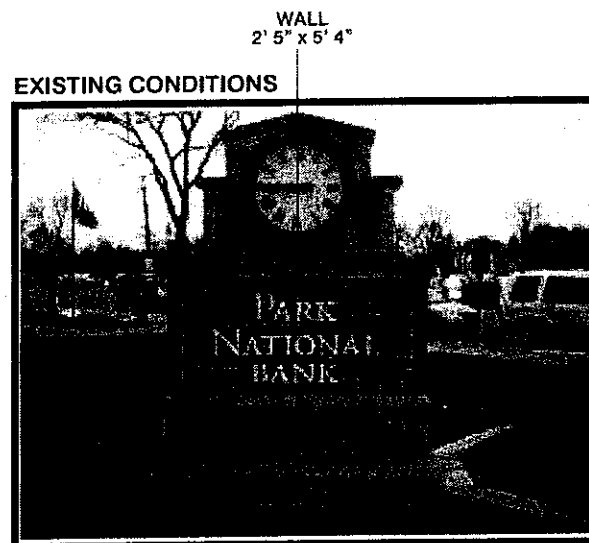
FLAT CUT OUT ALUMINUM LETTERS

CONSTRUCTION: 1/8" thick flat cut out aluminum
COLOR: Painted as shown
MOUNTING: Stud mounted; flush

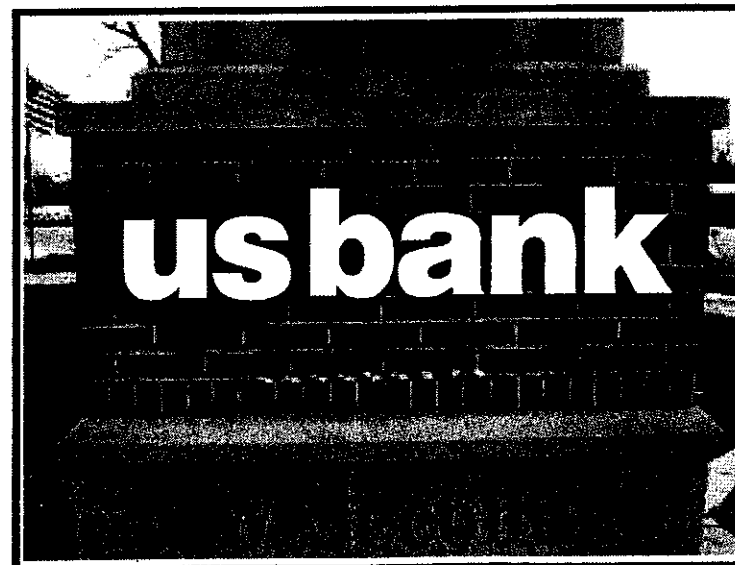
COLOR MATCHING



PROPOSED SIGNAGE



EXISTING CONDITIONS



WALL
2' 5" x 5' 4"

ALUMINUM LETTERS

1/8" F.CO.
ALUMINUM
LETTERS
PAINT TO MATCH
PMS 193 RED -
PMS 2748 BLUE
& WHITE

DRILL & TAP
OR STUD WELD
ON BACKS OF
LETTERS

DRILL & FILL
W/ SILICONE
OR SIMILAR
ADHESIVE

MC SIGN
COMPANY

8959 TYLER BLVD.
MENTOR, OHIO 44060

PH. 440-209-6200 FAX 440-209-6277

CLIENT:

usbank.

ADDRESS:

#4393
21 WEST 2ND STREET
HINSDALE, IL 60521

TICKET #:

173344

DRAWING #:

173344-2

DATE:

2/5/10

PROJECT MANAGER:

DAN SCHNELL

DESIGNER:

CA

ELECTRONIC FILE LOCATION & NAME:

USB\2010 NETWORK\CHALLENGER\HINSDALE #4393

REVIEWED BY:

DATE:

REVISION HISTORY

DATE:

CHANGES MADE:

Sign On.
Partner with the best.

CLIENT SIGNATURE & APPROVAL DATE:

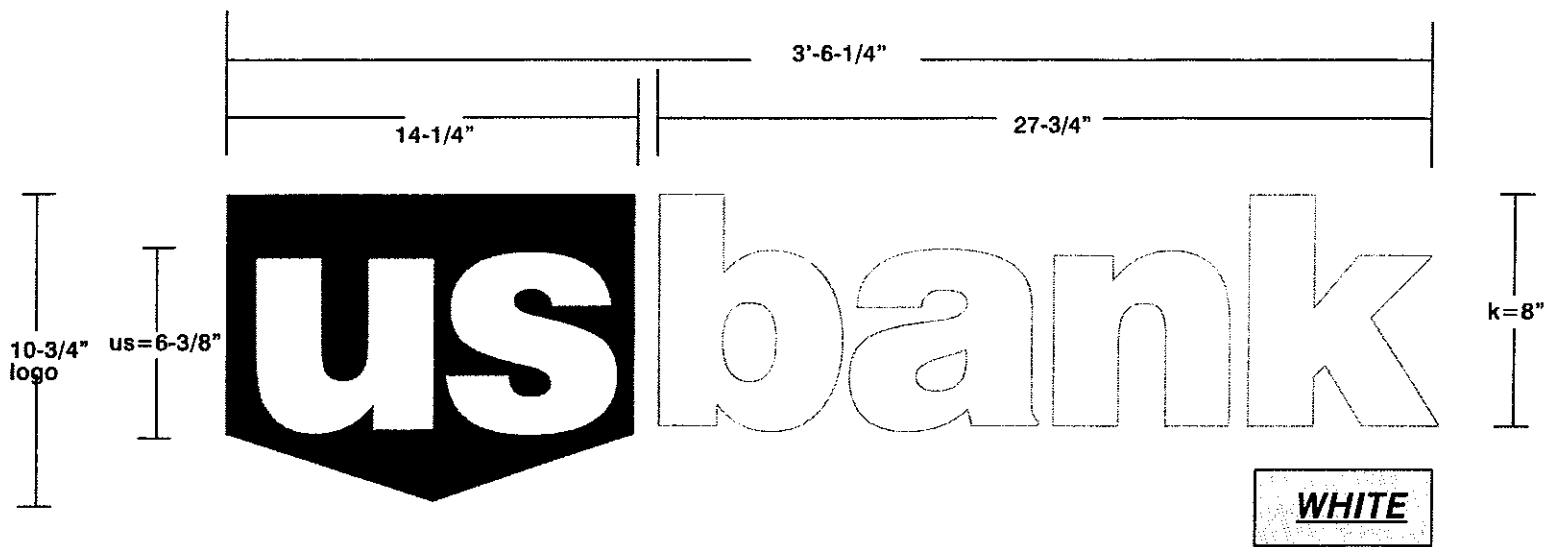
NOTICE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY" ANY UN-AUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY © MC SIGN CO. 1998

PIN -8

SCALE: 1-1/2"=1'-0"

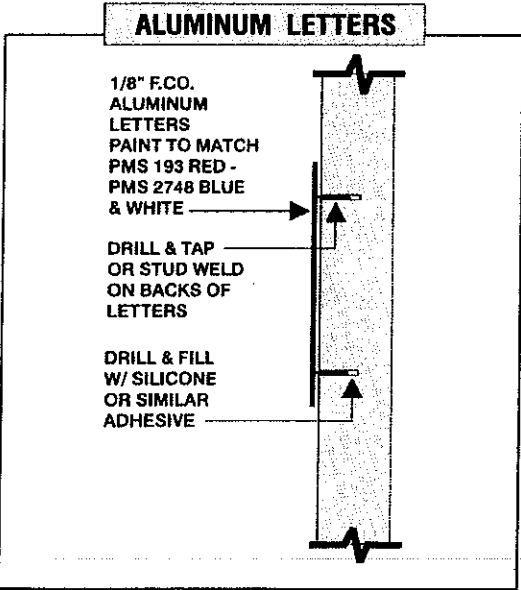
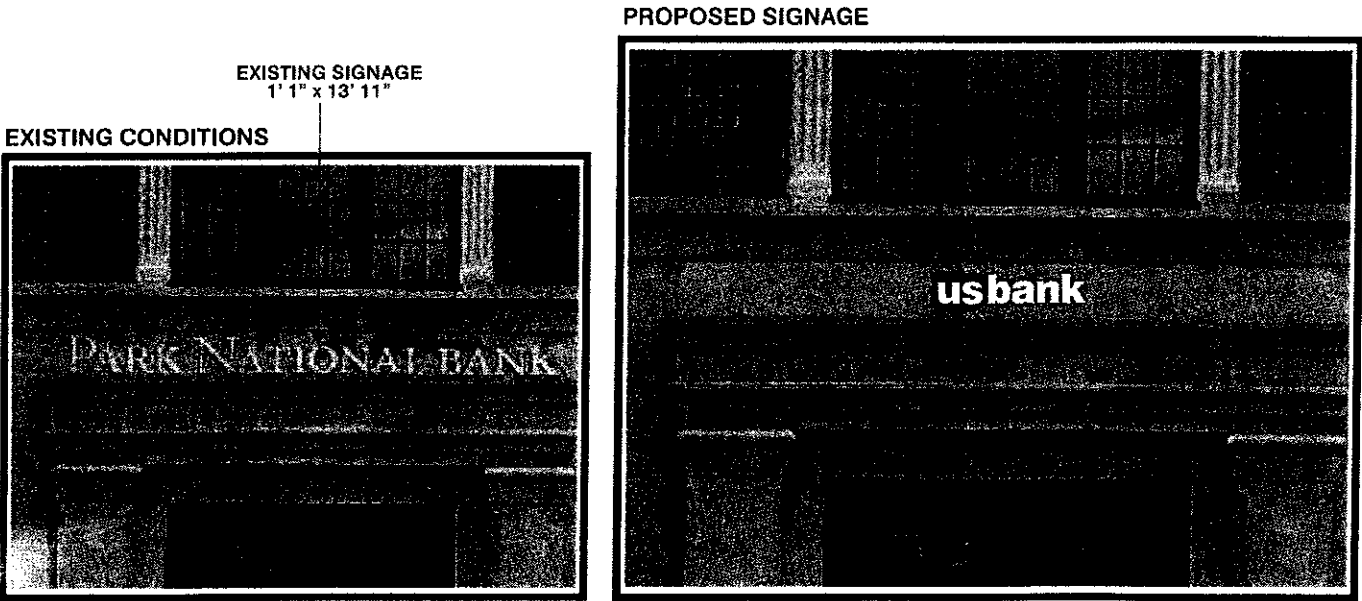
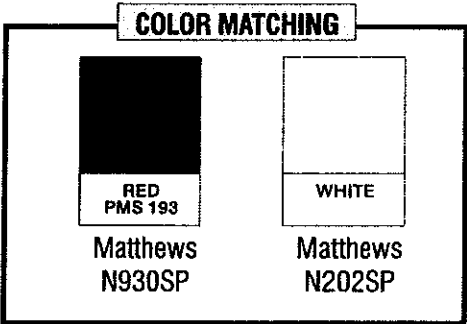
3.15 SQUARE FOOT NON-ILLUMINATED FLAT CUT OUT LETTERS

E-4



FLAT CUT OUT ALUMINUM LETTERS

CONSTRUCTION: 1/8" thick flat cut out aluminum
COLOR: Painted as shown
MOUNTING: Stud mounted; flush



MC SIGN COMPANY
8959 TYLER BLVD.
MENTOR, OHIO 44060
PH. 440-209-6200 FAX 440-209-6277

CLIENT:
usbank.
ADDRESS:
#4393
21 WEST 2ND STREET
HINSDALE, IL 60521

TICKET #: 173344
DRAWING #: 173344-4
DATE: 2/5/10
PROJECT MANAGER: DAN SCHNELL
DESIGNER: CA
ELECTRONIC FILE LOCATION & NAME: USB\2010 NETWORK\CHALLENGER\HINSDALE #4393
REVIEWED BY: DATE:

REVISION HISTORY	
DATE:	CHANGES MADE:
3/4/10 SS	REVISED SIZE TO BE SMALLER

Sign On.

