

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
MARCH 14, 2012  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 14, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Nelson, Commissioner Stifflear, Commissioner Cashman, Commissioner McMahon and Commissioner Johnson

**ABSENT:** Commissioner Sullins, Commissioner Brody and Commissioner Crnovich

**ALSO PRESENT:** Sean Gascoigne, Village Planner and Gina Hassett, Director of Parks and Recreation

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the February 8, 2012 meeting. Commissioner McMahon motioned to approve the minutes of February 8, 2012. Commissioner Nelson seconded. The motion passed unanimously.

**Findings and Recommendations**

**A-37-2011 – Village of Hinsdale – Text Amendment to Section 12-206 (Definitions), as it relates to the definition of “Attached Garage”.** 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 Johnson motioned to approve the findings and recommendations for A-37-2011 – Village of Hinsdale – Text Amendment to Section 12-206 (Definitions), as it relates to the definition of “Attached Garage”. Commissioner Nelson seconded. The motion passed unanimously.

**Public Hearing**

**A-05-2012 – 49 S. Washington Street – Special Use to Allow a Physical Fitness Facility (Pilates) on the Second Floor (Transcript of the following Public Hearing on file).**

Chairman Byrnes introduced the case and asked if the applicant was present.

Tiziana Buzzi, owner and applicant of the Pilates Studio, introduce herself and provided a brief history of pilates and a summary of her request.

General discussion ensued regarding pilates and how the applicant’s business would operate.

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Commissioner Nelson motioned to approve case A-05-2012 – 49 S. Washington Street – Special Use to Allow a Physical Fitness Facility (Pilates) on the Second Floor. Commissioner Cashman seconded. The motion passed unanimously.

**Exterior Appearance/Site Plan Review**  
**500 W. Hinsdale Avenue (Community Pool) – Village of Hinsdale Parks and Recreation Dept. – Site Plan/Exterior Appearance Approval for Fence Replacement.**

Chairman Byrnes asked Gina Hassett, Director of the Parks and Recreation Department, to summarize the request.

Ms. Hassett provided a brief summary and explained what was being proposed and why the community pool needed a new fence.

Commissioner McMahon questioned how the installation of a new fence would impact the existing landscape.

Ms. Hassett explained how the fence would be installed and that there was no concern.

General discussion ensued regarding the appearance of both the new and existing fence, and most Commissioners agreed the new fence would be a big improvement.

Chairman Byrnes disagreed and indicated that he liked the fence the way it currently existed. He also questioned the cost of the proposed fence.

Ms. Hassett identified the choices that were considered and the respective prices, identifying the proposed chain link as the most reasonable option.

Commissioner Stifflear confirmed where chain-link fences were permitted and whether the Parks and Rec Commission gave any consideration to the proximity of the chain link to residential properties.

Ms. Hassett responded indicating that they had not and explained how the process got her to this point.

General discussion ensued regarding alternative materials and the costs associated with the proposed fence.

Commissioner Stifflear explained that while his opposition was not as strong as Chairman Byrnes, he had some concerns with the material abutting the residential properties.

Commissioner Nelson stated that he had seen this style and color of fence being used other places and that the fence almost “disappears” in terms of appearance. He also identified the safety considerations and indicated that he had no concerns with the request.

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Commissioner Cashman agreed and indicated that another safety consideration that was likely not considered when the original fence was installed and should have been was that of grounding the fence. He indicated that a vinyl coated fence would not require grounding however he suggested that when Parks and Rec went out for bids, they consider including the cost for bonding the fence as well so that the fence could withstand the elements more effectively. He then voiced his support for the proposal.

Ms. Hassett indicated they would certainly do that. She then summarized some of the additional concerns the Department had with existing fence.

Chairman Byrnes offered some final thoughts regarding his position and asked for a motion.

Commissioner Nelson motioned for the approval of Exterior Appearance for the Fence Replacement at 500 W. Hinsdale Avenue (Hinsdale Community Pool). Commissioner Cashman seconded. The motion passed 5-1 with the following vote; Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner McMahon, Commissioner Cashman and Commissioner Nelson. Nays: Chairman Byrnes.

