

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

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

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

ABSENT: Commissioner Sullins and Commissioner Kluchenek

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the November 10, 2010 meeting. Commissioner Nelson motioned to approve the minutes of November 10, 2010. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

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

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 Moore motioned to approve the findings and recommendations for 303-315 W. 57th Street (Hinsdale Central High School) for a Map Amendment from R-3, Single-Family Residential to IB, Institutional Buildings. Commissioner Nelson seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-37-2010 - 5891-5911 County Line Road - Special Use and Site Plan/Exterior Appearance Review for Paddle Courts and Associated Structures.

Chairman Byrnes stated the public hearing would be scheduled for January 12, 2011.

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

Kim and Bob Brockman, owners of the building, introduced themselves and summarized the request.

Chairman Byrnes asked Village Planner Gascoigne to summarize how the request changed from a text amendment and special use request, to a rezoning.

Mr. Gascoigne indicated that originally the applicant had requested a text amendment to allow specific uses, as special uses, in the O-2 District per the direction of the Village Attorney. He then explained that as the applicant began the process of referring the text amendment on, the Village Board expressed concerns with the complexity of the proposed process and recommended the current request as an alternative and confirmed with the Village Attorney that the alternative was acceptable.

Chairman Byrnes questioned the history of the property.

Mr. Gascoigne indicated that he didn't have a whole lot of history on it other than the building was built by the Brockman's and has remained in the family.

Ms. Brockman provided the Plan Commission with some additional background information.

Commissioner Moore expressed some concerns regarding the parking situation, including the condition of the existing parking lot, should different users occupy the building.

Ms. Brockman indicated that the square footage of the tenant spaces, as well as other marketing factors, would not lend itself to uses that would generate the additional traffic that Commissioner Moore was concerned about.

Mr. Gascoigne indicated that the property was large enough to accommodate almost all of the required parking for these uses, and while the parking lot was not currently in the best shape, he felt that the Board's direction to rezone the property was to work with the property owner to get appropriate users in the spaces that would hopefully generate the revenue required to make some improvements to the building and the site, which would include the parking lot.

Commissioner Stifflear questioned if the rezoning would make the existing building compliant.

Mr. Gascoigne indicated that the applicant would still be required to obtain a couple of variations from the Zoning Board, but that the number of nonconforming conditions, including uses, would be reduced as a result of the rezoning.

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Commissioner Johnson asked how to address the fact that neither the O-2 nor the B-1 allow for dwelling units.

Mr. Gascoigne indicated that staff had several conversations with the Village Attorney and the existing dwelling uses would be permitted as pre-existing nonconformities, provided they didn't increase the nonconformity in any way.

Commissioner Johnson questioned the applicant as to how they could refer to their property as being contiguous to B-1, when the properties immediately north and south of the subject property are zoned O-2. She then asked what the applicant was trying to accomplish with the new zoning district, if they already have uses in place.

Mr. Brockman indicated that the desire was to be able to have flexibility with the allowed uses, should any of the existing uses cease.

Mr. Gascoigne indicated that the existing nonconforming situation does not provided the applicant the ability to fill those spaces with any retail use should they become vacant. It only provides for the existing uses and any uses outside of those would not be permitted by right unless otherwise permitted in the O-2 District.

Commissioner Moore asked what types of uses were typical in the B-1.

General discussion ensued regarding the allowed uses in the B-1 District and concerns regarding the circulation issues that may be created as a result of those allowed uses.

Commissioner Nelson confirmed that the applicant's intent was to give themselves more flexibility on the retail side.

Ms. Brockman confirmed.

Commissioner Stifflear addressed the Commission in regards to handling the concerns regarding parking and circulation. General discussion ensued.

Chairman Byrnes closed the public hearing and asked if there were any additional comments or questions.

Commissioner Brody motioned for the approval of a Map Amendment from O-2, Limited Office District to B-1, Community Business District. Commissioner Nelson seconded. The motion passed unanimously.

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.

Chairman Byrnes opened the public hearing and Tim Scott, Director of Economic Development introduced himself.

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Chairman Byrnes confirmed that the text amendment contained two parts.

Mr. Scott indicated that it was one text amendment with two components. He stated that the proposed amendment was a result of comments he had received personally and those that President Cauley and the Chamber of Commerce had received over a period of time.

Mr. Scott began his presentation and introduced the slides as he went through them, including samples of projecting signs. He explained that we currently permit projecting signs, just not for businesses on the first floor.

Mr. Scott then moved into slides identifying the proposed changes to the text in the ordinance.

Chairman Byrnes gave specific examples for Mr. Scott to apply the proposed guidelines so that he could better understand how the regulations would apply to multi-tenant buildings.

Mr. Scott explained using the former Schoen's building as an example and discussion ensued regarding how the proposed changes would impact the current code and how they could potentially impact the number of permitted signs.

Mr. Scott confirmed that the potential number of signs would not increase with the newly proposed language.

Commissioner Stifflear asked Mr. Scott to elaborate on the proposal to allow and increased square footage and confirmed that it would be very rare that it would actually happen.

Mr. Scott confirmed and then proceeded to his presentation regarding the process. He indicated that this came about as a result of trying to be more business friendly. He then provided slides identifying examples of where staff approval could apply.

Commissioner Stifflear asked Mr. Scott to explain the current process from a business owner's perspective so that he could better understand all of the steps that they would go through.

Mr. Scott explained and then stressed that in addition to the Plan Commission meeting itself, there are submittal deadlines and production time after the approval that could be significantly shortened if certain signs could utilize this process.

Chairman Byrnes identified additional time constraints that arise when meetings get cancelled.

Mr. Scott continued with his presentation and explained how the proposed process could work and the different options.

Commissioner Johnson confirmed that no sign would get approved without at least the Chair approving it.

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Mr. Scott confirmed and continued with his presentation. He emphasized that the purpose of this text amendment was for the purpose of procedure and not enforcement as that is handled at a different level.

John Karstrand, Chair of the Economic Development Commission introduced himself and expressed their support of the proposed changes due to the challenges they face with prospective businesses and the need to make things easier for them.

Chairman Byrnes closed the public hearing and asked which part they would like to discuss first.

Commissioner Moore indicated she would begin the discussion on the blade signs and expressed her frustrations with businesses that get a sign approved and then put up several other window signs without approval.

Mr. Scott responded and questioned if Ms. Moore's concerns would be lessened if the Village could somehow step up enforcement.

Commissioner Nelson indicated he thought it would because he would hate to take away a tool to make a business successful due to the fear that someone is going to misuse or abuse the tool. He then asked what the enforcement procedure was.

Mr. Scott explained enforcement procedures as best he could but indicated that unfortunately his understanding was limited because enforcement is handled by our Building Department as opposed to himself or Mr. Gascoigne.

Commissioner Johnson suggested this be continued until next month when that could be better explained.

Commissioner Crnovich concurred and indicated she liked the idea of the blade signs but didn't like all of the temporary signs.

Mr. Scott agreed that there was certainly a proliferation of signs and explained that their concerns regarding enforcement could be passed along to the Village Board.

Commissioner Johnson indicated that while she liked the idea, she would like to hear how these and all other signs were going to be enforced.

Commissioner Crnovich expressed her comfort with Neale approving signs, and gave examples of different communities and how they approve signage.

Mr. Scott indicated that there were several examples across the country where historical areas have their signage approved at a staff level.

Commissioner Stifflear confirmed his support of the blade signs but also didn't want to lose track of the enforcement aspect.

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Commissioner Nelson indicated that he would be in support of moving the blade signs forward with the stipulation that code enforcement needed to be enhanced.

Commissioner Brody concurred.

Commissioner Stifflear wanted to clarify that at the risk of back tracking, that he supported the other Commissioners who believed this should be continued until the next meeting. He then asked Mr. Karstrand if the process could afford a 30 day delay.

Mr. Karstrand indicated that with this proposal's remaining process, the timing was such that the delay would end up being greater than 30 days. He appreciated the Commission's concerns but indicated that he would like to see this move forward. He indicated that the Village Board was going to look very closely at the Plan Commission's recommendation so if they formulated their recommendations as to detail all of their concerns, those could also be addressed at those levels.

Commissioner Nelson stated that due to all the vacant stores downtown he felt that the risk was far outweighed by the potential gain.

Commissioner Johnson agreed with Commissioner Nelson but felt that there has been such a lack of diligence in enforcement and that now was the opportunity to try and correct that.

