

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
SEPTEMBER 8, 2010  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 8, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Stifflear, Commissioner Crnovich, Commissioner Nelson, Commissioner Johnson, Commissioner Moore and Commissioner Brody

**ABSENT:** Commissioner Kluchenek and Commissioner Sullins

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the July 14<sup>th</sup>, 2010 meeting. Commissioner Brody motioned to approve the minutes of July 14<sup>th</sup>, 2010 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

**Findings and Recommendations**

**18-20 E. First Street (Nabuki) – Exterior Appearance/ Site Plan Review Approval for Façade Improvements for a New Restaurant.**

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. Commissioner Crnovich recommended a clarification to the findings. Commissioner Stifflear motioned to approve the findings and recommendations for case 18-20 E. First Street (Nabuki) – Exterior Appearance/Site Plan Review Approval for Façade Improvements for a New Restaurant. Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Crnovich expressed concerns regarding applicants starting work without permits. Mr. Gascoigne duly noted her concerns.

**Scheduling of Public Hearings**

**A-25-2010 – 777 N. York Road (Gateway Square) – Exterior Appearance/Site Plan Review in the Design Review Overlay District.**

Chairman Byrnes stated the public hearing would be scheduled for October 13, 2010.

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**Sign Permit Review**

**52 S. Washington – Green Goddess – One Wall Sign**

Elyce Rembos, applicant and owner of Green Goddess, provided a brief description of the proposed sign. She stated her purpose for coming back and requesting a different sign from what was previously approved for this site. Commissioner Moore motioned for the approval of signage for 52 S. Washington Street – Green Goddess – One Wall Sign. Commissioner Johnson seconded. The motion passed unanimously.

**130 W. Chestnut Street – Hinsdale Bank and Trust – One Ground Sign**

Lynn Colby, representative for Hinsdale Bank and Trust, provided a brief description of the proposed sign. She stated that the general intent was to perform maintenance on the sign structure and then replace the existing sign with an internally illuminated sign, rather than providing ground lighting as currently exists. General discussion ensued regarding the specifics of the sign. Commissioner Brody motioned for the approval of signage for 130 W. Chestnut Street – Hinsdale Bank and Trust – One Ground Sign. Commissioner Nelson seconded. The motion passed unanimously.

**500 W. Chestnut – First Merit Bank – One Wall Sign and One Ground Sign**

Guy Dragisic of Olympic Signs introduced himself as the representative for First Merit Bank and stated that for the purpose of rebranding, First Merit Bank was looking to replace a wall sign and the face panel on one ground sign from Midwest Bank to First Merit Bank. Commissioner Brody requested clarification regarding the location of the wall sign. Mr. Dragisic clarified the location of the proposed wall sign and indicated that they would be removing an existing box sign on the south side of the building and were proposing a new wall sign, consisting of channel letters, on the north side of the building. Commissioner Johnson motioned for the approval for the replacement of a wall sign and the face of one ground sign at 500 W. Chestnut Street – First Merit Bank. Commissioner Brody seconded. The motion passed unanimously.

**108 W. Chestnut Street – Fodeo – One Wall Sign**

Valarie Moody, representative for Fodeo, introduced herself and provided a brief description of the business and the proposed sign. General discussions ensued regarding the existing signage in the shopping center. Commissioner Moore motioned for the approval of signage for 108 W. Chestnut Street – Fodeo – One Wall Sign. Commissioner Crnovich seconded. The motion passed unanimously.

**Exterior Appearance/Site Plan Review**

**18 S. Blaine Street – New Privacy Fence in the O-1 District**

Chairman Byrnes introduced the case and asked if the applicant was present. Mary Alice and Dennis Fitzpatrick, applicants and owners of the property, introduced themselves and

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summarized the request. Discussion ensued regarding the specifics of the request. Chairman Byrnes confirmed that while this was a single-family residence, the reason they needed site plan/exterior appearance approval was because they were in the O-1, Specialty Office District. Village Planner Gascoigne confirmed and indicated that while single-family residences are permitted in this district, any exterior changes require Plan Commission approval. He went on to indicate that if this was residentially zoned, Plan Commission approval would not be required. Commissioner Moore confirmed, for a point of reference, specifics regarding fence allowances in the residential districts. Mr. Gascoigne confirmed and indicated that while they are afforded an 8-foot tall fence, the applicants are only requesting the approval for a 6-foot fence.

Commissioner Brody motioned for the approval of Exterior Appearance for a New Privacy Fence in the O-1 District at 18 E. Blaine Street. Commissioner Moore seconded. The motion passed unanimously.

Commissioner Nelson motioned to disapprove the Site Plan for a New Privacy Fence in the O-1 District at 18 E. Blaine Street. Commissioner Brody seconded. The motion failed unanimously and the site plan was approved

### **19 E. Chicago Avenue - Village of Hinsdale - New Decorative Fence Surrounding the Existing Generators**

Chairman Byrnes introduced the case and asked if Mr. Gascoigne was going to present the application. Mr. Gascoigne confirmed that he would be presenting the application on behalf of the Village and the Public Works Department. He summarized the proposal and explained that while the material was permanent in nature, the fence was intended to be a temporary solution until the Village could secure funds to install a permanent masonry fence. He indicated that the need to put up a fence such as this was driven by health and safety issues as more and more people were going around and over the existing cloth fence and getting in behind the generators thereby creating unsafe conditions and additional liability for the Village.

Commissioner Crnovich questioned how tall the existing generators were. Mr. Gascoigne stated that he was not certain, but it was likely between 7 and 8 feet. She then asked if the Village had any intentions of screening the fence. Mr. Gascoigne indicated that he did not believe so and that their intention at this point was to get the fence in before the ground froze, but that he would speak with Mr. Franco and encourage him to provide whatever landscaping they could.

Commissioner Crnovich asked if the Beautification Task Force had provided any input. Mr. Gascoigne indicated that he would have to ask Mr. Franco, but he did not believe so as the main initiative was to provide a safe environment and get the fence up as quickly as possible. She then indicated that she would like to see the Historic Preservation Commission get a bit more involved even though this request is not required to go in front of them. She referenced Section 11-303 in regards to referral of cases, and specific to this request, the Historic Preservation Commission. Mr. Gascoigne acknowledged her concerns and indicated that 11-303 is applicable for public hearings and additionally when the criteria for a Certificate of Appropriateness had been met subject to the conditions in the Village's Municipal Code. He indicated that neither applied here. He also identified that even if all these conditions had been met, the Historic Preservation Ordinance provides an exemption for a Certificate of Appropriateness, if the

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request poses an issue concerning health, safety or welfare. He stated that even while approval from the Historic Preservation Commission was not required, once the need for the fence was apparent the Village made every attempt to extend the courtesy of including the Historic Preservation Commission in the process. However due to the timing of the meetings and the urgency to get the fence in place before winter, it was not possible. Mr. Gascoigne also indicated that when the Village came back with the masonry fence, the same exemptions would apply but the Village had every intention of sending the request through the Historic Preservation Commission for their input at that time.

Mr. Gascoigne also stated that discussions regarding the Historic Preservation Commission's scope of authority on properties within the downtown as well as throughout the Village would be a topic of discussion at upcoming HPC meetings.

