

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
NOVEMBER 10, 2010
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, November 10, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins and Commissioner Stifflear

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the October 13, 2010 meeting. Commissioner Johnson motioned to approve the minutes of October 13, 2010. Commissioner Moore seconded. The motion passed unanimously.

Findings and Recommendations

20 W. Hinsdale Avenue – Exterior Appearance/ Site Plan Review Approval for New Siding and Façade Changes to the Existing Building.

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 Brody motioned to approve the findings and recommendations for 20 W. Hinsdale Avenue – Exterior Appearance/ Site Plan Review Approval for New Siding and Façade Changes to the Existing Building. Commissioner Kluchenek seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-28-2010 – 722-728 N. York Road – Map Amendment from O-2, Limited Office District to B-1, Community Business District.

Chairman Byrnes stated the public hearing would be scheduled for December 8, 2010.

A-36-2010 – Village of Hinsdale – Text Amendment to Section 9-106, as it Relates to Projecting Signs and Staff Review of Code Compliant Signs.

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Chairman Byrnes gave a brief summary of the request and stated the public hearing would be scheduled for December 8, 2010. Commissioner Moore asked what the standard procedure was if a business was approved for certain signage and proceeded to install more than what was approved. Mr. Gascoigne indicated that if the signage installed without approval required approval by code, the tenant would be subject to a violation notice and corrective measures.

Commissioner Kluchenek questioned the frequency of these occurrences. Mr. Gascoigne indicated that unfortunately Community Development is not staffed to identify every illegal sign and therefore most of these violations come as a result of anonymous complaints.

Sign Permit Review

230 Ogden Avenue – One Monument Sign

Raj Batra, applicant and owner of the building located at 230 Ogden provided a brief description of the proposal. He stated the proposal included a monument sign for the existing building that was already approved by the Plan Commission some time ago.

Discussion ensued regarding the design of the sign and the remaining tenant panels.

Chairman Byrnes confirmed the location of the sign and the colors to be used.

Mr. Gascoigne indicated the sign is code compliant as proposed and when additional tenants are determined, they would not need to reappear for Plan Commission approval.

Commissioner Johnson questioned the need for some of the redundancy on Tommy R's tenant panel.

Mr. Batra indicated that they had discussed this with Tommy R's, but they were intent on this design.

Discussion ensued regarding the size of the sign and how the proposed sign compares to other signs in the vicinity.

Chairman Byrnes expressed concern regarding cars exiting the property onto Ogden Avenue.

Mr. Batra indicated that it wouldn't be an issue because that drive aisle is a one way entrance and does not permit anyone to exit onto Ogden Avenue.

Chairman Byrnes asked if the one way condition could ever change.

Mr. Gascoigne indicated it could not. Mr. Batra also confirmed stating that it was a condition for IDOT approval so it can not be changed.

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Commissioner Johnson motioned for the approval of signage for 230 Ogden Avenue – One Monument Sign. Commissioner Nelson seconded. The motion passed unanimously.

Public Hearings

A-14-2010 – 303-315 W. 57th Street (Hinsdale Central High School) – Map Amendment from R-3, Single-Family Residential to IB, Institutional Buildings

Chairman Byrnes opened the public hearing, introduced the case and asked if the applicant was present.

Jeff Eagan, Business Manager and representative for the school, introduced himself and summarized the request, which was for the purpose satisfying an Intergovernmental Agreement from 2005 between School District 86 and the Village of Hinsdale.

Commissioner Moore asked if anything was on the lots in question. Mr. Eagan indicated the homes had been torn down and they were in the process of installing a discus field.

Commissioner Kluchenek asked why they were just appearing this evening if the Intergovernmental Agreement was from 2005.

Mr. Eagan indicated that the agreement to rezone had slipped through the cracks. He indicated that while the School District is not required to obtain building permits from the Village, it did need to get a grading permit for the proposed discus field and it was at that time, both agencies realized the condition had not yet been finalized.

The Commission engaged in conversation regarding specifics of the agreement and Mr. Eagan provided confirmation that no structures or lights would be erected on the properties and stated that the existing berm would be extended west across the remainder of the properties to provide screening.

Commissioner Kluchenek confirmed his understanding that this was more of a formality, but asked if the Commission should be considering any of the standards for map amendment given that this was a condition of a previously approved agreement between the Village and the School District.

Mr. Gascoigne indicated that he did not have a direct answer to that question, but that he didn't necessarily believe that they should be held to the same degree of standards at this point, due to the fact that the rezoning was essentially mandated via the intergovernmental agreement back in 2005.

Chairman Byrnes requested that Village Attorney Ken Florey look closer at the agreement and advise accordingly as the request moves forward to the ZPS and Board.

Commissioner Kluchenek confirmed and said that he had no objections to the request, but wanted to make sure that they were approving it appropriately.

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Chairman Byrnes asked if there was anyone wishing to speak on this matter.

Stephen Lee introduced himself and expressed his concerns regarding the work that was currently being done on the property and the removal of some of the landscaping.

Commissioner Kluchenek recognized Mr. Lee's concerns but indicated that the Commission did not have the authority to require the school district to plant trees.

Chairman Byrnes also appreciated and understood Mr. Lee's concerns and statements but indicated that unfortunately the Plan Commission did not have the authority or jurisdiction to require changes to the site.

Mr. Lee requested dates of upcoming school board meetings from Mr. Eagan to address his concerns.

Jerry Martin introduced himself and identified his concerns regarding the schools proposal and requested that the school remain sensitive to the neighbors.

Chairman Byrnes identified his appreciation for the neighbors concerns but indicated that this was an unusual situation and there was not a whole lot the Commission could do as the school district is not bound by the zoning code and that the only reason they were coming before the Commission at all was because of the Intergovernmental Agreement.

John Nemsnyik, identified himself and acknowledged his agreement with both Mr. Lee and Mr. Martin's concerns.

Chairman Byrnes closed the public hearing.

Commissioner Moore offered her thoughts on the Intergovernmental Agreement.

Discussion ensued regarding the agreement and what the appropriate venue was for school district matters.

Mr. Gascoigne indicated it would be at the school district board meetings. He then confirmed with Mr. Eagan that the school district had held public meetings or hearings on this proposal.

Mr. Eagan confirmed that they had.

Commissioner Kluchenek indicated that if the school district had held meetings and given opportunities for the public to speak to that extent, there was really nothing further to discuss.