Commissioner Crnovich and Moore concurred with Commissioner Johnson.

Chairman Byrnes addressed the staff review and Chair approval process and identified his support for it.

Chairman Nelson indicated it made perfect sense and that he had absolutely no objections to it.

Commissioner Brody concurred as did several other Commissioners.

Commissioner Stifflear agreed but felt that some of the language could be tightened up.

He felt that before the Chairman made a decision, the signs should be distributed to the Commission for comments before approval. He also indicated that he thought it would be helpful to provide a complete packet at every Plan Commission meeting of the signs that were approved since the previous meeting. His final thought was to identify a time frame in which the Chair had to approve a sign, before it automatically gets sent on.

Chairman Byrnes expressed his thoughts.

General discussion ensued regarding the concept and concerns regarding the distribution of all sign applications to the remainder of the Commission.

Mr. Karstrand expressed his concerns with the distribution to all Commissioners.

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Chairman Byrnes **agreed and expressed** some additional concerns.

Commissioner Stifflear **clarified** his points and general discussion ensued.

Commissioner Moore **asked** if the intent was to only forward on the small percentage that could potentially be an issue or all of them.

The Commission **discussed** different options as to how to accomplish these objectives and concurred that the next step was to present this issue to the Village Attorney.

Chairman Byrnes **expressed** his support for the text as it is written and if the Commission felt at any time that it was not working, they could revisit it.

The Commission **further discussed** specifics on the language.

Commissioner Stifflear **asked** Mr. Scott what his thoughts were on the Commission's concerns and Mr. Scott **provided** his thoughts.

Chairman Byrnes **expressed** his desire to bring this to a vote tonight and offered some additional thoughts which included a discussion item on the agenda for each month's administratively approved signs.

Mr. Gascoigne **identified** his concern with discussion signs that had already been approved.

The Commission **agreed** with Mr. Gascoigne and indicated that staff could just put a packet of the approved signs in their monthly packet for informational purposes only.

Commissioner Brody **agreed** with staff's position and stated that bringing these case back up for discussion would defeat the purpose of the administrative approval.

Commissioner Crnovich **questioned** whether putting the signs up on the Village website for review by the Commissioners rather than circulating them through e-mail would be a violation of the Open Meetings Act.

Discussion ensued **regarding** suggestions for circulating the information and how to ensure appropriate decisions are being made under future administrations. While there was a general comfort level regarding the current decision makers, concern was raised as to how the checks and balances would work in the future.

Mr. Karstrand **indicated** that providing the Commission with a monthly packet of the approved signs would minimize the possibility of that happening.

Mr. Gascoigne **summarized** the concerns and provided the options for moving forward.

The Commission **continued** to deliberate on how to best proceed.

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Discussion ensued and the Commission identified the allowances with the Open Meetings Act and enforcement of signage as the two areas to get resolution on for next month's meeting.

Chairman Byrnes appreciated the Commissioner's concerns regarding enforcement but indicated that the Commission is not responsible for enforcement and he couldn't see using that to hold up this process.

Discussion ensued regarding the Open Meetings Act.

Commissioner Brody stated that he felt there were enough safe guards to move the text amendment on tonight.

Commissioner Nelson concurred.

Chairman Byrnes expressed his agreement with Commissioners Nelson and Brody, but indicated that he would like to send it forward with a positive vote.

Commissioner Moore indicated her support of the administrative review but expressed her concerns with the approval of the blade signs.

Mr. Scott provided a suggestion of producing written records summarizing the Commissions concerns with enforcement to the ZPS and Village Board to ease the concerns of some members.

Commissioner Johnson questioned the urgency and indicated that she didn't feel that 30 days was that substantial to make sure it was something they could all support.

Mr. Scott clarified Commissioner Johnson's comments.

Commissioner Johnson stated that she would like to see a revised ordinance taking into account the comments made tonight.

Commissioner Stifflear indicated his desire to be pro-business, but that he too felt it was in the Commission's best interest to take their time so that nothing is missed.

Commissioner Crnovich concurred.

Chairman Byrnes stated that he was still not clear on how those looking to continue the proposal to next month would modify the language.

Discussion ensued regarding what the Commission would like to see happen and which Commissioner's were in favor of moving the request forward and those that would prefer to see it continued.

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Chairman Byrnes stated that as much as he would like to see it moved forward tonight, they would continue it and that he would be remiss to not include thoughts from the absent Commissioners.

Mr. Karstrand approached and summarized what he believed the Commission was in support of and those items which needed clarification before the next meeting.

General discussion ensued regarding brackets for the blade signs.

Mr. Gascoigne indicated that staff had originally began an initiative to standardize brackets however variations to the building scales and architecture in the downtown made it impossible to pick a consistent bracket style and size for every building.

Discussion ensued regarding brackets and general sign allowances in the current code.

Commissioner Moore expressed her support of the blade signs provided the Findings and Recommendations adequately reflected the concerns she had with enforcement.

Discussion ensued regarding an appropriate window of time for administrative approval with 10 or 14 business days being the suggested timeframe.

Discussions continued regarding outstanding items that still needed to be addressed before the next Plan Commission meeting.

Commissioner Moore made a motion to continue Case A-36-2010 to January 12, 2011. Commissioner Brody seconded and the motion passed unanimously.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 9:29 p.m. on December 8, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner

RE: A-28-2010 - 722-728 N. York Road – Kim Brockman – Map Amendment

DATE OF PLAN COMMISSION REVIEW: December 8, 2010

DATE OF COMMITTEE REVIEW: December 14, 2010

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Kim Brockman, (the "applicant"), submitted an application to the Village of Hinsdale for the property located at 722-728 N. York Road (the "subject property").
2. The subject property is currently zoned O-2, Limited Office District and is currently improved with a two-story building with first story retail and second floor apartments.
3. The first floor uses include a dry cleaner, a plumbing business, a barbershop and a real estate office.
4. The applicant is proposing to rezone the property to B-1 Community Business District which they feel is 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.
5. Certain members of the Plan Commission expressed concerns regarding parking issues and the condition of the existing parking lot to the rear of the building and how that would potentially be impacted by the uses permitted in the B-1 zoning.
6. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. 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 722-728 N. York Road.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2010.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner



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

Date: January 12, 2011

Re: Scheduling of Public Hearings for Cases A-33-2010 and A-34-2010

Applicant: Doug Fuller

Request: Text Amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses and a Special Use to Allow a Real Estate Office with a Maximum of 10 Agents at 22 N. Lincoln Street.

The Applicant, Doug Fuller, has submitted an application to amend Article VI (Office Districts), Section 6-106 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Real Estate Offices, with a Maximum of 10 Agents, in the O-1 Specialty Office District as Special Uses. In addition to the text amendment, the applicant is also requesting the necessary special use to allow a real estate office, with a maximum of 10 agents at 22 N. Lincoln Street.

The applicant is requesting the text amendment along with a special use permit, which if approved would allow them to maintain the current business at the subject property. The applicant has indicated that they feel a realtor is suitable in the O-1 District given that the profession of real estate has evolved dramatically and most realtors now work independently, rather than in a large office setting with several other agents, and rarely meet with clients in the office, but convene off site to discuss their business. The O-1 currently allows insurance agents, medical offices, legal services and accounting services as permitted uses. The applicant feels that the requested use for a realtor's office is now more in line with these professions due to the aforementioned reasons. The proposed process would allow the Plan Commission and Village Board to hear all cases independently and establish the appropriateness of the use based on the location and the individual circumstances of the property in question.