General discussion ensued regarding the screening of the generators and several Commissioners indicated they would like to see some screening installed around the fence as it could be a while before the Village is able to secure enough funding to do a masonry wall.

Commissioner Stifflear duly noted the Commissioners concerns and indicated that he appreciated the Village coming before the Plan Commission to request approval and that he agreed that due to safety concerns something needed to be installed immediately. He then offered suggestions on landscaping as well as recommending conditions to avoid having a temporary fence become permanent.

General discussion ensued regarding screening and while several Commissioners expressed interest in determining how long it would be before the Village could secure funds for the masonry fence, they generally agreed that it could not be determined at this point.

The Commission agreed that six months would be an appropriate time frame to allow the Village to install four-season screening and that they would leave it to the Village Board to determine the extent to which it should be landscaped.

Commissioner Brody motioned to disapprove the Site Plan for a New Decorative Fence Surrounding the Existing Generators at 19 E. Chicago Avenue. Commissioner Crnovich seconded. The motion failed unanimously and the site plan was approved.

Commissioner Nelson motioned for the approval of Exterior Appearance for a New Decorative Fence Surrounding the Existing Generators at 19 E. Chicago Avenue, subject to the condition that the Village installs four-season landscape screening within six months of final approvals. Commissioner Moore seconded. The motion passed unanimously.

## **Public Hearings**

**A-13-2010 – 420 E. Ogden Avenue (Continental Motors) – Special Use Permit for a Planned Development and Exterior Appearance/Site Plan Review approval for Façade Improvements to the Existing Car Dealership.**



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Chairman Byrnes opened the public hearing for case A-13-2010. Doug Capocci of LaMantia Construction and representative for Continental Motors identified himself and summarized the request.

Commissioner Moore requested clarification from Mr. Capocci in regards to what had changed between when the original proposal that was approved in 2007, and what they were looking at tonight. Mr. Capocci addressed Commissioner Moore's questions and confirmed the changes being sought.

Chairman Byrnes questioned if all materials proposed were going to match existing. Mr. Capocci confirmed they would be.

Commissioner Stifflear asked about signage and Mr. Capocci indicated they would remain as is. He then asked Staff to walk the Commission through what happened in 2007.

Mr. Gascoigne summarized the applicant's request in 2007 and explained that the applicant went through the process to obtain the necessary approvals in 2007. It wasn't until staff underwent the due diligence required to amend, what they thought was an existing Planned Development in this current proposal, that they realized the PD approval had somehow been inadvertently removed from the final approvals in 2007. This now required the applicant to essentially reestablish a Planned Development approval as part of the current request. He then went on to explain that all correspondence and conversations in 2007 included the Planned Development request however it was never formally adopted as part of an ordinance. Mr. Gascoigne indicated that due to the nature of some of the repairs, and the fact that they posed serious safety concerns, the applicant had already appeared in front of both the ZPS and Village Board, to obtain conditional approvals to begin work and repair the façade conditioned upon the applicant coming back and obtaining approval for the Planned Development and the proposed alterations.

Commissioner Stifflear questioned if there would be waivers requested as part of the Planned Development. Mr. Gascoigne indicated there would be and they were listed out in the Certificate of Zoning Compliance.

Commissioner Moore expressed her concerns with the application and discussion ensued amongst the Commission with regards to how to proceed forward.

Commissioner Johnson explained that Continental Motors had been there a long time and a lot of the waivers that are requested now, were those that would have also been requested in 2007 due to the age of the building.

The Commission agreed that it was a nice proposal and generally felt that there was no reason to force them into a non-compliant status by denying the request.

Commissioner Crnovich then went on to reference sections of the specific text amendment passed in 2007 that would have supported the actual Planned Development approval.

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Commissioner Johnson motioned for the approval of a Special Use Permit for a Planned Development for the Existing Auto Dealership at 420 E. Ogden – Continental Motors. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Moore motioned for the approval of Exterior Appearance for Façade Improvements to the Existing Auto Dealership at 420 E. Ogden – Continental Motors. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Nelson motioned to disapprove the Site Plan for Façade Improvements to the Existing Auto Dealership at 420 E. Ogden – Continental Motors. Commissioner Brody seconded. The motion failed unanimously and the site plan was approved.

**A-17-2010 – Village of Hinsdale – Text Amendment to Provide Limited Authority to the Village Board for Variations.**

Chairman Byrnes opened the public hearing for case A-17-2010. Mr. Gascoigne summarized the request and opened it up for public discussion.

Chairman Byrnes clarified the proposal with Mr. Gascoigne.

Commissioner Stifflear asked Mr. Gascoigne if there was a specific situation that prompted this request.

Mr. Gascoigne indicated that there were at least a couple of instances where this has come up and that one set of homeowners were actually here to speak to one of the instances.

Jill and Harvey Seybold introduced themselves to express support for the proposed text amendment. Mrs. Seybold went on to explain how changes in there area have directly affected their property, causing severe drainage and flooding problems. She also explained that due to the current limitations as to which types of variances can be requested from the Zoning Board of Appeals, there only option for zoning relief as this time was to appear in the Wheaton court system.

Bill Haarlow, Chairman of the Zoning Board of Appeals, introduced himself and explained how this text amendment would alter the requirements and allowances of the existing Zoning Code. He then explained that using the Seybold's situation, the Zoning Board of Appeals is not currently permitted to hear the Seybold's request as it falls out of the scope of the Commission's authority. He explained that overall, he feels these restrictions are a good thing, but that the Seybold's have highlighted where in certain situations, it is a good idea to provide more authority to the Zoning Board and Village Board to hear these requests without having to go straight to Wheaton without first being heard by a Village Body. Mr. Haarlow specifically addressed the language of the proposed text amendment and explained how a request would move through the process.

Chairman Byrnes questioned whether other municipalities follow similar procedures.

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Joe Abel, Planning, Zoning and Economic Development Consultant and representative for the Seybolds, introduced himself. Mr. Abel summarized his background, including his familiarity with local zoning codes. He went on to explain how other municipalities handle such situations and indicated that the text amendment being proposed is very conservative and because this was the Village's intention, he felt the proposal was legitimate and very reasonable with the number of safeguards that have been put in place.

Commissioner Moore clarified questions regarding the application of standards and then questioned if there was a down side to this text amendment.

Commissioner Nelson stated that his concern as a resident would be getting turned down for a request at the Zoning Board of Appeals and the desire to have one more court of appeal in which to make a case before going to Wheaton.

Commissioner Moore respected Commissioner Nelson's position but had concerns with the fact that the Board may not have the zoning background that the ZBA did to appropriately consider these appeals.

Mr. Haarlow also responded to Commissioner Nelson's concern and provided background as to why he believed the process was established in this way. He stated that he felt the ZBA should remain quasi-judicial and that is why he supported the amendment as written.

Commissioner Johnson concurred with Mr. Haarlow and explained why she supported the ordinance as written.

Mr. Abel responded to Mr. Haarlow and Johnson's comments and explained how sending these items on to the Village Board could potentially create issues.

Commissioner Stifflear asked if the term "recommendation" was defined.

Mr. Haarlow indicated that they were treating this as needing four affirmative votes, thereby matching the standard of a variation.

