

AGENDA
Village Of Hinsdale
Plan Commission
Wednesday, January 11, 2012
Memorial Hall, Memorial Building
7:30 PM
(Tentative and Subject to Change)

1. **Minutes** – Minutes of November 9, 2011
2. **Scheduling of Public Hearings** – No discussion will take place except to determine time and date of hearing.
 - a. A-37-2011 – Village of Hinsdale – Text Amendment to Section 12-206 (Definitions), as it relates to the definition of “Attached Garage”.
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. A-01-2012 – 53 S. Washington Street – JDR Investments/J McLaughlin – Site Plan/Exterior Appearance Approval for Façade Improvements.
4. **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
NOVEMBER 9, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, November 9, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins and Commissioner Cashman

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the October 12, 2011 meeting. Commissioner McMahon motioned to approve the minutes of October 12, 2011. Commissioner Johnson seconded. The motion passed unanimously.

Findings and Recommendations

A-15-2011 – Level 4 Yoga – Text Amendment Section 6-106, to allow Yoga Instruction in the O-2 District as Special Uses. Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for case A-15-2011 – Level 4 Yoga – Text Amendment Section 6-106, to allow Yoga Instruction in the O-2 District as Special Uses. Commissioner Crnovich seconded. The motion passed unanimously.

A-16-2011 – Level 4 Yoga – Special Use Permit to allow Yoga Instruction at 34 S. Vine Street. Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for case A-16-2011 – Level 4 Yoga – Special Use Permit to allow Yoga Instruction at 34 S. Vine Street. Commissioner Brody seconded. The motion passed unanimously.

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. Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for case A-17-2011 – Midwest

Plan Commission Minutes
November 9, 2011

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. Commissioner Crnovich seconded. The motion passed unanimously.

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. Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for case 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. Commissioner Brody seconded. The motion passed unanimously.

A-19-2011 – Denise Dills – Special Use Permit to allow a Musical Tutoring Service at 116-118 S. Washington Street. Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for case A-19-2011 – Denise Dills – Special Use Permit to allow a Musical Tutoring Service at 116-118 S. Washington Street. Commissioner Brody seconded. The motion passed unanimously.


Adjournment

Commissioner McMahon moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 7:34 p.m. on November 9, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: January 11, 2012
Re: Scheduling Public Hearing for Case A-37-2011
Applicant: Village of Hinsdale
Request: Text Amendment to Section 12-206 (Definitions), as it relates to the definition of "Attached Garage".

Staff has been asked to define what constitutes an attached vs. detached garage. None of the codes adopted by the Village define this and as result, we have generally relied on the definition in the Dictionary of Architecture and Construction used by the department for many years. A copy is included for your reference. We have used this publication rather than to rely on Webster's, as we felt that their definition was too vague. It should be noted that this has only come up as an issue recently due to what applicants want to do with the spaces over these "attached" garages and the slippery slope our present interpretation creates when it comes to these cases. Our Village Attorney has recommended that we pursue a text amendment to define an "attached garage" in order to avoid confusion and help clarify where in the range of definitions the Village would like to be.

Staff feels that the most conservative approach would be to define an "attached garage" as follows; *Attached Garage: A garage abutting the principal structure or connected via conditioned area as defined by the building code.*

The 2006 International Residential Code defines "conditioned area" as "That area within a building provided with heating and/or cooling systems or appliances capable of maintaining, through design or heat loss/gain, 68 degrees Fahrenheit during the heating season and/or 80 degrees Fahrenheit during the cooling season, or has a fixed opening directly adjacent to a conditioned area.

On December 13, 2011, the Village Board of Trustees moved, unanimously, to recommend the aforementioned request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

It is requested that the public hearing be scheduled for February 8, 2012.

Attachment

Cc: President Cauley and Village Board of Trustees



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale

Address: 19 E. Chicago Ave.

