

AGENDA
Village Of Hinsdale
Plan Commission
Wednesday, October 12, 2011
Memorial Hall, Memorial Building
7:30 PM
(Tentative and Subject to Change)

1. **Minutes** – Minutes of September 14, 2011
2. **Findings and Recommendations** –
 - a. A-05-2011 – 10 N. Washington Street – Eden Assisted Living – Site Plan/Exterior Appearance Approval for Removal of Existing Townhomes and Landscaping Improvements.
 - b. A-22-2011 – Eden Assisted Living – Text Amendment to Section 4-112 as it relates to density and multi-building projects for Personal Care Facilities and Senior Citizen Housing, in the Multi-Family Residential Districts.
 - c. A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.
3. **Exterior Appearance/Site Plan Review** - Recommendations forwarded to next Zoning and Public Safety Meeting. This is not a public hearing, the applicant makes their presentation and the Chair can recognize the audience to speak.
 - a. Various Addresses – AT&T – Site Plan/Exterior Appearance Approval for Antennas on Existing ComEd Utility Poles.
4. **Public Hearings** – Recommendations forwarded to next Zoning & Public Safety Committee Meeting. All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
 - a. A-15-2011 – Level 4 Yoga – Text Amendment Section 6-106, to allow Yoga Instruction in the O-2 District as Special Uses.
 - b. A-16-2011 – Level 4 Yoga – Special Use Permit to allow Yoga Instruction at 34 S. Vine Street.
 - c. A-17-2011 – Midwest Property Group, Ltd. – Text Amendment Section 5-102D(1), to allow Financial Institutions on the first floor in the B-2 District, when the tenant space does not abut a street.
 - d. A-18-2011 – Denise Dills – Text Amendment Section 5-105C, to allow Musical Tutoring Services, in the B-2 District (but not on the first floor) as Special Uses.
 - e. A-19-2011 – Denise Dills – Special Use Permit to allow a Musical Tutoring Service at 116-118 S. Washington Street.

5. Adjournment

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain

accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
SEPTEMBER 14, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 14, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Nelson, Commissioner Stifflear
Commissioner Cashman, Commissioner McMahon, Commissioner Crnovich
(via telephone), Commissioner Brody and Commissioner Johnson

ABSENT: Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner, Robert McGinnis, Director of
Community Development/Building Commissioner and Ken Florey, Village
Attorney

Approval of Minutes

The Plan Commission reviewed the minutes from the August 10, 2011 meeting. Commissioner Brody motioned to approve the minutes of August 10, 2011. Commissioner Nelson seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-15-2011 – Level 4 Yoga – Text Amendment Section 6-106, to allow Yoga Instruction in the O-2 District as Special Uses.

A-16-2011 – Level 4 Yoga – Special Use Permit to allow Yoga Instruction at 34 S. Vine Street.

A-17-2011 – Midwest Property Group, Ltd. – Text Amendment Section 5-102D(1), to allow Financial Institutions on the first floor in the B-2 District, when the tenant space does not abut a street.

A-18-2011 – Denise Dills – Text Amendment Section 5-105C, to allow Musical Tutoring Services, in the B-2 District (but not on the first floor) as Special Uses.

A-19-2011 – Denise Dill – Special Use Permit to allow a Musical Tutoring Service at 116-118 S. Washington Street.

Chairman Byrnes stated these public hearings would be scheduled for October 12, 2011.

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Sign Permit Review

28 W. Chicago – Frey Orthodontics – One Awning Sign

Karen Blair, owner of Dentistry by Design introduced herself and explained her request for an additional awning sign.

Certain Commissioners expressed concerns with the number of existing window signs.

The Commission indicated they were in support of the proposed signage, but that the applicant needed to remove the window signage.

Commissioner Stifflear motioned for the approval of signage for 28 W. Chicago – Frey Orthodontics for one additional awning sign with the condition that the applicant remove all of the existing window signs. Commissioner Nelson seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

A-05-2011 – 10 N. Washington Street – Eden Assisted Living – Site Plan/Exterior Appearance Approval for Removal of Existing Townhomes and Landscaping Improvements.

Chairman Byrnes introduced the case and indicated the applicant was reappearing before them at the request of the Board.

Mitch Hamblet introduced himself and summarized the request which included the removal of the townhomes and proposed landscaping that would replace where the townhomes were. Mr. Hamblet explained the grade changes and how they would impact the site and the landscaping. He then clarified the differences between what was originally proposed for the landscaping and what had changed with this new proposal.

Commissioner Stifflear expressed concern with the severe grade change along Maple and its proximity to the public sidewalk. He indicated that someone walking along could be seriously injured should they get too close to the retaining wall and the subsequent drop off.

Mr. Hamblet explained how that had been addressed and indicated that the drop was further from the sidewalk than one would assume.

Further discussion ensued regarding the grade of the property and how it would affect the landscaping and the future use of the open space by the Eden residents.

Chairman Byrnes indicated that the applicant had referred to some minor exterior alterations now proposed for the façade as a result of the townhomes being removed.

Mr. Hamblet explained that they intend to take the existing balconies and create bay windows that would run the length of the building from top to bottom.

Commissioner Cashman expressed interest in seeing certain trees preserved on the site. Mr. Hamblet identified several trees that would remain and indicated that they too wanted to keep as many trees as possible.

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Some of the Commissioners expressed interest in seeing additional seating areas along Maple.

Mr. Gascoigne explained some of the considerations that should be given to providing those additional seating areas.

General discussion ensued regarding any other changes that could provide visual relief once the townhomes were removed. The Commissioners generally agreed that the proposed changes were sufficient and anything more could do more harm than good.

Commissioner Nelson motioned for the approval of Exterior Appearance for Removal of Existing Townhomes and Landscaping Improvements at 10 N. Washington Street – Eden Assisted Living. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Cashman motioned to disapprove the Site Plan for Removal of Existing Townhomes and Landscaping Improvements at 10 N. Washington Street – Eden Assisted Living. Commissioner Nelson seconded. The motion failed unanimously and the site plan was approved.

Public Hearings

A-22-2011 – Eden Assisted Living – Text Amendment to Section 4-112 as it relates to density and multi-building projects for Personal Care Facilities and Senior Citizen Housing, in the Multi-Family Residential Districts. (Transcript of the following Public Hearing on file.)

Chairman Byrnes summarized the request.

Mr. Florey identified specific language in the proposed text amendment and a potential conflict regarding specific adoption date of the code. He indicated this matter was discussed at Board and he recommended alternative language to avoid any conflict.

The Commission agreed to reference buildings constructed prior to 1980 rather than using the adoption date of the code.

Commissioner Crnovich questioned if it would be possible to apply the same reference to the multi-building projects component of the text amendment as well.

Chairman Byrnes interrupted discussions to open the public hearing.

General discussion ensued as to what additions were done and when they were completed.

Mr. Florey agreed with the intent but indicated they would need to use a different date since additions had been done to the structure after 1980. The Commission agreed to use the year 2010.

Nancy Weller introduced herself and identified herself as a Trustee for the Hinsdale Public Library. She expressed a concern with existing parking in the area and questioned if anything could be done to work with the applicant regarding the parking.

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Chairman Byrnes acknowledged her concern but indicated that the applicant had worked closely with the Village at previous public hearings, and vetted the subject thoroughly to provide them with a comfort level regarding any parking issues. He indicated that while he understood her concerns, those issues had been addressed and resolved as part of the previous approvals which were not before them tonight.

The Commission confirmed the recommended language with Mr. Florey.

Commissioner Nelson motioned to approve a Text Amendment to Section 4-112 as it relates to density and multi-building projects for Personal Care Facilities and Senior Citizen Housing, in the Multi-Family Residential Districts, and as amended. Commissioner Cashman seconded. The motion passed unanimously.

A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission. (Transcript of the following Public Hearing on file.)

Chairman Byrnes opened the public hearing and summarized the request.

Charles Landefeld, Chairman of the Design Review Commission, introduced himself and provided his summary of the request and how it had reached the point they were at tonight.

He discussed some of the issues and the frustrations the Commission experienced while researching various other community's design guidelines. He continued on to explain how the process ended up voluntary and how they arrived at FAR as an incentive for voluntarily undergoing the process. He also addressed the complexities of FAR calculations.

Richard Olson, architect and Commissioner on the Design Review Commission, introduced himself and explained his thoughts on FAR and its practicality.

General discussion ensued amongst the Commissioners regarding the reasonableness and implications of eliminating the FAR requirement altogether.

Mr. Landefeld explained that even if a request was made, it was still needed to be reviewed and approved by the Design Review Commission.

Commissioner Cashman expressed his disappointment that the Commission did not provide additional data and support, given the significance of the change being proposed.

Commissioner Crnovich questioned if other incentives were considered.

Commissioner Johnson elaborated on Commissioner Crnovich's question stating that during the strategic planning process, a preponderance of the residents were concerned with bulk and this proposal doesn't help that concern. If anything it could make it worse.

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Mr. Landefeld indicated that there were still other bulk requirements that would regulate the bulk of a proposed residence.

Commissioner Stifflear expressed his support with the idea of controlling the design but his problem was with the relief in FAR.

The Commission addressed alternative incentives that were considered.

Chairman Byrnes expressed his discomfort with the additional demands this would place on staff to monitor.

Mr. Landefeld concurred.

The Commissioners offered some additional thoughts, thanked the Design Review Commission and indicated they would like to see the work done in the guidelines utilized, but not at the expense of eliminating FAR.

Jan Grismer, offered some final thoughts and the dilemmas they were faced with as a Commission.

Chairman Byrnes summarized two e-mails to put them on the public record.

Commissioner Nelson motioned to approve a Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission. Commissioner Brody seconded. The motion failed unanimously.

Commissioner Nelson motioned to deny a Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission. Commissioner Cashman seconded. The motion was approved unanimously and the text amendment was denied.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 8:56 p.m. on September 14, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-05-2011 - Applicant: Eden Assisted Living - Location: 10 N. Washington Street: Site Plan/Exterior Appearance Approval for Landscaping and Removal of the Existing Townhomes at 10 N. Washington Street

DATE OF PLAN COMMISSION REVIEW: September 14, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 26, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant, Eden Assisted Living, has submitted an application for Site Plan/Exterior Appearance Approval for Landscaping and Removal of the Existing Townhomes at 10 N. Washington Street.
2. The property is located within the R-5, Multi-Family Residential District and O-1, Specialty Office District and improved with an existing vacant facility (R-5) and accessory parking lot (O-1).
3. At the request of the Village Board, the applicant is proposing to remove the existing townhomes at 10 N. Washington Street and provide additional landscaping.
4. The Plan Commission heard testimony from the applicant regarding the proposed request at the Plan Commission meeting of September 14, 2011.
5. The Plan Commission finds that the plan submitted by the Applicant, for the proposed site plan changes, complies with the standards set forth in Section 11-604 and Section 11-606 set forth in the Hinsdale Zoning Code governing site plan review and exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of eight (8) "Ayes," 0 "Nay," and one (1) "Absent" recommends that the President and Board of Trustees approve the Application for Site Plan/Exterior Appearance Approval for Landscaping and Removal of the Existing Townhomes at 10 N. Washington Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2011.

HINSDALE PLAN COMMISSION

RE: Case A-11-2011 – Applicant: Village of Hinsdale – Request: Text Amendment to Article III (Single-Family Residential Districts), Section 3-110 (Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

DATE OF PLAN COMMISSION REVIEW: September 14, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 26, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, The Village of Hinsdale, submitted an application to Article III (Single-Family Residential Districts), Section 3-110 (Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.
2. The Plan Commission heard a presentation from members of the Design Review Commission summarizing the request.
3. The Commission expressed several concerns with the overall elimination of FAR and expressed interest in alternative solutions for incentive to pursue design review.
4. The representatives from the Design Review Commission explained the complexities with alternative incentives explaining how and why they arrived at the elimination of FAR as the appropriate course of action.
5. The Plan Commission specifically finds that the Application did not satisfy the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of eight (8) “Ayes”, zero (0) “Nays” and one (1) “Absent” recommends to the President and Board of Trustees that the proposed text amendment be denied.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2011.

HINSDALE PLAN COMMISSION

RE: Case A-22-2011 - Applicant: Eden Assisted Living – Request: Text Amendment to Section 4-112, as it relates to density and multi-building access in the R-5 and R-6, Multi-Family Residential Districts.

DATE OF PLAN COMMISSION REVIEW: September 14, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 26, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Eden Assisted Living, submitted an application to Section 4-112, as it relates to density and multi-building access in the R-5 and R-6, Multi-Family Residential Districts.
2. The Plan Commission heard testimony from applicant regarding the proposed text amendment at the Plan Commission meeting of September 14, 2011.
3. The Village Attorney recommended the modification of certain language in the ordinance specifically related to dates of effectiveness as proposed.
4. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of eight (8) “Ayes”, zero (0) “Nays” and one (1) “Absent” recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.


THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2011.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Robb McGinnis, Building Commissioner

Dave Cook, Village Manager

Date: October 12, 2011

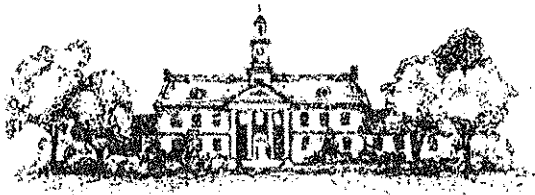
Re: Various Addresses – AT&T Mobility – Site Plan/Exterior Appearance
Approval for the installation of antennas on existing ComEd poles in public right-of-way.

REQUEST

The petitioner, AT&T Mobility, is requesting site plan/exterior appearance review to allow for the installation of antennas to be co-located on existing ComEd poles in public right-of-way throughout the Village.

The proposal will generally include the installation of antennas and related equipment on the existing ComEd poles in the location and fashion depicted on the attached photos. To do this the applicant is requesting site plan/exterior appearance approval for the appearance of the equipment. The applicant has identified 9-10 locations in Hinsdale where these antennas will be co-located as the applicant has indicated a need for an increase in the level of service for AT&T customers.

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



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

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

Applicant

Name: AT+T Mobility
Address: 930 National Pkwy
City/Zip: Schaumburg, IL 60173
Phone/Fax: (847) 380-2004 / 847-608-1299
E-Mail: llora@lclaw.net

Owner

Name: ComEd, Real Estate & Facilities
Address: 3 Lincoln Centre - 4th floor
City/Zip: Oakbrook, IL 60181
Phone/Fax: () /
E-Mail:

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

Name: Laura Lora
Title: Consultant
Address: 606 Dundee Avenue
City/Zip: Elgin, IL 60120
Phone/Fax: (847) 380-2004 / 847-608-1299
E-Mail: llora@lclaw.net

Name: Jim Leahy
Title: Consultant
Address: 606 Dundee Ave
City/Zip: Elgin, IL 60120
Phone/Fax: (847) 380-2004 / 847-608-1299
E-Mail: jleahy@catalystns.com

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: Various Addresses (see attached)

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

Brief description of proposed project: Install AT&T antennas and related equipment on existing ComEd utility poles located in the right of way at various locations.

General description or characteristics of the site: Utility Pole in Right of Way

Existing zoning and land use: Right of Way

Surrounding zoning and existing land uses:

North:

South:

East:

West:

Proposed zoning and land use: Right of Way

Existing square footage of property: N/A square feet

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

TABLE OF COMPLIANCE

Address of proposed request: Various Addresses. Please see attached.