Commissioner Nelson motioned for the approval of a Map Amendment from R-3, Single-Family Residential to IB, Institutional Buildings. Commissioner Brody seconded. The motion passed unanimously.

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Adjournment

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 8:13 p.m. on November 10, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner

RE: 303-315 W. 57th Street - Hinsdale Township High School District 86 – Map Amendment

DATE OF PLAN COMMISSION REVIEW: November 10, 2010

DATE OF COMMITTEE REVIEW: December 14, 2010

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Hinsdale Township High School District 86, (the “applicant”), represented by Jeff Eagan submitted an application to the Village of Hinsdale for the property located at 303-315 W. 57th Street (the “subject property”).
2. The subject property is currently zoned R-3, Single-Family Residential and is currently being re-graded for a discus field to be used by Hinsdale Central High School.
3. The applicant is proposing rezone the entire property to IB, Institutional Buildings District to be consistent with the adjacent high school property, as well as satisfy the requirements set forth by an Intergovernmental Agreement executed between the Village of Hinsdale and District 86 in 2005.
4. The Plan Commission heard comments from the public expressing concerns regarding items such as landscaping and future intentions of the school district.
5. While certain Commissioners appreciated the neighbors concerns and wanted to make sure that the school district was sensitive to surrounding area, the point was made that the Plan Commission had no real authority regarding the issues being brought forward and a more appropriate venue to discuss those issues was at the School District Board meetings.
6. The Commission agreed that given the execution of the Intergovernmental Agreement between the School District and the Village in 2005, which mandated the rezoning, the Standards for Map Amendments didn’t apply to this situation.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, by a vote of seven (7) “Ayes”, zero (0) “Nays”, two (2) “absent”, recommends to the President and Board of Trustees of the Village of Hinsdale to approve the map amendment at 303-315 W. 57th Street – Hinsdale Township High School District 86.

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, Director of Community Development/Building Commissioner
David Cook, Village Manager
Date: December 8, 2010
Re: Scheduling Public Hearing for Case A-37-2010
Applicant: Village of Hinsdale – Parks and Recreation Department
Request: Special Use Permit and Site Plan/Exterior Appearance Approval for Paddle Courts and Associated Structures.

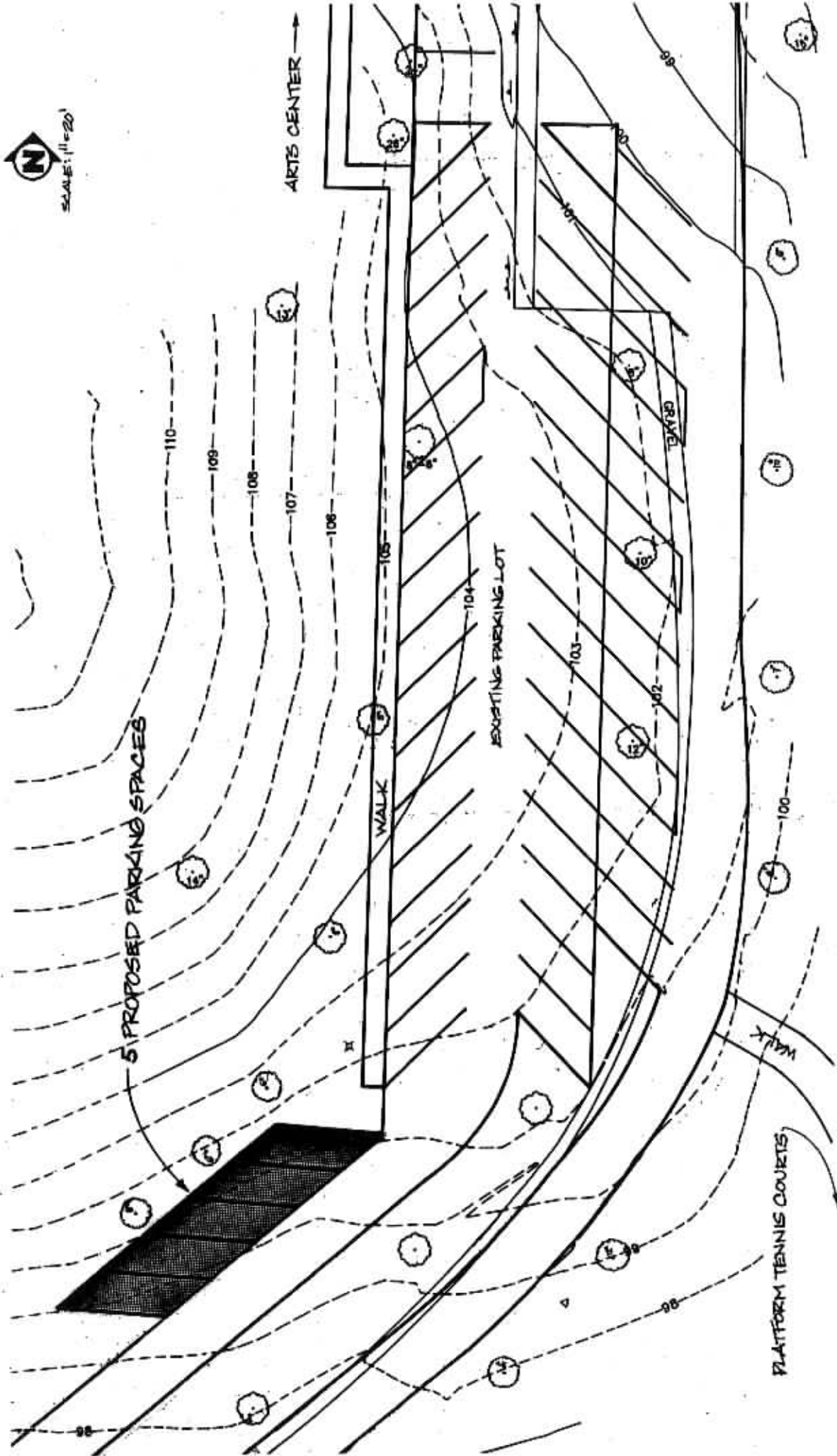
The petitioner, Village of Hinsdale's Parks and Recreation Department, is requesting a special use and exterior appearance/site plan review to allow for a total of six paddle courts and associated structures at KLM Park. The proposal is to locate, two new courts in addition to the four existing courts which also includes the associated paddle hut. The two new courts would be located in the same general location as the four existing courts. As part of the request the Village is also proposing 5 new parking spaces which would satisfy the requirement for all six paddle courts. The layout for both the courts and the proposed parking spaces can be seen on the attached illustrations.