City/Zip: Hinsdale, Il. 60521

Phone/Fax: (630) 789-7030 / _____

E-Mail: _____

Owner

Name: N/A

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

1) Robert McGinnis, Director of Community Development/Building Commissioner

2) Sean Gascoigne, Village Planner

3) _____

II. SITE INFORMATION

Address of subject property: N/A

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

Brief description of proposed project: Text Amendment to Section 12-206 of the Hinsdale Zoning Code as it relates to the Definition of "Attached" Garages.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A South: N/A

East: N/A West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

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

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested:

☒ Map and Text Amendments 11-601E
Amendment Requested: Section 12-206 as it relates to the Definition of "Attached" Garages.

☐ Planned Development 11-603E


☐ Development in the B-2 Central Business District Questionnaire

☐ Major Adjustment to Final Plan Development

TABLE OF COMPLIANCE

Address of subject property: N/A

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	Text Amendment: Not Applicable	
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 9th day of December, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

V. Nagot Hinsdale by
[Signature]
Signature of applicant or authorized agent

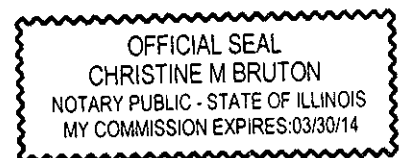
David C. Coe
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 9th day of
December, 2011.

[Signature]
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: Text Amendment to Section 12-206, as it relates to the definition of "attached garage".

REVIEW CRITERIA

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

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

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

The proposed text amendment is recommended by the Village Staff to further clarify a position regarding what constitutes "attached" when considering garages in the single-family residential districts. If approved, the text amendment would not change anything in terms of code requirements, but rather would clearly establish the definition of "attached" and hopefully eliminate unnecessary misinterpretations.

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

N/A

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

N/A

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
The proposed text amendment is not site specific, but it should not diminish any value as it is only intended to clarify for the purpose of minimizing interpretations regarding the existing definition.

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

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
Depending on how the term "attached" is defined it could impact how garages and their space are utilized.

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

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
The proposed text amendment would cut down on potential issues regarding what is attached or detached and give clearer direction to staff and residents in terms of how garage space should be utilized.

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

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

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

N/A


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

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

Staff feels that by clarifying "attached", it will minimize the number of interpretations and give much better direction in terms of the intent of the definition.

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

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: David Cook, Village Manager
Robert McGinnis, Building Commissioner
Date: January 11, 2012
Re: 53 S. Washington Street -- Exterior Appearance Review and Site Plan Review

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for a building façade improvement. The site is improved with a two-story commercial building in the B-2 Central Business District.

The applicant is proposing the following changes to the approved building façade elevations:

- The addition of three new gold awnings.
- A change in the paint color for the door and wood around the front entrance, as well as certain window frames as identified in the attached illustrations.
- The addition of four new planter boxes on the west elevation of the building.
- Two new awning signs and one entrance sign. The two awning signs would total 3 square feet and the new wall sign would be a total 4.25 square feet with an overall **total of 7.25 square feet** for all three signs.

Subsection 9-106J of the Zoning Code provides the requirements for awning and wall signage in the B-2 District and allows for a total of two awning or wall signs and allows “one square foot per foot of building frontage, up to a maximum of 100 square feet” for the entire building. As such, the proposed sign application *does not* currently meet the requirements of Section 9-106 – Signs of the Zoning Code, however pursuant to Section 11-607F(2)(c), the Plan Commission does have the authority to increase the maximum number of signs of any functional type otherwise allowed. Should the additional sign be permitted, the maximum square footage for *all* signs cannot exceed the maximum allowance. As such, the proposed signage would comply.