The following table is based on the R.O.W. Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	N/A	N/A
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 13th day of September, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

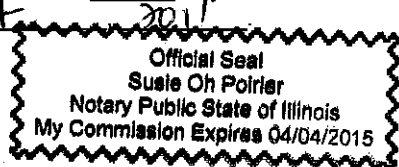
Tanya Rosin
Signature of applicant or authorized agent

Signature of applicant or authorized agent

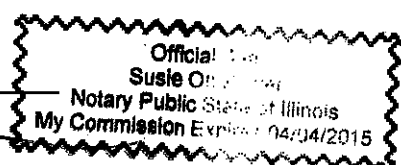
Tanya Rosin on behalf of AT Mobility
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 13 day of Sept



[Signature]
Notary Public
4





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

Address of proposed request: Various addresses (see attached)

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.**

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. There will be no impact on the quality of open spaces. The equipment is being placed on existing ComEd power poles and will look similar in size and scale to their equipment.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. The equipment is being located on existing ComEd power poles in the railroad right-of-way, therefore it will be in harmony with the adjacent area.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. The equipment is being located on existing ComEd power poles in the railroad right-of-way. Using the existing power poles will ensure that it is in character with the neighborhood.
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. Since the equipment is being placed on existing ComEd power poles, there will be no impact to the public in terms of the items listed above.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The height of the proposed installation will be visually compatible. AT&T is proposing to place a six (6') extension on existing power poles which are harmonious with the existing use.

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. There will be no buildings as part of the project, therefore this provision does not apply.
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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. There will be no buildings as part of the project, therefore this provision does not apply.
-
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. There will be no buildings as part of the project, therefore this provision does not apply.
-
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. There will be no buildings as part of the project, therefore this provision does not apply.
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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. There will be no buildings as part of the project, therefore this provision does not apply.
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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. There will be no buildings as part of the project, therefore this provision does not apply.
-
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. There will be no buildings as part of the project, therefore this provision does not apply.
-
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. There will be no buildings as part of the project, therefore this provision does not apply.
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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. There will be no buildings as part of the project, therefore this provision does not apply.
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15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character. There will be no buildings as part of the project, therefore this provision does not apply.
-

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.

There will be no buildings as part of the project, therefore this provision does not apply.

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. See attached

2. The proposed site plan interferes with easements and rights-of-way.

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

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

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

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

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

-
-
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance. _____
 9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. _____
 10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. _____
 11. The proposed site plan does not provide for required public uses designated on the Official Map. _____
 12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. _____

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.

The proposed use is a newer technology which the Village of Hinsdale Zoning Ordinance does not specifically address; therefore there are no specific standards other than building codes that apply to this specific use.

2. The proposed site plan interferes with easements and rights-of-way.

The proposed site plan does not interfere with any easements or right-of-way. The proposed equipment is going to be located within the ComEd right-of-way on existing power poles. AT&T has a lease agreement with ComEd to do this project and there will be no equipment on the ground at the proposed locations, therefore there will be no interference. Additionally, all designs are in accordance with and have been approved by ComEd.

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.

The proposed use will in no way destroy or adversely impact the enjoyment of the environment around the sites. As was stated above, the proposed locations are on existing power poles and will be incorporated into the poles. There will be no additional ground equipment, therefore the sites will be compatible with the existing poles that ComEd has along the right-of-way.

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

The proposed site plan will not be injurious or detrimental to the use and enjoyment of surrounding property. Due to the minimal visual impact with such a small installation, the sites will blend with the existing power poles. In fact, improved telecommunications services provided from these sites will provide a benefit to wireless users in the area.

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.

The proposed use will not create any traffic congestion or traffic hazard in the public streets. The proposed antennas are unmanned sites which are located on existing power poles. The only traffic generated as a result of this installation would be for infrequent visits by a technician in a van sized vehicle. The technician will use the existing ComEd access points to the site, be it, by vehicle or on foot.

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

The proposed installation is not proposed to be screened. As stated above, the antennas will be placed on top of existing ComEd power poles and will visually blend with them. Additionally, there will be no ground equipment associated with the installation; therefore there will be nothing on the ground to screen.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

The proposed installation is not proposed to have any landscaping. As stated above, the antennas will be placed on top of existing ComEd power poles and will visually blend with them. Additionally, there will be no ground equipment associated with the installation; and the fact that the sites are within the right-of-way landscaping would not be possible or necessary.

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.

The proposed antennas are being placed on existing ComEd power poles and will not have any associated ground equipment. Therefore, there will be no impact on the preservation or maintenance on the open space in the area.

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.

The proposed antennas are being placed on existing ComEd power poles and will not have any associated ground equipment. Therefore, there will be no impact on the drainage or erosion in the area.

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.

The proposed installation will have no negative impact on utilities serving the area. As stated above, this is an unmanned installation on existing power poles. The only utilities used in the installation are power and telephone which are readily available on the sites.

11. The proposed site plan does not provide for required public uses designated on the Official Map.

The proposed use does not impact the public uses designated on the Official Map. The sites are located within the ComEd easement along the railroad tracks and serve a public need through enhanced wireless telecommunications services for Hinsdale residents.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

There will be no adverse affect on the public health, safety or general welfare. To the contrary, enhanced wireless services provide a benefit to the public health safety and general welfare. Wireless telecommunications have proven to be an important component in the public safety especially in times of emergency. Many people rely heavily on the use of the technology provided by wireless systems, therefore many people will benefit from the enhanced service levels.

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: AT&T Mobility

Owner's name (if different): ComEd

Property address: Various Addresses (see attached)

Property legal description: [attach to this form]

Present zoning classification: Right of Way

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____

Current use of property: Right of Way

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

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

Brief description of request and proposal:

Installation of AT&T antennas & related equipment on existing ComEd Utility Poles located in the right of way at various locations.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A</u>	<u>N/A</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u> </u>	<u> </u>
Setbacks (businesses and offices):		
front:		
interior side(s)	<u> / </u>	<u> / </u>
corner side	<u> </u>	<u> </u>
rear	<u> </u>	<u> </u>
others:	<u> </u>	<u> </u>
Ogden Ave. Center:	<u> </u>	<u> </u>
York Rd. Center:	<u> </u>	<u> </u>
Forest Preserve:	<u> </u>	<u> </u>
Building heights:		
principal building(s):	<u> </u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>
Maximum Elevations:		
principal building(s):	<u> </u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>
Dwelling unit size(s):	<u> </u>	<u> </u>
Total building coverage:	<u> </u>	<u> </u>
Total lot coverage:	<u> </u>	<u> </u>
Floor area ratio:	<u> </u>	<u> </u>
Accessory building(s):	<u> N/A </u>	<u> </u>
Spacing between buildings:[depict on attached plans]		
principal building(s):	<u> </u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>
Number of off-street parking spaces required:	<u> N/A </u>	<u> </u>
Number of loading spaces required:	<u> N/A </u>	<u> </u>

Statement of applicant:

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

By: TJ R. on behalf of AT&T Mobility
Applicant's signature

Tanya Rosin
Applicant's printed name

Dated: September 13, 2011.

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in the Plan Commission File for AT&T Mobility – regarding Exterior Appearance 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:

AT&T Mobility

Address or description of subject property:

Various Locations in Hinsdale, IL 60521

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

Installation of AT&T antennas and related equipment on existing ComEd utility poles in the right-of-way.

Plans reviewed, if any: *See attached plans, if any.* See Plan Commission File for AT&T Mobility, regarding a Site Plan and Exterior Appearance Review in 2011.

Conditions of approval of this certificate:

- The petitioner must apply for and obtain Exterior Appearance and Site Plan Review Approval for the proposed changes.
- Section 11-606 of the Hinsdale Zoning Code pertaining to the Exterior Appearance Review.
- Section 11-604 of the Hinsdale Zoning Code governing Exterior Appearance/Site Plan Review in 2011.

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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


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

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

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

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

By:


Village Manager

Dated:

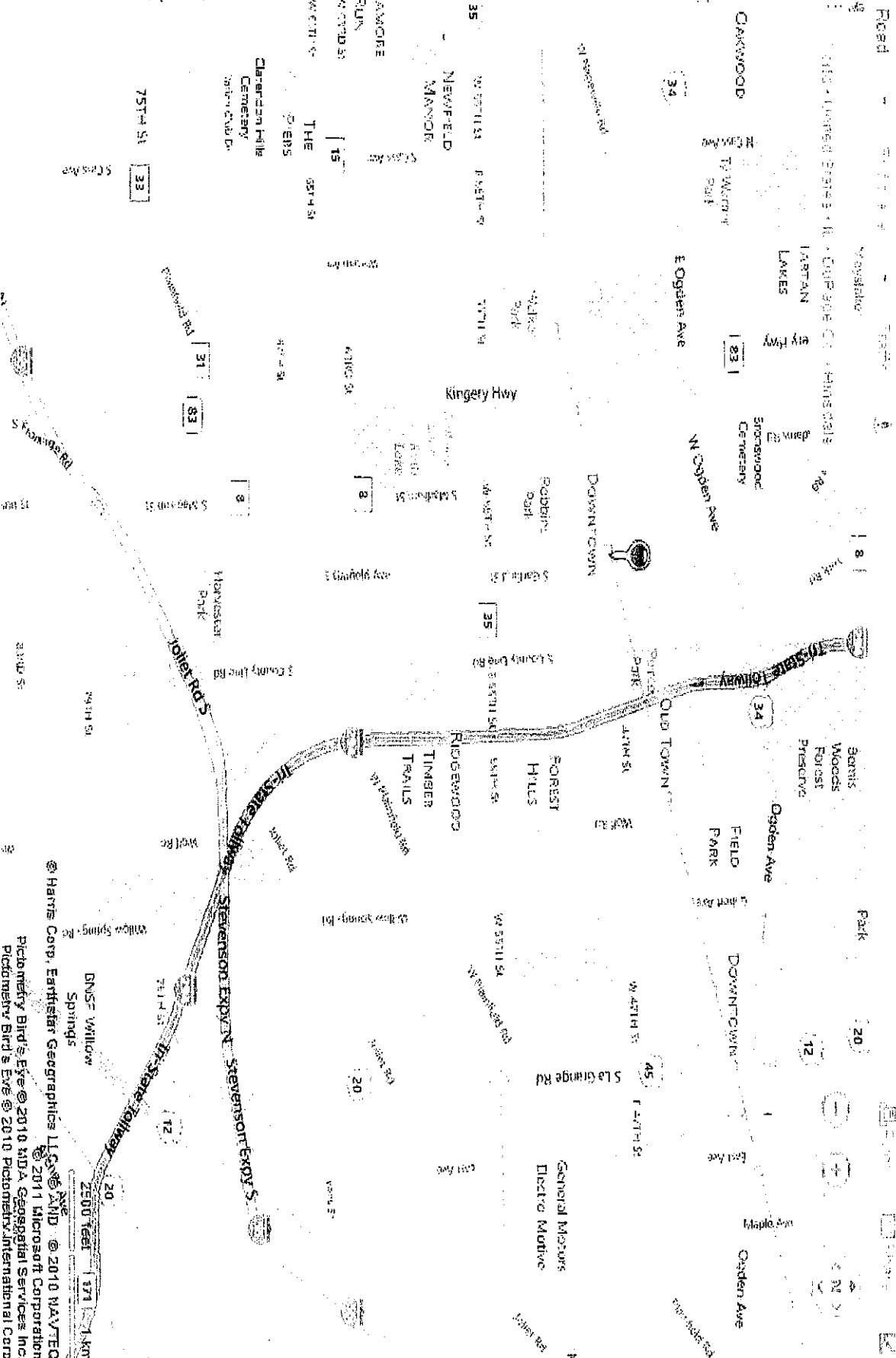
10/3, 2011

Propagation Plots CDNB Project Hinsdale IL

Presented to: Village of Hinsdale IL

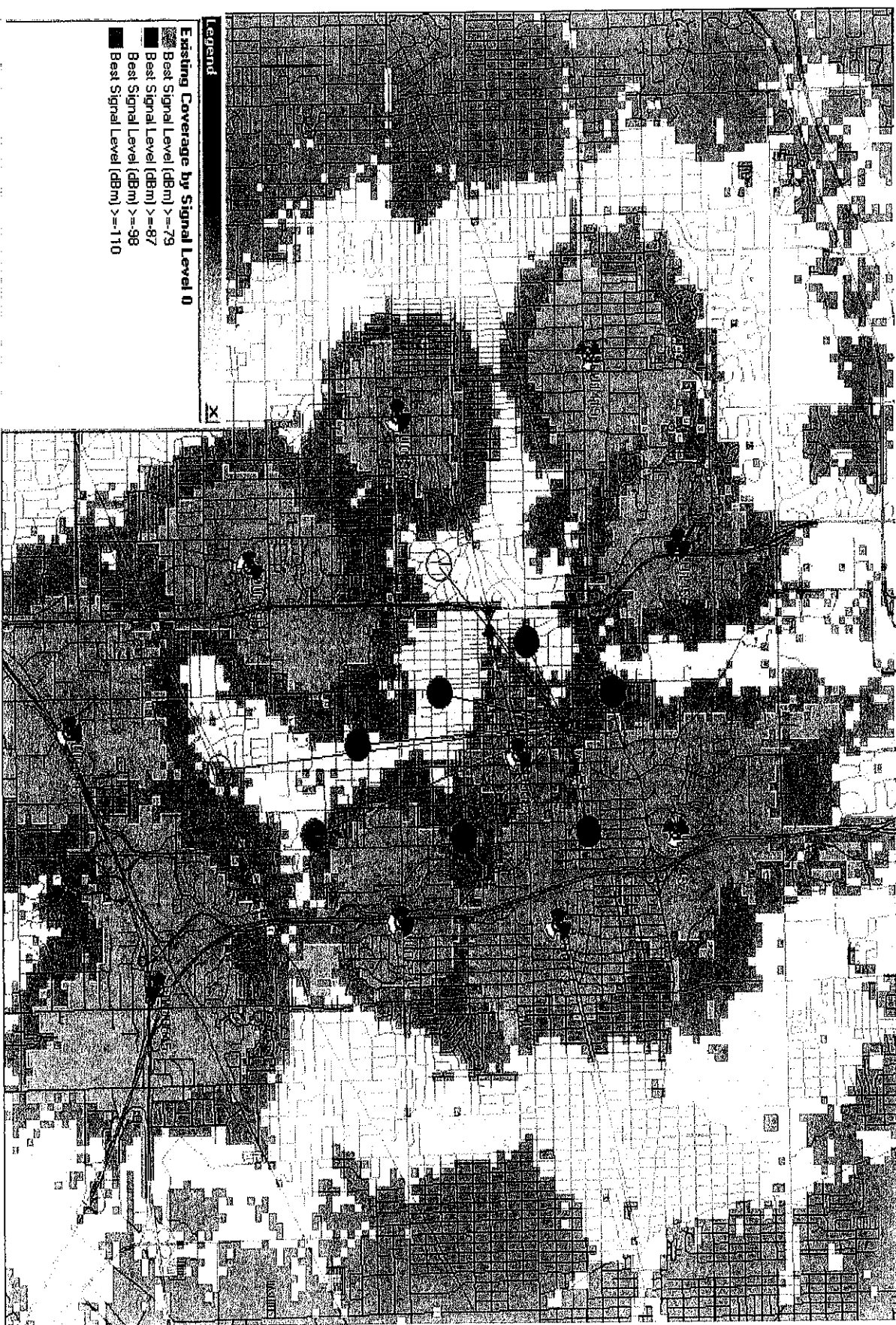


Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (n = 10) and the experimental group (n = 10). The control group received a standard diet (SD) and the experimental group received a high-fat diet (HFD). The subjects were divided into two groups: the control group (n = 10) and the experimental group (n = 10). The control group received a standard diet (SD) and the experimental group received a high-fat diet (HFD). The subjects were divided into two groups: the control group (n = 10) and the experimental group (n = 10). The control group received a standard diet (SD) and the experimental group received a high-fat diet (HFD).