Discussion ensued regarding the specific language in the ordinance and the Commission reached an agreement that the term should be defined to match the standard of the ZBA, thereby requiring a positive vote of a minimum of four members of the ZBA.

Commissioner Crnovich motioned for the approval of case A-17-2010 – Village of Hinsdale – Text Amendment to Provide Limited Authority to the Village Board for Variations with the revised language. Commissioner Nelson seconded. The motion passed unanimously.

**A-09-2010 – Village of Hinsdale – Text Amendment to Section 5-110G as it relates to existing non-conforming structures in the B-2, Central Business District.**

Chairman Byrnes summarized the request and explained that the public hearing for case A-17-2010 was still open as a result of the continuation from the July meeting. Chairman Byrnes asked if anyone had comments and asked for a motion.

**Plan Commission Minutes**  
**September 8, 2010**

Commissioner Brody motioned for the approval of case A-09-2010 – Village of Hinsdale – Text Amendment to Section 5-110G as it relates to existing non-conforming structures in the B-2, Central Business District. Commissioner Moore seconded. The motion passed unanimously.

**Adjournment**

Commissioner Johnson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 9:06 p.m. on September 8, 2010.

Respectfully Submitted,

Sean Gascoigne  
Village Planner





October 6, 2010

Sean Gascoigne  
Village Planner  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

RE: 777 N. York Road

Dear Sean,

Per our email correspondence, we are withdrawing the application for the above mentioned project at this time.

Sincerely,

JTS Architects

A handwritten signature in black ink that reads "Enrique Castel" followed by a stylized flourish or set of initials.

Enrique Castel, AIA  
Associate

EC/dj

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# **HINSDALE PLAN COMMISSION**

**RE: 18 S. Blaine Street – Mary Alice and Dennis Fitzpatrick - Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: September 8, 2010**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 20, 2010**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. Mary Alice and Dennis Fitzpatrick, (the "Applicant") submitted an application to the Village of Hinsdale for the property located at 18 S. Blaine Street (the "Subject Property").
2. The Subject Property is zoned in the O-1 Specialty Office District and improved with a single-family residence.
3. The applicants are seeking after-the-fact approval of exterior appearance and site plan review approval to allow a 6'-0" privacy fence to remain on the northern lot line running along Chicago Avenue.
4. The Plan Commission finds that the plan submitted by the Applicant complies with the applicable bulk, space and yard requirements of the Hinsdale Zoning Code.
5. The Plan Commission finds that the application complies with the standards set forth in Section 11-606 of the Hinsdale Zoning Code pertaining to the exterior appearance review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review. There are no changes proposed to the site plan.

### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of 7 "Ayes," 0 "Nays," 2 "Absent" recommends that the President and Board of Trustees of the Village of Hinsdale approve the exterior appearance/site plans at 18 S. Blaine Street.

**THE HINSDALE PLAN COMMISSION**

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

# **HINSDALE PLAN COMMISSION**

**RE: 19 E. Chicago Avenue – The Village of Hinsdale - Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: September 8, 2010**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 20, 2010**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. The Village of Hinsdale, (the "Applicant") submitted an application for the property located at 19 E. Chicago Avenue (the "Subject Property").
2. The Subject Property is zoned in the IB, Institutional Buildings District and improved with the Village Hall and Public Library.
3. The Village is seeking approval of exterior appearance and site plan review approval to allow a 6'-0" ornamental fence to be installed around the existing generators on the south side of the building located at 19 E. Chicago Avenue.
4. The Village indicated that while the fence is permanent in material, it is temporary in nature as the intent was to construct a brick wall, to match the Memorial Building, when additional funds could be secured.
5. The Commission expressed concerns with the fence, although temporary, becoming more permanent.
6. Certain Commission members also commented on the Historic status of the Memorial Building and questioned whether it should go through the Historic Preservation Commission.
7. The Village duly noted the concern and advised the Commission that while a Certificate of Appropriateness from the Historic Preservation Commission is not required, the Village made every effort to extend the courtesy of Historic Preservation review, but due to the urgency and safety issues associated with the approval that became unfeasible.
8. The Village also provided assurances that at the point the Village requested approval for the permanent brick wall they would extend the courtesy of providing the Historic Preservation Commission the ability to make comments on the proposed wall at that time.
9. The Commission discussed various aspects of the fence and the need to secure the generators, and offered thoughts on how to provide more assurance that the fence would not become permanent and how to appropriately screen the fence.
10. The Commission concluded that the Village should provide four season screening within 6 months of final approval, to the extent required by the Village Board in order to maintain sufficient access for required maintenance of the generators.

11. The Plan Commission finds that the plan submitted by the Applicant complies with the applicable bulk, space and yard requirements of the Hinsdale Zoning Code.
12. The Plan Commission finds that the application complies with the standards set forth in Section 11-606 of the Hinsdale Zoning Code pertaining to the exterior appearance review.
13. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review. There are no changes proposed to the site plan.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of 7 "Ayes," 0 "Nays," 2 "Absent" recommends that the President and Board of Trustees of the Village of Hinsdale approve the exterior appearance/site plans at 19 E. Chicago Avenue with the condition that the applicant shall install four season screening within 6 months of final approval, to the extent required by the Village Board of Trustees in order to maintain sufficient access for required maintenance of the generators.

### **THE HINSDALE PLAN COMMISSION**

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.



## **HINSDALE PLAN COMMISSION**

**RE:** 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.

**DATE OF PLAN COMMISSION REVIEW:**     **July 14 and September 8, 2010**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW:**     **September 20, 2010**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. The Applicant, The Village of Hinsdale, submitted an application to amend 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.
2. The Plan Commission heard a summary of the text amendment from staff at the Plan Commission meeting of July 14, 2010.
3. The Plan Commission indicated they generally approved of the language proposed for the text amendment but would prefer to see it in the context of a draft ordinance.
4. Staff provided a draft ordinance containing the proposed language in the text amendment for the Plan Commission meeting of September 8, 2010.
5. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

### **II. RECOMMENDATIONS**

The Village of Hinsdale Plan Commission, by a vote of seven (7) "Ayes", zero (0) "Nays" and two (2) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

**THE HINSDALE PLAN COMMISSION**

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

## **HINSDALE PLAN COMMISSION**

**RE: Case A-13-2010 - Applicant: John Weinberger/Continental Motors - Location: 420 E. Ogden Avenue: Special Use Permit to allow a Planned Development and Site Plan/Exterior Appearance Approval for facade improvements to the existing car dealership.**

**DATE OF PLAN COMMISSION REVIEW: September 8, 2010**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 20, 2010**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. John Weinberger of Continental Motors, submitted an application to the Village of Hinsdale for a special use permit for a planned development for the existing car dealership, as well as Exterior Appearance and Site Plan Review for exterior facade modifications to the property located at 420 E. Ogden Avenue (the "Application").
2. The property is located within the B-3, General Business District and improved with a 1-story, car dealership, commonly known as Continental Motors.
3. The applicant is proposing facade improvements to the existing car dealership as a result of recent structural problems that need to be repaired.
4. The Plan Commission heard a presentation from the applicant regarding the proposed facade improvements and planned development.
5. The Plan Commission then heard a brief explanation from staff, summarizing the current planned development request and how both the applicant and staff came to understand how portions of the original approvals were inadvertently eliminated in 2007 resulting in the applicant's current situation.
6. The Plan Commission specifically finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit, Section 11-603 pertaining to Planned Developments, Subsection 11-604F pertaining to Standards for Site Plan Disapproval and Section 11-606 of the Zoning Code governing Exterior Appearance Review.

#### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of 7 "Ayes," 0 "Nay," and 2 "Absent" recommends that the President and Board of Trustees approve the Application

for a Special Use Permit for a Planned Development at 420 E. Ogden, including the requested waivers.

The Village of Hinsdale Plan Commission, by a vote of 7 "Ayes," 0 "Nay," and 2 "Absent" recommends that the President and Board of Trustees approve the Application for Exterior Appearance/Site Plan Review approval of exterior façade modifications to the property located at 420 E. Ogden.

THE HINSDALE PLAN COMMISSION

By:

\_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

## **HINSDALE PLAN COMMISSION**

**RE:** Case A-17-2010 - Applicant: The Village of Hinsdale – Request: Text Amendment to Section 11-503 (Variations), of the Hinsdale Zoning Code to give the Board of Trustees the authority to grant certain variations.

**DATE OF PLAN COMMISSION REVIEW:** September 8, 2010

**DATE OF ZONING AND PUBLIC SAFETY REVIEW:** September 20, 2010

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, The Village of Hinsdale, submitted an application to Article XI (Zoning Administration and Enforcement), Part V (Interpretations, Appeals, and Variations), Section 11-503 (Variations) of the Hinsdale Zoning Code to Give the Board of Trustees the Authority to Grant Certain Variations.
2. The Plan Commission heard testimony from residents in support of the proposed text amendment at the Plan Commission meeting of September 8, 2010.
3. The Commission recommended language to further define “recommendation” as a positive vote of a minimum of four members of the Zoning Board of Appeals.
4. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

#### **II. RECOMMENDATIONS**

The Village of Hinsdale Plan Commission, by a vote of seven (7) “Ayes”, zero (0) “Nays” and two (2) “Absent” recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.


THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** October 13, 2010  
**Re:** Scheduling Public Hearing for Case A-14-2010  
Applicant: Hinsdale Township High School District 86  
Request: Map Amendment for the properties located at 303-315 W. 57<sup>th</sup> Street

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The applicant, Hinsdale Township High School District 86, represented by Jeff Eagan, is requesting approval of a map amendment to the subject property to rezone it to IB Institutional Buildings District to fit with the existing zoning of the remaining High School Property. The rezoning is requested to fulfill that required and agreed to in the attached Intergovernmental Agreement.

In 2005, High School District 86 purchased the residential property and entered in to Intergovernmental Agreements with the Village regarding the properties commonly known as 303-315 W. 57<sup>th</sup> Street. The lots are currently zoned R-3 Single-Family Residential, but per the attached intergovernmental agreement, the School District agreed to rezone the property to IB, Institutional Buildings to match the existing zoning of the remaining High School property.

On September 21, 2010, the Village Board, the Village Board of Trustees unanimously moved to recommend the Map Amendment 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 November 10, 2010.

Attachment

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



**VILLAGE  
OF HINSDALE** FOUNDED IN 1871

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**GENERAL APPLICATION**

**I. GENERAL INFORMATION**

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

**Applicant**

Name: Jeff Eagan/Business Manager  
Address: 5500 S. Grant Street  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (630) 655-6100/ (630) 325-9153  
E-Mail: jeagan@hinsdale86.org

**Owner**

Name: Hinsdale Township H.S. District 86  
Address: SAME  
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) N/A
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 303,307,311,315 West 57<sup>th</sup> Street

Property identification number (P.I.N. or tax number): 09 - 13 - 100 - 011,012,013,014

Brief description of proposed project: Since 2003, the District has purchased 4 single family homes adjacent to its Hinsdale Central High School campus. Each home has been demolished and converted to open green space. Rezoning these properties was part of two Intergovernmental Agreements from 2003 and 2005.

General description or characteristics of the site: 4 empty lots- open green space.

Existing zoning and land use: R-3 Open green space

Surrounding zoning and existing land uses:

North: Hinsdale Central High School South: Residential

East: Hinsdale Central High School West: Residential

Proposed zoning and land use: open green space

Existing square footage of property: 0 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: R-3 to IB

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of proposed request: 303,307,311,315 West 57<sup>th</sup> Street, Hinsdale, IL 60521

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area		
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:

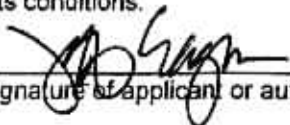


## CERTIFICATION

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 27th day of May, 2010, I/We have read the above certification, understand it, and agree to abide by its conditions.

  
Signature of applicant or authorized agent

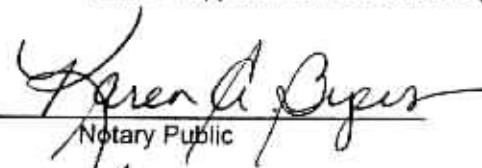
Jeff Eagan, Business Manager  
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 27th day of  
May, 2010



  
Notary Public



**VILLAGE  
OF HINSDALE** FOUNDED IN 1871

**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:** \_\_\_\_\_

303, 307, 311, 315 West 57<sup>th</sup> Street, Hinsdale, IL 60521

**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.

This request is to reclassify these 4 properties as required in the 2003 and 2005

Intergovernmental Agreements between the Village of Hinsdale and District 86

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.

Open green space R-3

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.

N/A

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

N/A

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.

N/A

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

N/A

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

N/A

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

The District has no plans to build residential houses on these properties.

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. \_\_\_\_\_

303, 307, 311 = 2003

315 = 2005

13. The community need for the proposed amendment and for the uses and development it would allow. \_\_\_\_\_

Increased open green space for Hinsdale Central High School campus.

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. \_\_\_\_\_

This request is to reclassify these 4 properties as required in the 2003 and 2005

Intergovernmental Agreements between the Village of Hinsdale and District 86.

INTERGOVERNMENTAL AGREEMENT  
BETWEEN HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86  
AND THE VILLAGE OF HINSDALE  
RELATED TO USE OF CERTAIN PROPERTY  
FOR THE HINSDALE CENTRAL HIGH SCHOOL CAMPUS

AGREEMENT made the 19<sup>th</sup> day of September, 2005, between the VILLAGE OF HINSDALE, DuPage County, Illinois, an Illinois unit of local government and municipal corporation ("VILLAGE") and HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86, DuPage and Cook Counties, Illinois, an Illinois unit of local government and public school district ("SCHOOL") (hereinafter referred to from time to time collectively as the "PARTIES");

WITNESSETH:

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois of 1970 authorizes units of local government to contract or otherwise associate among themselves, and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, et. seq. provides, inter alia, that "... (A)ny power or powers, privileges or authority exercised or which may be exercised by a public agency of this State may be exercised and enjoyed jointly with any other public agency of this State. . ."; and

WHEREAS, the SCHOOL is the owner of a parcel of property located adjacent to the Hinsdale Central High School Site and further described on *Exhibit A* hereto (the "SUBJECT PROPERTY"), which is presently zoned R-3 by the VILLAGE and which the