On September 21st, the Board of Trustees approved a temporary use to allow ERA Realty to occupy the space and operate their business there while the building owner went through the necessary processes of obtaining the text amendment and associated Special Use. At that time, the Board of Trustees had concerns with the potential size of the business, so as such, the Board advised the applicant to further limit the request to a maximum of 10 realtors. The building owner agreed to this condition and is now requesting to make this use legal and conforming.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Real Estate Offices with a maximum of 10 agents would be Special Uses in the O-1, Specialty Office District:

Section 6-106 Special Uses

O-1

O-2

O-3

A. Finance, Insurance and Real Estate:

3. Real Estate Offices (65) with a Maximum of 10
Agents

S

On December 14, 2010, the Village Board of Trustees moved, on a 6-0 vote, to recommend the aforementioned text amendment be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

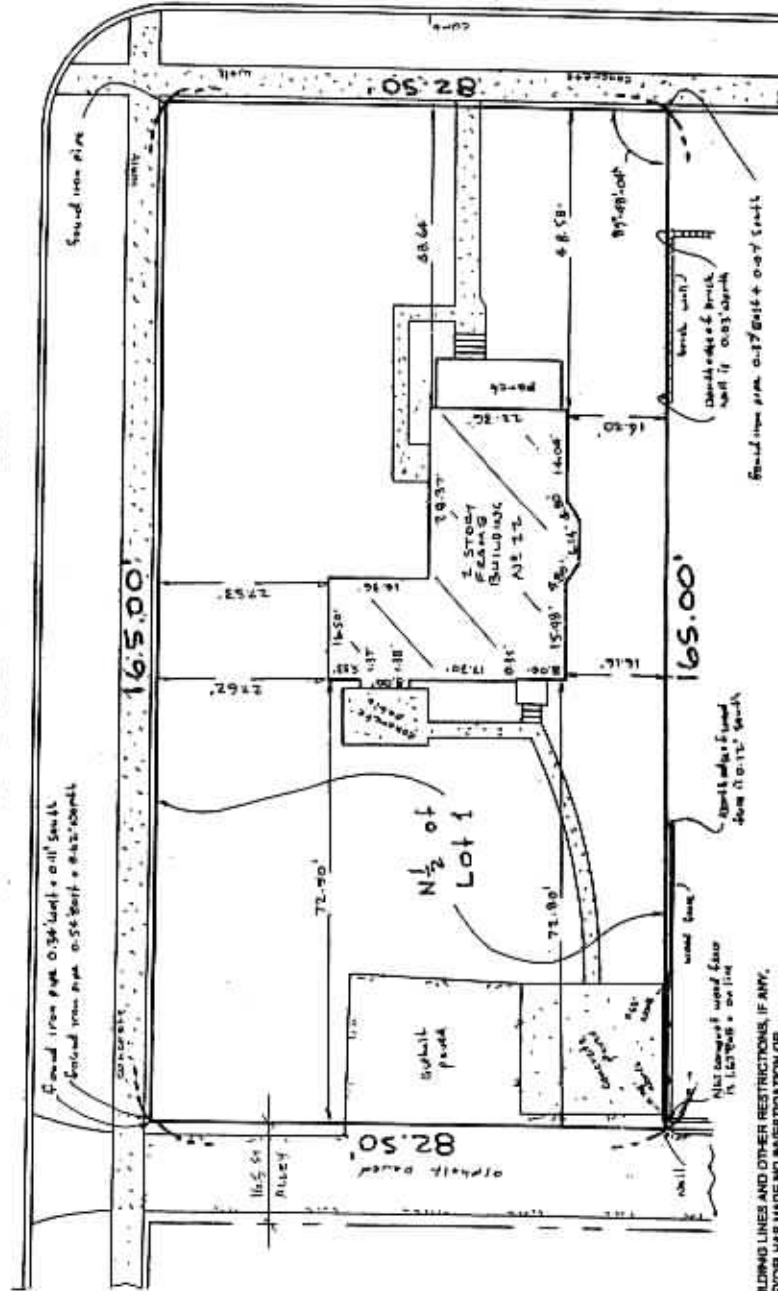
It is requested that both public hearings be scheduled for February 9, 2011.

Attachment

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

Plat of Survey

W. MAPLE ST.



NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THE INFORMATION DESCRIBED HEREON AGAINST DEED.
SCALE HEREIN MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION OF PREVIOUS SURVEYS. DO NOT SCALE FROM PLAT, CONSULT WITH SURVEYOR FOR DETAILS.
CONSTRUCTION PURPOSES. CLARIFY ALL INFORMATION SHOWN BEFORE USE. DO NOT ASSUME THAT PROPERTY CORNERS ARE AT PROPERTY CORNERS. DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE. SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



DATE: MAY 4 AD. 2006

INSTR 11-30-2006

RECEIVED

ORDER NO. 080619

Zada

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

Application for Certificate of Zoning Compliance

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

Applicant's name: DOUGLAS FULLER
Owner's name (if different): D.A. FULLER FAMILY PARTNERSHIP
Property address: 22 N. LINCOLN
Property legal description: [attach to this form]
Present zoning classification: O-1
Square footage of property: 13,612.5
Lot area per dwelling: N/A
Lot dimensions: 82.5 X 165
Current use of property: OFFICE (REAL ESTATE)
Proposed use: ☐ Single-family detached dwelling
☒ Other: SAME AS CURRENT
Approval sought: ☐ Building Permit ☐ Variation
☒ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

SPECIAL USE TO ALLOW A REAL ESTATE OFFICE
WITH NO MORE THEN 10 AGENTS, IN O-1 SPECIALTY
OFFICE DISTRICT

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>48.58</u>	<u>35</u>
interior side(s)	<u>N/A 1.16 16</u>	<u>10/10</u>

Provided:

Required by Code:

corner side
rear

29.53
72.5

35
25

Setbacks (businesses and offices):

front:

48.58

35

interior side(s)

N/A 1/16/16

101/10

corner side

29.53

35

rear

72.5

25

others:

N/A

N/A

Ogden Ave. Center:

N/A

N/A

York Rd. Center:

N/A

N/A

Forest Preserve:

N/A

N/A

Building heights:

principal building(s):

N/A

Existing

2 STORIES

accessory building(s):

N/A

N/A

Maximum Elevations:

principal building(s):

N/A

N/A

accessory building(s):

N/A

N/A

Dwelling unit size(s):

N/A

N/A

Total building coverage:

.09

35%

Total lot coverage:

25%

80%

Floor area ratio:

.18

.40

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

Number of off-street parking spaces required:

Existing

Number of loading spaces required:

N/A

Statement of applicant:

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

By:

Douglas A. Fuller Jr
Applicant's signature

DOUGLAS A. FULLER JR
Applicant's printed name

Dated:

12-10-, 2010.

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-34-2010 for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Doug Fuller

Address or description of subject property:

22 N. Lincoln Street, Hinsdale Illinois 60521

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

Operation of a Real Estate Office with a Maximum of 10 Agents, in the O-1 Office District.

Plans reviewed, if any: *See attached plans, if any. – See Case A-34-2010 – Special Use Permit*

Conditions of approval of this certificate:

- The petitioner must apply for and obtain the necessary text amendment as it relates to the proposed use.

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

- Subsection 11-602E pertaining to Standards for Special Use permits as found in the Zoning Code;

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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

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

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

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

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

By:


Village Manager

Dated:

12/13, 2010



**VILLAGE
OF HINSDALE** FOUNDED IN 1875

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Fuller's Service Center
Address: 102 W. Chicago Ave
City/Zip: Hinsdale 60521
Phone/Fax: (630) 325-0088 / (630) 325-3467
E-Mail: _____

Owner

Name: Douglas Fuller, Jr.
Address: 102 W. Chicago Ave
City/Zip: Hinsdale 60521
Phone/Fax: (630) 341-0054 / (630) 325-3467
E-Mail: da.fuller@yahoo.com

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

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

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

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

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 22 N. Lincoln

Property identification number (P.I.N. or tax number): 09-01-330-006

Brief description of proposed project: repairing interior of building
for office space

General description or characteristics of the site: blue two story wooden
frame house

Existing zoning and land use: ~~0-1~~ 0-1

Surrounding zoning and existing land uses:

North: R4

South: 0-1

East: 0-1

West: 0-1

Proposed zoning and land use: office space for realtor

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 22 N. Lincoln

The following table is based on the O-1 Zoning District. (All existing)

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	13,612.5
Minimum Lot Depth	125	125	125	165
Minimum Lot Width	60	100	80	82.5
Building Height	30	40	60	existing
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	48.58
Corner Side Yard Setback	35	25	25	29.53
Interior Side Yard Setback	10	10	10	16.16
Rear Yard Setback	25	20	20	72.5
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	.18
Maximum Total Building Coverage*	35%	N/A	N/A	.09
Maximum Total Lot Coverage*	80%	80%	50%	25%
Parking Requirements	11			13
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				n/a
Accessory Structure Information				N/a

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

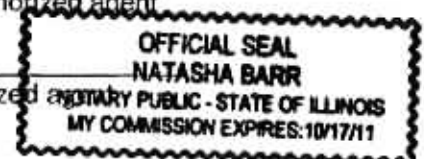
On the 20th day of October, 2010, I/We have read the above certification, understand it, and agree to abide by its conditions.