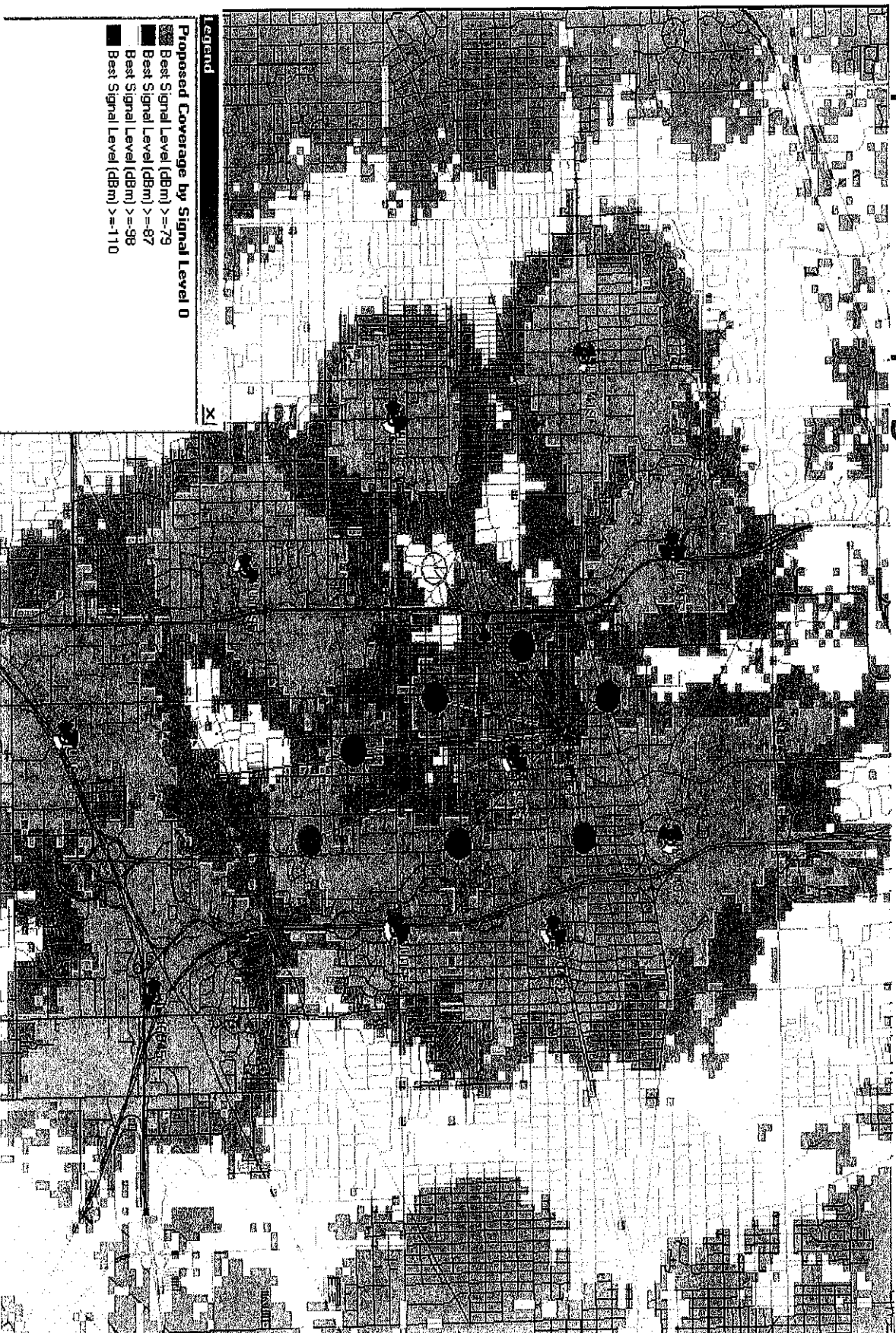


[illegible]

Existing Propagation Plot without CDNB Nodes



Proposed Propagation Plot with CDNB Nodes



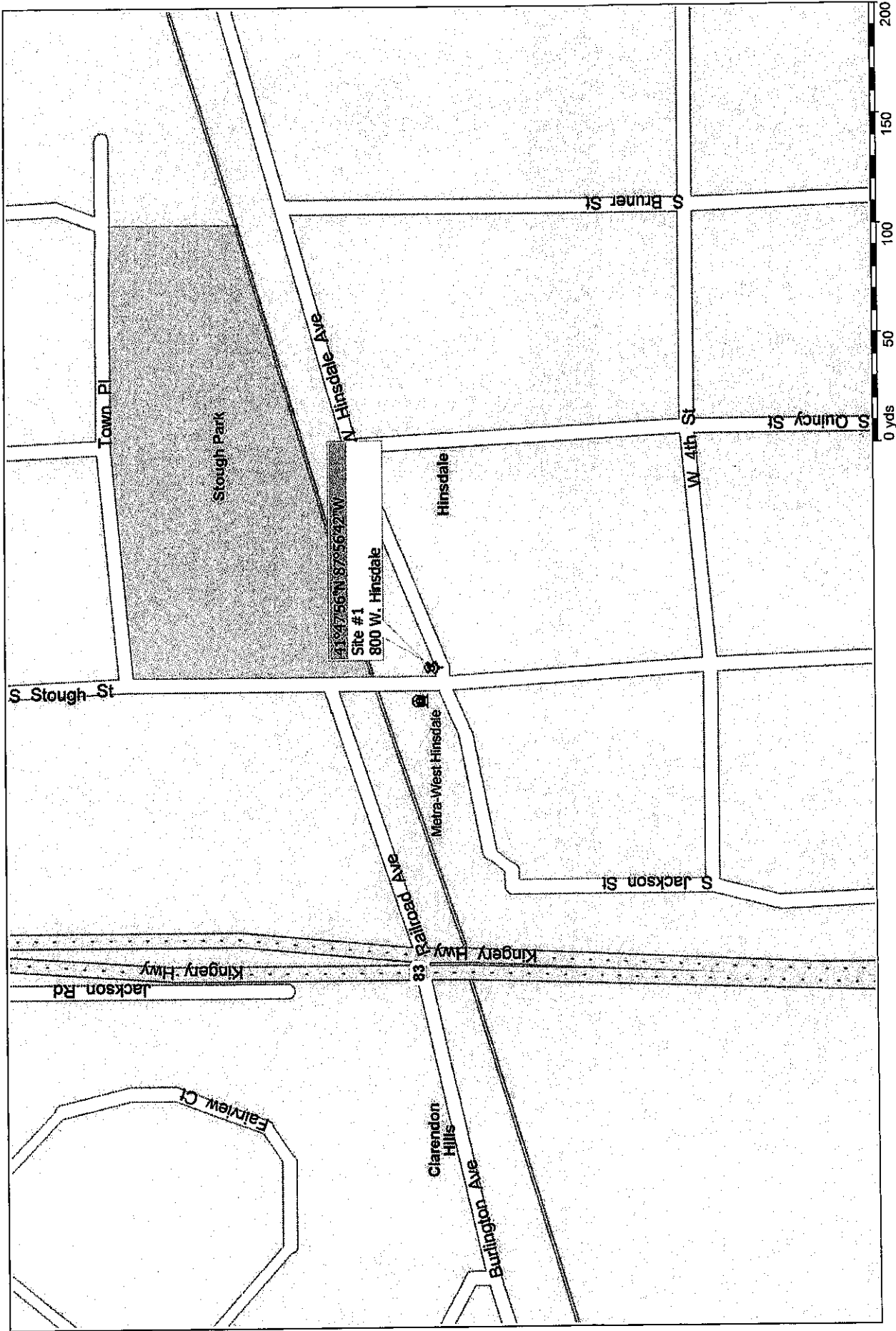
AT&T

AURORA N5

816 RAILROAD AVE
HINSDALE, IL 60521

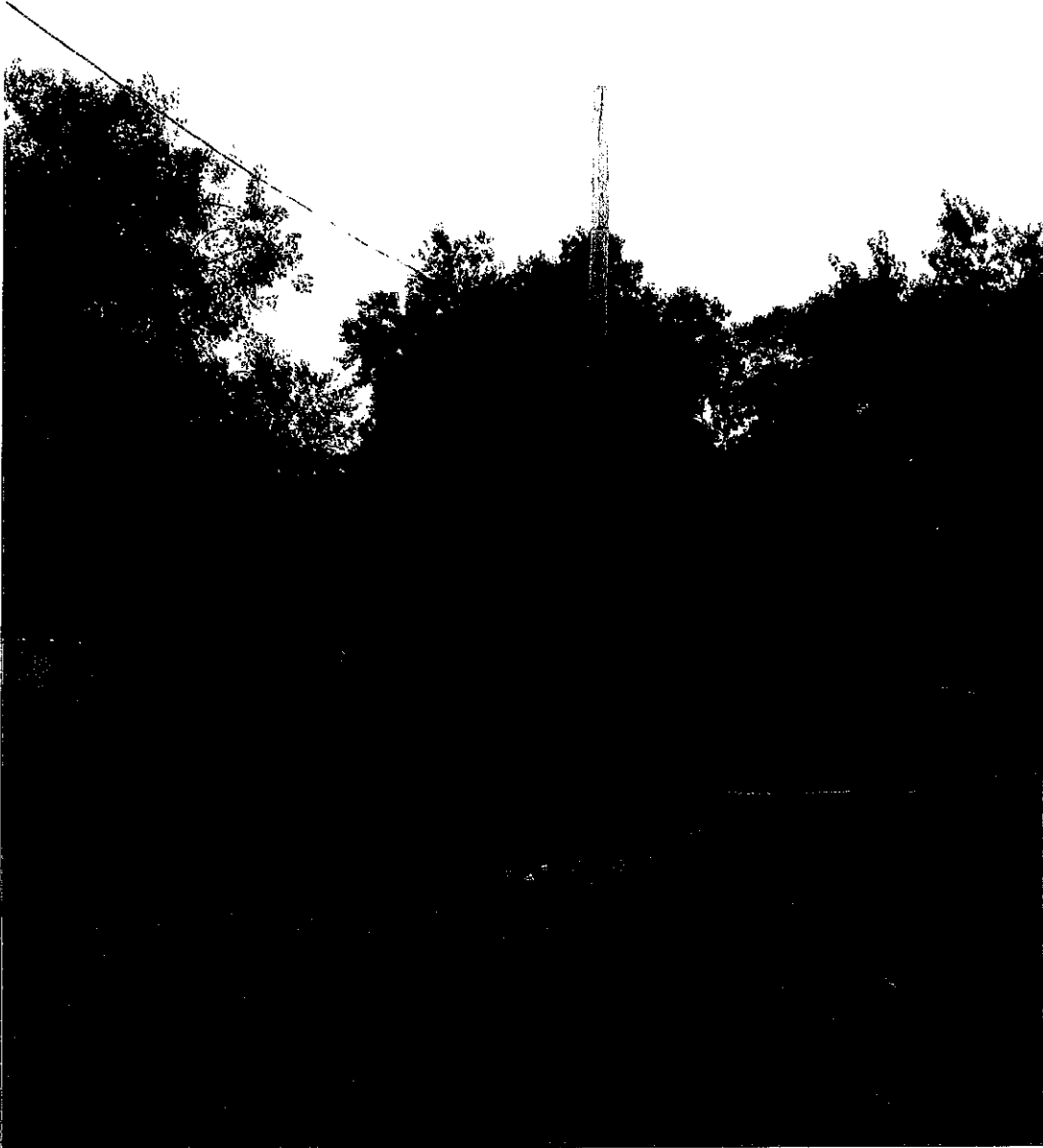
PHOTO SIMULATIONS
09-12-2011

AT&T Site #1 - 800 W. Hinsdale



AURORA N5

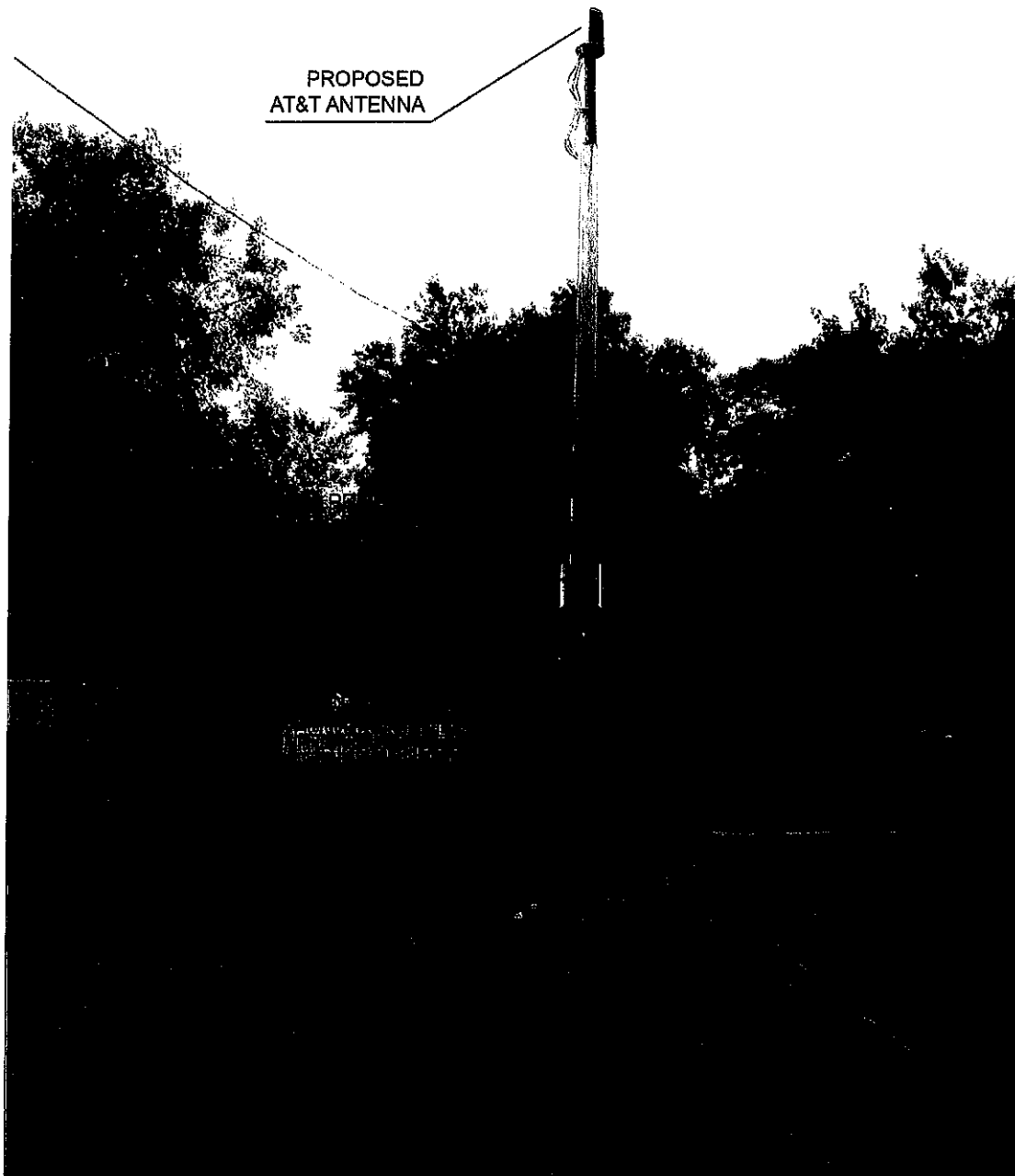
BEFORE



APEX ENGINEERS, INC. - 500 EAST 22ND STREET SUITE B, LOMBARD, IL 60148
PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