School has no immediate plans for use and intends to maintain such as open green space and may entertain use by the Hinsdale Central Athletic or Physical Education department in support of their programs; and

WHEREAS, the SUBJECT PROPERTY, although currently classified in a single family residential district, is situated adjacent to the High School, is no longer intended to be put to single family use by the SCHOOL, and may logically be considered to be a part of, and appropriate and proper for, the High School campus; and

WHEREAS, the President and Board of Trustees of the VILLAGE have determined that, under all of the circumstances, the SUBJECT PROPERTY may properly be considered for reclassification into the IB Institutional Buildings District of the VILLAGE'S Zoning Code so long as the permanent use of the SUBJECT PROPERTY is sensitive to the existing residential uses near the SUBJECT PROPERTY and the High School; and

WHEREAS, the SCHOOL has determined that it is appropriate to work with the VILLAGE to develop a plan for the permanent use of the SUBJECT PROPERTY, which plan would be sensitive to those nearby residential uses; and

WHEREAS, in furtherance of that effort, the SCHOOL intends to seek reclassification of the SUBJECT PROPERTY by the VILLAGE into the IB District;

NOW THEREFORE, upon the consideration of the mutual promises contained herein and upon the further consideration of the recitals hereinabove set forth, it is hereby agreed as follows:

1. INCORPORATION OF RECITALS. The recitals set forth in the foregoing preamble are specifically incorporated into and made a part of this AGREEMENT as though fully set forth in this Section 1.



2. DEMOLITION OF EXISTING STRUCTURES. The parties agree that the SCHOOL's demolition of the existing single family residences and related structures located on the SUBJECT PROPERTY shall be carried out under the jurisdiction of the DuPage County Regional Office of Education, pursuant to those rules and procedures set forth in the School Health/Life Safety Code for Public Schools, 23 Ill. Admin. Code Part 180. The SCHOOL will provide notice to neighboring property owners and comply with the requirements of all jurisdictional entities with respect to such demolition, and required under the School Health/Life Safety Code for Public Schools. The Village shall not require a permit or fee for such demolition, but the SCHOOL shall comply with the VILLAGE'S standards related to storm water management, dust control, and street and sidewalk clean-up during demolition and related to the restoration of streets and rights of way disturbed or damaged during demolition.

3. FUTURE USE OF SUBJECT PROPERTY. The SCHOOL shall apply to the VILLAGE for reclassification of SUBJECT PROPERTY into the IB District. The VILLAGE shall process that application in its customary manner, without undue delay. As part of that consideration, the VILLAGE recognizes and acknowledges the SCHOOL's interest in using the SUBJECT PROPERTY for purposes consistent with and in furtherance of its educational purposes, and the SCHOOL recognizes and acknowledges the VILLAGE's interest in zoning and related matters concerning the SUBJECT PROPERTY, including the impact of the use of the SUBJECT PROPERTY on adjacent and nearby properties, automobile and pedestrian transportation infrastructure, and storm water management.

4. MUTUAL ASSISTANCE. The PARTIES shall do all things necessary or appropriate to carry out the terms and provisions of this AGREEMENT and to aid and assist each other in furthering the objectives of this AGREEMENT and the intent of the PARTIES as reflected by the terms of this AGREEMENT, including, without limitation, the giving of such notices, the holding of such meetings, the enactment by the PARTIES of such resolutions and ordinances, the execution of such permits, applications and agreements and the taking of such other actions as may be necessary to enable the PARTIES' compliance with the terms and provisions of this AGREEMENT, and as may be necessary to give effect to the objectives of this AGREEMENT and the intentions of the PARTIES as reflected by the terms of this AGREEMENT. The PARTIES agree that they shall meet and confer as necessary to cooperatively work to address and resolve new issues which may arise subsequent to the approval of this AGREEMENT.

5. NON-WAIVER AND NON-CONSENT TO JURISDICTION. The PARTIES agree and understand that this AGREEMENT is being entered into for the purpose of cooperatively furthering each of their respective corporate purposes and in a spirit of intergovernmental cooperation. The PARTIES do not waive any claim or right to jurisdiction or authority, whether mutual or exclusive, over any matter between them, and this AGREEMENT is not intended to be, and shall not be construed or applied to be, a waiver of any legal status or claim of jurisdiction or authority by either PARTY.

6. NOTICES. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail, return receipt requested. Such notice shall be addressed to:

The VILLAGE at:

Village Manager  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

The SCHOOL at:

Asst. Superintendent for Business  
Hinsdale Twp. High School #86  
Administration Building  
55th and Grant Streets  
Hinsdale, Illinois 60521

7. ENTIRE AGREEMENT. This AGREEMENT, including the Exhibits attached hereto, represents the entire agreement between the PARTIES hereto and no other agreements shall be valid unless in writing and signed by each of the PARTIES hereto.

8. NON-MERGER. The covenants, agreements, representations and undertakings of the PARTIES shall not merge into the grants of easements and other related documents delivered by and between the PARTIES, but shall expressly survive the recording of said grants of easements and other related documents for an unlimited duration.

9. HEADINGS. The headings of the various sections of this AGREEMENT are not intended as interpretations or construction of any such section, but are used for purposes of convenience or reference only.



10. COUNTERPARTS. This AGREEMENT shall be executed in counterparts, each of which shall be considered an original and together shall be one and the same AGREEMENT.

11. AUTHORIZED EXECUTION. The PARTIES represent that the individual officers who have executed this AGREEMENT below on behalf of their respective governing boards have been duly authorized to do so by, in the case of the VILLAGE, by a majority vote of its corporate authorities, and in the case of the SCHOOL, by a majority vote of the members of its governing board, such votes having been taken at duly convened public meetings.

12. SEVERABILITY. If any term or provision of this AGREEMENT shall be held invalid or unenforceable, the remaining terms and provisions of this AGREEMENT shall not be affected thereby, but each term and provision of this AGREEMENT shall be valid and be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the PARTIES have set their hands and seals on the date first above written.

BOARD OF TRUSTEES OF  
VILLAGE OF HINSDALE  
DuPage County, Illinois

By: \_\_\_\_\_

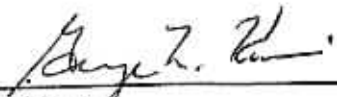
Its President

ATTEST:

\_\_\_\_\_  
Its Clerk



BOARD OF EDUCATION OF HINSDALE  
TOWNSHIP HIGH SCHOOL DISTRICT  
NUMBER 86, DuPage and Cook Counties,  
Illinois

By:   
Its President

ATTEST:


  
Its Secretary

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

Street Addresses:

Property #1 – 315 West 57<sup>th</sup> Street, Hinsdale, Illinois



also have the same effect. For a more  
detailed discussion, see the article on  
page 110.

5500 South Grant Street Hinsdale Central High School  
Stadium and Practice Field, Hinsdale, Illinois.

See Page 5 for Legal Description and Boundary



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Journal compilation © 2004 Blackwell Publishing Ltd

NAME	Address	City	State	Zip
STREET	Room	Post Office		

Gregory J. Peterson

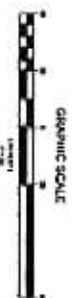
**Figure 1**

Name (Print Name) As Registered For Employment	
DATE	POST

2009-12247-001


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WATSON LINE. SEE PAGE 4 OF SPORT COMPANION



# Memorandum

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**To:** Chairman Byrnes and Plan Commission Members  
**From:** Sean Gascoigne, Village Planner   
**Date:** October 13, 2010  
**Re:** Sign Review – 28 W. Chicago Avenue – Dentistry by Design

---

The applicant is requesting review of two awning signs. The signs would be located on an existing awning, directly above the storefront of their business which is located at 28 W. Chicago Avenue. This site is zoned B-1, Community Business District.