Lizabeth Kamin
Signature of applicant or authorized agent

Lizabeth Kamin
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent



SUBSCRIBED AND SWORN
to before me this 20 day of
October, 2010.

Natasha Barr
Notary Public



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: _____

22 N. Lincoln

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 use is more in line with insurance

agents, medical offices, legal services and accounting services which are permitted in the O-1 District. We are limiting to 10 agents.

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

The property is surrounded on three sides by O-1 and residential on one side. The existing building blends as it is residential in nature.

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.

None

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

No change in use.

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

Nothing would change.

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

Adjacent properties would not be affected.

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

None - zoning not changing.

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

District allows insurance agents, medical offices, legal services and accounting services. We feel a realtor is similar.

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. _____

Building and parking already exist.

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. _____

All existing.

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. _____

Building already exists.

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

Allowing a realtor to occupy the building will keep their business in the Village of Hinsdale and not lead them to leave town

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area. _____

N/A



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 22 N. Lincoln

Proposed Special Use request: office space for realtor

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.

We feel a realtor is suitable in the O-1 District because they now work more independently and rarely meet with clients in the office. We feel they have become more similar to the professionals already permitted.

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 use is similar to those already permitted.

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 _____

Building exists. No exterior improvements are proposed.

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. _____

Building exists. Footprint of building will not change.

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

Similar uses exist. Limiting office to use of 10 agents as recommended by Village Board.

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. _____

Building exists.

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 use is in line with those already permitted in the O-1 District.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district. _____

N/A

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. Allowing a realtor to occupy the

building will keep their business in the Village of Hinsdale
and not lead them to leave town.


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 realtors

are more appropriate in this location than locations
downtown.

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. _____

N/A - Building exists

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: January 12, 2011
Re: Scheduling Public Hearing for Case A-38-2010
Applicant: Village of Hinsdale
Request: Text Amendment to Section 9-104 F3(c), of the Hinsdale Zoning Code as it relates to Parking and Driveways for Residential Uses

For many years staff has taken the position that residential driveways were limited to 1/3rd of the lot width and no greater than 20' at the lot line based on the language in 9-104F 3(c).

Recently, an argument was made that this limitation should only apply in cases of driveways leading to detached garages based on the verbiage "no single family detached driveway". As the zoning code does not define "detached driveway", the village attorney has recommended that staff pursue a text amendment to remove the word "detached" from this provision in order to minimize the chances for challenges moving forward.

Staff is recommending that the Code be amended for the following reasons;

1. Without the 20' limitation in place, anyone with a wide lot and an attached garage would have no limitations on driveway width at the lot line other than 1/3rd lot frontage. In the case of a 200' deep corner lot with a driveway in the corner sideyard, an applicant could build a driveway with a width of 60' at the lot line.
2. Without the 20' limitation in place, permittees will be able to install wider driveways. With wider driveways comes a greater chance of off street parking in required front yards. The Code does not presently permit this.

Wider driveways and more impervious surfaces in the front yards is generally frowned upon due to the sterile streetscape it creates as well as the potential drainage problems created by additional stormwater runoff.

It is requested that the public hearing be scheduled for February 9, 2011.

Attachment

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

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE IX (DISTRICT REGULATIONS OF
GENERAL APPLICABILITY), SECTION 9-104 (OFF STREET PARKING),
SUBSECTION F (RESIDENTIAL USE REQUIREMENTS),
SUBSECTION 3 (PARKING AND DRIVEWAYS FOR RESIDENTIAL USES),
SUBSECTION (C) (WIDTHS) OF THE HINSDALE ZONING CODE
(Plan Commission Case No. A-____-2011)**

WHEREAS, the Applicant, the Village of Hinsdale ("Village"), seeks to amend Article IX (District Regulations of General Applicability), Section 9-104 (Off Street Parking), Subsection F (Residential Use Requirements), Subsection 3 (Parking and Driveways for Residential Uses), Subsection (c) (Widths) of the Hinsdale Zoning Code ("the Application") to delete the word "detached" from said subsection; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on _____, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on _____, 2011, 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-____-2011; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on _____, 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 9-104. Article IX (District Regulations of General Applicability), Section 9-104 (Off Street Parking), Subsection F (Residential Use Requirements), Subsection 3 (Parking and Driveways for Residential Uses), Subsection (c) (Widths of the Hinsdale Zoning Code are amended by deleting the following overstricken language to read as follows:

Sec. 9-104. Off Street Parking:

* * * *

F. Residential Use Requirements:

* * * *

3. Parking And Driveways For Residential Uses: Notwithstanding any other provision of this code, driveways serving single-family dwellings may traverse any required yard and shall conform to the following regulations:

* * * *

(c) *Widths:* The total width of driveways measured at the lot line on a parcel of property used for residential purposes shall not exceed one-third (1/3) the lot frontage and no single-family detached driveway shall exceed twenty feet (20') when measured at the front and/or corner side lot line. In the case of a detached garage located not more than ten feet (10') from public alley lot line, the driveway shall not exceed the width of the detached garage. The width of the driveway approach measured at the curb shall in no case be greater than five feet (5') more than the width measured at the property line.

* * * *

Section 3. 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 4. 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

Z:\PLS\Village of Hinsdale\Ordinances\2010\10-xx Sec. 9-104 11-18-10.doc



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

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: Text Amendment to Section 9-104F3(C), as it relates to Parking and Driveways for Residential Uses.

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.

The proposed text amendment was a recommended course of action by the Village Attorney to further clarify a position regarding driveways that staff has always enforced procedurally. If approved, the text amendment would not change anything in terms of code requirements, but rather would clearly establish staff's existing position on driveway width and hopefully eliminate unnecessary misinterpretations.

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.

The proposed text amendment is not site specific, but it should not diminish any value as it will not change anything the Village is currently requiring.

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.

Again, nothing would change as to how interpretation of this section currently functions.

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

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

The proposed text amendment would cut down on potential issues regarding lot coverage as well as using driveways for off-street parking. Staff believes that the Village has always viewed this type of use for driveways to be discouraged and also believes the intent was to always minimize the amount of coverage in the front yard of a single-family residence.

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.
Staff feels that if approved, the amendment of this language would only solidify what was always the intent of not only the code, but also Village officials.
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
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

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

Owner

Name: N/A
Address:
City/Zip:
Phone/Fax: () /
E-Mail:

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

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

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

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

- 1) Robert McGinnis, Director of Community Development/Building Commissioner
- 2) Sean Gascoigne, Village Planner
- 3)

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 9-104 F3(c) of the Hinsdale Zoning Code as it relates to Parking and Driveways for Residential Uses.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A South: N/A

East: N/A West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

Existing square footage of all buildings on the property: square feet

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested:

☒ Map and Text Amendments 11-601E
Amendment Requested: Section 9-104 as it relates to Parking and Driveways for Residential Uses.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

☐ Major Adjustment to Final Plan Development

TABLE OF COMPLIANCE

Address of subject property: N/A

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	Text Amendment: Not Applicable	
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 22nd day of November, 2010, I/We have read the above certification, understand it, and agree to abide by its conditions. Village of Hinsdale

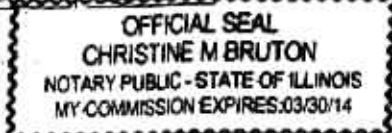
[Signature]
Signature of applicant or authorized agent

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 22nd day of
November, 2010



Christine M. Bruton
Notary Public

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: January 12, 2011
Re: Sign Review – 24 W. Chicago Avenue – Village Cellar

The applicant is requesting review of one awning sign and one wall sign. The awning sign would be located on an existing awning, directly above the storefront of their business and the wall sign would be located on the east elevation of the building, which is located at 24 W. Chicago Avenue. This site is zoned B-1, Community Business District.

The existing awning is located on the north facing elevation of the building, is red in color and would contain the same white letter color and font as the existing valance, with the new business name on it. The proposed wall sign would have a white background and contain the business' logo, including a wine glass, grapes and the business name. Both of the proposed signs would direct replacements of the existing signs that were for the previous business, A Taste of Vino. The proposed signage on the front valance would be approximately 3.26 square feet and the total square footage for the wall sign would be approximately 23 square feet.