AURORA N5

AFTER



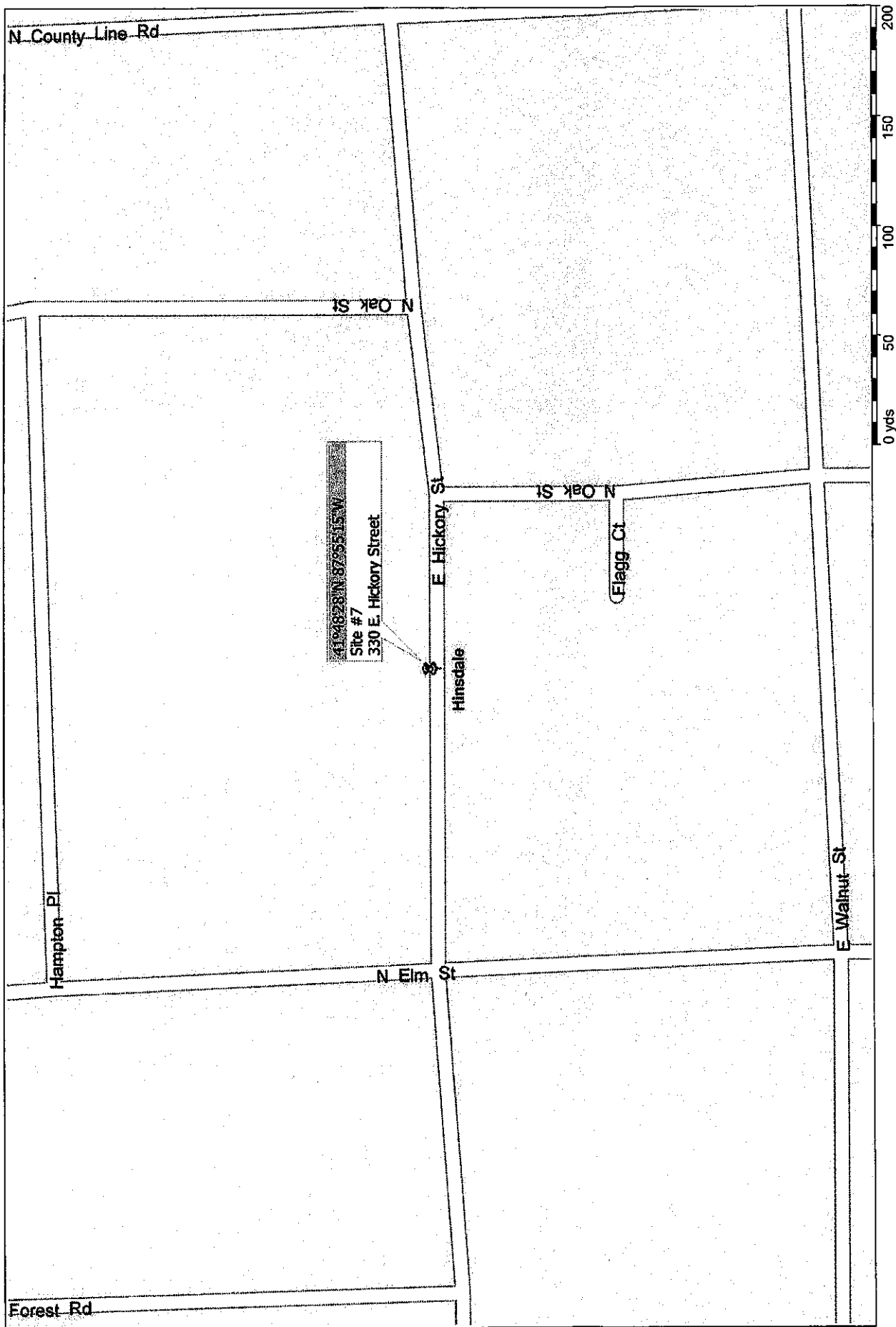
AT&T

HINSDALE 2

330 E HICKORY ST
HINSDALE, IL 60521

PHOTO SIMULATIONS
09-12-2011

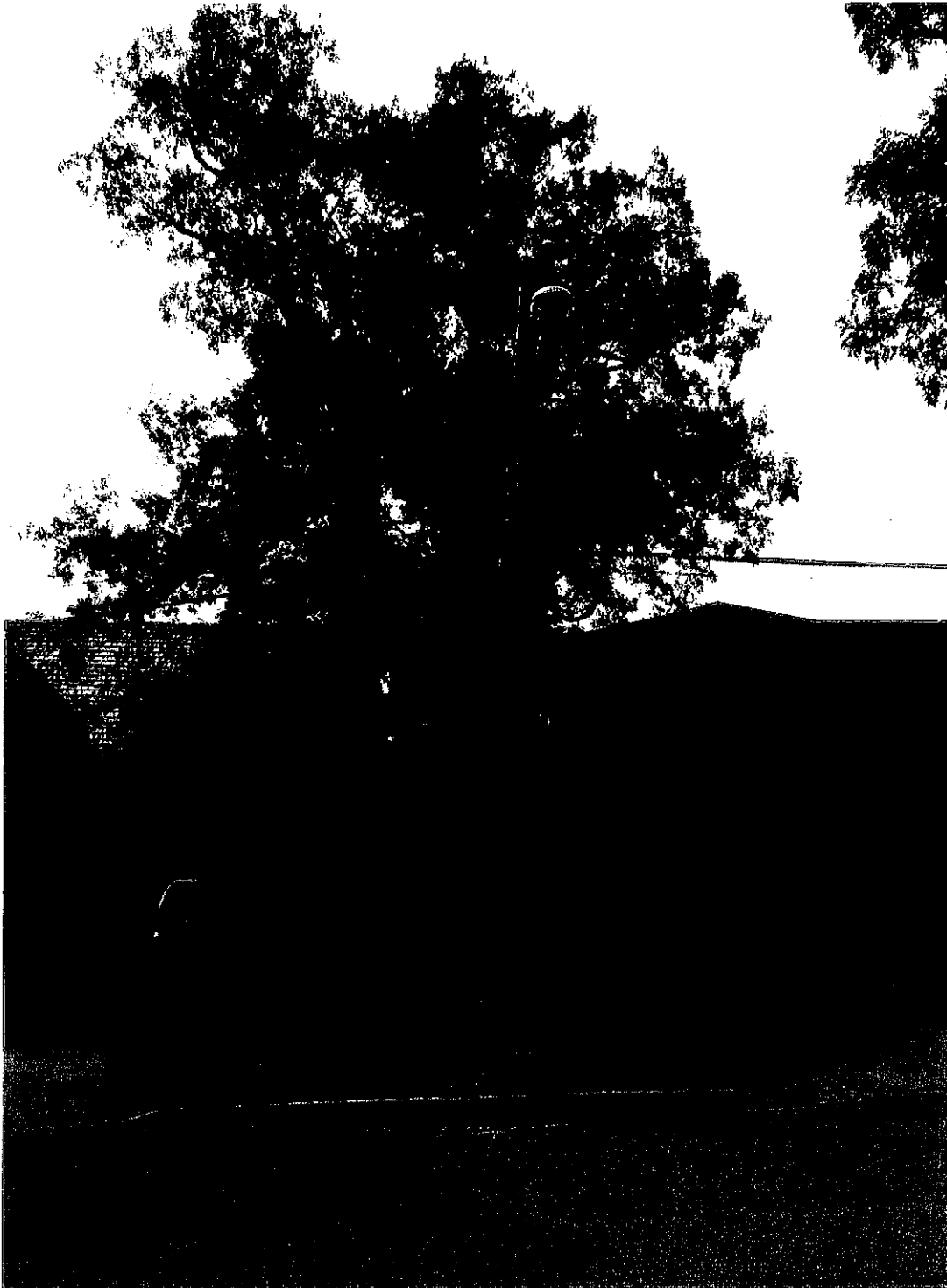
AT&T Site #7 - 330 E. Hickory Street



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HINSDALE 2

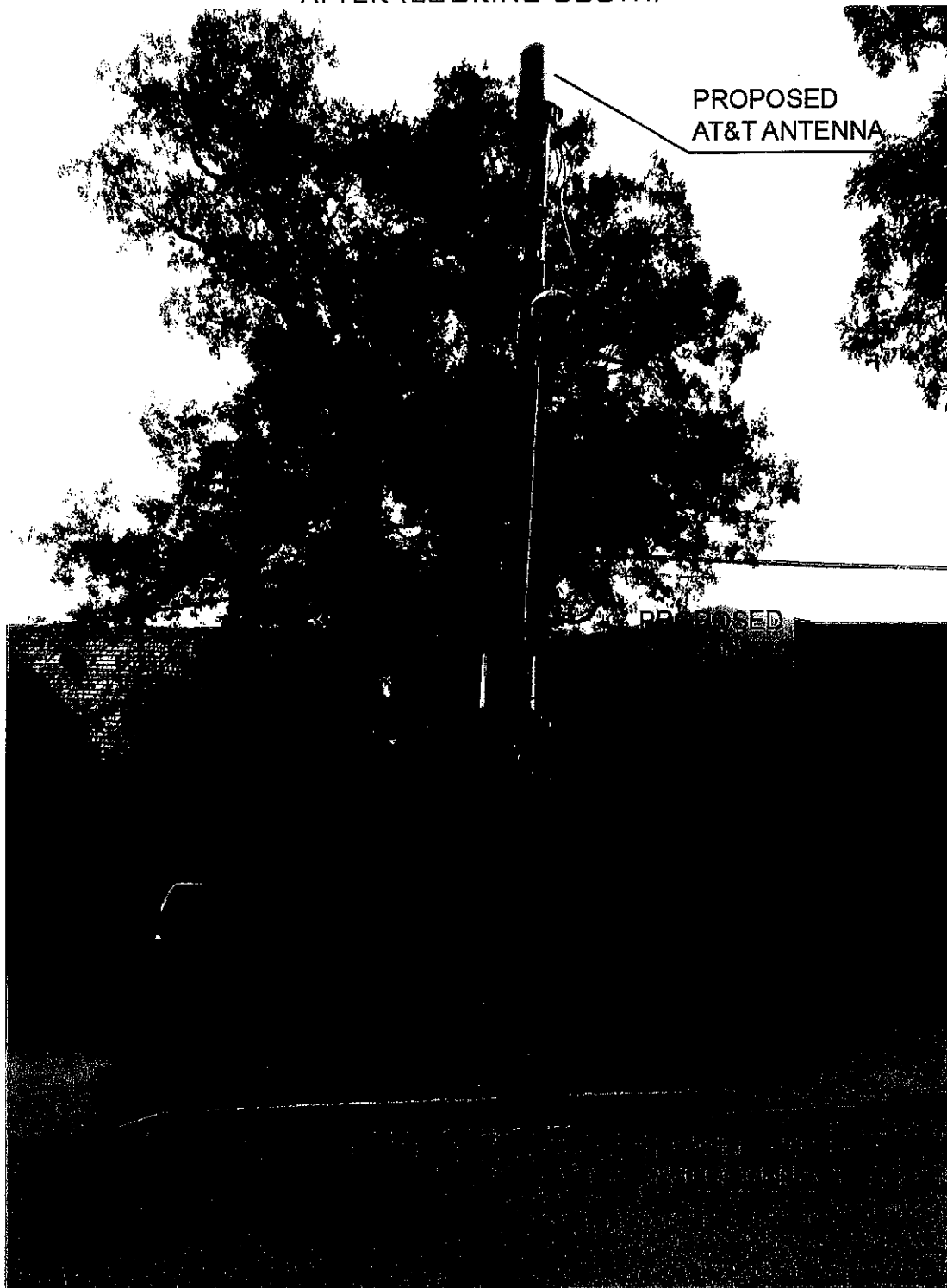
BEFORE (LOOKING SOUTH)



APEX ENGINEERS, INC. - 500 EAST 22ND STREET SUITE 8, LOMBARD, IL 60148
PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

HINSDALE 2

AFTER (LOOKING SOUTH)



APEX ENGINEERS, INC. - 500 EAST 22ND STREET SUITE 8, LOMBARD, IL 60148
PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