The paddle courts are generally located in the southeast corner of KLM Park which is on County Line Road, just south of 55th Street. KLM Park is located in the OS Open Space District.

It is requested that the public hearing be scheduled for January 12, 2011.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

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

Applicant

Name: Village of Hinsdale – Parks and Rec. Dept
Address: 19 E. Chicago Ave.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 789-7090 /
E-Mail: ghasset@villageofhinsdale.org

Owner

Name: Same as applicant
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

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

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

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

- 1) Gina Hassett, Director of Parks and Recreation
- 2) Dan Decter, Village Engineer
- 3) Sean Gascoigne, Village Planner
- 4) Robb McGinnis – Director of Community Development/Building Commissioner

II. SITE INFORMATION

Address of subject property: 5891-5911 County Line Road (KLM Park)

Property identification number (P.I.N. or tax number): 18-18-300-001 and 18-18-108-001

Brief description of proposed project: Special Use and Exterior Appearance/Site Plan review for a total of 6 paddle courts and associated structures at KLM Park.

General description or characteristics of the site: Park with various structures and uses.

Existing zoning and land use: OS – Open Space District

Surrounding zoning and existing land uses:

North: R-2, Single Family Residential

South: Burr Ridge (King Bruwaert House)

East: Single Family (Burr Ridge)

West: R-3 and R-5 Residential Districts

Proposed zoning and land use: See Below

Existing square footage of property: 52 acres

Existing square footage of all buildings on the property: 15,700 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

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E
Special Use Requested: public sports and recreation buildings & facilities

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of proposed request: 5891-5911 County Line Road (KLM Park)

The following table is based on the OS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	40,000	52 Acres
Minimum Lot Depth	250	1,290 feet
Minimum Lot Width	150	1,750 feet
Building Height	30'-0"	All buildings existing
Number of Stories	N/A	N/A
Front Yard Setback	100'-0"	1,012 feet
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	50'-0"/50'-0"	90' (south)/1,538' (north)
Rear Yard Setback	50'-0"	60'
Maximum Floor Area Ratio (F.A.R.)*	.20	.08
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	5	5
Parking front yard setback	No setback required per 7-210E(2)	N/A
Parking corner side yard setback	No setback required per 7-210E(2)	N/A
Parking interior side yard setback	No setback required per 7-210E(2)	N/A
Parking rear yard setback	No setback required per 7-210E(2)	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	60'-0" per 7-210-E(1)	25'-0" (lights)

* 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:

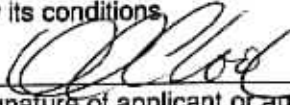
Where any non-conforming situations may exist, the buildings or structures are all existing. Per Section 7-210E(10), "any and all light poles, fixtures or recreational structures not in conformance with the provisions of this code as of February 3, 2009, shall after said date be in all respects deemed to be in compliance and conformance with this code".

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 3rd day of December, 2010 We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 3rd day of
December, 2010





Notary Public



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: 5891-5911 County Line Road (KLM Park)

Proposed Special Use request: Recreation Facility in the OS District

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

REVIEW CRITERIA

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

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

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
The site already contains four paddle courts. The two proposed courts would be in addition to those already existing.
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 Parks and Recreation Department does not see any undue adverse impacts as paddle courts already exist in this location.

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations
Both the proposed and existing courts are incorporated within the 52 acre KLM Park and do not interfere with surrounding development.
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.
All existing services are adequate. In addition the Parks and Recreation Department would work closely with the Village's Engineering Department to ensure that all drainage and stormwater management are sufficient.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
No additional impacts should be created
6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
The location of the two proposed courts has been carefully chosen to ensure the maintain of these issues.
7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
The proposed courts will meet all standards.
8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.
No special standards are required.
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 Parks and Recreation Department has seen an increased demand for the availability of paddle courts and adding two more courts would provide the benefit of more availability to

residents and non-residents alike. The general location was chosen due to the location of the existing paddle courts.

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.

We feel that the proposed location of the two new courts is appropriate given the current location of the existing paddle courts and paddle hut. The paddle hut is instrumental to the sport and an alternate location would increase the cost and the size of the project to build an additional hut.

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.

Several locations were considered and the Parks and Rec Department feels that the current proposed location best minimizes any potential impacts. In addition, we will be working closely with the Engineering Department to mitigate and manage any potential stormwater issues.



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 5891-5911 County Line Road (KLM Park)

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The same height as the existing paddle courts
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. The paddle courts that are proposed to be constructed will be exactly the same as what currently exists and the courts will be constructed with identical materials to those that are already there.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. N/A
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. No larger than the existing structures.

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

N/A

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

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. N/A
2. The proposed site plan interferes with easements and rights-of-way. N/A
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
Paddle courts already exist on the site and the introduction of two additional should not affect any of the above conditions.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. Paddle courts already exist in this location and should not affect the enjoyment or use of any other areas of the park.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

N/A

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

N/A

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. The proposed paddle courts will be identical to those already there.

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


The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The Parks and Recreation Department intends to work closely with the Village's Engineering Department to ensure that all drainage and stormwater management is sufficiently maintained.

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. Parks and Rec does not believe that the addition of two additional paddle courts would adversely affect any of these.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: December 8, 2010
Re: Public Hearing for Case A-28-2010
Applicant: Kim Brockman
Request: Map Amendment for the property located at 722-728 N. York Road

The Applicant, Kim Brockman, is requesting a map amendment to rezone the subject property at 722-728 N. York Road from O-2 Limited Office District to B-1 Community Business District. The applicant is proposing the map amendment to legally permit the uses which they feel are more suitable to this location given that the building has always contained retail uses and is directly across the street from Gateway Square which is zoned B-1. In discussions with the Village Attorney staff was informed that all aspects of the property, including the building location, size, etc., need to comply with the B-1 requirements before legally proceeding with a rezoning. Because all of these conditions could not be met, the applicant had originally been directed to request a text amendment which would allow specific service and retail uses as Special Uses in the O-2 District. One use included in the text amendment request was for a dry cleaner which recently received approval for a temporary use from the Village Board, while the applicant pursued the appropriate approvals.