The existing awning is black in color and is located on the north and west facing elevations of the building. The proposed awning signs would include white text (see attached exhibits) as well as a feather which would be a combination of light and medium gray. The proposed signage on the front valance would be approximately 20 square feet each for a total of 40 square feet.

Subsection 9-106I of the Zoning Code provides the requirements for signage in the B-1 Community Business District. The Code allows two awning signs with a maximum square footage of five percent of the square footage of the wall to which the signs are affixed. As such, the signs meet the requirements of Section 9-106 – Signs of the Zoning Code.

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



Awning~Canopy Design Proposal  
Dentistry by Design, P.C.  
28 West Chicago Avenue ~ Hinsdale, IL 60521

Karen A. Blair, D.D.S.  
Cosmetic & Family Dentistry

**Applicant**

Name: Karen A. Blair DDS  
 Address: 28 West Chicago Ave.  
 City/Zip: Hinsdale, IL 60521  
 Phone/Fax: (630) 468 1253  
 E-Mail: Karen18@hotmail.com  
 Contact Name: Karen Blair DDS

**Contractor**

Name: Impact Architectural Signs  
 Address: 2215 South Wolf Road  
 City/Zip: Hillside, 60162  
 Phone/Fax: (800) 492 11201  
 E-Mail: impact@impactsigns.com  
 Contact Name: Ammar Mousabhouy

**ADDRESS OF SIGN LOCATION:**

28 West Chicago Ave.

**ZONING DISTRICT:**

B-1 Community Business District

**Sign Type:**

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

**Sign Information:**

Overall Size (Square Feet): 20' (12" x 20')  
 Overall Height from Grade: 9 Ft.  
 Proposed Colors (Maximum of Three Colors):  
 ① white ② medium gray  
 ③ light gray  
 Type of Illumination: none  
 Foot Candles: none

**Site Information:**

Lot/Street Frontage: 28 West Chicago Ave.  
 Building/Tenant Frontage: 25' corner 10'  
 Existing Sign Information: existing awning  
 Business Name: Dentistry By Design  
 Size of Sign: see photo Square Feet  
 Business Name: Dentistry By Design  
 Size of Sign: see photo 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.

Karen A. Blair DDS  
 Signature of Applicant

9-9-2010  
 Date

[Signature]  
 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: \_\_\_\_\_

**Applicant**

Name: Karen A. Blair DDS  
 Address: 28 West Chicago Ave.  
 City/Zip: Hinsdale, IL 60521  
 Phone/Fax: (630) 468 1253  
 E-Mail: Karen18@hotmail.com  
 Contact Name: Karen Blair DDS

**Contractor**

Name: Impact Architectural Signs  
 Address: 2215 South Wolf Road  
 City/Zip: Hillside, 60162  
 Phone/Fax: (815) 492 11201  
 E-Mail: impact@impactsigns.com  
 Contact Name: Ammar Mousabehy

**ADDRESS OF SIGN LOCATION:**

28 West Chicago Ave

**ZONING DISTRICT:**

B-1 Community Business District

**Sign Type:**

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

**Sign Information:**

Overall Size (Square Feet): 20' (12" x 20')  
 Overall Height from Grade: 9 Ft.  
 Proposed Colors (Maximum of Three Colors):  
 ① white ② medium gray  
 ③ light gray  
 Type of Illumination: none  
 Foot Candles: none

**Site Information:**

Lot/Street Frontage: 28 West Chicago Ave.  
 Building/Tenant Frontage: 25' corner 10'  
 Existing Sign Information: existing awning  
 Business Name: Dentistry By Design  
 Size of Sign: see photo Square Feet  
 Business Name: Dentistry by Design  
 Size of Sign: see photo 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.

Karen A. Blair DDS  
 Signature of Applicant

9-9-2010  
 Date

[Signature]  
 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: \_\_\_\_\_

Awning Length: 39 Ft. Front/Flat  
Awning Height: 18"  
White Lettering on Black Background Prints 12"H x 20"W  
Feathers Print Light Gray and Medium Gray

# DENTISTRY BY DESIGN

Dentistry By Design, P.C.  
28 West Chicago Avenue ~ Hinsdale, IL 60521

DENTISTRY  DESIGN  
*excellence in the art & science of beautiful dentistry*

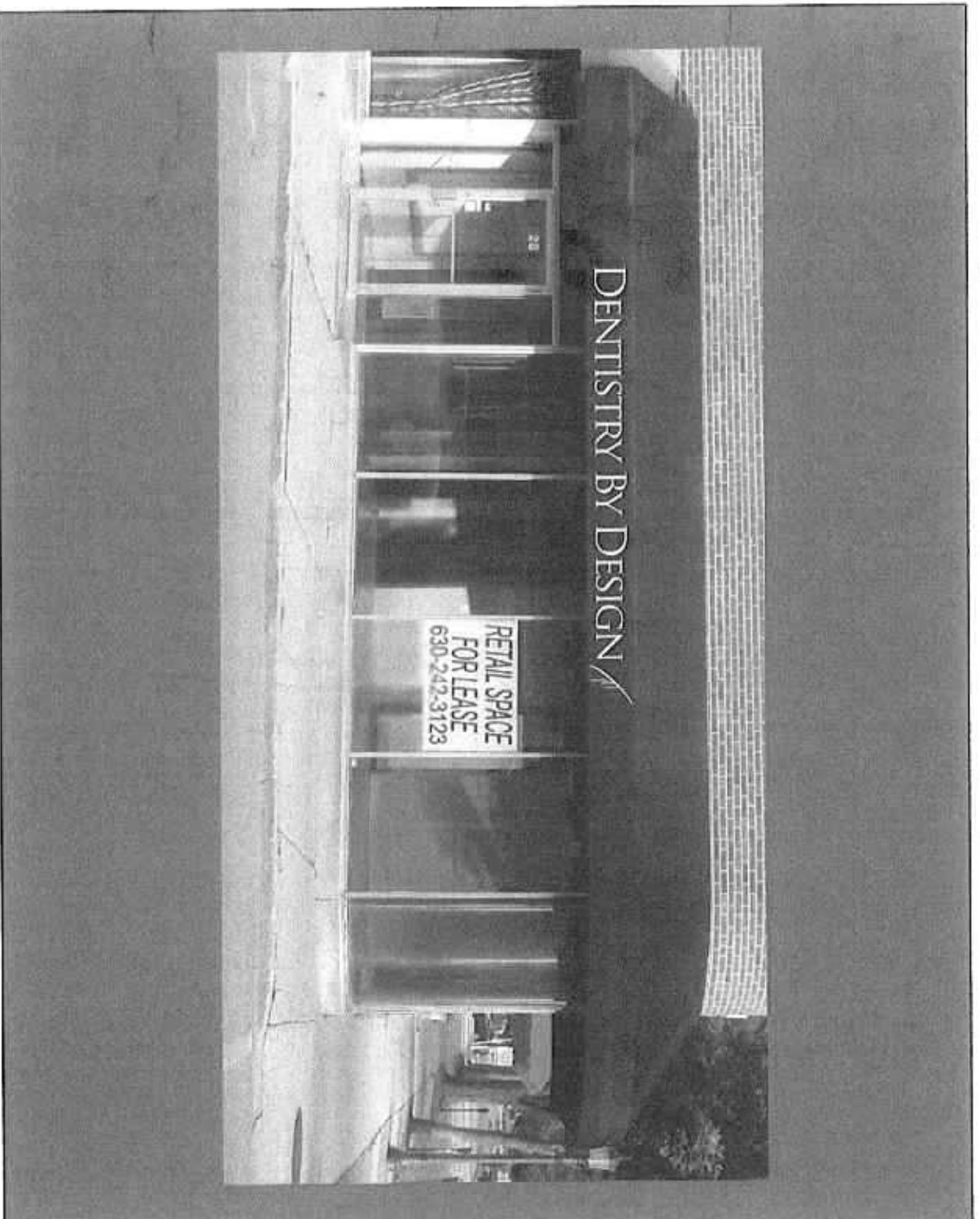
Awning Design  
West Chicago Avenue Exposure