Partner with the best.

CLIENT SIGNATURE & APPROVAL DATE:

11

NOTICE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY" ANY UN-AUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY© MC SIGN CO. 1998

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Robb McGinnis, Building Commissioner 
David Cook, Village Manager

Date: June 9, 2010

Re: Public Hearing for Case A-03-2010

Applicant: Unitarian Church of Hinsdale

Request: Special Use Permit to allow a Planned Development and Site Plan/Exterior Appearance Approval for the construction of a new landscape feature in the front yard

REQUEST

The Applicant, Unitarian Church of Hinsdale, has submitted an application for a Special Use for a Planned Development and Exterior Appearance/Site Plan Review to allow for the construction of a of a new landscape feature in the front yard of the Unitarian Church located at 11 W. Maple Street. While the applicant would typically be required to obtain Exterior Appearance/Site Plan Review approval for the proposed landscape feature, the Hinsdale Zoning Code identifies this structure as a "patio" by definition, and as such would not be permitted in the front or corner side yard. As stated in the applications, the applicant feels that the addition of this landscape feature would be a good addition to both the Church and the community. Because the proposed feature is closer than permitted, the applicant has opted to apply for a Special Use for a Planned Development and request a waiver from the setback requirement (rather than applying for a variation) due to the fact that it is not only common for multi-building uses such as this to be Planned Developments, but also to encapsulate all previous approvals, current non-conforming conditions and moving forward, allow for more flexibility with potential expansion options.

While the Planned Development approval would include waivers to any existing non-conforming conditions (attached as an "Index of Waivers" herein), the only waiver request not already existing, would be the corner yard setback waiver for the newly proposed landscape feature to allow it with a corner side yard setback of 5'-3 1/4" instead of the required 22'-11 1/4". It is important to note that any deviations or changes to the proposed landscape feature, as well as any proposed modifications to any portion of the property in the future, would require the applicant to go back through the entitlement process as an amendment to the Planned Development.

ZONING HISTORY/CHARACTER OF THE AREA

The subject property in total is approximately 35,475 square feet or .81 acres and is generally located along Maple Street between Lincoln and Washington Streets. The site is located in the IB Institution Buildings District. The property to the north, east and west is zoned R-4, Single Family Residential District and the properties to the south are zoned O-1 Specialty Office District and R-5, Multi-Family Residential District (Washington Square).

GENERAL STAFF COMMENTS

Subsection 11-603B Planned Developments of the Zoning Code states that the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based upon procedural protections providing for detailed review of individual proposals for significant developments and outlines the objectives that are desired for a planned development project. Subsection 11-603E outlines the standards for a planned development. Under Section 11-603H, the Plan Commission may recommend and the Board of Trustees may approve to vary regulations as part of the planned development.

A Planned Development provides for greater control over the project and stronger enforcement options because the applicant must build what was approved by the Planned Development. Items such as building setback, building design and landscaping improvements must be completed in accordance with approved plans. As stated previously, the petitioner has applied for a Planned Development due to the fact that it is not only common for multi-building uses such as this to be Planned Developments, but also to encapsulate all previous approvals, current non-conforming conditions and moving forward, allow for more flexibility with potential expansion options.

In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-602E pertaining to standards for special use permits;
2. Subsection 11-603E pertaining to Standards for planned developments;
3. Subsection 11-604F pertaining to Standards for site plan disapproval; and
4. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook

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: Charles Fischer Charles Fischer, RLA, P.C.

Owner's name (if different): Unitarian Church of Hinsdale

Property address: 11 and 17 W. Maple Street

Property legal description: ^(EAST) ^(WEST) [attach to this form] included in balance of submittal.

Present zoning classification: IB Institutional Building

Square footage of property: EAST PARCEL: 20,625 + WEST PARCEL 14,850 = 35,475 TOTAL

Lot area per dwelling: NA

Lot dimensions: EAST: 125' x 165' WEST 90' x 165'

Current use of property: Church

Proposed use: ☐ Single-family detached dwelling
☒ Other: Church → NO CHANGE

Approval sought: ☒ Building Permit (future) ☐ Variation
☒ Special Use Permit ☒ Planned Development
☒ Site Plan ☒ Exterior Appearance

Brief description of request and proposal:

Approval is sought to construct a "Pervious Landscape Garden Element" that consists of a nearly full circle arc of a low "wall" of mortared, stacked flagstone that harmonizes with the church building and invites people to sit, pause and relax. See attached plans and see the several applications that accompany this application. Approval that enables the element to be constructed in the 23'6" Corner Side Yard of the east parcel, 11 W. Maple, is what is sought.

Plans & Specifications: [submit with this form] included in balance of submittal.

11 West Maple (EAST PARCEL) Provided:

Required by Code:

Yards:

front:

interior side

Building
Garage

111'-3 1/4" Ext.
25'-11 1/2" Ext.
9'-8" Existing

43'-8 1/8" Block Average
25'

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: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form] _____

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____

Current use of property: _____

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

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

17 West Parcel (WEST PARCEL)
Yards:

Provided:

Required by Code:

front:
interior side

39'-1 1/2" Ext.
16'-1 1/2" Existing

42'-1 1/4" Block average
25'

11 West Maple (EAST PARCEL)

Provided:

Required by Code:

corner side
rear

19' Existing
5'-7 1/8" Ext.

22'-11 1/4" Block average
25'

Setbacks (businesses and offices): NA, because is a church

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

21' Existing

40' max.

accessory building(s):

8' Existing

15' max.

Maximum Elevations: 53'-9" max to minaret (Ext.)

75' max ht minaret

principal building(s): 38'-6" max to roof ridge (Ext.)

40' max

accessory building(s): ~12' max to roof ridge (Ext.)

15' max

Dwelling unit size(s):

NA

NA

Total building coverage: Ext 17% (3,446 sf)

—

Total lot coverage: Ext 21% (4,375 sf)

—

Floor area ratio: 0.33 (33%) Existing

0.5 (50%) max.

Accessory building(s): Ext. 246 sf garage included with building in above area calculations.

Spacing between buildings: [depict on attached plans]

principal building(s):

3'-8" exists between the one principal building

accessory building(s):

and the one accessory building/garage

Number of off-street parking spaces required: Thirty-eight (38)

Number of loading spaces required: One (1)

Statement of applicant:

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

By:

Applicant's signature

Applicant's printed name

Dated: , 20

17 West Maple (WEST PARCEL)

Provided:

Required by Code:

corner side
rear

26'-10 1/2" Ext.
10'-7 1/4" Ext.

22' 11 1/4" Block average
25'

Setbacks (businesses and offices): NA because is a church

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

<u>1</u>	<u>1</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>

Building heights:

principal building(s):

accessory building(s):

17'-6" Existing
NA

40' max
15' max

Maximum Elevations:

principal building(s): 25'-6" to ridge (Ext.)

accessory building(s):

NA

40' max.
15' max

Dwelling unit size(s):

NA

NA

Total building coverage: Ext 30% (4,457 sq)

Total lot coverage: Ext. 60% (8,979 sq)

Floor area ratio: 0.61 (61%) Existing

0.5 (50%) max.

Accessory building(s):

NA

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

There is only one building on this parcel, however
distance from principal building on 17 W. Maple to principal
building on 11 W. Maple is about 33'

Number of off-street parking spaces required: Thirty-six (36)

Number of loading spaces required: One (1)

Statement of applicant:

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

By:

[Signature]
Applicant's signature

Charles Fischer

Applicant's printed name

Dated: April 27, 2010.

-4-
OF 4

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: Charles Fischer Charles Fischer, RLA, P.C.
Owner's name (if different): Unitarian Church of Hinsdale
Property address: 11 and 17 W. Maple Street
Property legal description: ^(EAST) [attach to this form] ^(WEST) included in balance of submittal.
Present zoning classification: IB Institutional Building
Square footage of property: EAST PARCEL: 20,625 + WEST PARCEL 14,850 = 35,475 TOTAL
Lot area per dwelling: NA
Lot dimensions: EAST: 125' x 165' WEST 90' x 165'
Current use of property: Church
Proposed use: ☐ Single-family detached dwelling
☒ Other: Church → NO CHANGE
Approval sought: ☒ Building Permit ^(future) ☐ Variation
☒ Special Use Permit ☒ Planned Development
☒ Site Plan ☒ Exterior Appearance

Brief description of request and proposal:

Approval is sought to construct a "Pervious Landscape Garden Element" that consists of a nearly full circle arc of a low "wall" of mortared, stacked flagstone that harmonizes with the church building and invites people to sit, pause and relax. See attached plans and see the several applications that accompany this application. Approval that enables the element to be constructed in the 23'6" Corner Side Yard of the east parcel, 11 W. Maple, is what is sought.

Plans & Specifications: [submit with this form] included in balance of submittal.

11 West Maple (EAST PARCEL)
Yards:

Required by Code:

front:		<u>11'-3 1/4" Ext.</u>	<u>43'-8 1/8" Block Average</u>
interior side	Building	<u>25'-11 1/2" Ext.</u>	<u>25'</u>
	Garage	<u>9'-8" Existing</u>	

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: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form] _____

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____

Current use of property: _____

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

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

17 WEST PARCEL (WEST PARCEL)
Yards:

Provided:

Required by Code:

front:
interior side

39'-11 1/2" Ext.
16'-1 3/8 Existing

42'-1 1/4" Block average
25'

11 West Maple (EAST PARCEL)

Provided:

Required by Code:

corner side
rear

19' Existing
5'-7 1/8" Ext.

22'-11 1/4" Block average
25'

Setbacks (businesses and offices): NA, because is a church

front:
interior side(s)
corner side
rear
others:
Ogden Ave. Center:
York Rd. Center:
Forest Preserve:

Building heights:

principal building(s): 21' Existing 40' max.
accessory building(s): 8' Existing 15' max.

Maximum Elevations: 53'-9" max to minaret (Ext.) 75' max ht minaret

principal building(s): 38'-6" max to roof ridge (Ext.) 40' max

accessory building(s): ~12' max to roof ridge (Ext.) 15' max

Dwelling unit size(s): NA NA

Total building coverage: Ext 17% (3,446 sf) —

Total lot coverage: Ext 21% (4,375 sf) —
Addl. 0.4% to 1.75% proposed "Previous Landscape Garden Element"

Floor area ratio: 0.33 (33%) Existing 0.5 (50%) max.

Accessory building(s): Ext. 246 sf garage included with building in above
area calculations.

Spacing between buildings: [depict on attached plans]

principal building(s): 3'-8" exists between the one principal building
accessory building(s): and the one accessory building/garage

Number of off-street parking spaces required: Thirty-eight (38)

Number of loading spaces required: One (1)

Statement of applicant:

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

By:

Applicant's signature

Applicant's printed name

Dated: _____, 20__

17 West Maple (WEST PARCEL)

Provided:

Required by Code:

corner side
rear

26'-10 1/2" Ext.
10'-7 1/4" Ext.

22'-11 1/4" Block average
25'

Setbacks (businesses and offices): NA because is a church

front:
interior side(s)
corner side
rear
others:
Ogden Ave. Center:
York Rd. Center:
Forest Preserve:

<u>1</u>	<u>1</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>

Building heights:

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

17'-6" Existing
NA

40' max
15' max

Maximum Elevations:

principal building(s): 25'-6" to ridge (Ext.)
accessory building(s): NA

40' max.
15 max

Dwelling unit size(s):

NA

NA

Total building coverage: Ext 30% (4,457 sf)

—

Total lot coverage: Ext. 60% (8,979 sf)

—

Floor area ratio: 0.61 (61%) Existing

0.5 (50%) max.