On November 2, 2010, the Village Board of Trustees discussed the application for a text amendment to allow the additional uses. As a result of the discussions between the Village Board, Staff and the Village Attorney, it was determined that a more appropriate course of action was for the applicant to pursue variations for any non-conformities on the property, and request a map amendment rather than pursuing a text amendment. The Village Attorney confirmed the appropriateness of this course of action and the Village Board unanimously moved to amend the request to be a map amendment from O-2 to B-1, subject to the applicant obtaining the necessary variations and recommended the amended request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting. The applicant will apply for and proceed with the necessary variation requests simultaneously with this request and will proceed to the ZPS and Village Board once a recommendation from both Commissions has been received.

Attachment

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



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Robert Brockman and Kimberly Brockman
Address: 722 N. York Rd. and 1813 Forest Drive
City/Zip: Hinsdale, 60521 and Oldsmar, FL 34677
Phone/Fax: (727) 724-0323 / 724-8404
Cell: (727) 642-4729
E-Mail: kbrockman@bencarterproperties.com

Owner

Name: Sondra Sue M. Brockman Revocable Trust
Address: W5333 Lost Nation Road
City/Zip: Elkhorn, WI 53121
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) NONE
- 2)
- 3)

II. SITE INFORMATION

Address of subject property: 722 – 728 N. York Road

Property identification number (P.I.N. or tax number): 09-01-202-017; 09-01-202-018; 09-01-202-022

Brief description of proposed project: Requesting approval for a Map Amendment to change our zoning from O-2 to B-1. Accomplishing this change via a Map Amendment rather than a Text Amendment was recommended by The Village Board of Trustees. No changes are being made to the existing building or property, but changing to a B-1 zoning will still be in character for the area.

General description or characteristics of the site: Two story brick building built in 1959 by our grandfather which has always had 8 apartments on upper floor and 3 commercial spaces on ground level. Barbershop, which is a B-1 Permitted Use has been a tenant for 50 years and the former wallpaper/window coverings store, which is considered a B-1 Permitted Use, was a tenant over 20 years. Large green lot adjacent to building to be left "as is" and parking in back on side and in rear.

Existing zoning and land use: Currently zoned O2 with a real estate office and barbershop.

Surrounding zoning and existing land uses: North, South, and West are zoned O2 . North and South are medical/health facilities. West are office buildings and East is zoned B-1 with a shopping center.

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: _____
From O-2 to B-1

- ☐ 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: 722-728 N. York

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	30,144
Minimum Lot Depth	125'	125'	125'	158.52
Minimum Lot Width	50'	20'	50'	95.05
Building Height	30'	35'	30'	24'
Number of Stories	2	3	2	2
Front Yard Setback	25'	0'	25'	15.38
Corner Side Yard Setback	25'	0'	25'	n/a
Interior Side Yard Setback	10'	0'	10'	11.71 60.85
Rear Yard Setback	20'	20'	20'	32'
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	.24
Maximum Total Building Coverage*	N/A	80%	N/A	n/a
Maximum Total Lot Coverage*	90%	100%	90%	≈ 70%
Parking Requirements	33			29
Parking front yard setback				n/a
Parking corner side yard setback				n/a
Parking interior side yard setback				n/a
Parking rear yard setback				n/a
Loading Requirements	1			1
Accessory Structure Information (height)	15'	15'	15'	n/a

* Must provide actual square footage number and percentage.

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

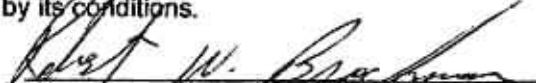
Parking and front yard setback.

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 20TH day of September, 2010, We have read the above certification, understand it, and agree to abide by its conditions.

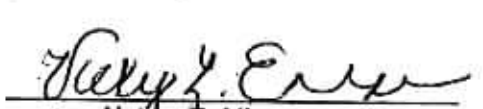

Signature of applicant or authorized agent

Robert Brockman
Name of applicant or authorized agent


Signature of applicant or authorized agent

Kimberly Brockman
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 20 day of
Sept 2010

 Vicki L. Enloe
Notary Public
Expired 8-21-2011



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:

722 – 728 N. York Road, 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.

The proposed amendment will allow our parcel to be consistent with the uses offered by

neighboring parcels like the shopping center (Gateway Square) and other public services

offered by neighboring parcels. From Fuller Road north to Ogden Avenue along York Road are

office, medical, retail, and service uses and our parcel is in the middle of all of them.

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

Directly across York Road from our property is Gateway Square Shopping Center zoned B-1.

Directly north adjacent to our property is ACU Health Center providing medical services and

zoned O2. Directly south adjacent to our property is Woman's Choice Services providing

medical services and zoned O2. Both of these uses are shown as permitted in B-1.

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.

Our building was constructed in 1959 with the old phone company building and residences

where Gateway Square now stands. Our property has always been a combination of apart-

ments and a barbershop, retail store, and service (plumbing and heating with showroom.

The ACU Health Center was previously a residence/grocery and take-out food store.

The Firestone/Dunkin Donuts was first built in 1963 and modified in 1987 and again in 1989 for

the Dunkin Donuts. Gateway Square was built in 1985, ACU Health Center in 1986, and the

Shell Food Mart in 1997.

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

Only being able to lease our commercial spaces to O2 uses (office uses) limits our potential

with so much other office space available in the vicinity and B-1 type uses can provide higher

rents than O2 uses.

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

The public's health, safety and welfare would not be diminished by approval of our proposed

uses and should increase the convenience to adjacent office workers, our apartment

tenants and Village residents.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. There should be no effect to the use and enjoyment of adjacent properties since the building square footage is not changing and any of the proposed uses will have no change in traffic generation or any other affects. Adjacent office building workers might appreciate being able to walk next door for their dry cleaning or other uses allowed .
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. Adjacent properties values could increase due to the commercial spaces being occupied with nice, professional appearing storefronts rather than being vacant.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. Since our property and adjacent properties have B-1 zoning across York Road and B-3 zoning adjacent to or in close proximity, adjacent properties could request a zoning change for their properties in the future, but this would still remain in character for the area.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. Our property is suitable for office/retail and has been for 50 years. New mixed use properties typically have a mix of office/retail on the ground floor and apartments/condos on the top floor. Our mixed use property needs the option of some additional uses.
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. Our properties two (2) driveways provide adequate ingress/egress and are easier for drivers to navigate than neighboring parcels as we have two (2) driveways. Any of the proposed uses should have no impact on traffic. Small tenants with minimal foot traffic.