Other

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

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

2. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

attachment

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

PHASE 2



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: JDR INVESTMENT PROPERTIES, LLC
Address: 101 S. GARFIELD AVENUE
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 292-1115 / KERRY RONNING
E-Mail: ksronning@comcast.net

Owner

Name: JDR INVESTMENT PROPERTIES, LLC
Address: 101 S. GARFIELD AVENUE
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 292-1115 / KERRY RONNING
E-Mail: ksronning@comcast.net

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

Name: MATOCHA ASSOCIATES
Title: ARCHITECT
Address: 17 W. 220 22ND STREET, SUITE 500
City/Zip: OAKBROOK TERRACE, IL 60181
Phone/Fax: (630) 530-2300 /
E-Mail: PMCCARTY@MATOCHA.COM
(PATRICK MCCARTY)

Name: F.B.G. CORPORATION
Title: GENERAL CONTRACTOR
Address: 1015 S. ROUTE 83
City/Zip: ELMHURST, IL 60126
Phone/Fax: (630) 941-4700 / 941-7799
E-Mail: MAC@fbgcorporation.com
(MAC MARSHALL)

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: 53 SOUTH WASHINGTON STREET, HINSDALE, IL 60521

Property identification number (P.I.N. or tax number): 27 - 36 - 95 - 859

Brief description of proposed project: _____

EXTERIOR RE-PAINTING OF A RETAIL STORE.

NEW AWNINGS WITH SIGNAGE AND PLANTER BOXES.

General description or characteristics of the site: NONE

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-1

South: 1B

East: O-1

West: 0-2

Proposed zoning and land use: EXISTING TO REMAIN

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: 53 SOUTH WASHINGTON STREET, HINSDALE, IL 60521

The following table is based on the B-2 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 6th day of December, 2011, We have read the above certification, understand it, and agree to abide by its conditions.

Patrick McCarty
Signature of applicant or authorized agent

PATRICK MCCARTY
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 6th day of
December, 2011.

R. Michelle Karlow
Notary Public





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

Address of proposed request: 53 SOUTH WASHINGTON STREET, HINSDALE, IL 60521

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
N/A. NO CHANGE.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
N/A. NO CHANGE.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.
N/A. NO CHANGE.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
N/A. NO CHANGE.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
N/A. NO CHANGE.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
N/A. NO CHANGE.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
N/A. NO CHANGE.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
N/A. NO CHANGE.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
N/A. NO CHANGE.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
N/A. NO CHANGE.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.
N/A. NO CHANGE.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A. NO CHANGE.

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A. NO CHANGE.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

REVIEW CRITERIA – Site Plan Review

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

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

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

N/A. NO CHANGE.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

N/A. NO CHANGE.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

N/A. NO CHANGE.

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

N/A. NO CHANGE.

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

N/A. NO CHANGE.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: JDR INVESTMENT PROPERTIES, LLC
Address: 101 S. GARFIELD AVENUE
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 292 / 1115
E-Mail: ksronning@comcast.net
Contact Name: KERRY RONNING

Contractor

Name: T.B.D.
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION: 53 S. WASHINGTON STREET, HINSDALE

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 4.25 (4'-2 1/2" x 1'-0")

Overall Height from Grade: 10 Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
② GOLD
③ _____

Site Information:

Lot/Street Frontage: N/A

Building/Tenant Frontage: N/A

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

[Signature]

Signature of Applicant

12-6-11
Date

[Signature]

Signature of Building Owner

11/17/11
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: JDR INVESTMENT PROPERTIES, LLC
Address: 101 S. GARFIELD AVENUE
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 292 / 1115
E-Mail: ksronning@comcast.net
Contact Name: KERRY RONNING

Contractor

Name: T.B.D.
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION: 53 S. WASHINGTON STREET, HINSDALE

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Other

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 3.0 x 2.0 (2'-3" x 9")

Overall Height from Grade: 8'-4 1/2" Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② GOLD
- ③ _____

Site Information:

Lot/Street Frontage: N/A

Building/Tenant Frontage: N/A

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

[Signature]
Signature of Applicant

12-6-11
Date

[Signature]
Signature of Building Owner

11/17/11
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



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

PHASE 2

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: JDR INVESTMENT PROPERTIES, LLC

Owner's name (if different): _____

Property address: 53 S.WASHINGTON STREET, HINSDALE, IL 60521

Property legal description: [attach to this form]