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

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

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

Applicant

Name: THE Village Cellar
Address: 24 W. Chicago Ave.
City/Zip: Hinsdale 60521
Phone/Fax: () _____
E-Mail: _____
Contact Name: _____

Contractor

Name: THATCHER OAKS
Address: 718 Industrial Drive
City/Zip: Elmhurst 60126
Phone/Fax: (630) 833-5700 / 333-4394
E-Mail: _____
Contact Name: Jim Patton

ADDRESS OF SIGN LOCATION:

24 W. Chicago Ave

ZONING DISTRICT:

Sign Type:

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

VALANCE on
Awning

Sign Information:

Overall Size (Square Feet): 16 (12' x 16')
Overall Height from Grade: 8.16 Ft.
Proposed Colors (Maximum of Three Colors):
① Red ② White
③ _____
Type of Illumination: N/A
Foot Candles: _____

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: _____
Existing Sign Information:
Business Name: Taste of Vin
Size of Sign: 8' Same Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

11-28-10
Date

[Signature]
Signature of Building Owner

Date

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

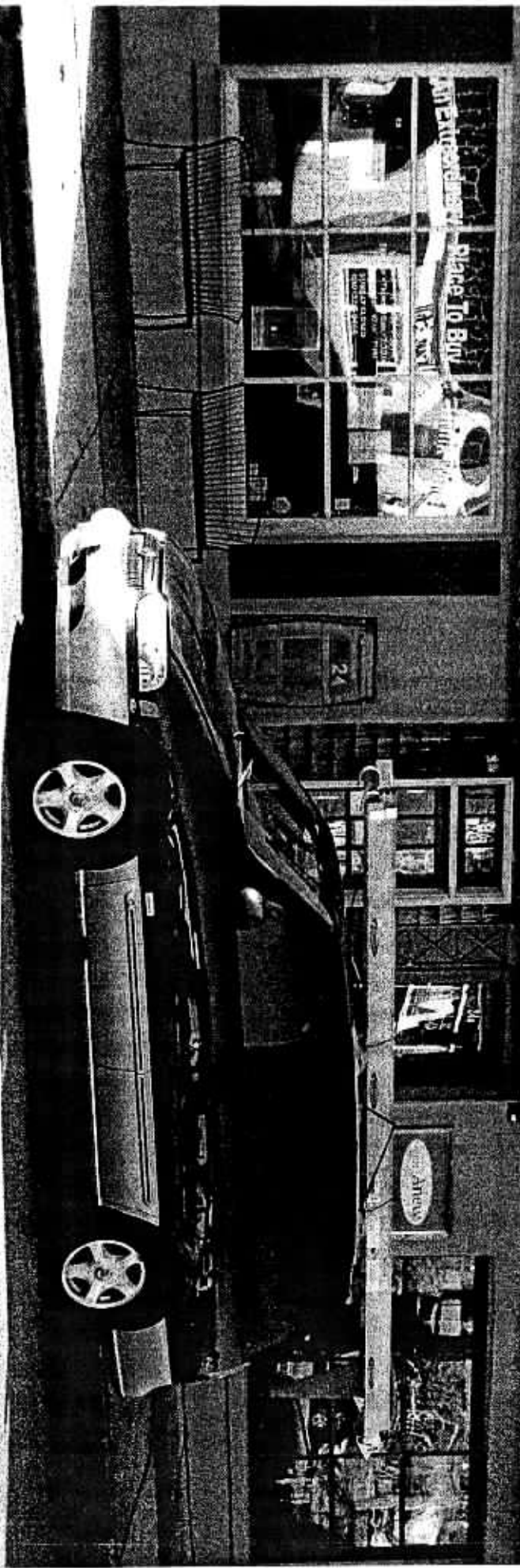
Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

The Village Cellar will replace A Taste of Vino on the Valance. A new Valance will be installed - same color.

✓ The Village Cellar ✓

A TASTE OF VINO



The Village Cellar

15-11 1/2"

Graphic Area - 7.75h x 60.5w

13.00"

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

Applicant

Name: THE Village Cellar
Address: 24 W. CHICAGO AVE.
City/Zip: Hinsdale 60521
Phone/Fax: () ⁶³⁰ 325- / 325-
E-Mail: razonie@yahoo.com
Contact Name: RAY ZUNIGA

Contractor

Name: Design Group Signage
Address: 2135 Frontage Rd.
City/Zip: Des Plaines 60018
Phone/Fax: (847) 390-0350
E-Mail: JGilmore@designgroupsignage.com
Contact Name: Jim Gilmore

ADDRESS OF SIGN LOCATION:

24 W. CHICAGO AVE

ZONING DISTRICT:

Sign Type:

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

Sign Information:

Overall Size (Square Feet): 23.46 (4.33 x 5.42)
Overall Height from Grade: 3.68 Ft.
Proposed Colors (Maximum of Three Colors):
① Red ② Green
③ White
Type of Illumination: overhead light
Foot Candles: _____

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: 1535 sq. ft.
Existing Sign Information:
Business Name: Taste of Vino
Size of Sign: 52" x 65" ^{23.467} Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Ray Zuniga
Signature of Applicant

11-28-10
Date

[Signature]
Signature of Building Owner

11-28-10
Date

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

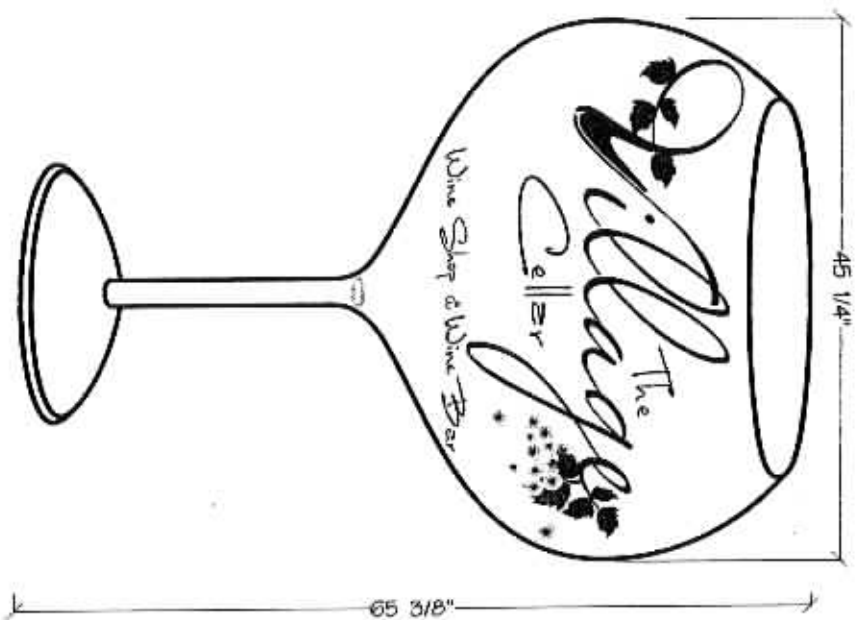
Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____



A
Taste
of

VINO



option
C

Approved: _____

Date: _____

DesignGroup
Signage Corp.

218 S. Storage Rd.
Oak Park, IL 60301
630.333.3333
www.designgroupcorp.com

This plan has been prepared by DesignGroup Signage Corp. and is the property of DesignGroup Signage Corp. It is to be used for the purpose of providing a visual representation of the proposed signage. It is not to be used for any other purpose. DesignGroup Signage Corp. is not responsible for the accuracy of the information provided in this plan. DesignGroup Signage Corp. is not responsible for the accuracy of the information provided in this plan. DesignGroup Signage Corp. is not responsible for the accuracy of the information provided in this plan.

#439B


The Village
Cellar

Drawn by: AF
Date: 11.09.2010
Checked by:
Page 1 of 1

Name	Date	Notes
PD	11/17/2010	Enwork drawing to match customer's wine glass



Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Cc: Robert McGinnis, Director of Community Development/Building Commissioner
Dave Cook, Village Manager
Date: January 12, 2011
Re: Exterior Appearance/Site Plan Review – 8 E. First Street – IL Poggiolo

REQUEST

The petitioner is requesting exterior appearance and site plan review to allow for a temporary, seasonal vestibule on the exterior façade of the commercial building located at 8 E. First Street. The building is located in the B-2 Central Business District.