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.

The existing utilities and public services will not need to change and are adequate now.

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.

The former wallpaper/window coverings retail store was vacant almost two (2) years trying to get the right use for the space.

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

I'm sure the community and Village would rather see a dry cleaner with a nice looking interior or other proposed retail use than a dark vacant space. Adding the additional uses could prompt an existing owner to do something different on their property to create a better looking property and to offer services that residents would appreciate. For commuters on York Road, having a dry cleaner or a beauty salon along their route is a benefit to them.

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.

There are no negative effects on persons in the area. The positive effects include:

- Gives nearby office workers (i.e. Koplin Building), workers and customers in other nearby offices, commuters, and nearby residents the convenience of dry cleaning services without having to go downtown Hinsdale.
- Other proposed permitted uses would serve the same purpose – convenience to all.
- This would be an added convenience that would not adversely effect the community at all.



• BOUNDARY • TOPOGRAPHICAL • NAVIGATIONS • ALFA/ADME • CONSERVATIONS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

909 EAST 31st STREET
1A ORANGE PARK, BLVD. 30538
DENVER-SUNNY@SBCGLOBAL.NET
P-ONE (703) 352-1452
FAX (703) 352-1454

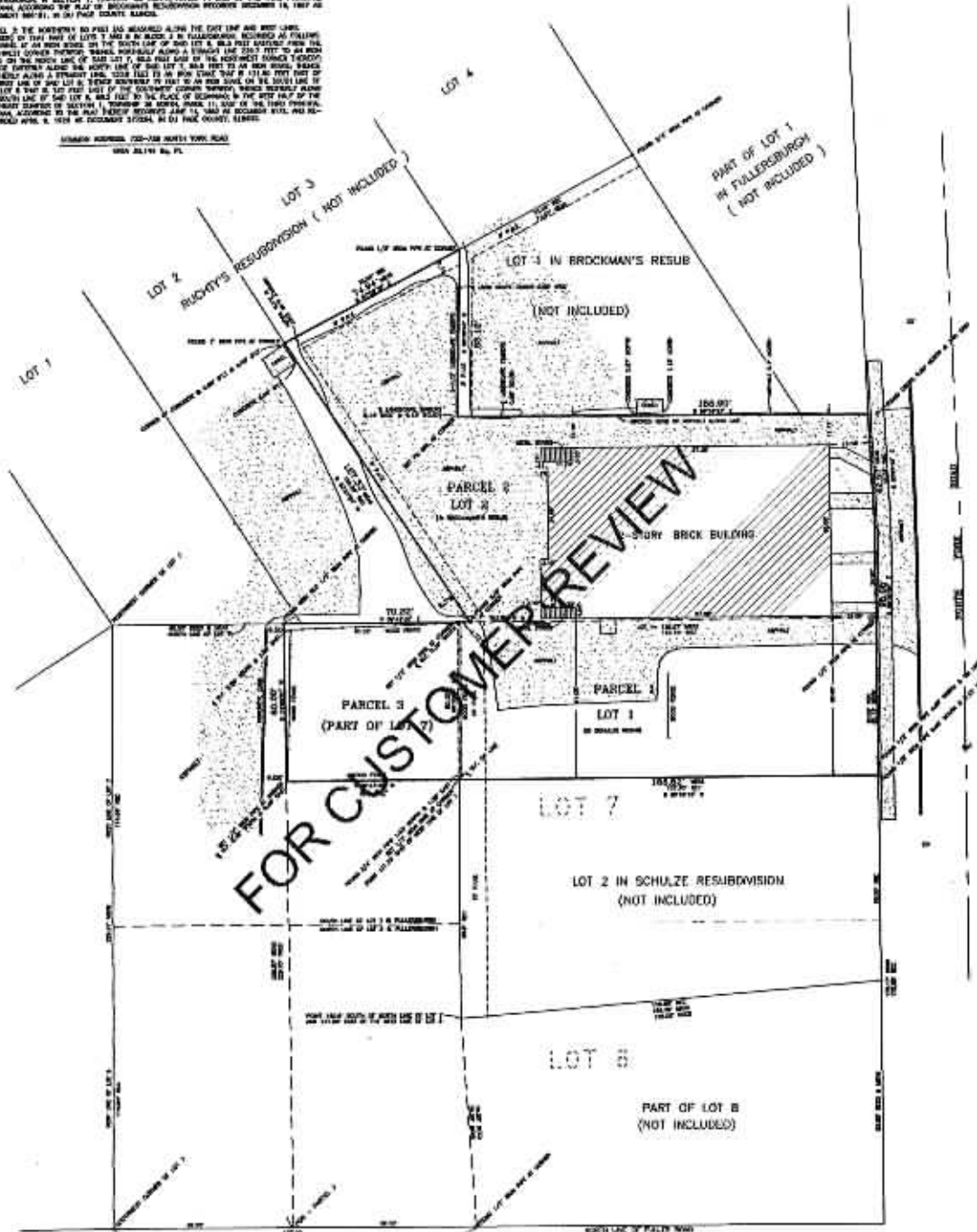
SCHOMIG LAND SURVEYORS, LTD.
PLAT OF SURVEY

[illegible]

PARCEL 2 OF 2 IN BRIDGEMAN'S SUBDIVISION OF LOT 9 IN BLOCK 2 OF LOTS 2 IN BLOCK 2 OF THE PLAT OF HOLLANDMAN AND PARCELS OF LOT 1 IN BLOCK 2 IN THE PLAT OF HOLLANDMAN, IN SECTION 1, TOWNSHIP 28 NORTH, RANGE 11 EAST IN THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BRIDGEMAN'S SUBDIVISION RECORDS DECEMBER 16, 1917 AT

[illegible]

AMERICAN MEDICAL ASSOCIATION 535 N. Dearborn
CHICAGO, ILL. 60610



THE CUSTOMER ACCEPTS, RELEASES, WAIVES THE LEGAL DEFENSES AGAINST, AND RELEASES, IN ITS ENTIRETY, AND THE SELLER ASSUMES ALL LIABILITY, INCLUDING THE LIABILITY OF THE SELLER, FOR THE TRANSACTION ENTERED.