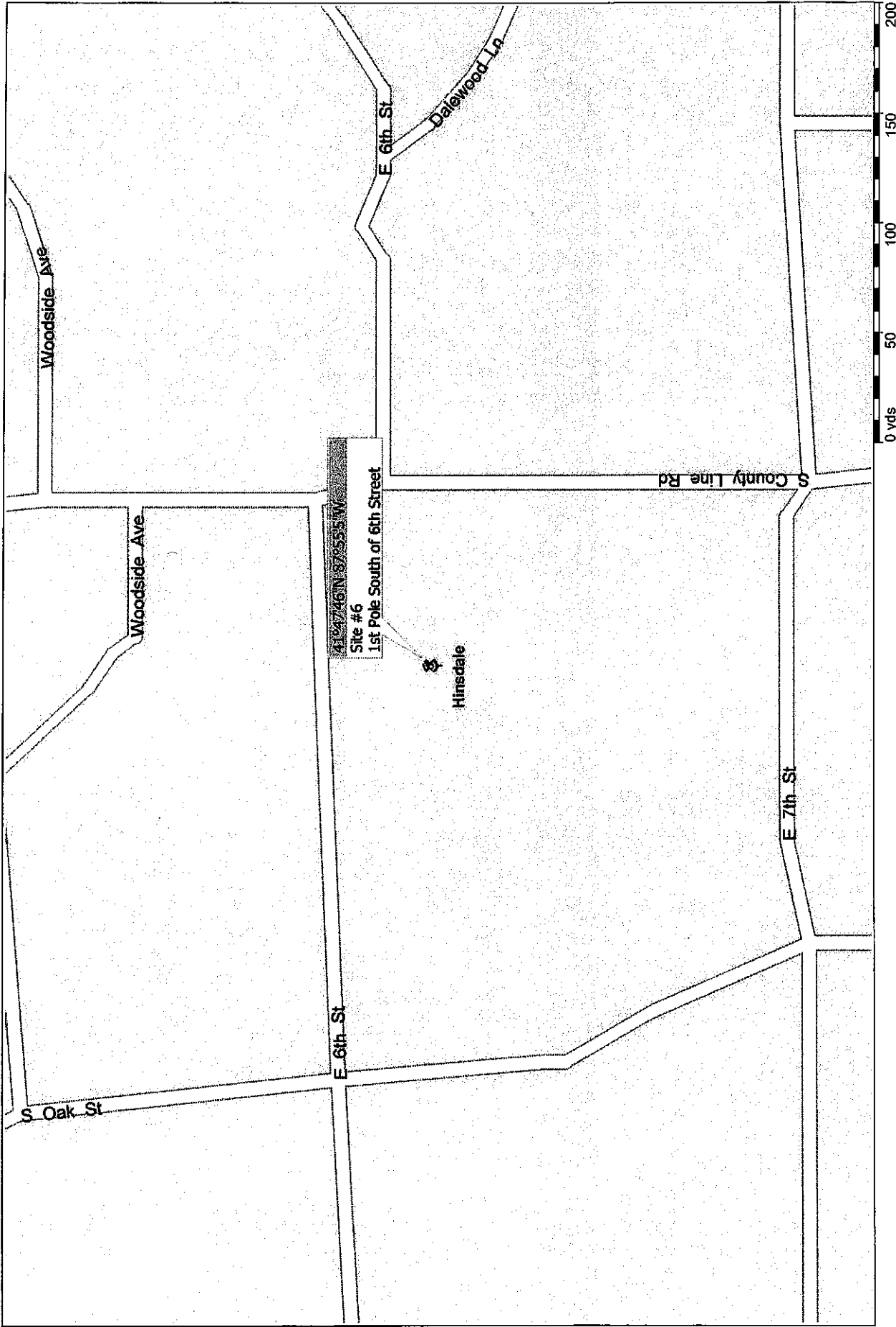
AT&T

HINSDALE 3

609 COUNTY LINE ROAD
HINSDALE, IL 60521

PHOTO SIMULATIONS
09-12-2011

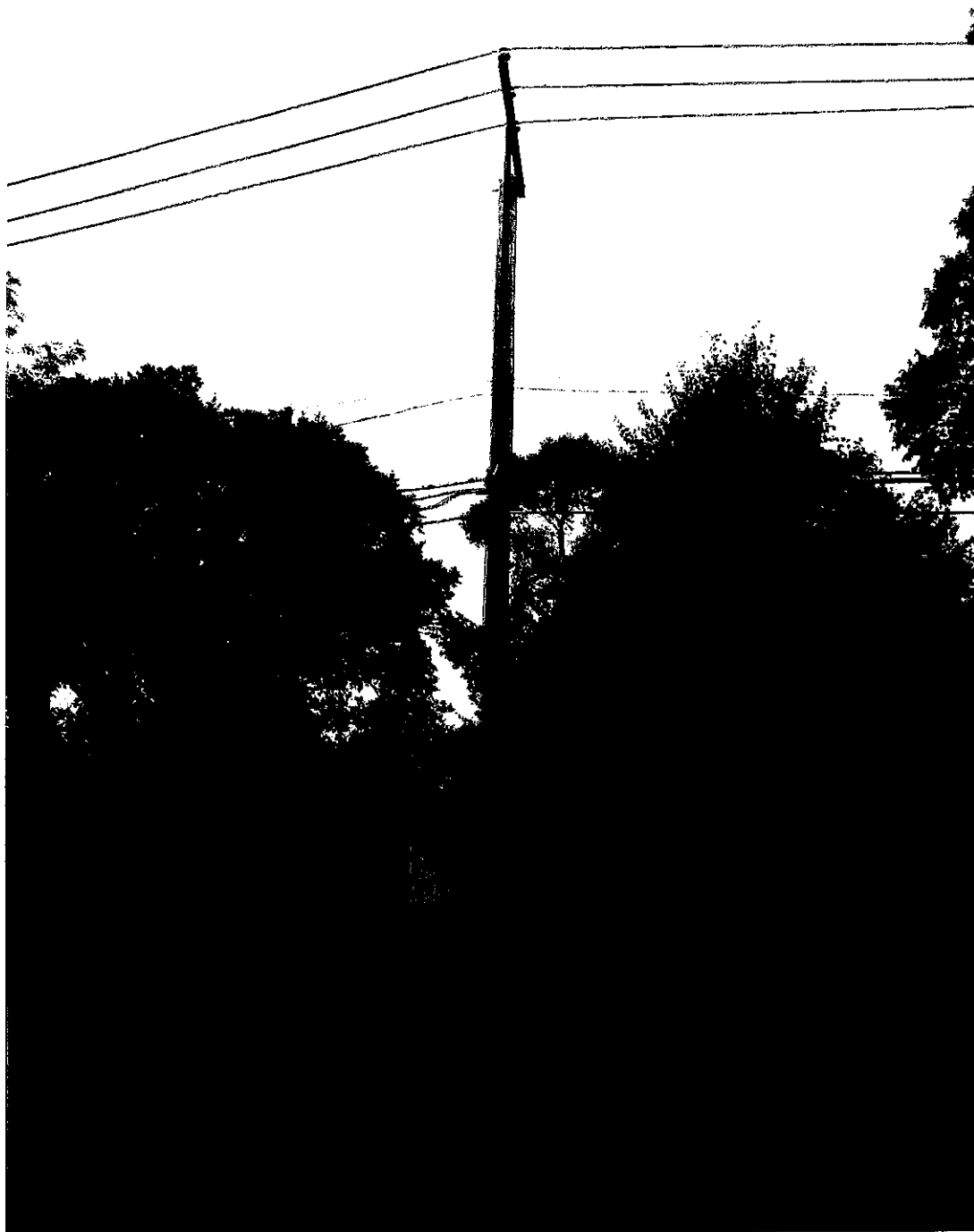
AT&T Site #6 - 1st Pole South of 6th Street



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HINSDALE 3

BEFORE

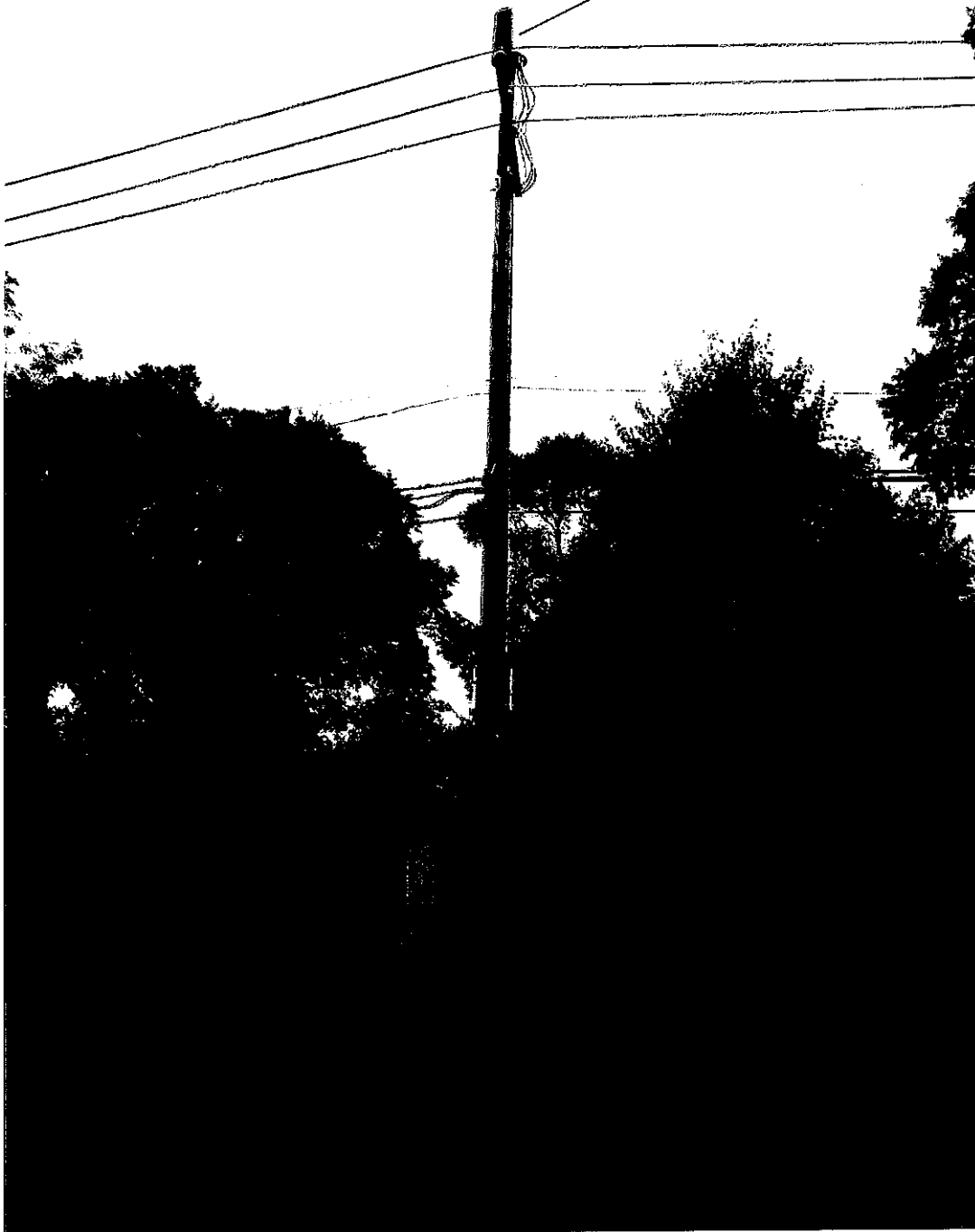


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HINSDALE 3

AFTER

PROPOSED
AT&T ANTENNA



APEX ENGINEERS, INC. - 500 EAST 22ND STREET SUITE 9, LOMBARD, IL 60148
PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

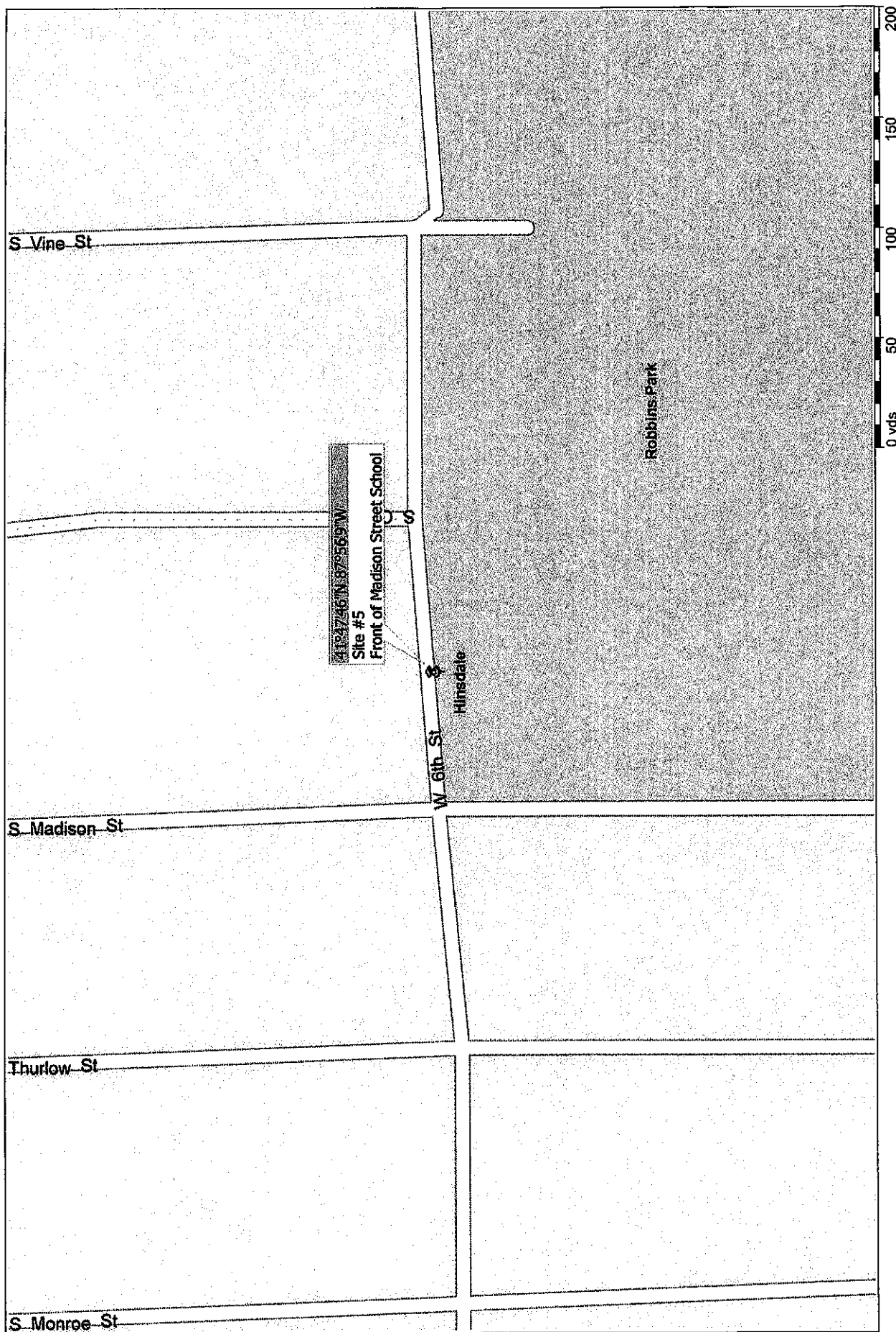
AT&T

HINSDALE 4

602 SOUTH MADISON STREET
HINSDALE, IL 60521

PHOTO SIMULATIONS
09-13-2011

AT&T Site #5 - Front of Madison Street School



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HINSDALE 4

BEFORE



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HINSDALE 4

AFTER



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PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

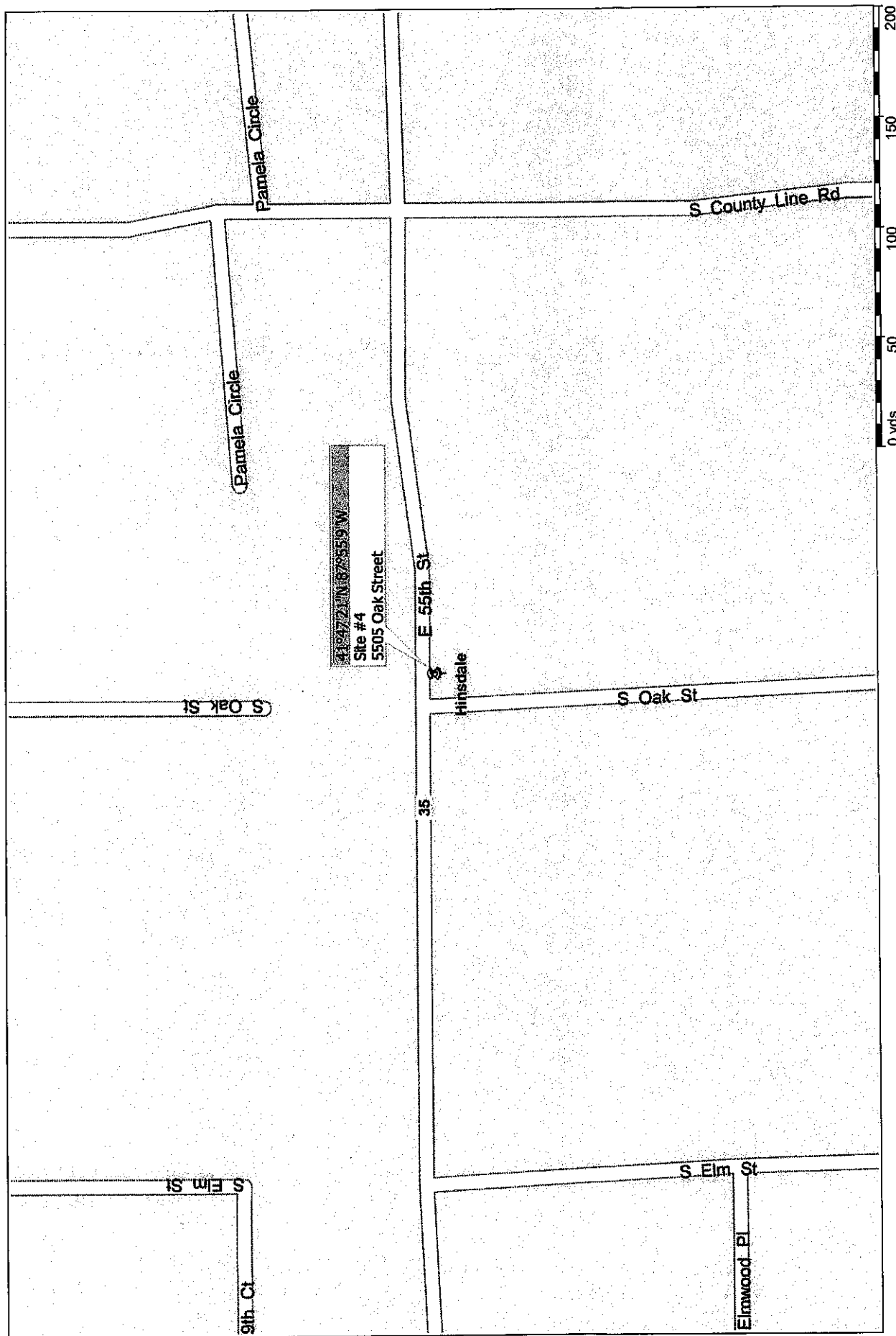
AT&T

HINSDALE 5

402 E 55TH ST
HINSDALE, IL 60521

PHOTO SIMULATIONS
09-13-2011

AT&T Site #4 - 5505 Oak Street



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HINSDALE 5
BEFORE (LOOKING EAST)