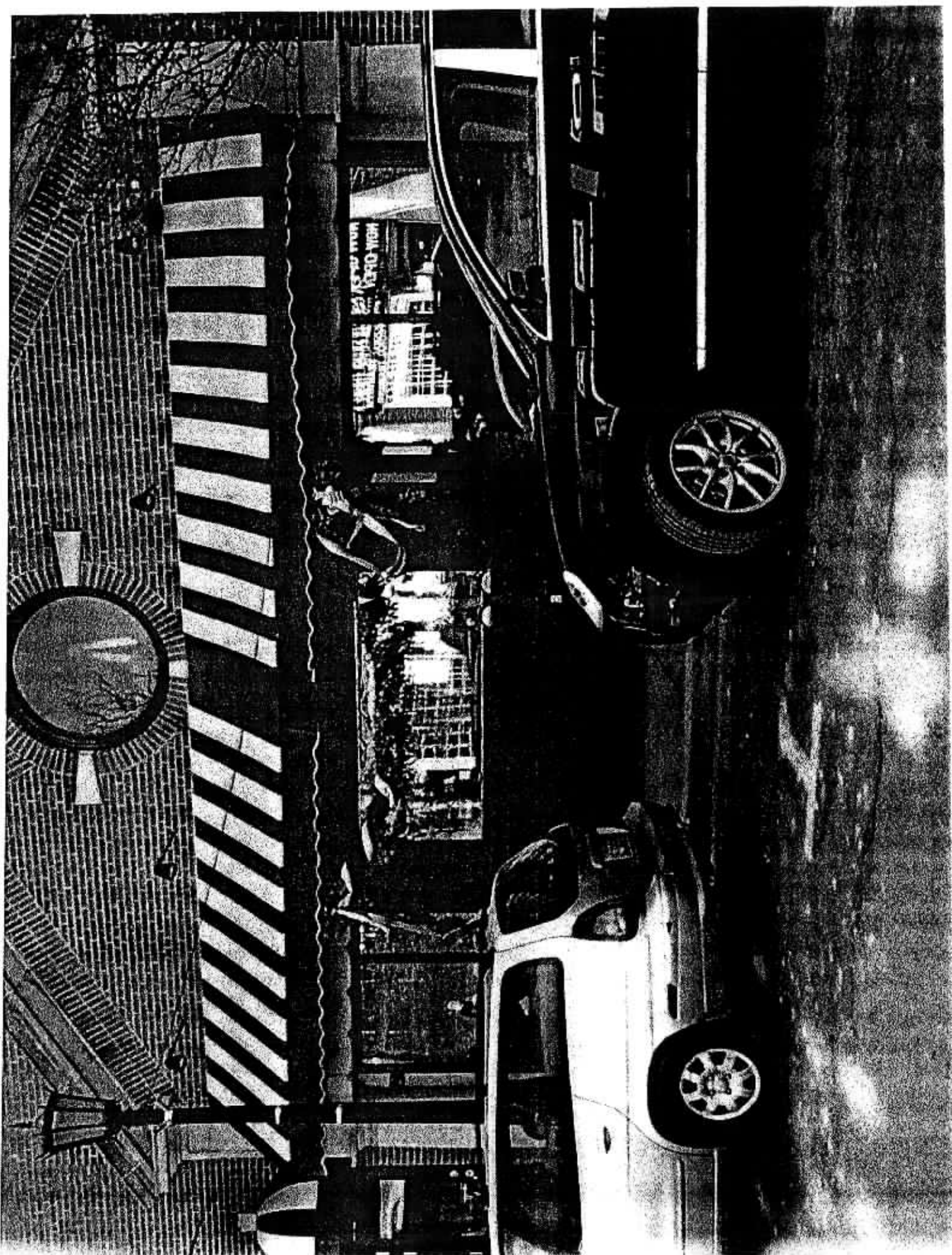
On November 17, 2009, the Village Board of Trustees approved the seasonal vestibule as a temporary use, but informed the business owner that he would need to obtain approval for exterior appearance and site plan review to allow the vestibule to be constructed in future years. If approved, the requirement for exterior appearance would be a one-time obligation provided the vestibule maintained the same color, size and configuration of the existing vestibule.

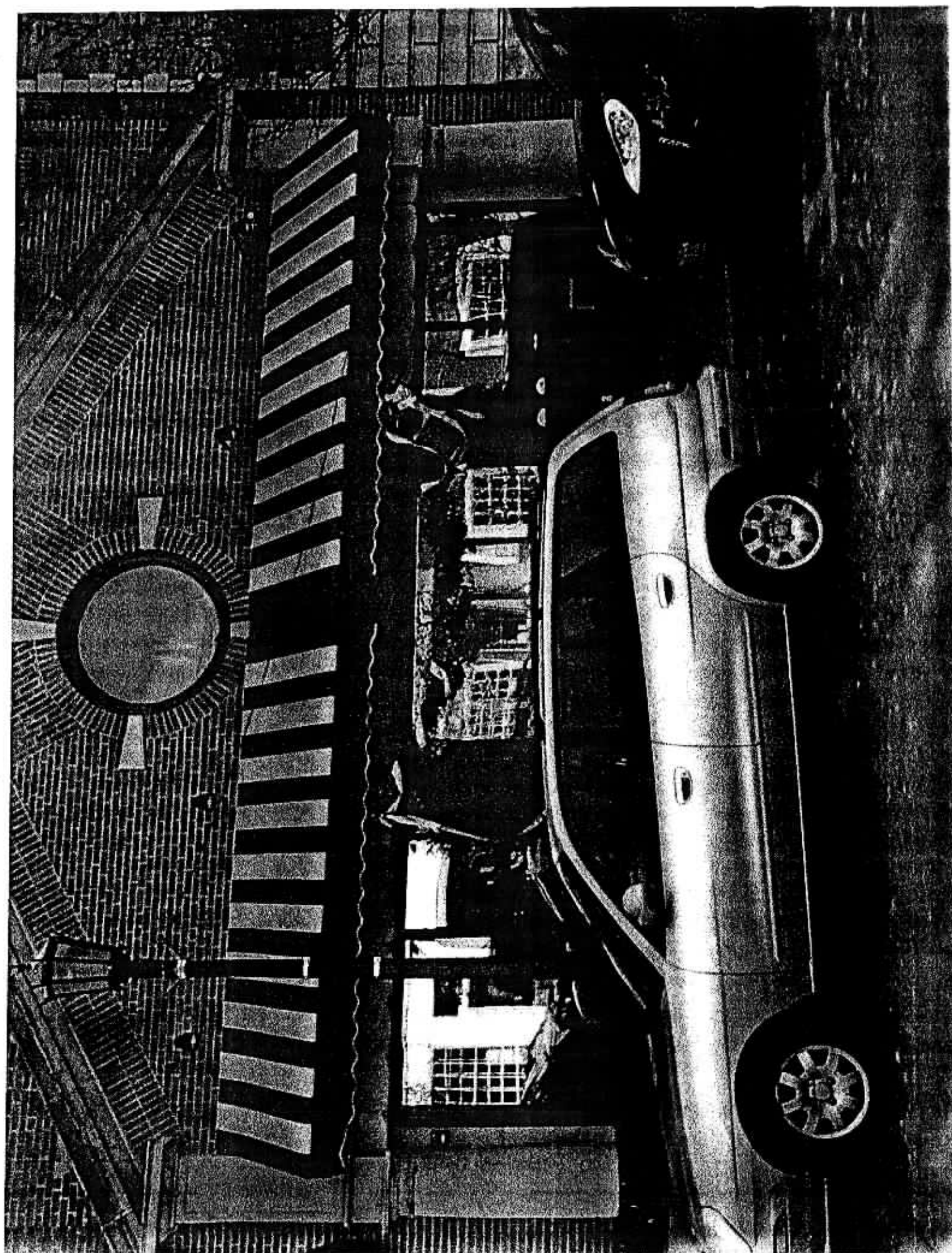
Review Criteria

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

1. Subsection 11-604F pertaining to Standards for site plan disapproval; and
2. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

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





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

Application for Certificate of Zoning Compliance

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

Applicant's name: J.L. Poggiolo Restaurant
Owner's name (if different): 8 E First, LLC c/o Peter Budk
Property address: 8 E. First Street
Property legal description: [attach to this form]
Present zoning classification: Commercial
Square footage of property: 2400 sq
Lot area per dwelling: _____
Lot dimensions: 60 x 40
Current use of property: Restaurant
Proposed use: Single-family detached dwelling
Other: no
Approval sought:

Building Permit	Variation
Special Use Permit	Planned Development
Site Plan	Exterior Appearance
Design Review	
Other: <u>Temporary Vestibule Use</u>	

Brief description of request and proposal:

To revert Temporary Vestibule

Plans & Specifications: [submit with this form]