Accessory building(s):

NA

Spacing between buildings: [depict on attached plans]

principal building(s):

There is only one building on this parcel, however

accessory building(s):

distance from principal building on 17 W. Maple to principal building on 11 W. Maple is about 33'

Number of off-street parking spaces required: Thirty-six (36)

Number of loading spaces required: One (1)

Statement of applicant:

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

By:

Charles Fischer
Applicant's signature

Charles Fischer

Applicant's printed name

Dated: April 27, 2010.

- 4 -
OF 4

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-03-2010 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:

Unitarian Church of Hinsdale

Address or description of subject property:

11-17 W. Maple Street, Hinsdale Illinois 60521

Use or proposal for subject property for which certificate is issued:

Planned Development for the construction of a landscape feature.

Plans reviewed, if any: *See attached plans, if any. – PC Case A-03-2010*

Conditions of approval of this certificate:

- The petitioner must obtain approval for the requested Plan Development, including all waivers for any existing non-conforming conditions, as listed and attached hereto, as well as a reduction in the corner side yard setback requirement from 22'-11 1/4" to 5'-3-1/4" for the newly proposed landscape structure and any other waivers as determined for said approval.

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

- Subsection 11-602E pertaining to Standards for special use permits (which includes the following conditions);
- Subsection 11-603E pertaining to Standards for planned developments (which includes all waivers).
- Subsection 11-604F pertaining to Standards for site plan disapproval; and
- Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

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:

5/17, 2010

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
25 April 2010

INDEX OF WAIVERS

Proposed Waiver

11. W. Maple (EAST PARCEL)

- The "Pervious Landscape Garden Element" illustrated on the drawings is proposed to encroach on the 22'-11 1/4" Required Corner Yard Setback by 17'-8" and be set back from the Maple Street corner side yard property line by 5'-3 1/4". The circular arc of the Element is proposed to include an arc of impervious mortared stone augmented by a large stone slab step, totaling 90 impervious square feet. Center to be pervious turf. If foot traffic on turf proves the need, up to 250 square feet of irregularly-shaped flagstone "pavement" with pervious turf joints may be introduced. Overall result: 0.4% to maximum 1.75% additional lot coverage.

Requested Waivers / Existing Conditions at Time of Application

11 W. Maple (EAST PARCEL)

1. Existing lot area is 20,625 square feet while the minimum required by code is 50,000 square feet.
2. Existing lot depth is 165 feet while the minimum required by code is 250 feet.
3. Existing lot width is 125 feet while the minimum required by code is 200 feet.
4. Existing church/principal building is set back 19'-0" from the corner side property line while the block average corner side yard setback is 22'-11 1/4".
5. Existing church/principal building is set back 5'-7 1/8" from the rear property line while the minimum rear yard setback required by code is 25'-0".
6. Existing garage occurs within the 25'-0" rear yard setback required by code; encroaching on rear yard by ~4'-7 3/4", set back from rear property line by 20'-5 1/2" (to 21'-7").
7. Existing garage occurs within the 25'-0" interior side yard setback required by code; encroaching on side yard by 15'-1 7/8", set back from side property line by 9'-8".
8. Existing space between garage and church building is 3'-8".
9. Two (2) parking spaces exist while 38 are required by code.
10. Zero loading spaces exist while one (1) is required by code.

17 W. Maple (WEST PARCEL)

1. Existing lot area is 14,850 square feet while the minimum required by code is 50,000 square feet.
2. Existing lot depth is 165 feet while the minimum required by code is 250 feet.
3. Existing lot width is 90 feet while the minimum required by code is 200 feet.
4. Existing principal building is set back 39'-11 1/2" from the front property line while the block average front yard setback is 42'-1 1/4".
5. Existing principal building is set back 16'-11 3/8" from the interior side property line while the minimum interior side yard setback required by code is 25'-0".
6. Existing principal building is set back 10'-7 1/4" from the rear property line while the minimum rear yard setback required by code is 25'-0".
7. Existing F.A.R. is 61% while the maximum F.A.R. required/allowed by code is 50%.
8. Fifteen (15) parking spaces exist while 38 are required by code.
9. Zero loading spaces exist while one (1) is required by code.

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT



VILLAGE
OF HINSDALE FOUNDED IN 1873

GENERAL APPLICATION

I. GENERAL INFORMATION

Application completed by Charles Fischer; see third box

Applicant

Name: Unitarian Church of Hinsdale
Address: 17 West Maple
City/Zip: Hinsdale 60521
Phone/Fax: (630) 323-2985 /
E-Mail:

Owner

Name: Unitarian Church of Hinsdale
Address: 17 West Maple
City/Zip: Hinsdale 60521
Phone/Fax: (630) 323-2985 /
E-Mail:

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

Name: Charles Fischer, RLA, P.C.
Title: President/Landscape Architect
Address: 507 Willowcreek Court
City/Zip: Clarendon Hills 60514-1691
Phone/Fax: (630) 734-8279 /
E-Mail: cf.1a@sbcglobal.net

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) NA
- 2)
- 3)

II. SITE INFORMATION

Address of subject property: 11 and 17 West Maple
Property identification number (P.I.N. or tax number): 11 W. Maple: 0901-325-012-0000
17 W. Maple: 0901-325-006-0000
Brief description of proposed project: Planned Development that will
include a "Pervious Landscape Garden Element" that consists of a 20'
diameter stone arc integrated into existing lawn slope. See drawings.
General description or characteristics of the site: Church use with play areas,
gardens, open space, and some parking.

Existing zoning and land use: IB Institutional Building
Surrounding zoning and existing land uses:
North: R4 Single Family Residential South of 11 W. Maple: O-5 Multi-Family Residential
East: R4 Single Family Residential South of 17 W. Maple: O-1 Specialty Office
West: R4 Single Family Residential
Proposed zoning and land use: IB Institutional Building

- Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:
- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Plan Disapproval 11-604 | <input type="checkbox"/> Map and Text Amendments 11-601E
Amendment Requested: _____ |
| <input type="checkbox"/> Design Review Permit 11-605E | _____ |
| <input checked="" type="checkbox"/> Exterior Appearance 11-606E | <input checked="" type="checkbox"/> Planned Development 11-603E |
| <input checked="" type="checkbox"/> Special Use Permit 11-602E
Special Use Requested: _____ | <input type="checkbox"/> Development in the B-2 Central Business District Questionnaire |

TABLE OF COMPLIANCE

Address of proposed request: 11 W. Maple (EAST PARCEL)

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	50,000 square feet	20,625 sf. Existing
Minimum Lot Depth	250 feet	165 feet. Existing
Minimum Lot Width	200 feet	125 feet. Existing
Building Height principal	40 feet max.	21 feet. Existing
accessory structure	15 feet max	8 feet. Existing
Front Yard Setback	43'-8 1/8" Block Average	111'-3 1/4". Existing
Corner Side Yard Setback	22'-11 1/4" Block Average	19'-0". Existing **
Interior Side Yard Setback	25 feet	25'-11 1/2". Existing
Rear Yard Setback	25 feet	5'-7 1/8". Existing
Maximum Floor Area Ratio (F.A.R.)*	0.5 (50%)	0.33 (33%) Existing
Maximum Total Building Coverage*	—	3,446 sf 17% Existing
Maximum Total Lot Coverage*	—	4,375 sf 21.1% Existing
Parking Requirements	38 spaces	2 spaces. Existing (gravel-paved)
Parking front yard setback	May traverse rear yard	None exists
Parking corner side yard setback	" " " "	" "
Parking interior side yard setback	" " " "	Parking exists in interior side yard.
Parking rear yard setback	" " " "	Parking exists in rear yard.
Loading Requirements	One (1)	Zero. Existing
Accessory Structure Information	code allows	Garage and Fence. Existing

* 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: See "Index of Waivers"

** "Pervious Landscape Garden Element" is proposed to be set back 5'-3 1/4" from corner side property line

TABLE OF COMPLIANCE

Address of proposed request: 17 W. Maple (WEST PARCEL)

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	50,000 square feet	14,850 sf · Existing
Minimum Lot Depth	250 feet	165 feet · Existing
Minimum Lot Width	200 feet	90 feet · Existing
Building Height	40 feet max.	17'-6" · Existing
Number of Stories	—	—
Front Yard Setback	42'-1 1/4" Block average	39'-1 1/2" · Existing
Corner Side Yard Setback	22'-11 1/4" Block average	26'-10 1/2" Existing
Interior Side Yard Setback	25 feet	16'-11 3/8" · Existing
Rear Yard Setback	25 feet	10'-7 1/4" · Existing
Maximum Floor Area Ratio (F.A.R.)*	0.5 (50%)	0.61 (61%) Existing
Maximum Total Building Coverage*	—	4,457 sf 30% Existing
Maximum Total Lot Coverage*	—	8,979 sf 60% Existing
Parking Requirements	36 spaces	15 Existing Spaces (13 asphalt-paved) (2 gravel-paved)
Parking front yard setback	May traverse req'd yard	None exists
Parking corner side yard setback	" " " "	Parking exists in corner side yard.
Parking interior side yard setback	" " " "	Parking exists in interior side yard.
Parking rear yard setback	" " " "	Parking exists in rear yard
Loading Requirements	one (1)	Zero · Existing
Accessory Structure Information	code allows	A fence exists in req'd front yard.

* 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: " See Index of Waivers "

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 28th day of April, 2010, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

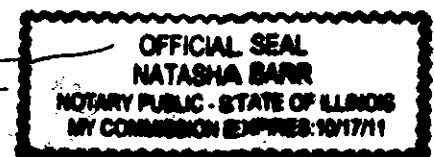
Charles Fischer
Name of applicant or authorized agent

OWNER AUTHORITY ASSIGNED TO
Signature of applicant or authorized agent APPLICANT

SEE 3/11/10 LETTER FROM OWNER
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 28 day of
April, 2010.

Natasha Barr
Notary Public





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Address of proposed request: 11 and 17 West Maple

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. See typed attachment.
2. **Materials.** The quality of materials and their relationship to those in existing adjacent structures. See typed attachment.
3. **General design.** The quality of the design in general and its relationship to the overall character of neighborhood. See typed attachment.
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. See typed attachment.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. See typed attachment
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. NA
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. NA
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. NA
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. NA
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. NA
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. NA
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. NA
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. NA
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. NA
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.

NA

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.

NA

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. See typed attachment
2. The proposed site plan interferes with easements and rights-of-way. See typed attachment
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. See typed attachment
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. See typed attachment
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. See typed attachment
6. The screening of the site does not provide adequate shielding from or for nearby uses. See typed attachment

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. See typed attachment
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. See typed attachment
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. See typed attachment
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. See typed attachment
11. The proposed site plan does not provide for required public uses designated on the Official Map. See typed attachment
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. See typed attachment

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
12 March 2010

**Attachment to
Village of Hinsdale's
Exterior Appearance and Site Plan Review Application**

EXTERIOR APPEARANCE REVIEW CRITERIA

1. Open spaces

The setback most critical to the proposed "Pervious Landscape Garden Element" is the Corner Side Yard Setback of 11 W. Maple. That setback is 23'-6" based on the average of the two church buildings that comprise the whole block of Maple Street. The fact that the "Pervious Landscape Garden Element" encroaches on that setback is the main reason for this application and its associated applications.

2. Materials

The stone material of the proposed "Pervious Landscape Garden Element" harmonizes with the material of the existing historic church building and other materials existing on the property(ies) and the turf at its center ties in visually, functionally, and materially with the surrounding expanse of lawn.

3. General Design

The proposed "Pervious Landscape Garden Element" is planned as a memorial to a beloved member of the church. In honor of her devotion to the larger community it is designed as a quasi-public amenity that harmonizes with the nearby historic church and neighborhood homes, aesthetically enhances the property and local community, and offers warm welcome to church patrons and public alike.