HINSDALE 5

AFTER (LOOKING EAST)



APEX ENGINEERS, INC. - 500 EAST 22ND STREET SUITE B, LOMBARD, IL 60148
PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

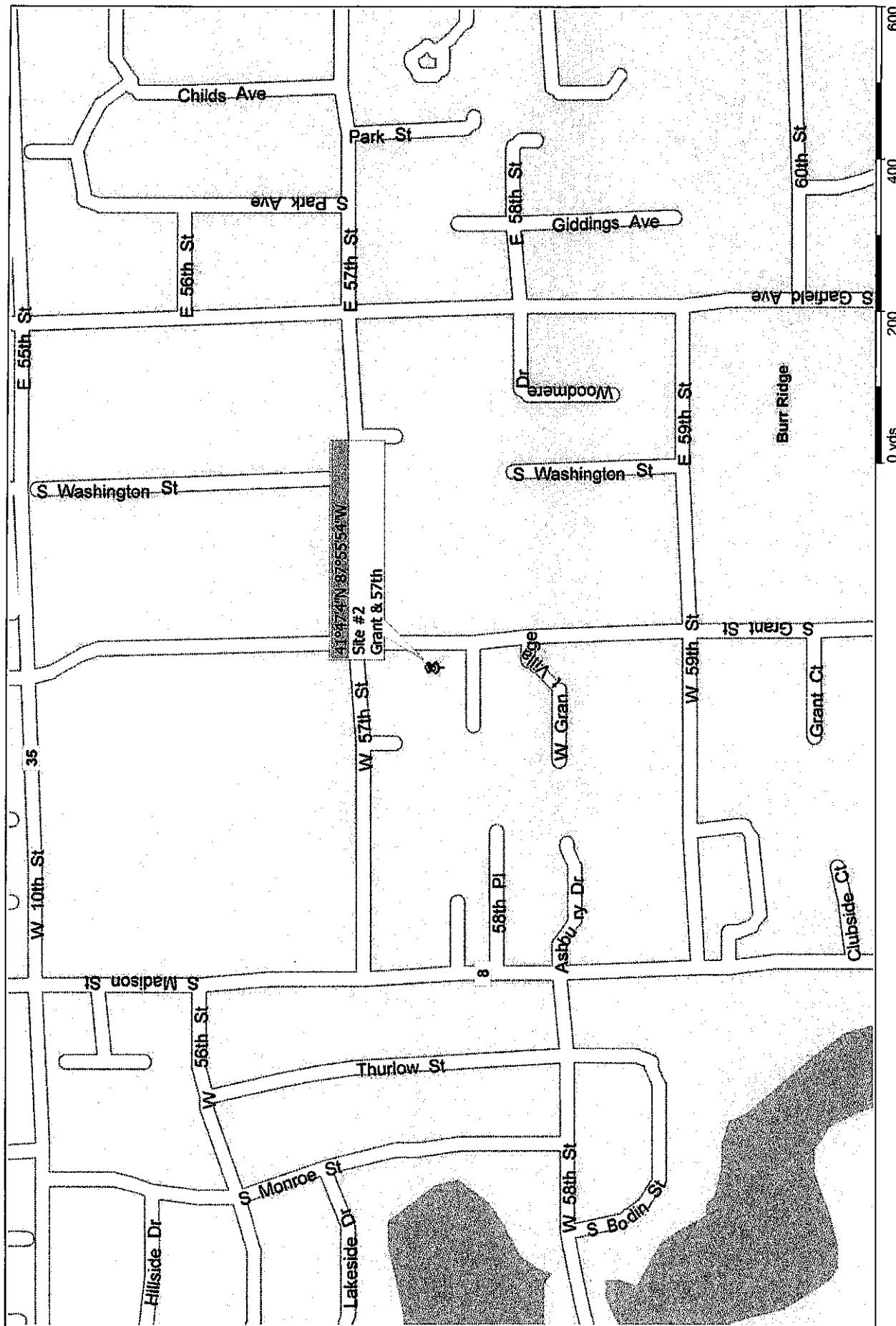
AT&T

HINSDALE 9

5702 SOUTH GRANT
HINSDALE, IL 60521

PHOTO SIMULATIONS
09-12-2011

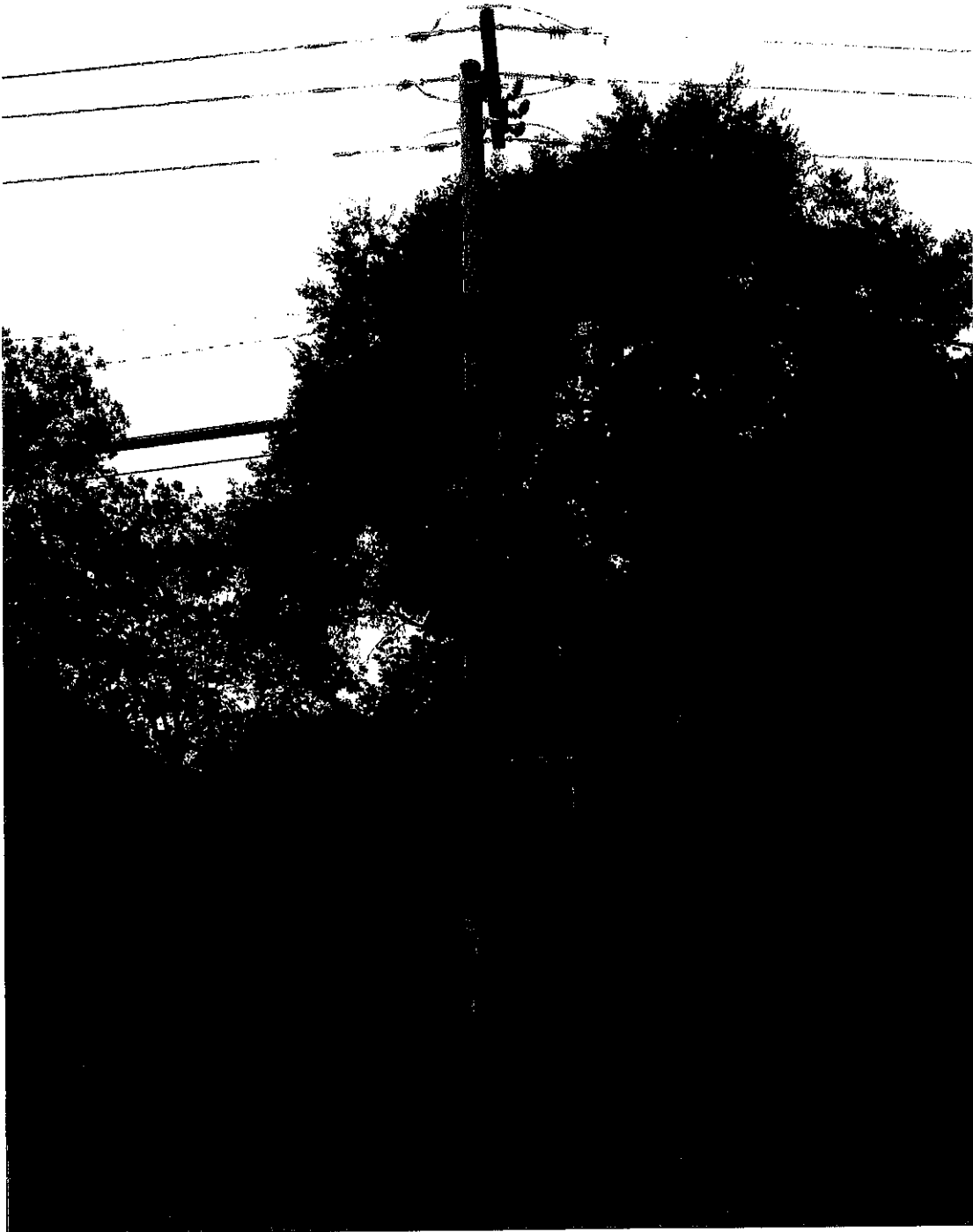
AT&T Site #2 - Grant & 57th



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HINSDALE 9

BEFORE



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HINSDALE 9

AFTER

PROPOSED
AT&T ANTENNA



APEX ENGINEERS, INC. - 500 EAST 22ND STREET SUITE B, LOMBARD, IL 60148
PH (630)627-1800 FAX (630)627-1165 EMAIL: APEX@APEXENGINEERS.US

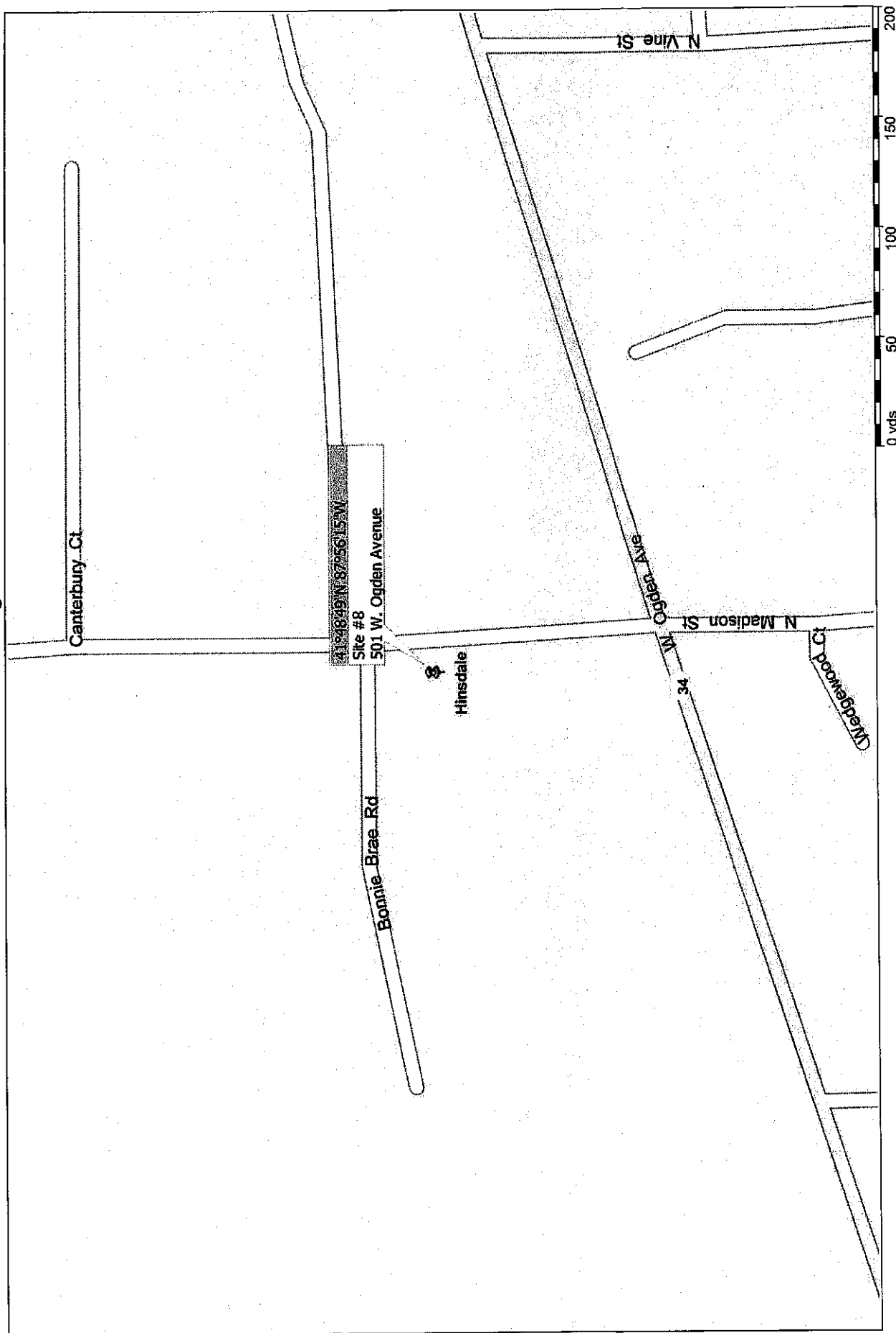
AT&T

HINSDALE 6

115 TO 121 NORTH MADISON STREET
HINSDALE, IL 60521

PHOTO SIMULATIONS
09-12-2011

AT&T Site #8 - 501 W. Ogden Avenue



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HINSDALE 6

BEFORE

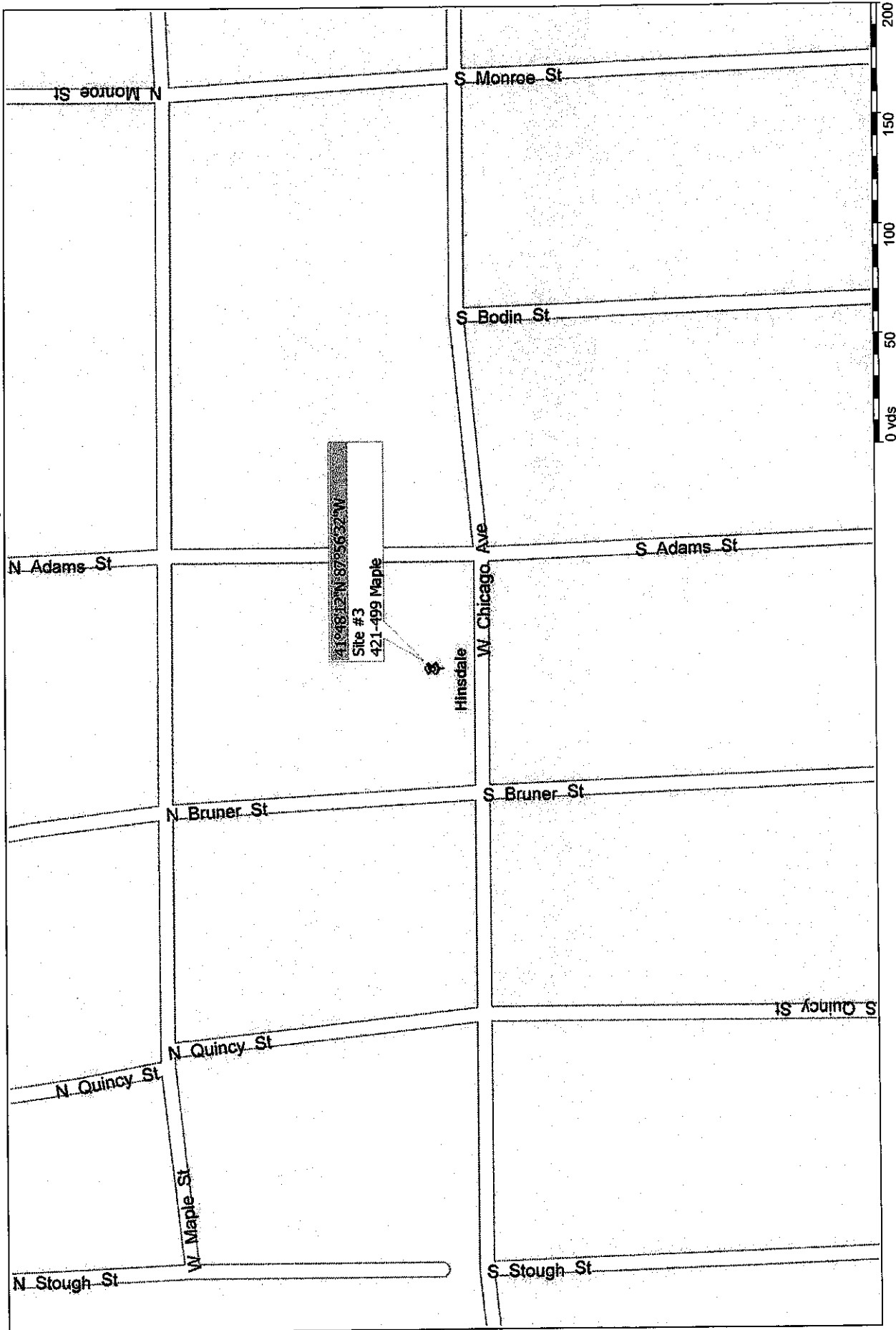


HINSDALE 6


AFTER



AT&T Site #3 - 421-499 W. Maple



Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: October 12, 2011
Re: Scheduling of Public Hearings for Cases A-15-2011 and A-16-2011
Applicant: Level 4 Yoga
Request: Text Amendment to Section 6-106, to allow Yoga Instruction in the O-2 Limited Office District as Special Uses and a Special Use to Operate a Yoga Studio at 34 S. Vine.