	Provided:	Required by Code:
Yards: <u>existing building</u>		<u>Previously Submitted</u>
front:	<u>0' 4"</u>	<u>0</u>
interior side(s)	<u>0' 8" / 0' - 0"</u>	<u>0 / 0</u>

Provided:

Required by Code:

corner side	8'8" / 8'-0"	8'
rear	8'6" / 8'-9"	20'
Setbacks (businesses and offices): existing		
front:	8'4"	0
interior side(s)	8'8" / 8'	0 / 0
corner side	n/a	n/a
rear	8'6" / 8'-9"	20'
others:	n/a	n/a
Ogden Ave. Center:	n/a	n/a
York Rd. Center:	n/a	n/a
Forest Preserve:	n/a	n/a

Building heights:

principal building(s):	19'11"	35
accessory building(s):	n/a	n/a

Maximum Elevations:

principal building(s):	24'-3 1/2"	n/a
accessory building(s):	n/a	n/a

Dwelling unit size(s):	n/a	n/a
------------------------	-----	-----

Total building coverage:	80%	80%
--------------------------	-----	-----

Total lot coverage:	92%	100%
---------------------	-----	------

Floor area ratio:	1.77	2.5
-------------------	------	-----

Accessory building(s):	n/a	
------------------------	-----	--

Spacing between buildings: [depict on attached plans]

principal building(s):	n/a		
accessory building(s):	n/a		

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

Statement of applicant:

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

By: 
Applicant's signature

Peter Burdi
Applicant's printed name

Dated: 11-29, 2010

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Plan Commission File for 8 East First Street, IL Poggiolo, regarding Exterior Appearance/Site Plan Review in 2011, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

IL Poggiolo – Peter Burdi

Address or description of subject property:

8 E. First Street, Hinsdale, IL 60521

Use or proposal for subject property for which certificate is issued:
Installation of a seasonal vestibule for inclement weather.

Plans reviewed, if any: *See attached plans, if any* - See Plan Commission File for 8 E. First Street – IL Poggiolo, regarding Exterior Appearance/Site Plan Review in 2011.

Conditions of approval of this certificate:

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

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

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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

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

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

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

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

By: _____

Village Manager

Dated: _____

1/4, 2011



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 8 E. First Street

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. N/A
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. Canvas
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. Vestibule matches Canopy
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. Yes
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. Yes
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. Yes
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. Yes
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. Yes
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. Yes
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. Yes
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,

Yes

N/A

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.

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.

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.

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.

- 3 -

It does not.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. It does not
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. It does not
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. It does not.
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. It does not.
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. It does not.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: IL Paggiolo Ristorante
Address: 8 E. First St
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 734-9400 / (630) 734-9401
E-Mail: _____

Owner

Name: Peter Burdi
Address: 8 E. First St.
City/Zip: Hinsdale IL 60195
Phone/Fax: (312) 907-9448 /
E-Mail: _____

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

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

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

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

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 8 E First Street

Property identification number (P.I.N. or tax number): 09 - 12 - 130 - 007

Brief description of proposed project: Erecting Vestibule in Front of Restaurant

General description or characteristics of the site: Red Brick Bldg

Existing zoning and land use: Commercial

Surrounding zoning and existing land uses:

North: Commercial South: Commercial

East: 1 West: 1

Proposed zoning and land use: Commercial

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

☒ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 8 E. First Street

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	2650
Minimum Lot Depth	125'	125'	125'	6,628
Minimum Lot Width	50'	20'	50'	4,140
Building Height	30'	35'	30'	19' 11"
Number of Stories	2	3	2	3
Front Yard Setback	25'	0'	25'	4"
Corner Side Yard Setback	25'	0'	25'	8"
Interior Side Yard Setback	10'	0'	10'	0"
Rear Yard Setback	20'	20'	20'	8' 9"
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	1.27
Maximum Total Building Coverage*	N/A	80%	N/A	80%
Maximum Total Lot Coverage*	90%	100%	90%	92%
Parking Requirements				N/A
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				N/A
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: _____

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, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

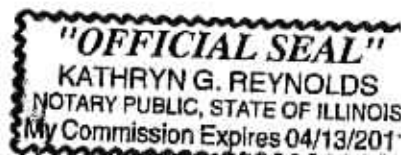
Name of applicant or authorized agent

Signature of applicant or authorized agent


Name of applicant or authorized agent

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

Notary Public



Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: January 12, 2011
Re: Public Hearing for Case A-36-2010
Applicant: Village of Hinsdale
Request: Text Amendment to Section 9-106, as it relates to projecting signs and staff review of code compliant signs

The Applicant, the Village of Hinsdale, has submitted an application to amend Section 9-106 (Signs) of the Village of Hinsdale Zoning Code, as it relates to projecting signs and staff review of code compliant signs.

At the Plan Commission meeting of December 8th, 2010, the Commission was generally in support of the amendment, but wanted to see more specific language regarding the timeframe in which the Village Manager and Plan Commission Chair were required to take action on a sign request. Attached is the requested ordinance

Attachment

Cc: President Cauley and Village Board of Trustees

DRAFT

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 _____, 201__, 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 these 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. If an application is not forwarded to the plan commission by the chairperson, the village manager shall take action on an application within ten (10) business days. If the village manager does not act on an application within said time, the application shall automatically be referred to the plan commission for action.

~~2.~~ 3. *Action By Plan Commission:* Within sixty (60) days following the proper filing referral of a completed application 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

Memorandum

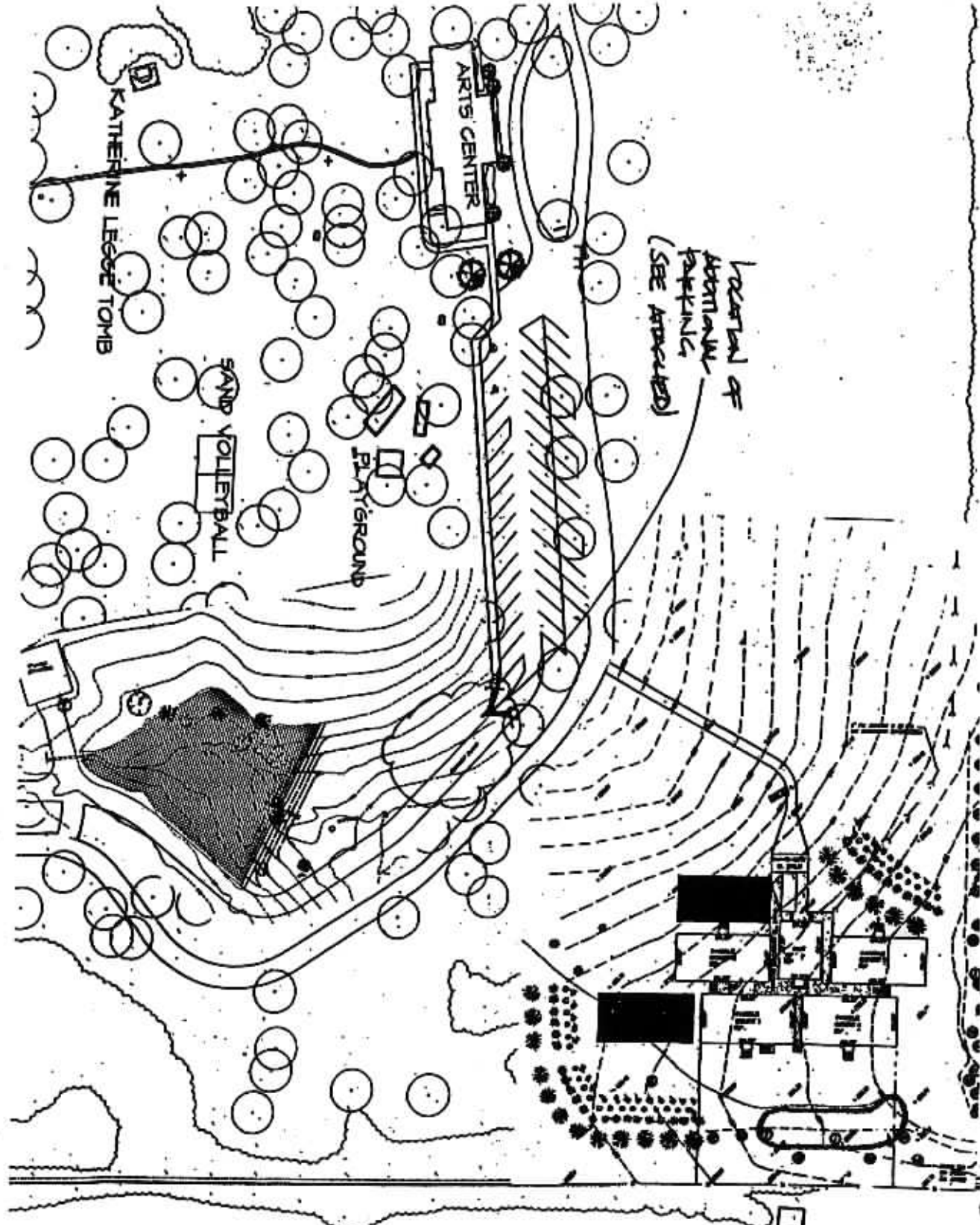
To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Director of Community Development/Building Commissioner
David Cook, Village Manager
Date: January 12, 2011
Re: Scheduling Public Hearing for Case A-37-2010
Applicant: Village of Hinsdale – Parks and Recreation 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.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



morial Park



Scale: 1" = 20'