4. General site development

The design of the proposed "Pervious Landscape Garden Element" is woven into the fabric of an overall landscape garden design plan for the grounds of the Unitarian Church of Hinsdale. It is an update on the "council ring" concept made popular by famed landscape architect Jens Jensen in the early 20th century. It is designed to be substantially tucked into the hillside, giving it a very understated presence. The center of the circle, flatter and at a lower grade than the northern three quarters of the surrounding slope, is designed to be soft -- planted with turf. It is designed to befit the American Arts and Crafts movement that began during the latter half of the 19th century when the Unitarian Church of Hinsdale was designed and built. Pedestrians will be able to readily access the proposed element and, from it, engagingly proceed to the larger expanse of the church lawn. No existing trees or shrubs will be removed to accommodate it, and turf will be restored to its center. There are no impacts on auto access, parking, servicing of the property, or vehicular patterns.

5. Height

The height of the proposed "Pervious Landscape Garden Design Element" in relation to existing surrounding slope is very "low-slung", varying from a maximum of 1'-9" to nearly zero inches. By comparison, the peak of the nearby church tower is approximately 45' above grade.

SITE PLAN REVIEW CRITERIA

1.
The proposed "Pervious Landscape Garden Element" occurs within the Corner Side Yard Setback of 11 W. Maple,]. However, an application for Planned Development accompanies this application and the process of Exterior Appearance and Site Plan Review will notify property owners within 250 feet of the church property. If the Planned Development and Appearance/ Plan Review processes enable the element to be interpreted as permissible, it will not fail to meet specified standards required by the zoning code.
2.
The proposed "Pervious Landscape Garden Element" does not occur in an easement or right-of-way. Therefore it will not interfere with easements and rights of way.
3.
The proposed "Pervious Landscape Garden Element" is designed to nestle into the existing mowed lawn turf slope. The pitch of its central topography will be eased, enabling people to readily enjoy gathering within. Therefore the proposed "Pervious Landscape Garden Element" will not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site.
4.
The proposed "Pervious Landscape Garden Element" is limited to its locale and will serve to invite people to enjoy the surrounding property. Therefore the proposed site plan is not unreasonable detrimental to the use and enjoyment of the surrounding property.
5.
The proposed "Pervious Landscape Garden Element" is located in a expanse of lawn away from all circulation elements whether public or on the property. It does not encroach on any such circulation element. Therefore the proposed site plan does not create undue traffic congestion or hazards to safety on or off site or disjointed, inefficient or vehicular circulation paths on or off the site.
6.
The proposed "Pervious Landscape Garden Element" is designed to be understatedly nestled into the surrounding landscape garden, and there is potential to further soften and/ or conceal it with additional plants. Therefore the screening of the site does not not provide adequate shielding from or for nearby uses.

The proposed "Pervious Landscape Garden Element" is very significantly intended as an amenity to church patrons as well as the public, and is design to aesthetically and functionally harmonize with the surrounding landscape garden and nearby historic church building. Therefore, the proposed structure or landscaping are not unreasonably lacking amenity in relation to and are not incompatible with nearby structures and uses.

8.

The proposed "Pervious Landscape Garden Element" preserves all surrounding open space and invites users to enjoy it even more. The Unitarian church owns and cherishes its open space and so will continue to heartily preserve and maintain it. Therefore, in the case of this site plan submitted in connection with an application of special use permit, the proposed site plan does not make inadequate provision for the creation or preservation of opens space or its continued maintenance.

9.

While the proposed "Pervious Landscape Garden Element" will slightly modify the topography of its interior, rain water will be able to permeate into turf and flow off the surface of the lawn and out of the zone of the circle just as it currently does. No more surface runoff will be yielded than is currently yielded, and, as is currently the case, none of what runoff is yielded will go to neighboring properties. Therefore the proposed site plan does not create unreasonable drainage or erosion problems and does not fail to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

10.

The proposed "Pervious Landscape Garden Element" has no impact on any known utilities. Therefore the proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the and site and does not fail to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

11.

The proposed "Pervious Landscape Garden Element" does not interfere with the use by the public of the nearby municipal sidewalk and has no impact on the use of any other elements of the public right of way. Therefore the proposed site plan does not not provide for required public uses designated on the Official Map.

12.

The proposed "Pervious Landscape Garden Element", well integrated into the surrounding landscape garden and specified to be well-crafted, is designed to be as un-injurious as possible. Therefore the proposed does not otherwise affect the public health, safety, or general welfare.



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 11 and 17 W. Maple

Proposed Special Use request: Garden Element in corner side yard of 11 W. Maple

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.

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

The proposed "Previous Landscape Garden Element" is unique in that it would occur within the 23'-6" corner side yard of 11 W. Maple. The Unitarian Church of Hinsdale considers it to be a quasi-public amenity, aesthetically enhancing the property and community and welcoming passersby.
- 2. No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed "Previous Landscape Garden Element" will harmonize with the property and building character as well as it will not impede current site hydrology or impede public safety, health and general welfare. See also Planned Development application.

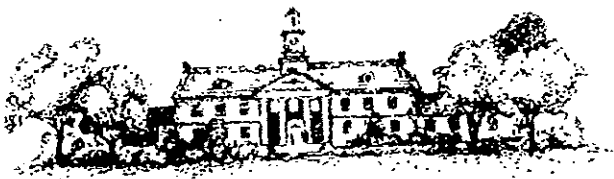
3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations. The proposed "Pervious Landscape Garden Element" is understated in its design and integrated into its surrounds and so will not dominate the immediate vicinity. Because it is far removed from neighboring properties, it will not interfere with the use and development of those properties.
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. The nearby municipal sidewalk will adequately serve the proposed "Pervious Landscape Garden Element"
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 "Pervious Landscape Garden Element" is an aesthetic and pedestrian-accessed amenity. Significant increase in nearby vehicular traffic is not anticipated to be caused by it.
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. While the proposed "Pervious Landscape Garden Element" will slightly modify the topography in its interior, as the whole it will not result in the destruction, loss or damage of any natural, scenic, or historic feature 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. Assuming the Planned Development & related processes enable the proposed Element to be built in the corner side yard, the proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
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. There is a setback limitation on the placement of the proposed "Pervious Landscape Garden Element". The Planned Development and related processes for the proposed element seek a relaxation of that regulation for purposes of the "Pervious Landscape Garden Element."

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

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. The proposed "Pervious Landscape Garden Element" is placed near the municipal sidewalk to offer warm welcome to the public.

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. The proposed location is optimal for reasons of topography, proximity to municipal sidewalk and coherent relationship to historic church building.

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. The proposed "Pervious Landscape Garden Element" is designed to be integrated and nestled into the existing topography and surrounding landscape garden. There is potential to further soften it with additional shrubs and/or vines.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

PLANNED DEVELOPMENT CRITERIA

Community Development Department

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

Address of proposed request: 11 and 17 W. Maple

Proposed Planned Development request: To make both properties a
planned development

REVIEW CRITERIA:

Section 11-603 of the Hinsdale Zoning Code regulates Planned developments. The Board of Trustees, in accordance with the procedures and standards set out in Section 11-603 and by ordinance duly adopted, may grant special use permits authorizing the development of planned developments, but only in the districts where such developments are listed as an authorized special use. Planned developments are included in the Zoning Code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in the Code in recognition of the fact that traditional bulk, space, and yard regulations of substantially developed and stable areas may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

1. **Special use permit standards.** No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code

The Unitarian Church of Hinsdale feels that the proposed "Pervious Landscape Garden Element" meets the standards of Special Use. It is unique in that it would occur within the 23'-6' corner side yard of 11 W. Maple. The church considers it to be a quasi-public amenity, aesthetically enhancing the property and welcoming passersby. See also Special Use Permit Application.

2. **Additional standards for all planned developments.** No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:
 - a. **Unified ownership required.** Both properties, 11 and 17 W. Maple are owned by Unitarian church of Hinsdale
 - b. **Minimum area.** Combined property square footage is 35,475. Church buildings exist.
 - c. **Covenants and restrictions to be enforceable by village.** NA
 - d. **Public open space and contributions.** NA

e. Common open space.

Amount, location, and use. See typed attachment

Preservation. The proposed "Pervious Landscape Garden Element" will/would preserve and enhance open space

Ownership and maintenance.

The proposed "Pervious Landscape Garden Element" will/would be owned and maintained by Unitarian Church of Hingdale.

Property owners' association. NA

f. Landscaping and perimeter treatment. Trees, gardens and expanses of lawn exist throughout both properties. The proposed "Pervious Landscape Garden Element" will/would integrate with existing topography and plantings and potentially be augmented by new garden plantings.

g. Building and spacing. NA

h. Private streets. NA

i. Sidewalks. NA

j. Utilities. NA

Additional standards for specific planned developments. _____

See typed attachment.

List all waivers being requested as part of the planned development. The proposed "Pervious Landscape Garden Element" would encroach on the 23'-6" Corner Side Yard by 18'-6"

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
12 March 2010

Attachment to Village of Hinsdale's Planned Development Application

Item 1e: Common Open Space • Amount, location, and Use

The proposed "Pervious Landscape Garden Element" is planned as a memorial to a beloved member of the church. In honor of her devotion to the larger community it is designed as a quasi-public amenity that harmonizes with the nearby historic church, aesthetically enhances the property and local community, and offers warm welcome to church patrons and public alike. Placed relatively close to the municipal sidewalk, it is intended to welcome passersby and serve as something of a promontory from which to repose and enjoy views of the nearby neighborhood, including the Village of Hinsdale's beautiful Library, Village Hall and surrounding greensward. 20' in diameter, the circle is designed to have a bit of substance, however have minimal impact on the overall scene and be very unimposing.

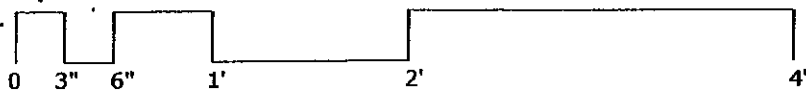
Unnumbered Item Additional standards for specific planned developments

The design of the proposed "Pervious Landscape Garden Element" is woven into the fabric of an overall landscape garden design plan for the grounds of the Unitarian Church of Hinsdale. It is an update on the "council ring" concept made popular by famed landscape architect Jens Jensen in the early 20th century. Jensen's philosophies endure at renowned parks, institutions and residences throughout the Chicago region and the Midwest. The circle is designed to befit the American Arts and Crafts movement that began during the latter half of the 19th century when the Unitarian Church of Hinsdale was designed and built.

The perimeter of the circle - of mortared flagstone - is designed to be substantially tucked into the hillside, giving it a very understated presence. The center of the circle, flatter and at a lower grade than the northern three quarters of the surrounding slope, is designed to be soft - planted with turf. Over time it may prove necessary to add flagstones with pervious joints to the center of the circle if turf becomes eroded by foot traffic or if aesthetics dictate. Proportionate plants are envisioned to possibly further soften and conceal the exposed edges of the southern outside of the circle in the future. Such plantings may or may not prove desirable or necessary.