NOTES: CONVEY LEAD, REFERENCE TO THIS OR THE FLAT AND POINT AND DISCUSS FOR CLARIFICATION OR CORRECTION IMMEDIATELY. LATER CORRECTIONS BEING THIS FLAT MAY NOT BE CHANGED LATER OR OTHER DISCUSSIONS (SAR) MAY BE LEAD DISCUSSIONS.

DO NOT SCALE DRAWINGS FROM THIS PLAN. THE LOCATION OF SOME FEATURES MAY BE SLIGHTLY DIFFERENT. SEE EXHIBIT A/APPENDIX

NOT BE SPUN FROM THE INFORMATION BEING SPECULATED BY
PROSECUTORS OF CHICAGO, ILL. (BANKERS TRUST CO. ONLY) WITH AN
INTEREST IN THE CHICAGO STOCK EXCHANGE, 1912-1913.

UNCLASSIFIED, BUT ARE OFFICIAL DOCUMENTS. FIELD WORK WITH
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UNCLASSIFIED, BUT ARE OFFICIAL DOCUMENTS. FIELD WORK WITH

DATE: _____ PAGE: _____

DATE: _____ NO. OF PAGES: _____

ORDERED BY _____ DATE _____

NUMBER OF LINES	}	NO.
POINTS OF CODE		

ALL DOCUMENTS ARE IN FULL AND MEANS PARTS OF A FULL DOCUMENT
FROM THE BUREAU AND TO THE OFFICE OF THE DIRECTOR, THE BUREAU OF
INVESTIGATION, 1000 PENNSYLVANIA AVENUE, N.W., WASHINGTON, D.C. 20535

AND PROSECUTION, WHICH TENDS TO BE LIMITED TO THE MOST SERIOUS CASES.

INVESTED TEN A. STAMFORD BAKER.

I.P. = WIDE FOOT
 C.I.F. = CRASH AND FENCE

W.P. = WOOD PILES
S.L. = BUILDING LINES
F.S.L. = FLOOD PLANE LOCATION

$$E^{\infty} = \varprojlim E^i = \varprojlim \varprojlim E^i = \varprojlim E^i$$


NOTICE: This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

MEMORANDUM

To: Chairman Byrnes and Members of the Plan Commission

From: Timothy J. Scott, AICP – Director of Economic Development



Date: December 2, 2010

Re: Proposed Text Amendment Related to Signs

For your consideration, attached you will find a draft ordinance containing proposed language for two areas related to business signage. Specifically, these are: (1) projecting signs as a permitted type for first-floor businesses in the central business district and (2) administrative approval for code-compliant sign proposals.

In terms of projecting signs, these are often found in historic, pedestrian-oriented environments and can provide both utility and beauty. Currently permitted for businesses located above the ground floor, the proposed amendment would permit their use for first-floor businesses. Simply stated, this is a matter of increasing choice, not quantity, as the maximum number of allowable signs is not intended to be increased.

With respect to establishing a process that would permit administrative approval of code-compliant signs, it should be noted that the idea was borne out of feedback that had been received. Administrative approval is not without precedent, and the intention of streamlining process is to enable a more business-friendly practice without compromising the charming atmosphere and physical character of the Village's historic downtown.

It is important to note that administrative approval, as proposed in the draft ordinance, is contingent upon the action of the Chairperson of the Plan Commission. That is, all code-compliant proposals supported by the Village Manager and Village Planner would still be forwarded to the Chairperson of the Plan Commission, who could elect to either approve as submitted or have the item considered at a meeting of the Plan Commission. A couple of examples of streamlining would be when a new tenant name is proposed for an existing awning valance or when a new tenant name on a faceplate is proposed for an existing sign frame.

Members of the Economic Development Commission (those who were present when the item has been discussed) have provided unanimous support of the

two ideas within the proposed text amendment; and, members of the Historic Preservation Commission (again, those who were present at their most recent meeting) reacted favorably to the idea of projecting signs as a permitted type for ground floor businesses (that presentation focused exclusively on projecting signs). In addition, the Hinsdale Chamber of Commerce has endorsed both of the ideas contained within the proposed text amendment.

To supplement this memo and attachments (draft ordinance, text amendment application, Plan Commission application, minutes of the Historic Preservation Commission meeting of November 9, 2010, and endorsement letter from the Chamber of Commerce), a brief presentation will be made at the December 8th public hearing.

If you have any questions, comments, or suggestions, please do not hesitate to contact me at (630) 789-7005 or at tscott@villageofhinsdale.org.

Thank you.

cc: Village President Cauley and Board of Trustees
David C. Cook, Village Manager
Robb McGinnis, Building Commissioner/Comm. Dev. Director
Sean Gascoigne, Village Planner

Attachments: Draft Ordinance
Text Amendment Application
Plan Commission Application
Historic Preservation Commission Minutes, November 9, 2010
Endorsement from Chamber of Commerce

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE IX (DISTRICT REGULATIONS OF
GENERAL APPLICABILITY), SECTION 9-106 (SIGNS), SUBSECTION J
(DISTRICT REGULATIONS FOR ALL OTHER DISTRICTS) AND
ARTICLE XI (ZONING ADMINISTRATION AND ENFORCEMENT), PART
VI (AMENDMENTS AND SPECIAL APPROVALS),
SECTION 11-607 (SIGN PERMIT) OF THE HINSDALE ZONING CODE
(Plan Commission Case No. A-36-2010)**

WHEREAS, the Applicant, the Village of Hinsdale ("Village"), seeks to amend Article IX (District Regulations of General Applicability), Section 9-106 (Signs), Subsection J (District Regulations) of the Hinsdale Zoning Code to amend certain provisions regarding signs in the B-2 Central Business District and Article XI (Zoning Administration and Enforcement), Part VI (Amendments and Special Approvals), Section 11-607 (Sign Permit) of the Hinsdale Zoning Code regarding the processing of sign permit applications ("the Application"); and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on December 8, 2010, pursuant to notice thereof properly published in the *Hinsdalean* on November 18, 2010, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-36-2010; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on December 14, 2010, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the Findings and Recommendation of the Plan Commission and all of the facts and circumstances affecting the Application, and the President and Board of Trustees have determined that it is appropriate to amend the Hinsdale Zoning Code as provided in this Ordinance.