Present zoning classification: B-2, Central Business District

Square footage of property: N/A

Lot area per dwelling: N/A

Lot dimensions: N/A x N/A

Current use of property: RETAIL

Proposed use: Single-family detached dwelling
Other: RETAIL

Approval sought:

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Variation
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Exterior Appearance
<input type="checkbox"/> Design Review	
<input type="checkbox"/> Other: <u>RETAIL</u>	

Brief description of request and proposal:

EXTERIOR RE-PAINTING OF A RETAIL STORE. NEW AWNINGS , SIGNAGE AND PLANTER BOXES.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>N/A</u>	<u>0</u>
interior side(s)	<u>N/A</u> / <u>N/A</u>	<u>0</u> / <u>0</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>0</u>
rear	<u>N/A</u>	<u>20</u>

Setbacks (businesses and offices):

front:	<u>N/A</u>	<u>0</u>
interior side(s)	<u>N/A / N/A</u>	<u>0 / 0</u>
corner side	<u>N/A</u>	<u>0</u>
rear	<u>NN/A/A</u>	<u>20</u>
others:	<u>N/A</u>	<u>0</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>N/A</u>	<u>35'-0"</u>
accessory building(s):	<u>N/A</u>	<u>15'-0"</u>

Maximum Elevations:

principal building(s):	<u>N/A</u>	<u>42'-0"</u>
accessory building(s):	<u>N/A</u>	<u>18'-0"</u>

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

Total building coverage:	<u>N/A</u>	<u>80%</u>
--------------------------	------------	------------

Total lot coverage:	<u>N/A</u>	<u>100%</u>
---------------------	------------	-------------

Floor area ratio:	<u>N/A</u>	<u>2.5%</u>
-------------------	------------	-------------

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

Spacing between buildings:[depict on attached plans]

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

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

Number of loading spaces required: N/A

Statement of applicant:

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

By: 
Applicant's signature

PATRICK McCARTY
Applicant's printed name

Dated: 12-6, 2011.

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Plan Commission File for 53 S. Washington Street, JDR Investment Properties LLC., regarding Exterior Appearance/Site Plan Review in 2012, 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:

JDR Investment Properties, LLC.

Address or description of subject property:

53 S. Washington Street, Hinsdale, IL, 60521

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

Facade improvements to the existing building at 53 S. Washington

Plans reviewed, if any: *See attached plans, if any-* See Plan Commission File for 53 S. Washington Street regarding Exterior Appearance/Site Plan Review in 2012.

Conditions of approval of this certificate:

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

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

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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

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

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


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

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

By:


Village Manager

Dated:

, 2012



We are Moving !

up to

SALE

70%

off

now till gone !