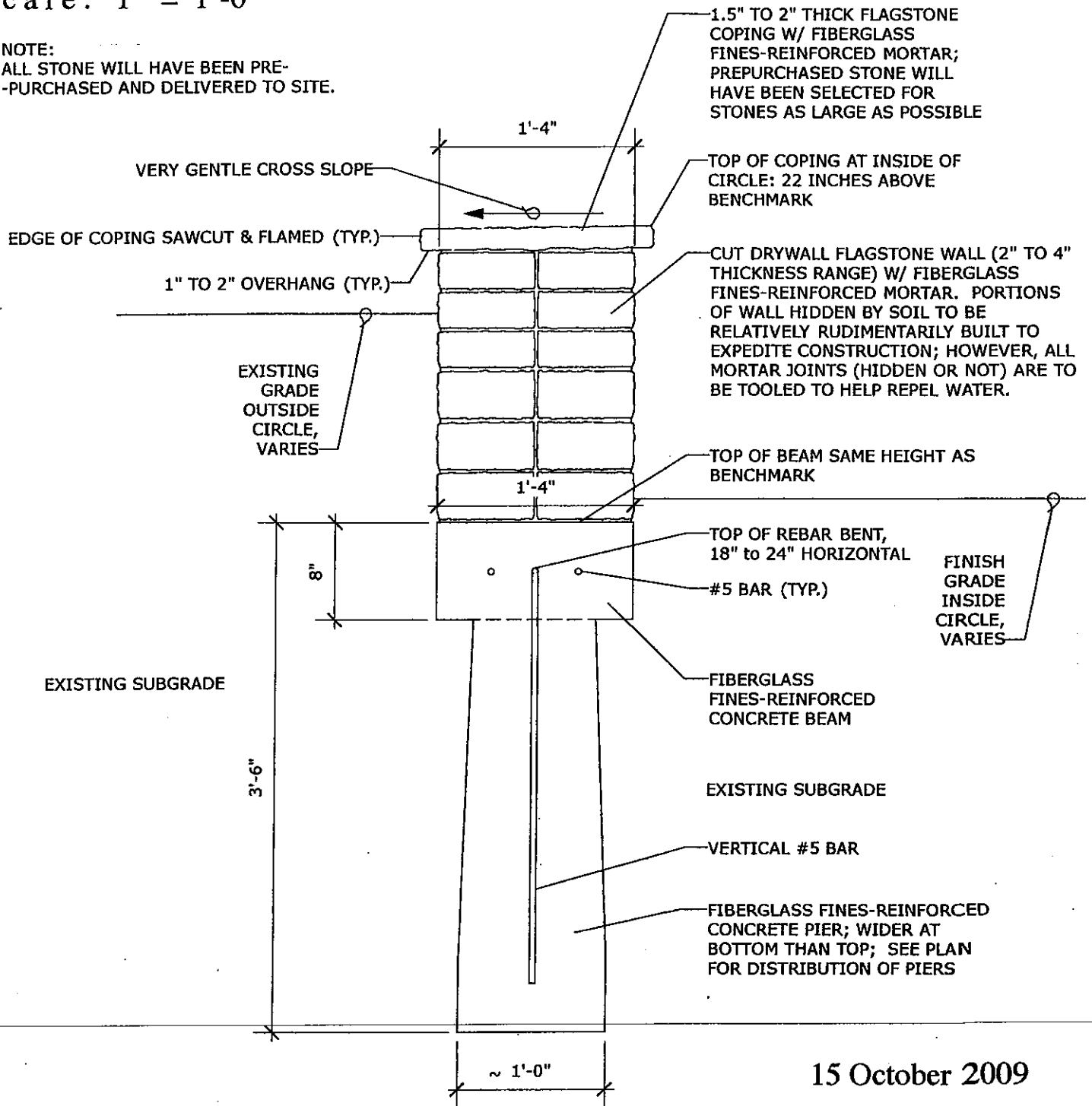
A generous opening is designed in the south "side" of the circle to welcome people in from the public sidewalk along Maple Street, encouraging patrons and passersby to gather and repose. A stone slab step is proposed inside the north edge of the circle to enable people to advance to the main lawn of the east garden and stroll its pastoral expanse.

Rain water will be able to permeate into turf and flow off the surface of the lawn and out of the circle just as it currently does.



Scale: 1" = 1'-0"

NOTE:
ALL STONE WILL HAVE BEEN PRE-
PURCHASED AND DELIVERED TO SITE.



15 October 2009

Circular Seatwall - Dwg 2 of 2: Typical Cross-Section Detail

Unitarian Church of Hinsdale

17 West Maple Street Hinsdale, Illinois

Charles Fischer, RLA P.C. Registered Landscape Architect

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
25 April 2010

INDEX OF WAIVERS

Proposed Waiver

11. W. Maple (EAST PARCEL)

- The "Pervious Landscape Garden Element" illustrated on the drawings is proposed to encroach on the 22'-11 1/4" Required Corner Yard Setback by 17'-8" and be set back from the Maple Street corner side yard property line by 5'-3 1/4". The circular arc of the Element is proposed to include an arc of impervious mortared stone augmented by a large stone slab step, totaling 90 impervious square feet. Center to be pervious turf. If foot traffic on turf proves the need, up to 250 square feet of irregularly-shaped flagstone "pavement" with pervious turf joints may be introduced. Overall result: 0.4% to maximum 1.75% additional lot coverage.

Requested Waivers / Existing Conditions at Time of Application

11 W. Maple (EAST PARCEL)

1. Existing lot area is 20,625 square feet while the minimum required by code is 50,000 square feet.
2. Existing lot depth is 165 feet while the minimum required by code is 250 feet.
3. Existing lot width is 125 feet while the minimum required by code is 200 feet.
4. Existing church/principal building is set back 19'-0" from the corner side property line while the block average corner side yard setback is 22'-11 1/4".
5. Existing church/principal building is set back 5'-7 1/8" from the rear property line while the minimum rear yard setback required by code is 25'-0".
6. Existing garage occurs within the 25'-0" rear yard setback required by code; encroaching on rear yard by ~4'-7 3/4", set back from rear property line by 20'-5 1/2" (to 21'-7").
7. Existing garage occurs within the 25'-0" interior side yard setback required by code; encroaching on side yard by 15'-1 7/8", set back from side property line by 9'-8".
8. Existing space between garage and church building is 3'-8".
9. Two (2) parking spaces exist while 38 are required by code.
10. Zero loading spaces exist while one (1) is required by code.

17 W. Maple (WEST PARCEL)

1. Existing lot area is 14,850 square feet while the minimum required by code is 50,000 square feet.
2. Existing lot depth is 165 feet while the minimum required by code is 250 feet.
3. Existing lot width is 90 feet while the minimum required by code is 200 feet.
4. Existing principal building is set back 39'-11 1/2" from the front property line while the block average front yard setback is 42'-1 1/4".
5. Existing principal building is set back 16'-11 3/8" from the interior side property line while the minimum interior side yard setback required by code is 25'-0".
6. Existing principal building is set back 10'-7 1/4" from the rear property line while the minimum rear yard setback required by code is 25'-0".
7. Existing F.A.R. is 61% while the maximum F.A.R. required/allowed by code is 50%.
8. Fifteen (15) parking spaces exist while 38 are required by code.
9. Zero loading spaces exist while one (1) is required by code.

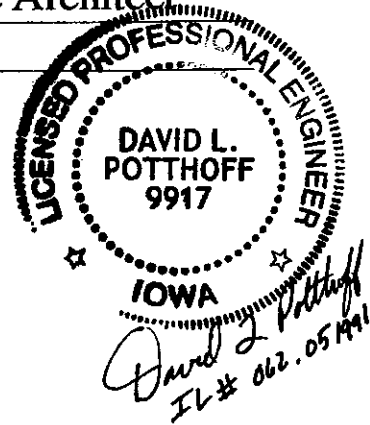
Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
25 April 2010

SETBACKS CALCULATION WORKSHEET



Washington Street

Therefore:

11 W. Maple: 111.27' LONGEST; not included in average, below.

112 N. Washington: 26.90' SHORTEST; not included in average, below.

120 N. Washington: 28.73'

126 N. Washington: 38.00'

130 N. Washington: 48.00'

136 N. Washington: 60.00'

43.68' (43'-8 1/8") is the block average setback from the property line along Washington Street.

Maple Street

11 W. Maple: 19.00'

17 W. Maple: 26.87'

Therefore:

22.94' (22'-11 1/4") is the block average setback from the property line along Maple Street.

Lincoln Street

17 W. Maple: 39.96'

111 N. Lincoln: 47.00' LONGEST; not included in average, below.

117 N. Lincoln: 46.76'

119 N. Lincoln: 40.58'

125 N. Lincoln: 41.11'

137 N. Lincoln: 27.42' SHORTEST; not included in average, below.

Therefore:

42.10' (42'-1 1/4") is the block average setback from property line along Lincoln Street.

Sources of the above distances:

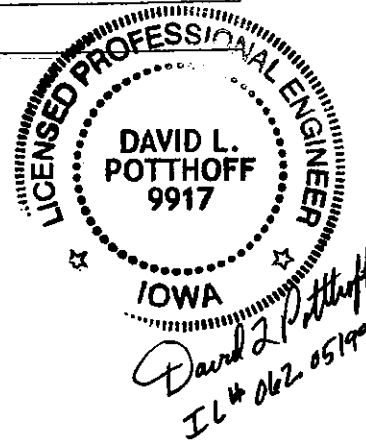
- Plats of Survey provided by the Village of Hinsdale & verified by observation.
- Phone calls made to property owners asking owners to find Plats of Survey.
- Plats of Survey provided by property owners.
- Measurements made with the permission of property owners.

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
25 April 2010



FLOOR AREA RATIO WORKSHEET

11 W. Maple (EAST PARCEL)

Basement (more below grade than above): 3,200 square feet
Main floor, including auditorium/sanctuary: 3,200 square feet
Tower: 500 square feet

TOTAL: 6,900 square feet

F.A.R.:

6,900 square feet of floor area / 20,625 square feet of lot area = 0.33 (33%)

17 W. Maple • (WEST PARCEL)

Lower/basement floor, including elevator wing: 4,457 square feet
Upper/second floor, including elevator wing: 4,457 square feet
Elevator wing at pavement level: 155 square feet

TOTAL: 9,069 square feet

F.A.R.:

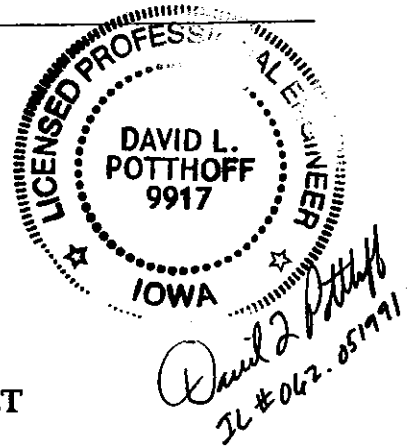
9,096 square feet of floor area / 14,850 square feet of lot area = 0.61 (61%)

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
25 April 2010



**EXISTING BUILDING COVERAGE
&
EXISTING LOT COVERAGE WORKSHEET**

11 W. Maple (EAST PARCEL)

Building Coverage:

Church Building 3,200 square feet
Garage: 246 square feet
TOTAL BUILDING COVERAGE: 3,446 square feet

Lot Coverage:

Building Coverage: 3446 square feet
South Steps and Entry "Porch": 126 square feet
Other Pavement: 266 sf + 18 sf + 84 sf + 36 sf + 399 sf
TOTAL EXISTING LOT COVERAGE: 4,375 sf

17 W. Maple • (WEST PARCEL)

Building Coverage:

4,457 square feet

Lot Coverage:

Building Coverage: 4,457 square feet
South Stoops: 63 sf + 55 sf
Northwest Steps: 35 sf
Northeast Basement Steps: 55 sf
Other Pavement: 4,081 sf + 118 sf + 115 sf
TOTAL EXISTING LOT COVERAGE: 8,979 sf

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM

507 Willowcreek Court
Clarendon Hills, Illinois 60514-1691
(630) 734-8279 • cf.la@sbcglobal.net

Unitarian Church of Hinsdale
Pervious Landscape Garden Element
25 April 2010

REQUIRED PARKING WORKSHEET

11 W. Maple (EAST PARCEL)

Auditorium capacity: 150 people

$$150 / 4 = 38$$

OR

$$\text{Net Floor Area } 6,900 \text{ square feet} / 250 = 28$$

Greater of the two:

38 Spaces required

17 W. Maple • (WEST PARCEL)

Auditorium capacity: 100 people

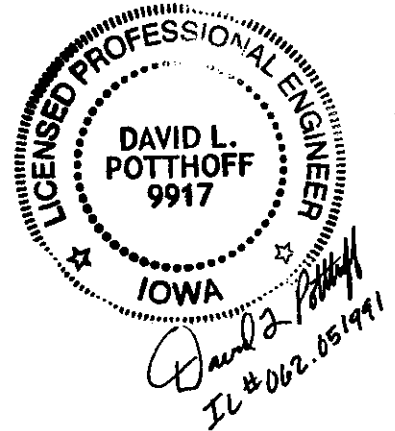
$$100 / 4 = 25$$

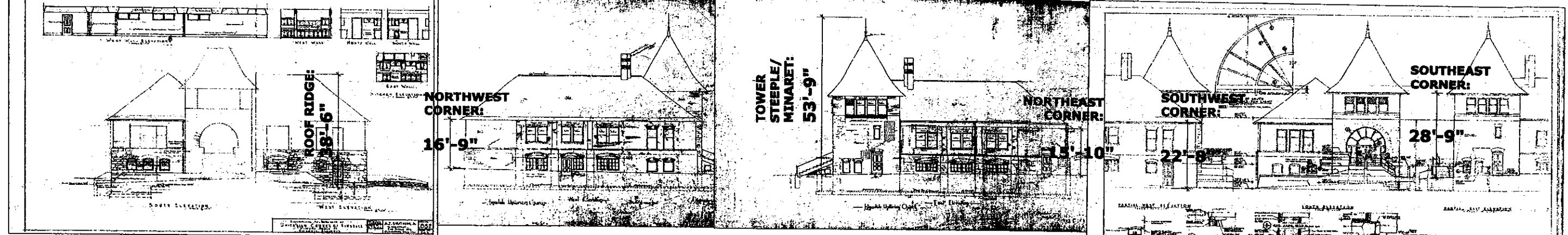
OR

$$\text{Net Floor Area } 9,045 \text{ square feet} / 250 = 36$$

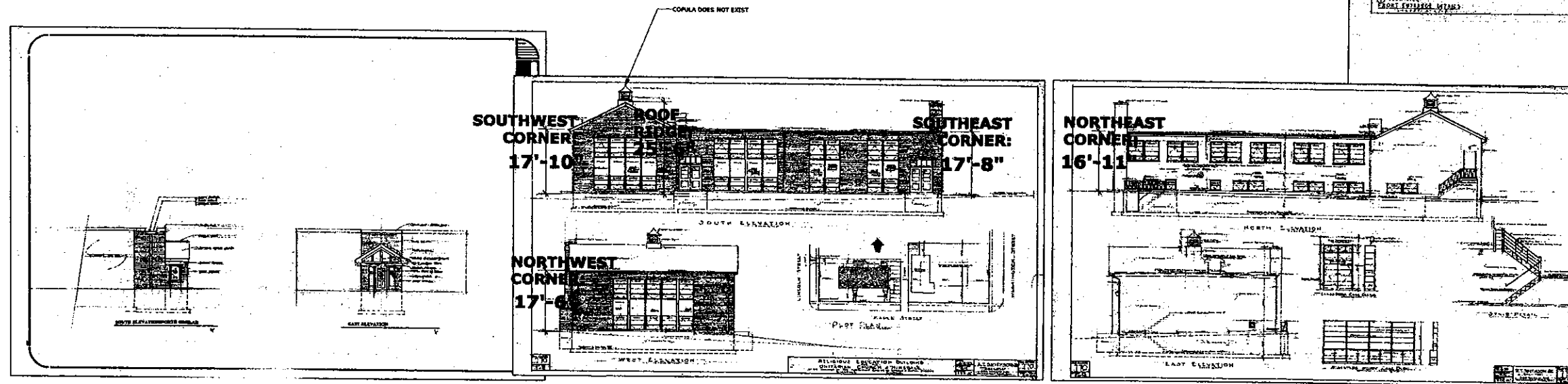
Greater of the two:

36 Spaces required





11 W. MAPLE • CHURCH BUILDING



11 W. Maple

Church Building:

Northwest corner: 16'-9" above grade.
Northeast corner: 15'-10" above grade.
Southwest corner: 22'-8" above grade.
Southeast corner: 28'-9" above grade.

Mean/average height of 21'-0" is less than the 40' permitted maximum.

The greatest height of roof ridge of 38'-6" is also less than the 40' permitted maximum.

Existing tower steeple/minaret height of 53'-9" is less than the 70' maximum height permitted for minarets, steeples and such.

Garage (Accessory Structure):

Average/mean of corners is about 8'-0" height and peak of structure about 12'-0" height, both within the 15' permitted maximum.

17 W. Maple

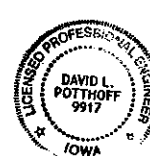
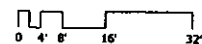
Religious Education Building:

Northwest corner: 17'-6" above grade.
Southwest corner: 17'-10" above grade.
Southeast corner: 17'-8" above grade.
Northeast corner: 16'-11" above grade.

Mean/average height of 17'-6" is less than the 40' permitted maximum.

The roof ridge height of 25'-6" is also less than the 40' permitted maximum.

Scale: 1/16" = 1'-0"



IL has reviewed with 2A per David L. Potthoff 2/8/2010 11/30/2010

Existing Building Height Worksheet

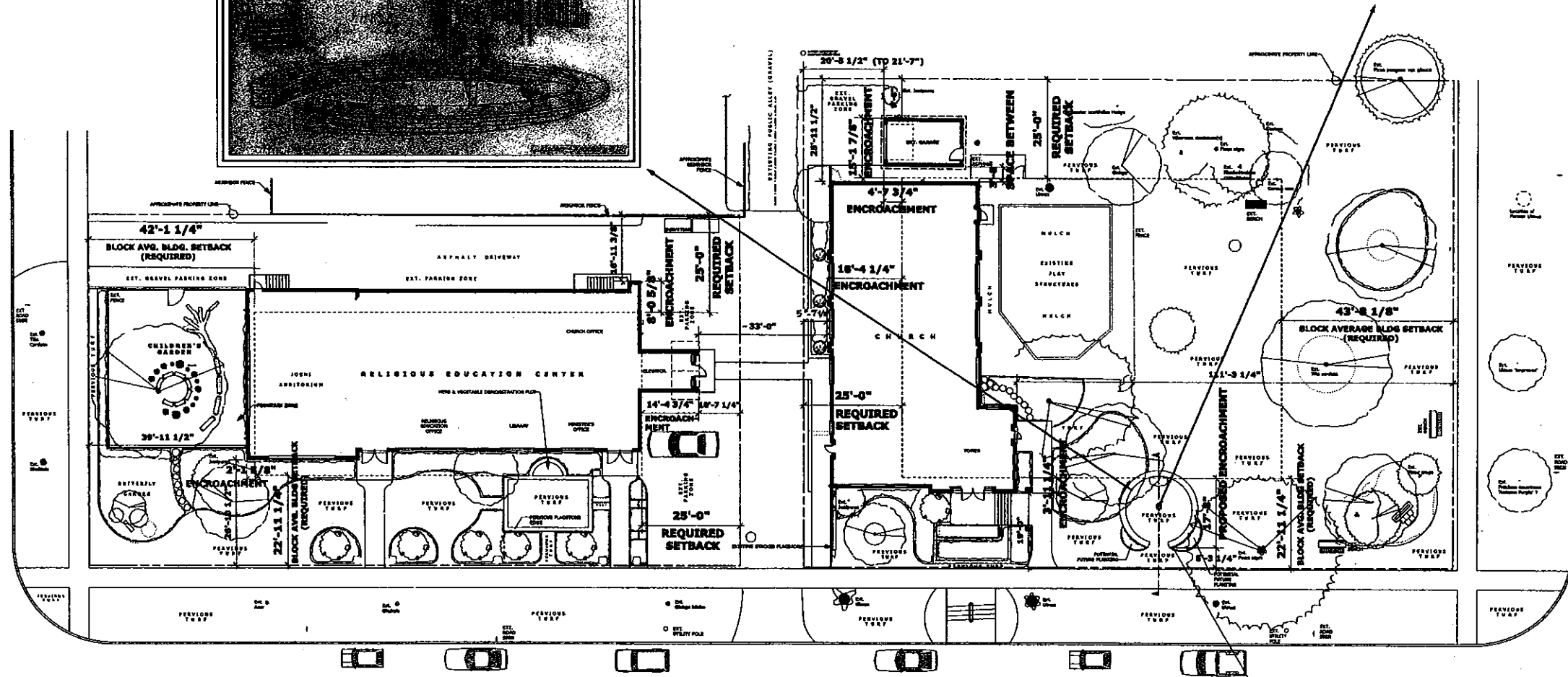
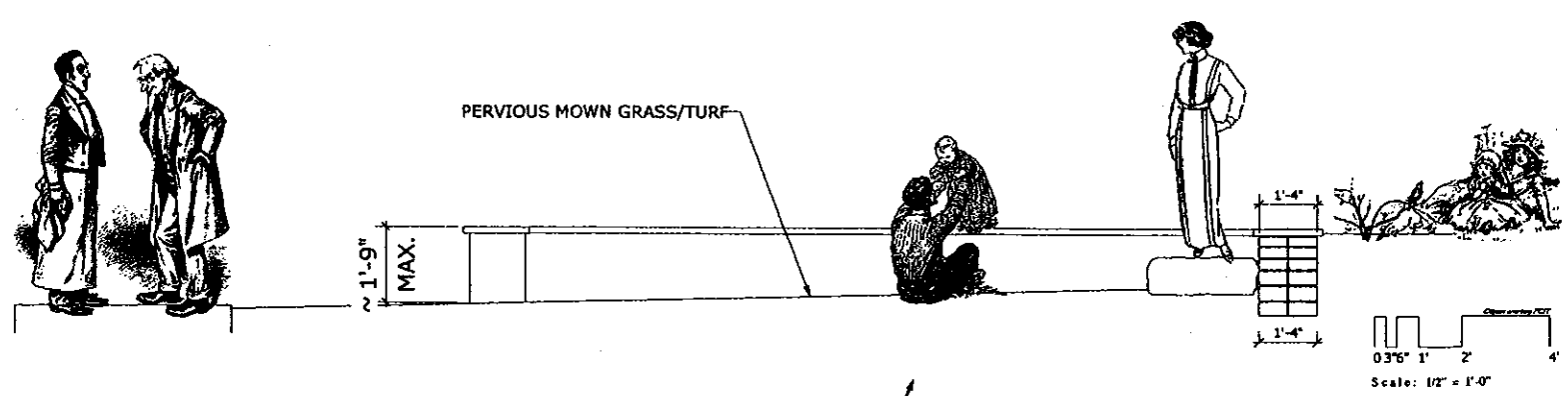
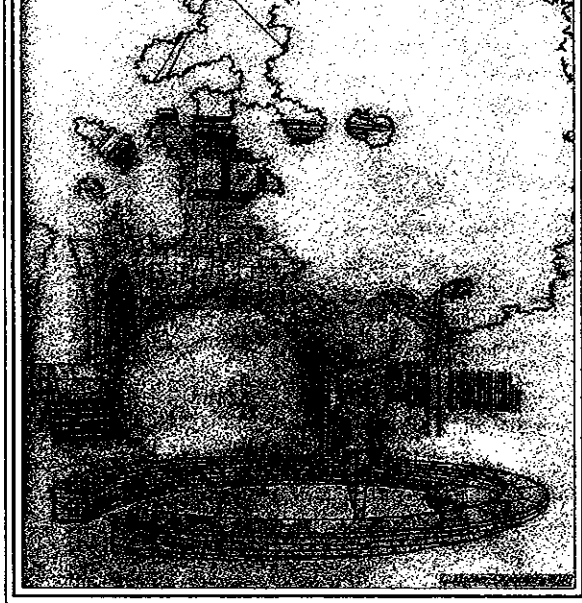
Unitarian Church of Hinsdale

17 West Maple Street Hinsdale, Illinois

Charles Fischer, RLA, P.C. • Registered Landscape Architect

25 April 2010

"Embracing the World's Great Garden Traditions" 541 507 Willowcreek Court • Clarendon Hills, Illinois 60514 • cf@jaf.net (630) 734-8279



NOTE:
All encroachments are
existing conditions /
requested waivers,
except that of the
"Pervious Landscape
Garden Element".