Awning Length: 39 Ft. Front/Flat

Awning Height: 18"

White Letter on Black Background Prints 12" (H) x 20 Ft. (W) ~ Feathers Print Light Gray and Medium Gray



Dentistry By Design, P.C.  
28 West Chicago Avenue ~ Hinsdale, IL 60521

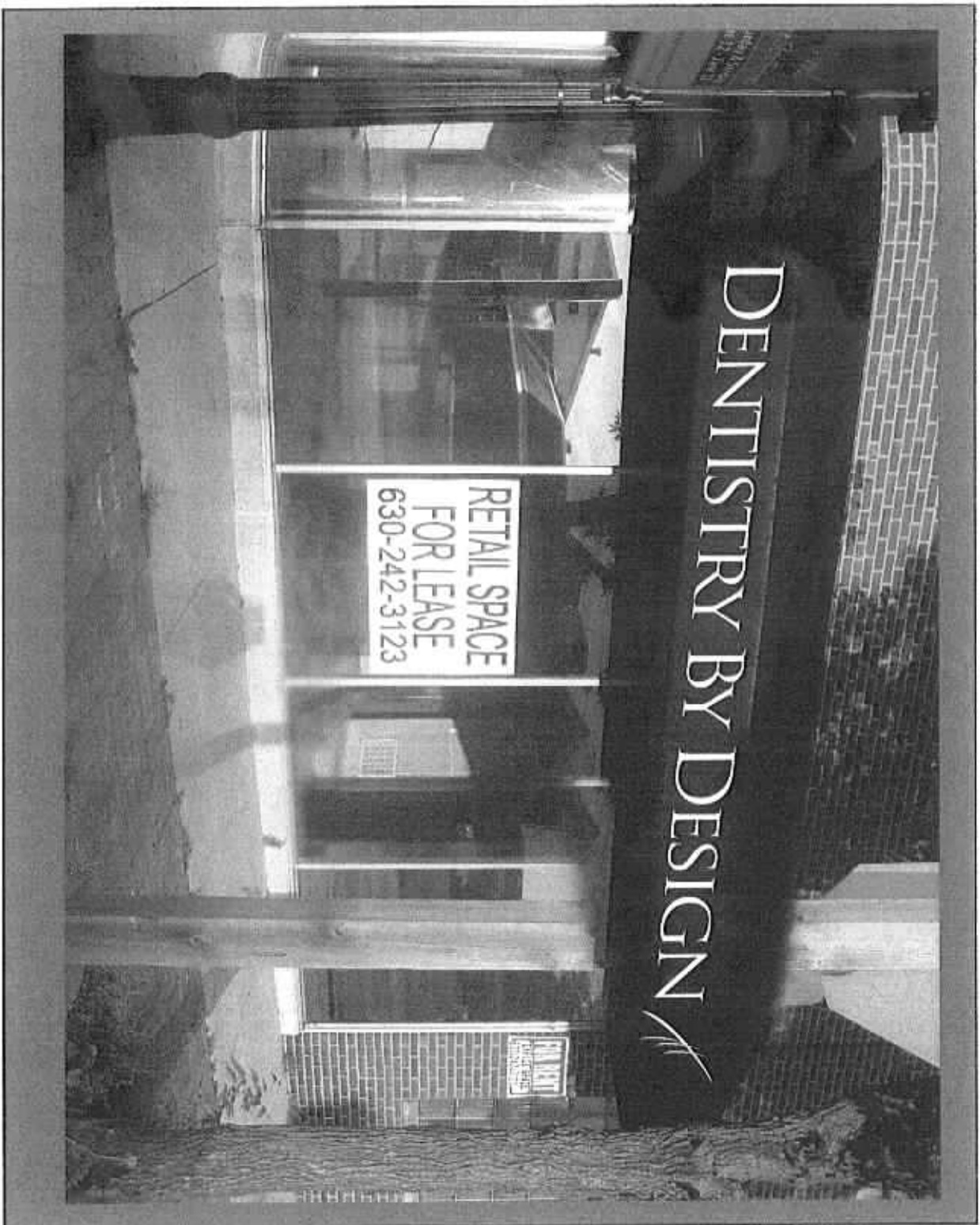
DENTISTRY *by* DESIGN  
Feathers in the art & science of dentistry

Awning Design  
West Chicago Avenue Exposure

Awning Length: 29 Ft. Front/Flat

Awning Height: 18"

White Letter on Black Background Prints 12" (H) x 20 Ft. (W) ~ Feathers Print Light Gray and Medium Gray




Dentistry By Design, P.C.  
28 West Chicago Avenue – Hinsdale, IL 60521

DENTISTRY  DESIGN  
exclusively in the art & science of laminated dentistry

Awning Design  
South Lincoln Avenue Exposure

# Memorandum

**To:** Chairman Byrnes and Plan Commission Members  
**From:** Sean Gascoigne, Village Planner   
**Date:** October 13, 2010  
**Re:** Sign Review – 10 E. Hinsdale Avenue – Acquisitions of Fine Art

---

## SIGN PERMIT REVIEW

The applicant is proposing a wall sign on the subject building. The site is located just east of Washington on Hinsdale Avenue and is zoned B-2 Central Business District.