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

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Amendment of Section 9-106. Article IX (District Regulations of General Applicability), Section 9-106 (Signs), Subsection J (District Regulations for All Other Districts) of the Hinsdale Zoning Code is amended by deleting the following overstricken language and adding the underlined language to read as follows:

Sec. 9-106. Signs:

* * * *

J. District Regulations For All Other Districts: In all districts other than the residential districts, the open space district, the B-1 district, and the O-1 district, signs shall be permitted as follows:

* * * *

3. Number Of Signs Permitted Per Lot:

* * * *

(e) One projecting sign, consisting of not more than two (2) faces, for each building in the B-2 district, ~~for those businesses located above the ground floor or for any business with pedestrian access via an alleyway,~~ which shall be counted toward the maximum number of signs allowed; plus

* * * *

4. Maximum Gross Surface Area Of Signs Permitted:

* * * *

(f) Projecting signs: Not to exceed three (3) square feet per sign face, with each face having a horizontal dimension of twenty four inches (24") and a vertical dimension of eighteen inches (18"), nor more than two (2) faces per sign. For buildings with multiple businesses or tenants, not to exceed the sum of three (3) square feet per sign face, plus the square footage equivalent of five percent (5%) of a building's linear frontage, not to exceed a total sign face area of five (5) square feet, with nor more than two faces per sign and no more than two (2) business or tenant names per sign face; plus

* * * *

Section 3. Amendment of Section 11-607. Article XI (Zoning Administration and Enforcement), Part VI (Amendments and Special Approvals),

Section 11-607 (Sign Permit) of the Hinsdale Zoning Code is amended by deleting the following overstricken language and adding the underlined language to read as follows:

Sec. 11-607. Sign Permit:

A. *Authority:* The ~~plan commission~~ village may, in accordance with the procedures and standards set out in this section, grant sign permits authorizing the construction and maintenance of signs subject to the regulations of section 9-106 of this code and the standards stated in this section.

B. *Purpose:* The sign regulations and standards set forth in this code are intended to protect the health, safety, and welfare of village residents by establishing specific conditions and limitations on development of all signs in the village. The sign permit process is designed to ensure that all such regulations and standards have been satisfied.

C. *Parties Entitled To Seek Sign Permits:* An application for a sign permit may be filed by the owner of, or any person having a contractual interest in, the property on which the sign is proposed to be located.

D. *Procedure:*

1. *Application:* Applications for sign permits shall be filed in accordance with the requirements of section 11-301 of this article.

2. *Administrative Approval Of Signs:* Sign permit applications that meet the requirements of this section and Section 9-106 of this code may be approved by the village manager, subject to the review and consent of the plan commission chairperson. The plan commission chairperson may forward a sign permit application to the plan commission for further review and approval pursuant to this section at the chairperson's discretion.

~~2.~~ 3. Action By Plan Commission: Within sixty (60) days following the proper filing referral of a completed application by the plan commission chairperson to the plan commission, the plan commission shall either grant the sign permit or, by written resolution stating the reasons therefor, deny the application or grant the application with modifications or conditions. The failure of the plan commission to act within sixty (60) days, or such further time to which the applicant may agree, shall be deemed to be a decision granting the sign permit.

E. Standards For Sign Permits: No sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. *Visual Compatibility:* The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. *Quality Of Design And Construction:* The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. *Appropriateness To Activity:* The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. *Appropriateness To Site:* The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

F. Authority To Modify Certain Sign Regulations:

1. *Authority:* Subject to the standards and limitations set forth in this subsection F, the plan commission shall have the authority, in connection with the granting of a sign permit pursuant to this section, to modify the provisions of section 9-106 of this code in those specific instances enumerated in subsection F2 of this section and in accordance with each of the standards enumerated in subsection F3 of this section.

2. *Permitted Modifications:* The commission may modify the provisions of section 9-106 of this code only as follows:

(a) To decrease to any degree, or to increase by not more than twenty percent (20%), the minimum or maximum allowable height from grade of any sign.

(b) To increase by not more than five percent (5%) the maximum area of signage otherwise allowed.

(c) To increase by not more than one sign the maximum number of signs of any functional type otherwise allowed.

(d) To allow not more than one of the following signs to be located on a lot where signs of such functional types are not otherwise allowed: business sign, identification sign, joint identification sign, off premises identification sign, and public service sign.

(e) To adjust the required spacing between any signs or structures.

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

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

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

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

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

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

G. *Conditions On Sign Permits:* The village manager or the plan commission, as applicable, may impose such conditions and limitations concerning the construction and maintenance of a sign upon the grant of a sign permit as may be necessary or appropriate to ensure satisfaction of the standards set forth in this section and the purposes and objectives of this code and to minimize any adverse effects upon other property in the vicinity. Such conditions shall be expressly set forth in the permit issued by the village manager or the written resolution granting the sign permit by the plan commission. Violation

of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the sign permit.

H. *Effect Of Issuance Of A Sign Permit:* The granting of a sign permit by the village manger or the plan commission shall not authorize construction or maintenance of any sign, but shall merely authorize the preparation, filing, and processing of applications for any other permits or approvals that may be required by the codes and ordinances of the village, including, but not limited to, a building permit.

Section 4. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2011.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Deputy Village Clerk

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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: _____

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.

Projecting signs as a permitted sign type for first floor businesses and administrative approval

of signage are intended to provide additional support for Hinsdale's business owners.

A more timely and less costly approval process for signage would result from administrative

approval of code-compliant signage, and projecting signs would provide additional exposure for

*businesses and an enhancement to the streetscape. These changes could help produce positive
spillover effects to the local economy.*

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

N/A

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.

The potential addition of scale-appropriate, decorative projecting signs to the streetscape

would likely have a positive effect on adjacent properties.

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. _____

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. _____

Permitting projecting signs for first floor tenants would improve the visibility of businesses

to passersby. The presence of such signs would also add a decorative element to the

streetscape, thereby enhancing the character of the business districts and reinforcing their

pedestrian orientation. Administrative review and approval of code-compliant signs would

streamline process, saving time and money for business owners.

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 1673

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: (630) 789-7005 /
E-Mail: _____

Owner

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

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

Name: N/A
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) Tim Scott, Director of Economic Development
- 2) Sean Gascoigne, Village Planner
- 3) Robb McGinnis, Director of Community Development

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 Section 9-106 (Signs) as it relates to projecting signs, as well as staff approval of code-compliant signage.

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

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: Projecting signage and staff approval of code-compliant signage.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

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>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 28th, day of October, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions. date

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 28th day of
October, 2010

Notary Public



Review of Existing Village Studies

Chairman Arens opened discussions on the existing Village studies and clarified some confusion regarding the agenda.