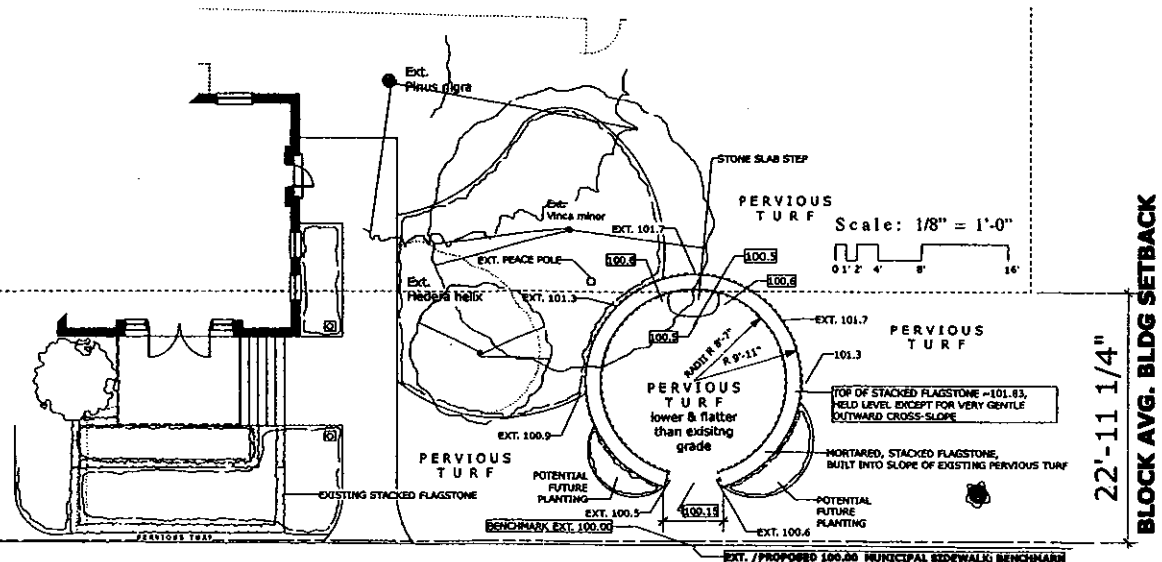
*It has reciprocity
with IA per IL statute
David L. Potthoff
IL #002, 051991
expiring 11/30/2010*



Scale: 1/16" = 1'-0"
0' 2' 4' 8' 16' 32'

KEY

- Tr. = Transplant
- Ext. = Existing/Extend
- TYP. = Typical



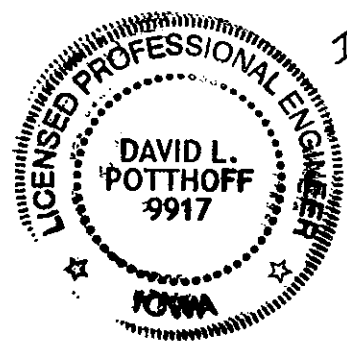
**"PERVIOUS LANDSCAPE
GARDEN ELEMENT", PROPOSED IN
ASSOCIATION W/ APPLIED-FOR
PLANNED DEVELOPMENT**

Updated • 25 April 2010
11 March 2010

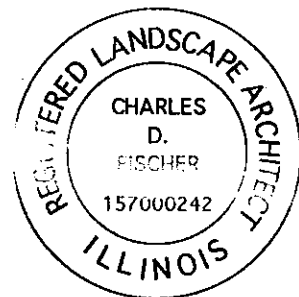
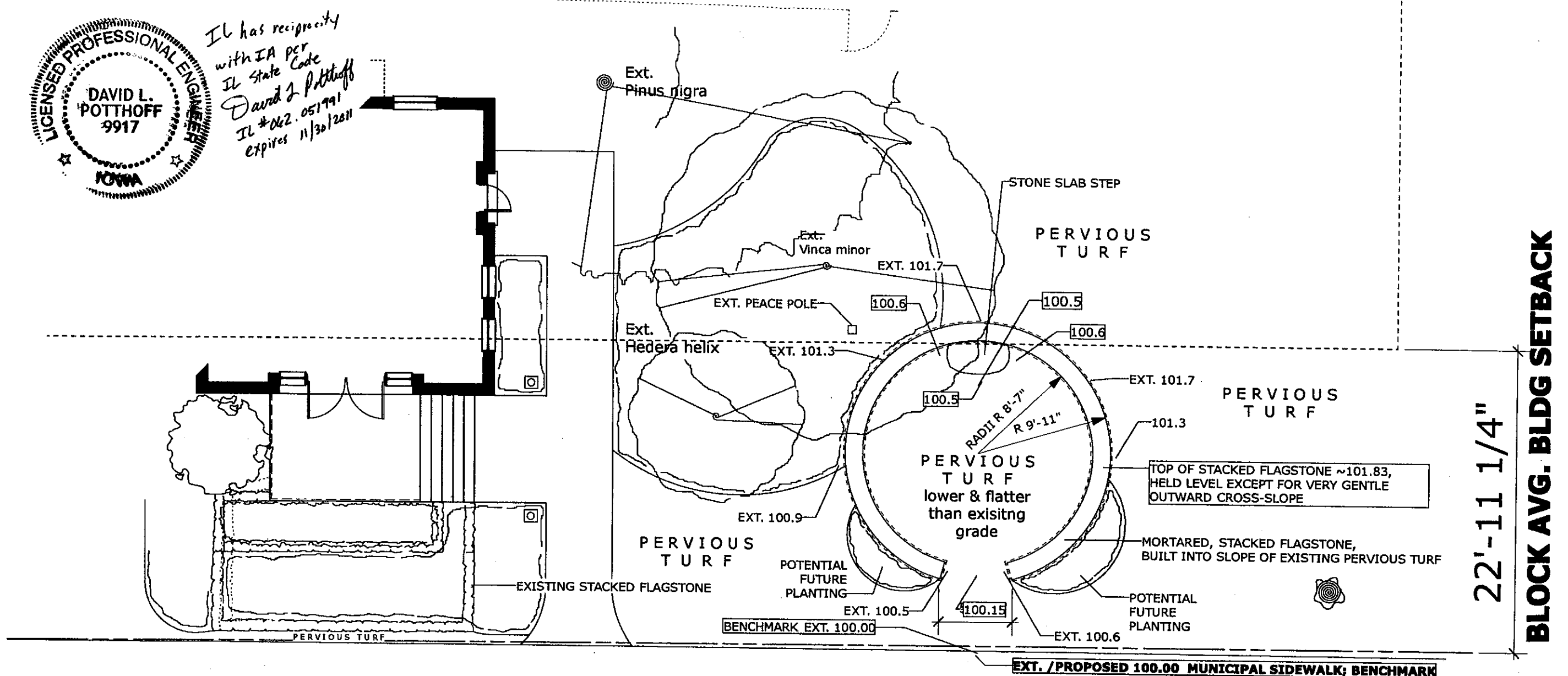
Existing Conditions
&
Plan for Pervious Landscape Garden Element
Unitarian Church of Hinsdale
17 West Maple Street Hinsdale, Illinois

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM 507 Willowcreek Court • Clarendon Hills, Illinois 60514 • cf@cfllc.net (630) 734-8279



IL has reciprocity
with IA per
IL State Code
David L. Potthoff
IL #062.051791
expires 11/30/2011



Expires 08/31/2011

I HEREBY CERTIFY THAT THESE DOCUMENTS
HAVE BEEN PREPARED UNDER MY SUPERVISION.

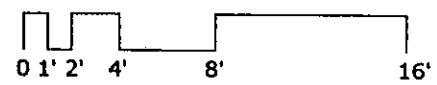
Charles D. Fischer

DATE: 4/27/2010

STATE OF ILLINOIS REGISTERED LANDSCAPE ARCHITECT #157000242



Scale: 1/8" = 1'-0"



Updated • 25 April 2010
11 March 2010

Plan for Pervious Landscape Garden Element

Unitarian Church of Hinsdale

17 West Maple Street Hinsdale, Illinois

Charles Fischer, RLA, P.C. • Registered Landscape Architect

"Embracing the World's Great Garden Traditions" SM 507 Willowcreek Court • Clarendon Hills, Illinois 60514 • cf.la@sbcglobal.net (630) 734-8279

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Date: June 9, 2010

Re: Public Hearing for Case: A-08-2010
Applicant: PNC Bank/Icon Identity Solutions
Location: 920 N. York Road
Request: Design Review Permit for Signage

REQUEST

The petitioner is requesting design review approval, to allow for the refacing of the monument sign for the PNC Bank building at 920 N. York Road, which is located in the O-2 Limited Office District. The building is located on the west side of York Road, just north of Ogden, and is located within the "Historic Graue Mill Gateway" Design Overlay District, which requires a public hearing for any exterior alteration to the property. Article VIII of the Zoning Code provides information regarding the purpose of the district and Section 11-605 provides additional information for procedures and review criteria.

For the purpose of rebranding, the petitioner is proposing to reface the existing National City Bank sign with a sign for PNC Bank. In addition to the refacing of the existing monument sign, the applicant is also proposing to reface the existing exterior ATM machine. This is the same property that received approvals to reface the ATM and rebuild the monument sign in 2009 but has since been replaced with PNC Bank.

SIGN PERMIT REVIEW

Subsection 9-106J of the Zoning Code provides the requirements for signage in the O-2 Limited Office District. The code provides for one ground sign, having a maximum overall height of eight feet and not exceeding 50 square feet per sign face. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

Review Criteria

In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-605E Standards for Design Review Permit.

Attachment

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

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: Professional Permits

Owner's name (if different): PNC Bank

Property address: 920 N. York Rd.

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____

Current use of property: Bank

Proposed use: ☐ Single-family detached dwelling
☒ Other: Bank

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

Brief description of request and proposal:

Reface of existing monument sign and one ATM surround cabinet.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>57'</u>	<u>25'</u>
interior side(s)	<u>132' / 39.6'</u>	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>83.6'</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>57'</u>	<u>25'</u>
interior side(s)	<u>13.2' / 39.6'</u>	<u>10' / 10'</u>
corner side	<u>N/A</u>	<u>25'</u>
rear	<u>83.6'</u>	<u>20'</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>91'</u>	<u>200'</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>36'</u>	<u>40'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

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>11,156 sf</u>	<u>N/A</u>
--------------------------	------------------	------------

Total lot coverage:	<u>25,995</u>	<u>80%</u>
---------------------	---------------	------------

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

Accessory building(s):	<u>N/A</u>		
------------------------	------------	--	--

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required:	<u>N/A</u>
---	------------

Number of loading spaces required:	<u>N/A</u>
------------------------------------	------------

Statement of applicant:

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

By: Melissa Toby
Applicant's signature

Melissa Toby
Applicant's printed name

Dated: April 29, 2010.

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in the Plan Commission File for 920 N. York Road – PNC Bank regarding Design Review Permit 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:

PNC Bank

Address or description of subject property:

920 N. York Road, Hinsdale, IL 60521

Use or proposal for subject property for which certificate is issued:

Refacing of an existing ground sign and exterior ATM Machine.

Plans reviewed, if any: *See attached plans, if any.* - See Plan Commission File for 920 N. York Road – PNC Bank, regarding Design Review Permit 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 11-605 of the Hinsdale Zoning Code pertaining to the Design Review Permit.
- Section 11-604 of the Zoning Code governing Exterior Appearance/Site Plan Review in 2010.

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:

5/17, 2010



VILLAGE OF HINSDALE

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION FOR OFFICE DISTRICTS

I. GENERAL INFORMATION

Applicant

Name: Melissa Toby / Professional Permits

Address: 113 S. Main St. Suite 201

City/Zip: Mishawaka, IN 46544

Phone/Fax: (574) 257-2954 / 257-2724

E-Mail: mt@professionalpermits.com

Owner

Name: York and Ogden LLC

Address: 1 E. Oak Hill Drive, Ste. 100

City/Zip: Westmont, IL

Phone/Fax: (630) 455-2945 /

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) N/A

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: 920 N. York Rd.