53

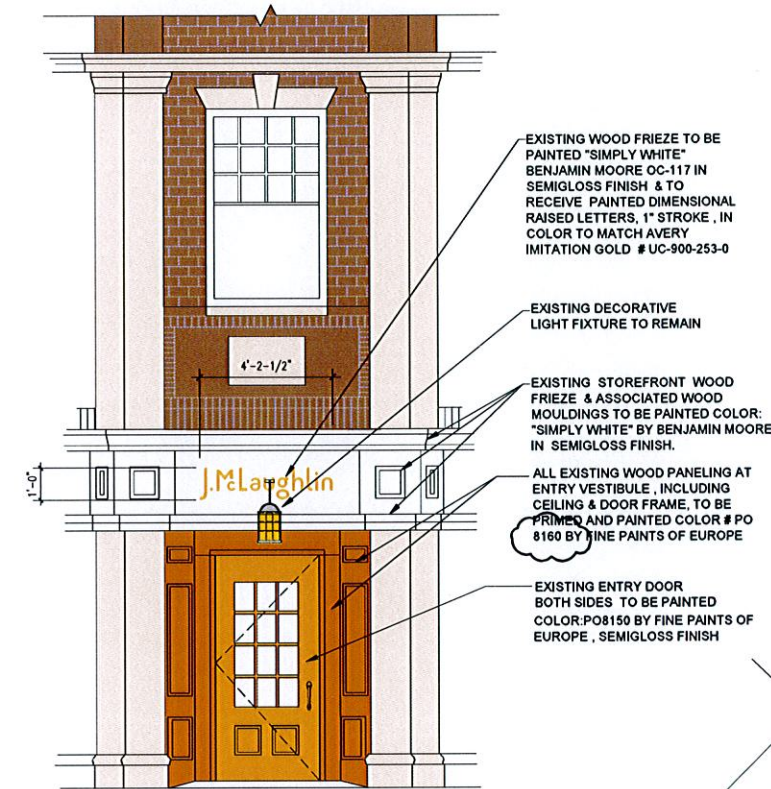




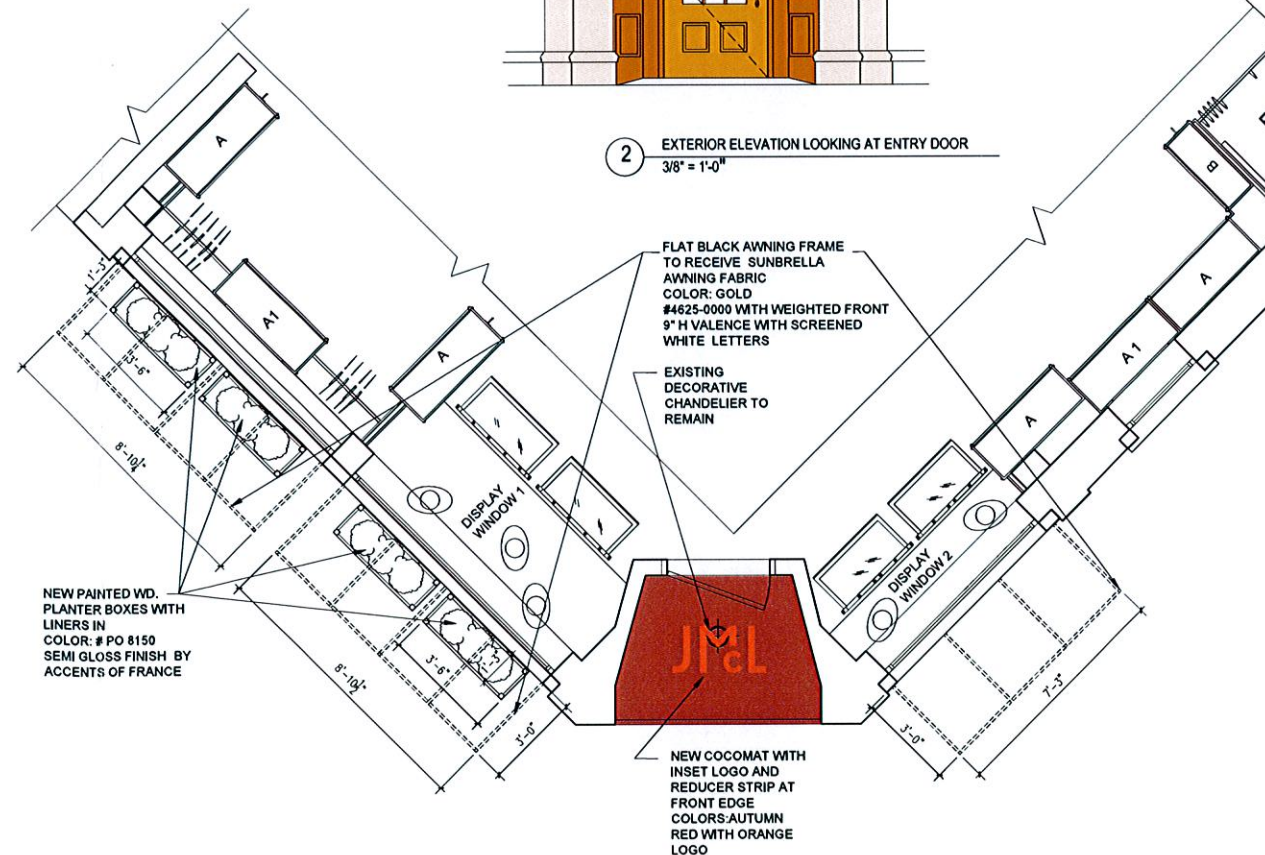
1 EXTERIOR ELEVATION LOOKING AT WOMEN'S DISPLAY WINDOWS
3/8" = 1'-0"