The Applicant, Power 4 Yoga, has submitted an application to amend Article VI (Office Districts), Section 6-106 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Yoga Instruction (7999) in the O-2 Limited Office District as Special Uses. In addition to the text amendment, the applicant is also requesting the necessary special use to allow a yoga studio at 34 S. Vine Street.

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.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Yoga Instruction (7999) would be Special Uses in the O-2 Limited Office District:

Section 6-106 Special Uses	O-1	O-2	O-3
B. Services:			
8. Yoga Instruction (7999)		S	

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Level 4 Yoga, LLC d/b/a CorePower Yoga

Address: 4701 W. Rice St.

City/Zip: Chicago, IL 60651

Phone/Fax: (303) 881-8812/773-626-8800

E-Mail: chris@level4yoga.com

Owner

Name: Hinsdale Management Corporation

Address: 21 Spinning Wheel Rd

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 323-9075/(630) 323-9103

E-Mail: cpalmer@hinsdalemanagement.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: 34 South Vine St

Property identification number (P.I.N. or tax number): 09 - 12 - 105 - 020

Brief description of proposed project: Build out of a yoga studio in the building located at 34 South Vine St

General description or characteristics of the site: Stand alone 2-story building in Grant Square with 500+ adjacent parking spaces.

Existing zoning and land use: Office: -2

Surrounding zoning and existing land uses:

North: Adjacent Commercial Parking

South: Commuter Parking/Railroad

East: Commercial Retail

West: Commercial Office

Proposed zoning and land use: Existing O-2 Limited Office District Zoning to Remain

Existing square footage of property: NEED FROM PLATA SURVEY square feet

Existing square footage of all buildings on the property: 5,800 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: Yoga Studio

☒ Map and Text Amendments 11-601E
Amendment Requested: Text Amendment
Special Use (S)
8. Yoga instruction (7999)

☐ 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: 34 S Vine St

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

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

* 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 25 day of July, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Chris Kenny
Name of applicant or authorized agent

Signature of applicant or authorized agent

N/A
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 25 day of

July, 2011.

Notary Public





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: 34 S Vine St, Grant Square

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.

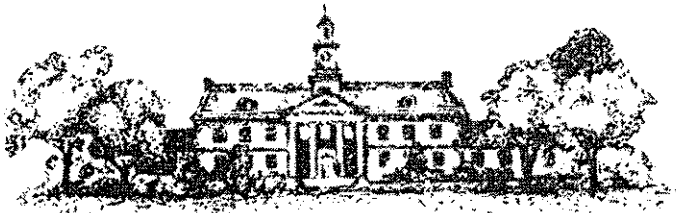
Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.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

1. The consistency of the proposed amendment with the purpose of this Code. CorePower Yoga ("CPY") is a fitness use that is highly consistent with the Grant Square existing character. CPY intends to enhance the character of Grant Square by offering yoga classes not currently available in Hinsdale or surrounding areas. CPY compliments the health and wellness buildings in the immediate vicinity.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property. East: Commercial Retail; North: Adjacent Commercial Parking; West: Commercial Office; South: Commuter Parking/Railroad

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.
Trend of development in the vicinity includes commercial retail, medical and office use.
4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. Applicant intends to maintain existing zoning and enhance with a text amendment.
5. ~~The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.~~ CorePower Yoga will enhance the public health and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. CorePower Yoga believes the adjacent properties, including complimentary medical uses, will be positively impacted by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. CorePower's will not negatively impact the adjacent properties value by any amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. CorePower does not foresee any future orderly development to be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. The use requested by CorePower would be suitable for the subject property and provide benefits to Public Health and Wellness.
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. Ingress and Egress to/from the subject property is excellent based on it being located within Grant Square. The proposed amendment will not impact ingress/egress or traffic conditions.
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.
CorePower would use in place utilities and public services at the subject property.
12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property. _____

The property has been vacant for 1 year.

13. The community need for the proposed amendment and for the uses and development it would allow. The community currently does not have access to the services provide by CorePower Yoga. The Health and Wellness of the community would be benefited by the introduction of CorePower's services to the subject property.
 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. NA
-



**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: 34 South Vine St (Grant Square)

Proposed Special Use request: Operation of office building as a Yoga studio

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. CorePower Yoga ("CPY") is a fitness use that is highly consistent with the Grant Square existing character. CPY intends to enhance the character of Grant Square by offering yoga classes not currently available in Hinsdale or surrounding areas. CPY compliments the health and wellness buildings in the immediate vicinity.
2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare. The proposed use will not have any substantial or undue adverse effect upon any adjacent property, the character of the area or the public health, safety, and general welfare. CPY intends to enhance the community and character of the area. CPY compliments the health and wellness buildings in the immediate vicinity.

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 CPY does not intend to construct or modify the property. CPY's use is highly consistent with the Surrounding Development and will enhance the services in Grant Square.
4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. The proposed use will leverage all in place infrastructure. CPY has verified in place infrastructure and services will adequately serve the use.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. CPY will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets as its use is consistent with the daily needs operation of the Grant Square Center.
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. CPY's proposed use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance. CPY does not intend to modify the site or property in any substantial manner.
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. CPY's proposed use will comply with all additional standards imposed on it by the particular provision of the Code authorizing such use.
8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district. CPY will comply with any and all special standards.
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. CPY's planned use will provide a service that is in the interest of

public convenience and will contribute to the general welfare of the community. CPY is a community focused organization and looks to support local community groups through donation classes on a regular basis. CPY compliments the health and wellness buildings in the immediate vicinity.

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. CPY has not identified any other viable locations in Hinsdale.

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. CPY does not envision any adverse impacts.

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: Level 4 Yoga, LLC d/b/a Core Power Yoga

Owner's name (if different): Hinsdale Management Corporation

Property address: 34 S. Vine St.

Property legal description: [attach to this form]

Present zoning classification: O-2

Square footage of property: ~ 8,463 sq. ft.

Lot area per dwelling: NA

Lot dimensions: 50.00' x 169.25'

Current use of property: Vacant Office

Proposed use: ☐ Single-family detached dwelling
☒ Other: Maintain current zoning with Text Amendment for a yoga studio

Approval sought: ☐ Building Permit ☐ Variation
☒ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☒ Other: Text amendment for yoga studio

Brief description of request and proposal:

Request for:

- 1) a special use permit for operating a yoga studio prior to text amendment
- 2) Text amendment for use as a yoga studio under the current zoning

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____

_____ / _____
No change
No change

Provided:

Required by Code:

corner side	_____	_____	No change
rear	_____	_____	" "
Setbacks (businesses and offices):			
front:	_____	_____	No change
interior side(s)	____/____	____/____	" "
corner side	_____	_____	" "
rear	_____	_____	" "
others:	_____	_____	" "
Ogden Ave. Center:	_____	_____	" "
York Rd. Center:	_____	_____	" "
Forest Preserve:	_____	_____	" "
Building heights:			
principal building(s):	_____	_____	No change
accessory building(s):	_____	_____	" "
Maximum Elevations:			
principal building(s):	_____	_____	No change
accessory building(s):	_____	_____	" "
Dwelling unit size(s):	_____	_____	" "
Total building coverage:	_____	_____	" "
Total lot coverage:	_____	_____	" "
Floor area ratio:	_____	_____	" "
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: No change			
Number of loading spaces required: No change			

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

Chris Kenny

Applicant's printed name

Dated: 7/22, 2011.

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-16-2011 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:

Level 4 Yoga, LLC. d/b/a Core Power Yoga

Address or description of subject property:

34 S. Vine Street, Hinsdale Illinois 60521

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

Operation of a Yoga Studio in the O-2, Limited Office District.

Plans reviewed, if any: *See attached plans, if any. – See Case A-16-2011 – 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 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:

9/30, 2011

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

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

Date: October 12, 2011

Re: Public Hearing for Case A-17-2011

Applicant: Midwest Property Group, Ltd.

Request: Text Amendment to Section 5-102D(1), to allow Financial Institutions in Tenant Spaces that do not abut a street, on the First Floor in the B-2.

The Applicant, Midwest Property Group, Ltd., has submitted an application to amend existing language in Article V (Business Districts), Section 5-102 (Permitted Uses), of the Village of Hinsdale Zoning Code, to allow Financial Institutions in Tenant Spaces that do not abut a street, on the First Floor in the B-2, Central Business District.

Below is draft language proposed by the applicant that would amend the Zoning Code to allow Financial Institutions in Tenant Spaces that do not abut a street, on the First Floor in the B-2:

Section 5-102 Permitted Uses

B-1

B-2

B-3

D. Finance, Insurance, and Real Estate:

1. Depository and nondepository credit institutions (60-61), but not on the first floor of any structure in the B-2 District except expansion of such an institution existing on such a first floor as of January 1, 1994 in the same structure or an abutting structure, **and except expansion of such an institution into first floor space that does not abut a street,** and not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot.

P

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: MIDWEST PROPERTY GROUP, LTD
Address: 920 N. YORK ROAD, SUITE 300
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 789-3355 / (630) 789-3385
E-Mail: jjj@mpgre.net

Owner

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

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

Name: NONE
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____

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

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

1) NONE

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: N/A

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

Brief description of proposed project: ***Please see the text of the proposed amendment to Sec. 5-102D.1. of the Code attached hereto as Exhibit "A". The intent of the amendment is to permit expansion of existing financial institution uses into first floor space that does not front on a street.***

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

Existing square footage of 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: **5-10201 regarding financial institutions**

Planned Development 11-603E

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

- ☐ Major Adjustment to Final Plan Development

Exhibit "A"

Proposed amendment of Code Sec. 5-102D.1.
(New text is shown in CAPITAL LETTERS)

Depository and nondepository credit institutions (60-61), but not on the first floor of any structure in the B-2 district except expansion of such an institution existing on such a first floor as of January 1, 1994 into additional first floor space owned by such an institution as of January 1, 1994 in the same structure or an abutting structure, AND EXCEPT EXPANSION OF SUCH AN INSTITUTION INTO FIRST FLOOR SPACE THAT DOES NOT ABUT A STREET, and not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot.

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 15th day of August, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 15th day of August, 2011.

Notary Public

4





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: N/A/ Text Amendment

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 code exists to regulate and govern various districts in the best interests of the Village and its residents and to foster a healthy business environment . Having space occupied with users which bring consumers and traffic to the downtown area is consistent with the code. This text amendment will enable spaces that may be difficult to find tenants now become occupied.

The purpose and intent of the 1994 amendment to the Code limiting the presence of depository and nondepository credit institutions on the first floor of structures in the B-2 district were to increase the visibility and accessibility of other types of businesses in the community. The proposed amendment does not alter that limitation contained in the Code

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

N/A No Specific Property

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.

Trends in retailing have greatly reduced the types of tenant that would normally lease space in downtown Hinsdale. Therefore, vacancies are increasing and are difficult to fill. If back space can be filled, it helps create more customers in town. This result will enhance the overall financial viability of the downtown area, without diminishing the amount of business space that is readily visible and accessible from the street

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

Spaces stay vacant longer due to change in retail marketplace. Vacant spaces do not contribute to the overall financial viability of the downtown area, and do not bring potential customers to all businesses in the B-2 area. The expansion of office uses into off-street spaces enhances the value of the property into which such expansion becomes allowed, while at the same time potentially enhancing the value of all B-2 properties."

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

There is no increase - vacancies lower property value and taxes, which decreases funds available for public health, safety and welfare.

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

Any spaces that become filled as a result of this text amendment is a positive for other properties due to increased customers and few vacancies.

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

If spaces are leased due to this text amendment, it will help increase property values. Enactment of the proposed amendment would represent action by the Village to encourage new business and the expansion of existing businesses with the objective of the overall improvement of B-2 district business conditions with no negative impact on the community."

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

This text amendment would enable some back spaces to be filled rather than be vacant.

proposed amendment would have no impact on the orderly development of properties adjacent to the structures into which the back space expansion became permitted as a result of the amendment."

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

N/A

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

N/A

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

N/A

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

N/A

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

The text amendment may help fill back spaces that are now vacant. These vacant spaces have lower property taxes and generate no traffic, which is adverse to the public good. If this text amendment is approved, some vacant back spaces may be leased, which is a positive in terms of customers and increase in property values and hence property tax revenues to the various taxing bodies in Hinsdale.

In addition, the proposed amendment will increase the opportunity to retain current occupants of structures who require additional space, and who otherwise would have to leave the Village to obtain it and would thereby increase empty spaces in the B-2 district."

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

TABLE OF COMPLIANCE

Address of subject property: N/A


The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

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

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: October 12, 2011
Re: Public Hearings for Cases A-18-2011 and A-19-2011
Applicant: Rock Rubicon, LLC.
Request: Text Amendment to Section 5-105, to allow Musical Tutoring Services, above the first floor, in the B-2 District as Special Uses and a Special Use to Operate a Musical Tutoring Service on the 2nd Floor at 116-118 Washington Street.

The Applicant, Rock Rubicon, LLC., has submitted an application to amend Article V (Business Districts), Section 5-105 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Musical Tutoring Services (8299), above the first floor, in the B-2 Central Business District as Special Uses. In addition to the text amendment, the applicant is also requesting the necessary special use to allow a musical tutoring service on the 2nd floor at 116-118 S. Washington Street.

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.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Musical Tutoring Services (8299) would be Special Uses above the first floor in the B-2, Central Business District:

Section 5-105 Special Uses

C. Services:

23. Musical Tutoring Services (8299), but not on the first floor of any structure in the B-2 district.

B-1 B-2 B-3

S

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Denise Dills of Rock Rubicon, LLC
Address: 114 E. 6th Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 920-0864 /
E-Mail: dpdills@hotmail.com

Owner

Name: George and Shirley Tolbert
Address: 49 Forest Gate Circle
City/Zip: Oak Brook, IL 60523
Phone/Fax: (630) 928-1044 / 319-8774
E-Mail:

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

Name: Peter Coules, Jr.
Title: Attorney
Address: 15 Salt Creek Lane, Suite 312
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 920-0406 / 920-1338
E-Mail: peter@donatellcoules.com

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) Not Applicable.
- 2)
- 3)

II. SITE INFORMATION

Address of subject property: 116 and 118 South Washington, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 122 - 013

Brief description of proposed project: To maintain the first floor as is (investment office)

and a "School of Rock" on the second floor which provides musical tutoring services.