Property identification number (P.I.N. or tax number): 09 - 01 - 201 - 010

Brief description of proposed project: Reface of Monument sign and ATM surround

General description or characteristics of the site: Site is currently National City Bank with one monument sign and one ATM containing the National City Bank name.

Existing zoning and land use: O-2

Surrounding zoning and existing land uses:

North: O-2

South: B-3

East: K-4

West: O-3

Proposed zoning and land use: O-2

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

☐ Site Plan 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 subject property: 920 N. York Road

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

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	25,995 s.f.
Minimum Lot Depth	125	125	125	228'
Minimum Lot Width	60	100	80	120'
Building Height	30	40	60	36'
Number of Stories	2.5	3	5	3
Front Yard Setback	35	25	25	57'
Corner Side Yard Setback	35	25	25	N/A
Interior Side Yard Setback	10	10	10	13.2'/39.6'
Rear Yard Setback	25	20	20	83.6'
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	.58
Maximum Total Building Coverage*	80%	80%	50%	11,156 s.f.
Maximum Total Lot Coverage*		80 %		25,995
Parking Requirements.		45		41
Parking front yard setback		10'		15'
Parking corner side yard setback		N/A		N/A
Parking interior side yard setback		N/A		N/A
Parking rear yard setback		N/A		N/A
Loading Requirements		N/A		N/A
Accessory Structure Information		N/A		N/A

* Must provide actual square footage number and percentage.

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

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 29th day of April, 2010, I/We have read the above certification, understand it, and agree to abide by its conditions.

Melissa Toby
Signature of applicant or authorized agent

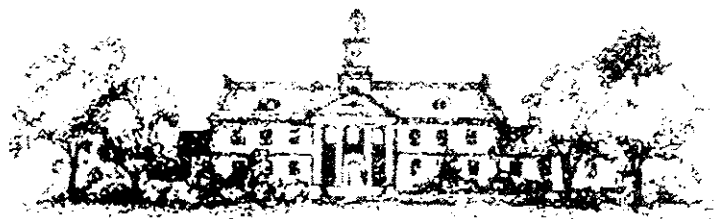
Melissa Toby
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

Doug Merritt
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 29th day of
April, 2010.

[Signature]
Notary Public



VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 920 N. York Road

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. There is sufficient space between building and in setback spaces between street and facades.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. The quality and type of material will be similar to what is existing.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. The proposed design is in harmony with the character of the 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. Every measure will be made to maintain the quality of the site development in terms of landscaping, recreation, pedestrian access, etc.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The proposed signage will be visually compatible with adjacent buildings.
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 proportion of the front façade will be visually compatible with the surroundings.
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 proportion of openings will be visually compatible with the surroundings.
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 rhythm of solids to voids will be visually compatible with the surroundings
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 rhythm of spacing and buildings on streets will be visually compatible with the surroundings.
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 rhythm of entrance porch and other projections will be visually compatible with the surroundings.
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 relationship of materials and texture will be visually compatible with the surroundings.
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 will remain visually compatible with the surroundings
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 Façade will be visually 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 scale of the Building will be visually compatible with the surrounding area.

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 front elevation will be visually in tune with the surrounding area.

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. The existing building pattern, texture, detailing, etc., will remain the same.

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

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

Applicant

Name: Melissa Toby / Professional Permits
Address: 113 S. Main Street, Suite 201
City/Zip: Mishawaka, IN 46544
Phone/Fax: (574) 257-2954 / 257-2724
E-Mail: mt@professionalpermits.com
Contact Name: Melissa Toby

Contractor

Name: Icon Identity Solutions
Address: 1418 Elmhurst Road.
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (847) 631-3128/ 631-3848
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION:

920 N. York Road

ZONING DISTRICT:

O-2

Sign Type:

- ☒ Permanent ☐ Temporary
☒ Ground Sign
☐ Wall Sign
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 24.7 (3'-6 3/8" x 7'-0")
Overall Height from Grade: _____ Ft.
Proposed Colors (Maximum of Three Colors):
① PNC Blue ② PNC Orange
③ _____
Type of Illumination: Internally Lit
Foot Candles: _____

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: _____
Existing Sign Information:
Business Name: National City Bank
Size of Sign: 24.7 Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Melissa Toby
Signature of Applicant

4-29-10
Date

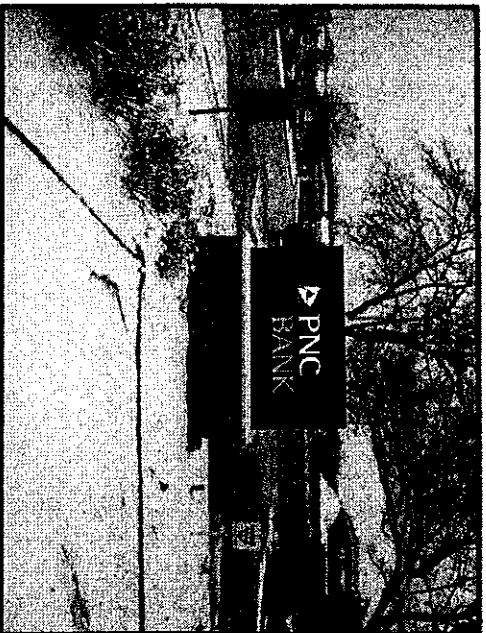
Signature of Building Owner

Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____



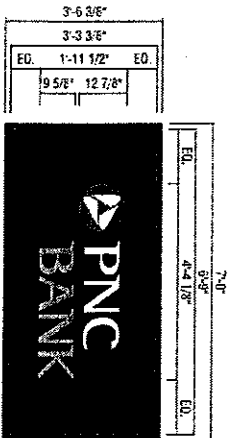
H	3'-6 3/8"	W	7'-0"	D	N/A	GAH	N/A
---	-----------	---	-------	---	-----	-----	-----

Note:

Hum. <input checked="" type="checkbox"/>	
Non Hum. <input type="checkbox"/>	
S/F <input type="checkbox"/>	
D/F <input checked="" type="checkbox"/>	

Proposed Sign #: **P001**

Note: PAINT RETAINERS AND CABINET PNC-DARK BLUE



CUSTOM FLAT PLASTIC REPLACEMENT FACE - 24.7 Sq.Ft.
QTY: 2 SCALE: 3/8" = 1'-0"



Address: 920 N. York Rd.
City/State: Hinsdale, IL
Zip: 60521

Project #: 3204

Location #: 357

Page: 2

Scale: As Noted

Drawn by: JF

Date: 04/13/10

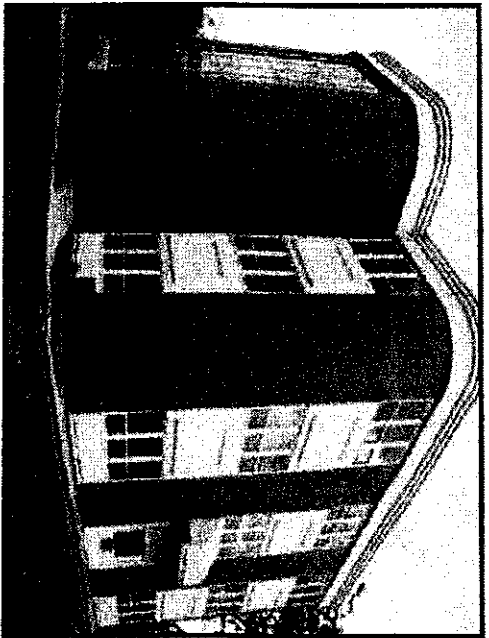
Rev. 1: 04/14/10

Rev. 2: 06/06/10

Rev. 4: 00/00/10

File Path: Active\BANKS\P\PNC Bank\2009\3204-357 Hinsdale IL

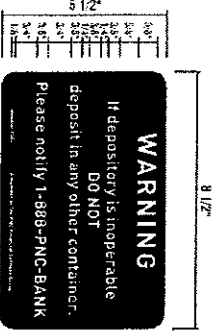




Existing Sign #: W001
 H N/A W N/A D N/A OAH N/A
 Note: _____
 Illum. ☐
 Non Illum. ☐
 S/F ☐
 D/F ☐



Existing Sign #: ATM1
 H N/A W N/A D N/A OAH N/A
 Note: _____
 Illum. ☐
 Non Illum. ☐
 S/F ☐
 D/F ☐



BW-4 NIGHT DEPOSIT PLAQUE - 0.32 SQ. FT.
 DWT 1 SCALE: 3"=1'-0"

3197-WU-SUR

3197 Walk-Up ATM Surround



Address: 920 N. York Rd.
 City/State: Hinsdale, IL
 Zip: 60521

Project #: 3204 Location #: 357 Page: 9
 Scale: As Noted Drawn by: JF
 File Path: Active\BANKS\PNC Bank\2009\3204-357 Hinsdale IL
 Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.

Date: 04/13/10
 Rev. 1: 04/14/10
 Rev. 2: 06/08/10
 Rev. 3: 06/08/10
 Rev. 4: 06/08/10



Icon Identity Solutions Inc.
 1111 Eastbury Rd.
 Elk Grove Village
 Illinois 60007

LEGAL OPINION



BCHM 101



LOCATION OF

JOHN EDGAR HOOVER, P.E.
ON-SCENE INVESTIGATIVE CHANGE
ADDRESS: 10000 COMPTON, N.W. DUBLIN, IRE. 016
10000 COMPTON, IRE.

[illegible]

RECEIVED BY MAIL ON MAY 10 1968

1-24-66 - 072862

A circular diagram showing a cross-section of a plant stem. The diagram is divided into several concentric layers. The outermost layer is labeled 'C' and 'D'. The next layer inward is labeled 'A' and 'B'. The central part of the diagram is labeled 'E' and 'F'. The diagram is also labeled with numbers 1 through 10. The diagram is a detailed illustration of a plant stem cross-section, showing the arrangement of various tissues and structures.

STERN, INC.

100-447000-1
 100-447000-2
 100-447000-3
 100-447000-4
 100-447000-5
 100-447000-6
 100-447000-7
 100-447000-8
 100-447000-9
 100-447000-10
 100-447000-11
 100-447000-12
 100-447000-13
 100-447000-14
 100-447000-15
 100-447000-16
 100-447000-17
 100-447000-18
 100-447000-19
 100-447000-20
 100-447000-21
 100-447000-22
 100-447000-23
 100-447000-24
 100-447000-25
 100-447000-26
 100-447000-27
 100-447000-28
 100-447000-29
 100-447000-30
 100-447000-31
 100-447000-32
 100-447000-33
 100-447000-34
 100-447000-35
 100-447000-36
 100-447000-37
 100-447000-38
 100-447000-39
 100-447000-40
 100-447000-41
 100-447000-42
 100-447000-43
 100-447000-44
 100-447000-45
 100-447000-46
 100-447000-47
 100-447000-48
 100-447000-49
 100-447000-50
 100-447000-51
 100-447000-52
 100-447000-53
 100-447000-54
 100-447000-55
 100-447000-56
 100-447000-57
 100-447000-58
 100-447000-59
 100-447000-60
 100-447000-61
 100-447000-62
 100-447000-63
 100-447000-64
 100-447000-65
 100-447000-66
 100-447000-67
 100-447000-68
 100-447000-69
 100-447000-70
 100-447000-71
 100-447000-72
 100-447000-73
 100-447000-74
 100-447000-75
 100-447000-76
 100-447000-77
 100-447000-78
 100-447000-79
 100-447000-80
 100-447000-81
 100-447000-82
 100-447000-83
 100-447000-84
 100-447000-85
 100-447000-86
 100-447000-87
 100-447000-88
 100-447000-89
 100-447000-90
 100-447000-91
 100-447000-92
 100-447000-93
 100-447000-94
 100-447000-95
 100-447000-96
 100-447000-97
 100-447000-98
 100-447000-99
 100-447000-100