3 EXTERIOR ELEVATION LOOKING AT MEN'S DISPLAY WINDOW
3/8" = 1'-0"



2 EXTERIOR ELEVATION LOOKING AT ENTRY DOOR
3/8" = 1'-0"



2 AWNING PLAN
3/8" = 1'-0"

REVISED EXTERIOR ELEVATION 11092011

NOTES:

1. J. McLAUGHLIN PROJECT MANAGEMENT TO PROVIDE PAINTED WD COLOR SAMPLES FOR ALL PAINTED ELEMENTS FOR USE IN ARB REVIEW. SAMPLES TO BE MINIMUM 6" x 8" SQUARE FOR REVIEW ON SITE.

1	PRELIMINARY DESIGN	OCT 13, 2011
#	REVISION	DATE

LARSON + PAUL ARCHITECTS

DOUGLAS LARSON, ARCHITECT
RODMAN PAUL, ARCHITECT
118 CHAMBERS STREET
4TH FLOOR
NEW YORK, NEW YORK 10007

T 212-587-1900

F 212-587-3267

© COPYRIGHT LARSON + PAUL ARCHITECTS

J. McLAUGHLIN

53 WASHINGTON AVENUE
HINSDALE, IL

EXTERIOR SIGNAGE PHASE 2

JOB NUMBER:	STAMP:
SCALE:	
3/16" = 1'-0"	
ISSUE DATE:	
10-18-11	
DRAWN BY:	
AWB	
DRAWING #:	

EXT 2.0

TRUSTEE'S DEED

This indenture made this 15th day of November, 2010 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 31st day of December 1999 and known as Trust Number 1107888, party of the first part, and JDR INVESTMENT PROPERTIES, LLC, WHOSE ADDRESS IS: 101 S. Garfield, Hinsdale, IL 60521 party of the second part. WITNESSETH, said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in DuPage County, Illinois:

The South 3 feet of Lot 7 and all of Lot 8, in Roth's Subdivision of Lots 2, 5, 6, 9 and 10 in Block 2 of the Original Town of Hinsdale, in the Northwest ¼ of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Property Address: 53 S. WASHINGTON / 5-9 EAST FIRST ST., HINSDALE, IL 60521

Permanent Tax Number: 09-12-128-016

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY
as Trustee as Aforesaid

By: Glenn J. Richter
Glenn J. Richter, Trust Officer

EXEMPT UNDER PROVISIONS OF PARAGRAPH 'E',
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

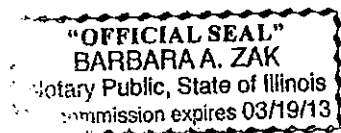
11-12-10
DATE

TRANSFERRED TO RECORD

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
NOV. 16, 2010 RHSP 12:46 PM
DEED 09-12-128-016
002 PAGES R2010-158306

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Glenn J. Richter of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as his own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **15th** day of **November, 2010**.



Barbara A. Zak
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
Suite 575,
Chicago, IL 60601

AFTER RECORDING, PLEASE MAIL TO:

NAME Robert J. Mrotka, Esq
ADDRESS One Mid America Plaza-125 OR BOX NO. _____
CITY, STATE Oak Brook Terrace, IL 60181

SEND TAX BILLS TO:

NAME IDR Investment Properties, LLC
ADDRESS 53 S. Washington Street / 5-9 East First Street
CITY, STATE Hinsdale, IL 60521