Commissioner Peterson provided an update on his progress regarding the building permit information that he had been going through. He indicated that he would have a better idea of what was available at next month's meeting.

General discussion ensued regarding the Village Studies.

Role, Responsibilities and Authority of the Historic Preservation Commission

Chairman Arens introduced the agenda item and asked staff to provide a summary of the findings.

Mr. Gascoigne indicated that the zoning code section that was referenced in regards to the referral process is very specific to state hearings and not meetings. He then went on to explain the difference between the two and how being one or the other could impact the Commission's ability to provide comment.

Mr. Gascoigne stated that in either situation, any discussions that the Preservation Commission had in regards to a Plan Commission case would be forwarded on to the respective body as a summary or a memo regarding their discussions, rather than a vote or a recommendation.

Mr. Gascoigne explained that staff had decided that anything that went for a public hearing in either the Historic Downtown or the Graue Mill Overlay District would be placed on the agenda and left at the discretion of the Commission as to whether they wanted to discuss the item or not. If the Commission opted to discuss the item, they would then have the option to forward on the meeting minutes for that discussion point or have a memo prepared by the Chair, outlining their comments or concerns, which would then be forwarded on to the appropriate Village body. He then went on to state that because of timing and process, public meeting items could not be afforded the same attention. If however any member of the Commission identified an item on an upcoming Plan Commission agenda that warranted discussion, they could contact the Chairman to place the item on the next Preservation Commission agenda. The item could then be discussed with the understanding that any discussion summaries would not be available to the Plan Commission but would then be forwarded on to the ZPS or Village Board to be considered.

General discussion ensued regarding the process.

Discussion Regarding Proposed Signage Text Amendment

Chairman Arens introduced Tim Scott, Director of Economic Development, and asked him to summarize the request.

Mr. Scott summarized the request and explained that the text amendment was two-fold, but added that the presentation would focus on projecting signs given their potential to affect the Historic Downtown District.

Mr. Scott explained that the initiative for the text amendment came as a result of feedback that he and others had received, including President Cauley, about signs and the process to have them approved. He then went on to identify different characteristics of the Village, and more specifically, those of downtown.

Mr. Scott introduced his PowerPoint presentation and provided brief comments about projecting signs, including their presence in downtown Hinsdale years ago, as well as their wide appeal and use, particularly in historic places throughout the country and beyond. For reference, he showed several slides of various projecting signs that he had photographed both in Hinsdale and other communities.

Mr. Scott explained some of the challenges he will be faced with in the upcoming weeks, in terms of drafting the suitable language and determining the appropriate standards that would come along with this text amendment, in order to avoid the potential for any negative impact. He also made it a point to indicate that the proposed text amendment would not immediately result in numerous applications for projecting signs since not all buildings may lend themselves to any additional signage and given that most tenants had already utilized the maximum number of signs they are permitted.

Mr. Gascoigne clarified what current allowances were provided for projecting signs and indicated that all current sign regulations regarding number, size, etc. would still be applicable.

Chairman Arens began discussions on the topic and described the appeal and character that projecting signs can bring to the downtown. He then gave examples of areas around the country where he has seen some of these signs. He indicated that he liked the idea but expressed a concern regarding multiple tenants on the second floor and how potential clutter would be controlled.

Mr. Scott acknowledged Chairman Arens' concerns and indicated that the intent of the proposed language and the existing sign requirements was to avoid exactly that. He then went on to explain that given the layout of the buildings in the downtown, his current thought was to develop a standard that would accommodate multiple tenants on one sign, rather than permitting each to each have their own. He explained that Chairman Arens' concerns were the same issues he was looking to address as he moved forward with the proposal and the language.

Commissioner Buczkowski indicated that while uniformity is important, she was happy to see that Mr. Scott was keeping in mind individual buildings as it would be important to make sure that a sign reflect the character of the building.

Mr. Scott explained that a couple of years ago, based upon a request, he began developing a standardized projecting sign bracket for use downtown. He then shared that while working through the various details there was a realization that a standardized bracket or sign panel may not adequately reflect building character or translate to all tenants and their identities.

Discussion ensued regarding how the proposed changes could impact the level of signage on a building.

Mr. Scott indicated that he is looking closely at those types of concerns and noted that general signage requirements would still apply, thereby regulating the number and size of signs on individual buildings.

General discussion ensued and the Commission generally agreed that the proposal is a great idea.

Commissioner Massouras asked if Mr. Scott had done any research with regards to the zoning code allowances of the communities that he is using as examples.

Mr. Scott indicated that he would look at other communities, including those outside of the region, as part of his research.

Mr. Gascoigne reiterated that in most situations the current general signage regulations are going to still apply and address most of the Commission's concerns.

General discussion ensued regarding the districts that the proposed text amendment would affect.

Chairman Arens addressed the Commission and asked how they would like to send on any discussion summaries to the Plan Commission.

The Commission agreed that the draft minutes of this meeting would suffice.

Mr. Gascoigne indicated that he would make sure that the draft minutes were provided to the Plan Commission.

Chairman Arens questioned how an applicant would then request approval for a projecting sign.

Mr. Scott took the opportunity to briefly summarize the second half of the text amendment. He explained the existing signage requirements and procedure, and provided an example, noting the time currently required for a tenant to change the name of a business on the valance of an existing awning. He then provided other examples and further summarized the additional aspects of the proposal.

The Commission thanked Mr. Scott for his efforts.

Discussion Regarding a Map Amendment for 722-728 N. York Road

Mr. Gascoigne summarized the request.

Chairman Arens asked if anyone had any comments or concerns on this matter.

No issues were raised.



Village President Tom Cauley and Village Board of Trustees
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

November 30, 2010

To: President Cauley and Village Board of Trustees,

Re: Projecting (Blade) Signs for 1st Floor Businesses

The Hinsdale Chamber of Commerce supports the proposal allowing projecting (blade) signs as a permitted sign type for first floor tenants. The Chamber also supports the allowance of administrative approval for code compliant signs.

The Chamber believes the projecting (blade) signs to be an enhancement of the physical appearance of the Hinsdale business community and will help elevate the business/customer-friendly atmosphere our merchants wish to promote. We thank you for your consideration in this matter.

Respectfully,

Paul Garver; President
Hinsdale Chamber of Commerce

Cc: Dave Cook; Hinsdale Village Manager