A musical training studio.

General description or characteristics of the site: Two story Commercial Building.

Existing zoning and land use: Downtown District

Surrounding zoning and existing land uses:

North: Same

South: Same

East: Same

West: Same

Proposed zoning and land use: Same with special use for musical tutoring services.

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: Musical tutoring services.

☒ 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: 116 and 118 South Washington, Hinsdale, IL 60521

The following table is based on the _____ Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	No external changes to existing building
Minimum Lot Depth	125'	125'	125'	
Minimum Lot Width	50'	20'	50'	
Building Height	30'	35'	30'	
Number of Stories	2	3	2	
Front Yard Setback	25'	0'	25'	
Corner Side Yard Setback	25'	0'	25'	
Interior Side Yard Setback	10'	0'	10'	
Rear Yard Setback	20'	20'	20'	
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	
Maximum Total Building Coverage*	N/A	80%	N/A	
Maximum Total Lot Coverage*	90%	100%	90%	
Parking Requirements				
Parking front yard setback				
Parking corner side yard setback				
Parking interior side yard setback				
Parking rear yard setback				
Loading Requirements				
Accessory Structure Information (height)	15'	15'	15'	

* Must provide actual square footage number and percentage.


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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 1st day of August, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent
Managing member

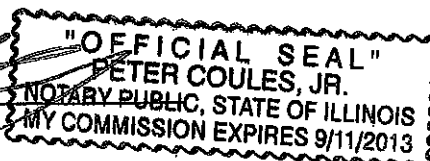
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 1st day of
August, 2011.


Notary Public



VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Peter Coules, Jr., being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on _____.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: _____

Name: _____

Address: _____

Subscribed and sworn to before me

This _____ day of August, 2011.

By: _____
Notary Public



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: 116 and 118

South Washington, Hinsdale, IL 60521

REVIEW CRITERIA

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

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

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

According to the Code, the purpose of the B-2 Central District ("Downtown District") is to serve the entire Hinsdale Suburban Community with a wide variety of retail and service uses and is intended to generally be a more intense development. The change to add musical services tutoring to a "special use" for this District fully complies with the intent.

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
All are B-2 Central Business District ("Downtown District"). The term to be added as

Sub-Paragraph 22 to 5-105(c) "Special Use" is for a Music Training Studio which provides musical tutoring services.

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. The proposed addition of the requested addition to Section 5-105(c) (a number 22) for musical tutoring services totally serves the community and fits the Downtown District.
4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. There is not a present use for the Building as Zoned (on the market a while) and the special use will have a positive impact on the community and the Downtown District.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare. Not applicable as will not impact the public health, safety or welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. None.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. If anything a positive impact as the Building will be fully utilized.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. None.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. While the Building is suitable for B-2 the requested change is an addition to Section 5-105(c) "Special Use" and will be a positive addition to the District and is a service that was not contemplated when the Code was established and is less intensive than many that are allowed.

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. Not an issue.

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.

No changes necessary.

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. Second floor has been vacant

for awhile.

13. The community need for the proposed amendment and for the uses and development it would allow. The youth of the community will greatly benefit from having a "School of Rock"

musical tutoring services in the community. The use is directly out of the "Standard

Industrial Classification Manual" which is utilized by the Village as a guide.

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. Not applicable.



**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: 116 and 118 South Washington, Hinsdale, IL 60521

Music Training Studio

Proposed Special Use request: Musical Tutoring Service.

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 first floor shall remain an investment office, which is its present use.

The second floor will be utilized to provide music tutoring services as a

franchise of "School of Rock". It will not negatively impact the Downtown District and is in harmony with the District.

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed special use is to provide musical tutoring services on the second

floor and will not affect the health, safety and general welfare of the public (Further, it will adhere to all noise ordinances of the Village).

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations The proposed use will meet all of the ordinances of the Village, including but not limited to the noise ordinance. Since the proposed use is musical tutoring services, more than one person will receive tutoring at a time and their sound can not affect the others.
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. Not an issue with the requested use.
-
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. There will be no impact as there will not be that many additional people utilizing the property.
-
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. No change.
-
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. It will comply with 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. There are none as the applicant is not asking for any variances from any ordinances (i.e. sound and/or light).
-

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. It will allow the young people of Hinsdale another

venue to utilize the Downtown District.

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. No changes on the first floor. For the second floor, presently only allowed in O-2 and not any good locations. Further the "School of Rock" offers musical tutoring services and will only have a positive impact on the Downtown District.

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. As stated, the exterior

of the Building will not change and internally, on the second floor, the tutoring rooms are built with sound proofing.

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: Denise Dills, Manager

Owner's name (if different): Rock Rubicon, LLC

Property address: 116 and 118 South Washington, Hinsdale, IL 60521

Property legal description: [attach to this form]

Present zoning classification: B-2

Square footage of property: 4,789

Lot area per dwelling: N/A

Lot dimensions: Approximately 28' x 166'

Current use of property: Commercial

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

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

Brief description of request and proposal:

The first floor will remain a Real Estate Services office. The second floor is proposed to be a "School of Rock" (franchise) which provides musical tutoring services. A musical training studio.

Plans & Specifications: [submit with this form] No external changes

Provided: Required by Code:

Yards:

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N / A</u>	<u>N / A</u>

Provided:**Required by Code:**

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
Setbacks (businesses and offices):		
front:	<u>4.81'</u>	<u>0</u>
interior side(s)	<u>.88' / 0'</u>	<u>0 / 0</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>45'</u>	<u>20"-0"</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>28'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

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

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

Total building coverage:	<u>69%</u>	<u>80%</u>
--------------------------	------------	------------

Total lot coverage:	<u>100%</u>	<u>100%</u>
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Floor area ratio:	<u>.99</u>	<u>2.5</u>
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Accessory building(s):	<u>N/A</u>
------------------------	------------

Spacing between buildings:[depict on attached plans]

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

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

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

Statement of applicant:

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

By:

Denise P. Dills
Applicant's signature

Denise P. Dills
Applicant's printed name

Dated: August 1, 2011

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-19-2011 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:

Rock Rubicon, LLC.

Address or description of subject property:

116-118 S. Washington Street, Hinsdale Illinois 60521

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

Operation of a Musical Tutoring Service on the 2nd Floor in the B-2 Business District.

Plans reviewed, if any: *See attached plans, if any. – See Case A-19-2011 – 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.

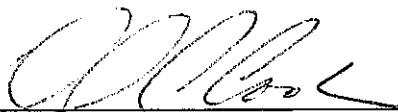
This certificate does not signify Building Code Review or approval and is not authorization to undertake any work without such review and approval where either is required. See the Hinsdale Building Code for details.

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:

8/15, 20 11

October 5, 2011

Sean Gascoigne

Village Planner—Village of Hinsdale

19 E. Chicago Avenue

Hinsdale, IL 60521

Dear Sean:

My name is Stephanie Kushner. I have lived at 124 E. 6th Street in Hinsdale since 1997. I am active in the community and am a member of the Finance Commission. I am writing this to voice my support for the application filed by Rock Rubicon, LLC to amend Article V (Business District), Section 5-105 (Special Uses) to allow Musical Tutoring Services above the first floor, in the B-2 Central Business District as Special Uses.

Further, I fully support the approval of the Special Use for 116-118 S. Washington Street for the operation of a "School of Rock". It is the perfect location for the School of Rock. The use would provide a place for the young people of Hinsdale to go for music tutoring and would also add people and life to the Central Business District after school and in the early evenings. The opportunity for young people to participate in a safe, positive and enriching activity like music would be a great addition to our village.

I currently work downtown in Naperville, where there is already a School of Rock, and I can see the healthy and positive activity benefits contributed by the school. Like Naperville, The School of Rock would be a economic, social and educational asset to Hinsdale.

In closing, thank you for your time and anticipated approval of both the "Text Amendment" and "Special Use" for 116-118 S. Washington Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie K. Kushner', with a stylized, flowing script.

Stephanie K. Kushner

124 E. 6th Street

Hinsdale, IL 60521

630-325-1631

October 5, 2011

Mr. Sean Gascoigne, Village Planner

Village of Hinsdale

19 East Chicago Avenue

Hinsdale, IL 60521

Dear Commissioner:

We are writing in support of The School of Rock. Our children are young adults now but attended Hinsdale schools and enjoyed many of the benefits that our community offers. While they spent many happy years playing soccer, Little League, soft ball and swimming, there was really no outlet for our son who loved music, taught himself guitar and piano but never had any opportunities to play in a band or perform. Think of practicing and practicing something, for example, golf, but never having an opportunity to actually play on a golf course. Music is still our son's passion. He now plays in three bands in the City of Chicago.

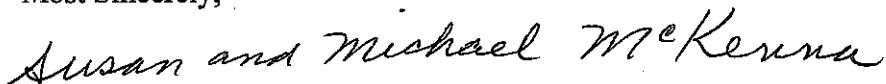
The philosophy of School of Rock, learning various musical instruments and performing live in different venues has so much value for musically artistic kids who want that experience.

Whether they ever go on with it or not, what they gain from it is invaluable. The location that is proposed, 116-118 South Washington across from the Middle School would be perfect! The kids, as they did when my children were in school, love to be in downtown Hinsdale. They support our local restaurants, ice cream shops, The Gap, etc. It's a safe place for them to be and one we always encouraged to foster those first experiences of independence that kids that age want.

People and businesses seek out Hinsdale because it is a wonderful place to live. It is filled with families who want the best for their children. Not all of them are interested in sports. Let's have a well rounded community and include the arts as part of what Hinsdale has to offer.

Please approve The School of Rock.

Most Sincerely,

A handwritten signature in cursive script that reads "Susan and Michael McKenna".

Susan and Michael McKenna

1125 Laurie Lane

Burr Ridge, IL 60527

September 29, 2011

Sean Gascoigne
Village of Hinsdale
19 E Chicago Avenue
Hinsdale, IL60521

Dear Commissioner:

My name is Richard Phelan. I live at 242 E 8th Street in Hinsdale.

I fully support the application filed by Rock Rubicon, LLC to amend Article V (Business District), Section 5-105 (Special Uses) to allow Musical Tutoring Services above the first floor, in the B-2 Central Business District as Special Uses.

Further, I fully support the approval of the Special Use for 116-118 S. Washington Street for the operation of a "School of Rock". It is the perfect location for the School of Rock. The use would allow a place for the young people of Hinsdale to go for music tutoring and would also bring people and life to the Central Business District (Downtown) after school and in the early evenings. The opportunity for young people to participate in a safe, positive and enriching activity like music would be a great addition to our village. The School of Rock would be a economic, social and educational asset to Hinsdale.

In closing, thank you for your time and anticipated approval of both the "Text Amendment" and "Special Use" for 116-118 S. Washington Street.

Sincerely,

A handwritten signature in cursive script that reads "Richard Phelan". The signature is written in black ink and is positioned at the bottom of the letter, below the "Sincerely," text.

September 30, 2011

Sean Gascoigne, Village Planner
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

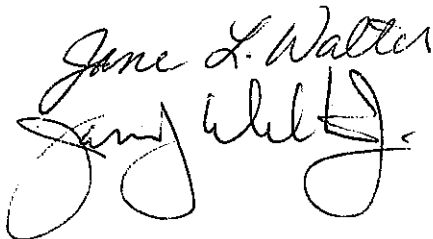
Dear Commissioner:

We are Jim and Jane Walter and live at 625 Hillside Drive in the Golfview Hills Subdivision of Hinsdale. We fully support the application filed by Rock Rubicon, LLC to amend Article V (Business District), Section 5-105 (Special Uses) to allow Musical Tutoring Services above the first floor, in the B-2 Central Business District as Special Uses.

Further, we fully support the approval of the Special Use for 116-118 S. Washington Street for the operation of a "School of Rock". It is the perfect location for the School of Rock. The use would allow a place for the young people of Hinsdale to go for music tutoring and would also bring people and life to the Central Business District (Downtown) after school and in the early evenings. The opportunity for young people to participate in a safe, positive and enriching activity like music would be a great addition to our village. The School of Rock would be an economic, social and educational asset to Hinsdale.

In closing, thank you for your time and anticipated approval of both the "Text Amendment" and "Special Use" for 116-118 S. Washington Street.

Sincerely,

The block contains two handwritten signatures in black ink. The top signature is "Jane L. Walter" written in a cursive script. Below it is a second signature, "Jim Walter", also in cursive, which is more stylized and overlaps with the first signature.

Kathleen A. Walsh
604 Chanticleer Lane
Hinsdale, IL 60521

Dear Commissioner:

My name is Kathleen Walsh and I live at 604 Chanticleer Lane in Hinsdale. I fully support the application filed by Rock Rubicon, LLC to amend Article V (Business District), Section 5-105 (Special Uses) to allow Musical Tutoring Services above the first floor, in the B-2 Central Business District as Special Uses.

Further, I fully support the approval of the Special Use for 116-118 S. Washington Street for the operation of a "School of Rock". It is the perfect location for the School of Rock. The use would allow a place for the young people of Hinsdale to go for music tutoring and would also bring people and life to the Central Business District (Downtown) after school and in the early evenings. The opportunity for young people to participate in a safe, positive and enriching activity like music would be a great addition to our village. The School of Rock would be an economic, social and educational asset to Hinsdale.

In closing, thank you for your time and anticipated approval of both the "Text Amendment" and "Special Use" for 116-118 S. Washington Street.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Walsh". The signature is written in a cursive, flowing style.

Carolyn and Regis Kenna

5805 S Grant Street

Hinsdale, IL 60521

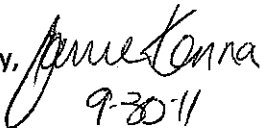
Dear Commissioner:

My name is Carrie Kenna. I live at 5805 S Grant St in Hinsdale.

I (we) fully support the application filed by Rock Rubicon, LLC to amend Article V (Business District), Section 5-105 (Special Uses) to allow Musical Tutoring Services above the first floor, in the B-2 Central Business District as Special Uses.

Further, I (we) fully support the approval of the Special Use for 116-118 S. Washington Street for the operation of a "School of Rock". It is the perfect location for the School of Rock. The use would allow a place for the young people of Hinsdale to go for music tutoring and would also bring people and life to the Central Business District (Downtown) after school and in the early evenings. The opportunity for young people to participate in a safe, positive and enriching activity like music would be a great addition to our village. The School of Rock would be a economic, social and educational asset to Hinsdale. (*Add any additional support comments here)

In closing, thank you for your time and anticipated approval of both the "Text Amendment" and "Special Use" for 116-118 S. Washington Street.

Sincerely, 
9-30-11

Dear Commissioner:

My name is AlMEE HUCEK. I live at 332 THE LANE in Hinsdale.

I (we) fully support the application filed by Rock Rubicon, LLC to amend Article V (Business District), Section 5-105 (Special Uses) to allow Musical Tutoring Services above the first floor, in the B-2 Central Business District as Special Uses.

Further, I (we) fully support the approval of the Special Use for 116-118 S. Washington Street for the operation of a "School of Rock". It is the perfect location for the School of Rock. The use would allow a place for the young people of Hinsdale to go for music tutoring and would also bring people and life to the Central Business District (Downtown) after school and in the early evenings. The opportunity for young people to participate in a safe, positive and enriching activity like music would be a great addition to our village. The School of Rock would be a economic, social and educational asset to Hinsdale. (*Add any additional support comments here)

In closing, thank you for your time and anticipated approval of both the "Text Amendment" and "Special Use" for 116-118 S. Washington Street.

Sincerely,

A handwritten signature in cursive script, appearing to read "Almee Hucek".