ARTS CENTER →

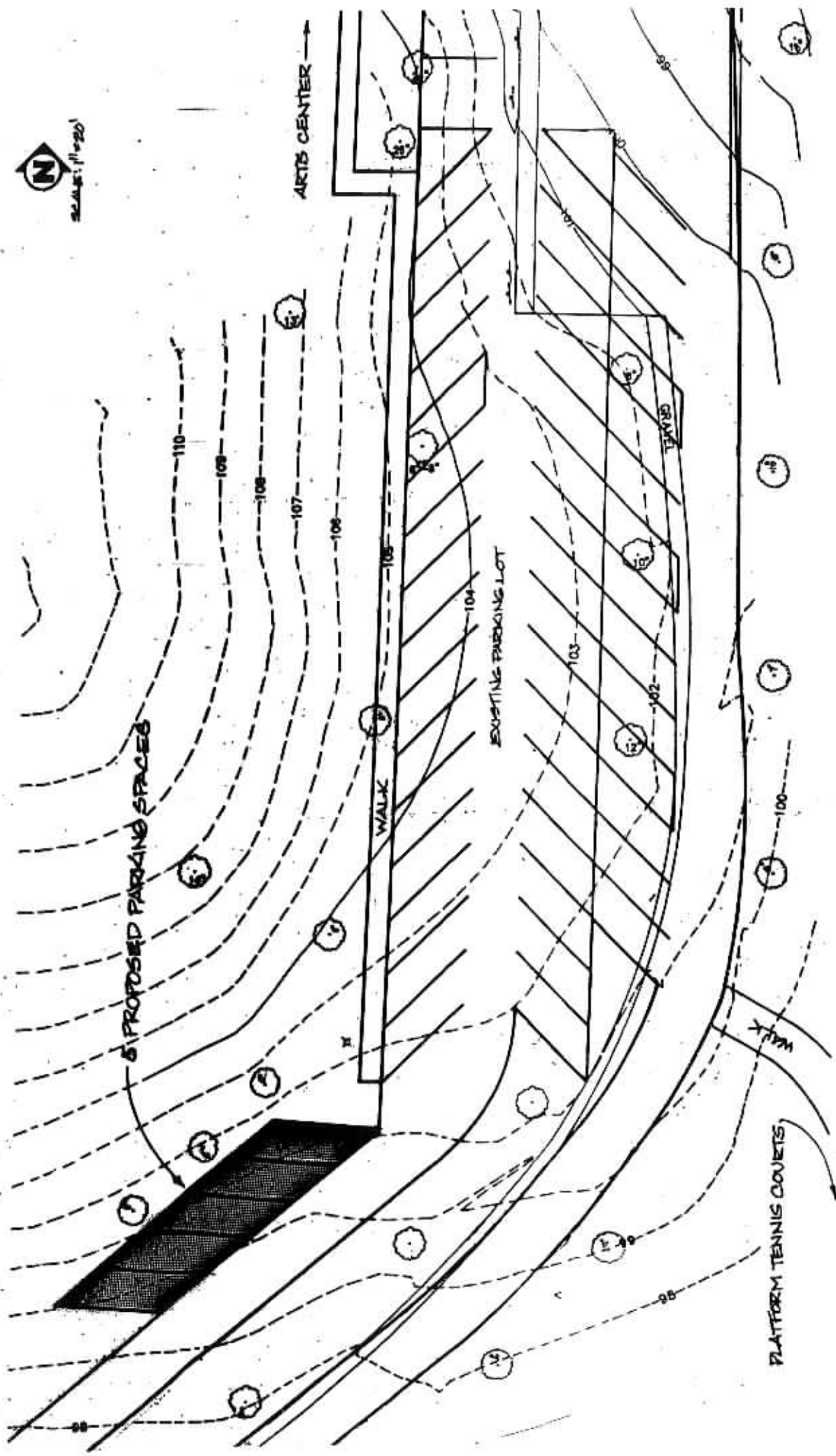
5 PROPOSED PARKING SPACES

WALK

EXISTING PARKING LOT

PLATFORM TENNIS COURTS

WALK



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

Application for Certificate of Zoning Compliance

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

Applicant's name: Village of Hinsdale – Parks and Recreation Dept.

Owner's name (if different): _____

Property address: 5891-5911 County Line Road (KLM Park)

Property legal description: [attach to this form]

Present zoning classification: OS

Square footage of property: 52 acres

Lot area per dwelling: N/A

Lot dimensions: 1750' x 1290'

Current use of property: Park containing various structures and uses

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

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

Brief description of request and proposal:

The Village of Hinsdale is seeking Site Plan Review and Exterior Appearance approval as well as a Special Use Permit for public sports and recreation buildings and facilities to allow for six paddle courts and associated structures at KLM Park.

Plans & Specifications: [submit with this form]

Yards: **Provided:** **Required by Code:**

front:	<u>1012'</u>	<u>100'-0"</u>
interior side(s)	<u>90' / 1538'</u>	<u>50' / 50'</u>
	Provided:	Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>60'-0"</u>	<u>50'-0"</u>

Setbacks (businesses and offices): N/A

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A</u>	<u>N/A</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>N/A</u>	<u>N/A</u>
accessory building(s):	<u>25'</u>	<u>60'</u>

Maximum Elevations:

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

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>N/A</u>	<u>N/A</u>
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Total lot coverage:	<u>N/A</u>	<u>N/A</u>
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Floor area ratio:	<u>.08</u>	<u>.20</u>
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Accessory building(s): Existing paddle court lights are 25'-0" tall
Proposed paddle court lights would be 25'-0" tall
Existing height of paddle court building is 18'-10 1/2"

Spacing between buildings: [depict on attached plans]

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

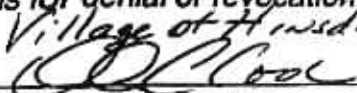
Number of off-street parking spaces required: 5

Number of loading spaces required: N/A

Statement of applicant:

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

By:

Village of Hinsdale

Applicant's signature

David L. Cool
Applicant's printed name

Dated: 12/3, 2010.

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Plan Commission File A-37-2010 for 5891-5911 County Line Road – Village of Hinsdale/KLM Park regarding Exterior Appearance/Site Plan Review and a Special Use for Paddle Courts with associated structures in 2010, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Village of Hinsdale, Parks and Recreation Department

Address or description of subject property:

5891-5911 County Line Road, KLM Park

Use or proposal for subject property for which certificate is issued:
A total of 6 paddle courts and associated structures

Plans reviewed, if any: *See attached plans, if any.* - See Plan Commission File for 5891-5911 County Line Road, Village of Hinsdale/KLM Park, regarding Special Use and Exterior Appearance/Site Plan Review in 2010.

Conditions of approval of this certificate:

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

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

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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

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

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

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

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

By:


Village Manager

Dated:

12/3, 2010



**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 Deeter, 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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of proposed request: 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:

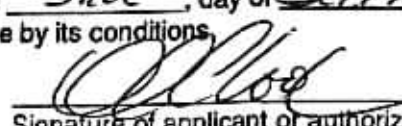
Where any non-conforming situations may exist, the buildings or structures are all existing. Per Section 7-210E(10), "any and all light poles, fixtures or recreational structures not in conformance with the provisions of this code as of February 3, 2009, shall after said date be in all respects deemed 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, 2019 We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 3rd day of
December, 2019




Christine M. Bruton
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.



**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.