The sign would be located along the north elevation of the building and would be 9.16 square feet (1'-10" x 5'-0") each. The proposed sign would be installed on, what is currently a blank façade and currently contains a temporary banner as depicted in the attached illustrations. The sign would not be illuminated.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the B-2 District and provides for twenty five square feet for each business that has a separate ground level principal entrance. 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 Board of Trustees  
David Cook, Village Manager

050 432 0004

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

**Applicant**

Name: Fastsigns  
 Address: 17608 14<sup>th</sup> St.  
 City/Zip: Oakbrook Terrace 60181  
 Phone/Fax: 630/932-0001/932-0004  
 E-Mail: 65@fastsigns.com  
 Contact Name: Alison Glickman

**Contractor**

Name: Fastsigns  
 Address: 17608 14<sup>th</sup> St.  
 City/Zip: Oakbrook Terrace 60181  
 Phone/Fax: 630/932-0001/932-0004  
 E-Mail: 65@fastsigns.com  
 Contact Name: Alison Glickman

**ADDRESS OF SIGN LOCATION:**10E. Hinsdale Ave.**ZONING DISTRICT:**B-2 Central Business District**Sign Type:**

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

**Sign Information:**

Overall Size (Square Feet): 4.16 (22" x 60")  
 Overall Height from Grade: 122" FL  
 Proposed Colors (Maximum of Three Colors):  
 • brushed gold • black  
 • \_\_\_\_\_  
 Type of Illumination: n/a  
 Foot Candles: n/a

**Site Information:**

Lot/Street Frontage: 12' 6"  
 Building/Tenant Frontage: 12' 6"  
 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.

Alison J. Glickman  
 Signature of Applicant

9/28/10  
 Date

\* Shirley L. Retzke  
 Signature of Building Owner

9/27/2010  
 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: \_\_\_\_\_



Approx 98.5" from ground to bottom of sign      Approx 122" from ground to top of sign

Actual Sign



Wood Screws to  
Corners & Top &  
Bottom Center

22" tall x 60" wide

1/4" Aluminum Clad Corrugated Plastic Background

3/4" thick PVC letters with black painted sides and brushed gold metal laminate



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Sean Gascoigne, Village Planner



**Date:** October 13, 2010

**Re:** 20 W. First Street – Dan Spinazoli - Exterior Appearance Review and Site Plan Review

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## REQUEST

The applicant is requesting exterior appearance and site plan review approval, to allow for the replacement of the siding on the building at the subject property, as well as painting the existing blue doors and window casing. The site is improved with a two-story building and currently vacant, but was previously a dog grooming business. The property is zoned B-2, Central Business District. The applicant is proposing to remove the existing blue siding and replace it with a tan siding which they feel is more neutral and appropriate for the building. In addition to the proposed tan siding, the applicant also proposes to paint all doors and window trim that are currently dark blue, white to be consistent with the remaining windows on the building.

The petitioner is aware that if this proposal is approved, building permits are still required, prior to any work being initiated.

## Other

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

1. Subsection 11-604F pertaining to Standards for site plan disapproval; and
2. 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 Manager





## VILLAGE OF HINSDALE

### Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Plan Commission File for 20 W. Hinsdale Avenue, regarding Exterior Appearance/Site Plan Review in 2010, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Dan Spinazola

Address or description of subject property:

20 W. Hinsdale Avenue, Hinsdale, IL 60521

Use or proposal for subject property for which certificate is issued:  
Façade improvements to replace the existing siding of the commercial building for the building at 20 W. Hinsdale Avenue.

Plans reviewed, if any: *See attached plans, if any* - See Plan Commission File for 20 W. Hinsdale Avenue, regarding Exterior Appearance/Site Plan Review in 2010.

Conditions of approval of this certificate:

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

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

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

**NOTE ALL OF THE FOLLOWING CAREFULLY:**

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

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

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

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

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

By:

  
Village Manager

Dated:

10/5, 2010



**VILLAGE  
OF HINSDALE**

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: DAN SPINAZOLA  
Address: 24 E. HINSDALE AVE.  
City/Zip: HINSDALE FL. 60521  
Phone/Fax: (630) 323-4370  
E-Mail: \_\_\_\_\_

**Owner**

Name: CAROLINE SPINAZOLA TRUST  
Address: 24 E. HINSDALE AVE  
City/Zip: HINSDALE FL. 60521  
Phone/Fax: (630) 323-4370  
E-Mail: \_\_\_\_\_

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

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

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

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 20 W. HINSDALE AVE.

Property identification number (P.I.N. or tax number): 09-12-121-003

Brief description of proposed project: REMOVE EXISTING BLUE SIDING AND REPLACE WITH SIMILAR TAN SIDING.

General description or characteristics of the site: \_\_\_\_\_

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2 South: B-2

East: B-2 West: B-2

Proposed zoning and land use: B-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

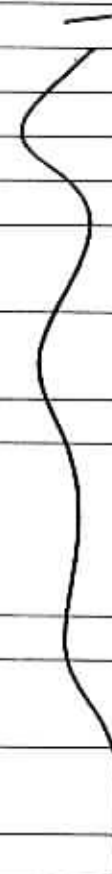
☐ Development in the B-2 Central Business District Questionnaire



# TABLE OF COMPLIANCE

Address of subject property: 20 W. HINSDALE AVE.

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	<u>B-2</u>	B-3	
Minimum Lot Area	6,250	2,500	6,250	NO CHANGES TO BE MADE -
Minimum Lot Depth	125'	125'	125'	
Minimum Lot Width	50'	20'	50'	
Building Height	30'	35'	30'	
Number of Stories	2	3	2	
Front Yard Setback	25'	0'	25'	
Corner Side Yard Setback	25'	0'	25'	
Interior Side Yard Setback	10'	0'	10'	
Rear Yard Setback	20'	20'	20'	
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	
Maximum Total Building Coverage*	N/A	80%	N/A	
Maximum Total Lot Coverage*	90%	100%	90%	
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 (height)	15'	15'	15'	

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

Signature of applicant or authorized agent

DAN SPINAZOLA  
Name of applicant or authorized agent

Signature of applicant or authorized agent

Dan Spinazola  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 30 day of  
September, 2010.

Kathryn G. Reynolds  
Notary Public





## VILLAGE OF HINSDALE

FOUNDED IN 1871

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

Address of proposed request: 20 W. HINSDALE AVE.

#### 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. NO CHANGES TO EXISTING CONDITIONS
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. EXISTING SIDING IS BEING REPLACED WITH NEW SIDING (ATTACHED) DIFFERENT COLOR (BLUE OFF TAN ON)
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. NO DESIGN CHANGE
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. NO CHANGES

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. NO CHANGE
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. NO CHANGE
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. NO CHANGE
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. NO CHANGE
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. NO CHANGE
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. NO CHANGE
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. MATERIAL & TEXTURE IS SIMILAR TO EXISTING - THE COLOR IS DIFFERENT
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. NO CHANGE
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. NO CHANGE
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. NO CHANGE
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.

NO CHANGE

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.

SIDING MATERIAL IS SIMILAR TO EXISTING  
SIDING - COLOR IS DIFFERENT

#### REVIEW CRITERIA – Site Plan Review (NOT APPLICABLE)

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. \_\_\_\_\_
2. The proposed site plan interferes with easements and rights-of-way. \_\_\_\_\_
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. \_\_\_\_\_
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. \_\_\_\_\_
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. \_\_\_\_\_
6. The screening of the site does not provide adequate shielding from or for nearby uses. \_\_\_\_\_



- 
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. \_\_\_\_\_  
\_\_\_\_\_
  8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance. \_\_\_\_\_  
\_\_\_\_\_
  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. \_\_\_\_\_  
\_\_\_\_\_
  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. \_\_\_\_\_  
\_\_\_\_\_
  11. The proposed site plan does not provide for required public uses designated on the Official Map. \_\_\_\_\_
  12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. \_\_\_\_\_