Commissioner Nelson motioned to disapprove the Site Plan for the Fence Replacement at 500 W. Hinsdale Avenue (Hinsdale Community Pool). Commissioner Cashman seconded. The motion failed unanimously and the site plan was approved.

**Adjournment**

Commissioner Nelson moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 7:53 p.m. on March 14, 2012.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

# **HINSDALE PLAN COMMISSION**

**RE: 500 W. Hinsdale Avenue (Hinsdale Community Pool) – The Village of Hinsdale - Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: March 14, 2012**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 23, 2012**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. The Village of Hinsdale, (the “Applicant”) submitted an application for the property located at 500 W. Hinsdale Avenue – Hinsdale Community Pool (the “Subject Property”).
2. The Subject Property is zoned in the OS, Open Space District and improved with the Hinsdale Community Pool.
3. The Village is seeking approval of exterior appearance and site plan review approval to allow the replacement of an existing chain link fence.
4. The Village indicated the proposed fence would be powder coated black providing the same safety benefits and protections from liability as the existing fence, but would be more visually appealing as it will blend with the existing landscaping more effectively
5. Certain Commissioners expressed concerns with the need for a new fence and the proposed replacement material.
6. The Village duly noted the concern and indicated that the existing fence was in poor shape and that the proposed material was the most affordable option for a visually appealing replacement.
7. Other Commissioners agreed with the Parks and Recreation Department noting that this type and color of fence would not only be a huge improvement to what existed but would blend nicely with the existing landscaping.
8. The Plan Commission finds that the plan submitted by the Applicant complies with the applicable bulk, space and yard requirements of the Hinsdale Zoning Code.
9. The Plan Commission finds that the application complies with the standards set forth in Section 11-606 of the Hinsdale Zoning Code pertaining to the exterior appearance review.
10. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review. There are no changes proposed to the site plan.

## II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of 5 "Ayes," 1 "Nays," 3 "Absent" recommends that the President and Board of Trustees of the Village of Hinsdale approve the exterior appearance plans at 500 W. Hinsdale Avenue, Hinsdale Community Pool.

The Village of Hinsdale Plan Commission, on a vote of 6 "Ayes," 0 "Nays," 3 "Absent" recommends that the President and Board of Trustees of the Village of Hinsdale approve the site plans at 500 W. Hinsdale Avenue, Hinsdale Community Pool.

### THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

## **HINSDALE PLAN COMMISSION**

**Re: Case A-05-2012 – Tiziana Buzzi – 49 S. Washington - Request: Special Use Permit for a Physical Fitness (Pilates) Studio to be located above the first floor.**

**DATE OF PLAN COMMISSION REVIEW: March 14, 2012**

**DATE OF ENVIRONMENT & PUBLIC SERVICES REVIEW: April 9, 2012**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, Tiziana Buzzi, submitted an application for a Special Use to operate a pilates studio at 49 S. Washington Street.
2. The property is located within the B-2, Central Business District and improved with a two-story building, where physical fitness studios are listed as a Special Use.
3. The Plan Commission heard testimony from the applicant regarding the proposed request, including proposed hours and class size, at the Plan Commission meeting of March 14, 2012.
4. The Commissioners asked the applicant a few general questions regarding the proposed use.
5. The Commissioners agreed that the proposed use was a good fit for the location.
6. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit.

#### **II. RECOMMENDATION**


The Village of Hinsdale Plan Commission, by a vote of six (6) "Ayes," 0 "Nay," and three (3) "Absent" recommends that the President and Board of Trustees approve the Application for a special use permit to allow a pilates studio, at 49 S. Washington Street.

THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Director of Community Development/Building Commissioner  
David Cook, Village Manager  
**Date:** April 11, 2012  
**Re:** Scheduling Public Hearing for Case A-11-2012  
Applicant: Frank Fox – Fox's Pizza  
Request: Design Review Overlay Permit and Site Plan/Exterior Appearance Approval for  
Exterior Improvements and a Special Use for Live Entertainment

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The petitioner is requesting a design review permit and site plan/exterior appearance approval, as well as a special use for live entertainment, to allow for the improvement of and existing tenant space within the Gateway Shopping Center at 777 N. York Road. As illustrated in the attached drawings, the petitioner proposes to reuse the existing tenant space, which includes an existing second level outdoor patio. The substantial site changes are largely driven by building code requirements, as well as the applicant's desire to improve the appearance of the existing space. The applicant is required to provide a second means of egress, which addresses the addition of a stairwell on the north elevation of the building. In addition, the applicant is also proposing to install a decorative wrought iron railing around the second story outdoor patio to not only improve the appearance, but also bring the railing into compliance as the existing railing does not meet the necessary height requirements and would need to be replaced regardless. The building is located on York Road, just south of Ogden Road in the Gateway Square Shopping Center, and is located within the "Historic Graue Mill Gateway" Design Overlay District, which, in addition to the special use request, requires a public hearing for any exterior alteration to the property. Article VIII of the Zoning Code provides information regarding the purpose of the district and Section 11-605 provides additional information for procedures and review criteria.

It is requested that the public hearing be scheduled for May 9, 2012.

## Attachment

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

# 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-11-2012 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:

Frank Fox/Fox's Pizza

Address or description of subject property:

777 N. York Road, Hinsdale Illinois 60521

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

New Restaurant with Live Entertainment

Plans reviewed, if any: *See attached plans, if any. – PC Case A-11-2012*

Conditions of approval of this certificate:

- The petitioner must apply for and obtain a Special Use Permit for Live Entertainment.

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

- Section 11-602E pertaining to Standards for special use permits;
- Section 11-604 of the Zoning Code governing Site Plan Review.
- Section 11-605 of the Hinsdale Zoning Code pertaining to the Design Review Permit.
- Section 11-606 of the Hinsdale Zoning Code pertaining to the Exterior Appearance 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:

4/2, 2012

**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:** Inland Commercial Property Management

**Owner's name (if different):** \_\_\_\_\_

**Property address:** 777 N. York Rd

**Property legal description:** [attach to this form]

**Present zoning classification:** B-1

**Square footage of property:** 161,172

**Lot area per dwelling:** \_\_\_\_\_

**Lot dimensions:** \_\_\_\_\_

**Current use of property:** Retail/Restaurant

**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:**

new exterior covered exit staircase on the rear of the building and new patio design

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

**front:** \_\_\_\_\_  
**interior side(s)** \_\_\_\_\_ / \_\_\_\_\_

Provided:

Required by Code:

corner side	_____	_____
rear	_____	_____
<b>Setbacks (businesses and offices):</b>		
front:	_____	25'
interior side(s)	1'	10'
corner side	_____	25'
rear	_____	20'
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____
<b>Building heights:</b>		
principal building(s):	26'-7"	30'
accessory building(s):	_____	_____
<b>Maximum Elevations:</b>		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Dwelling unit size(s):	_____	_____
Total building coverage:	_____	N/A
Total lot coverage:	_____	90%
Floor area ratio:	0.35	0.25
Accessory building(s):	_____	
Spacing between buildings: [depict on attached plans]		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Number of off-street parking spaces required:	181	
Number of loading spaces required:	_____	

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

Enrique Castel - JTS Architects

Applicant's printed name

Dated: March 21, 2012.



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Inland Commercial Property Managment  
Address: 2901 Butterfield Rd  
City/Zip: Oakbrook, IL 60523  
Phone/Fax: (630) 218-5262 / 218-5270  
E-Mail: lev@inlandrealestate.com

**Owner**

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

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

Name: Enrique Castel - JTS Architects  
Title: Associate  
Address: 450 E. Higgins Rd, Suite 202  
City/Zip: Elk Grove Village, IL 60007  
Phone/Fax: (847) 952-9970 / 952-9974  
E-Mail: enriquecastel@jtsarch.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) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 777 N. York Rd

Property identification number (P.I.N. or tax number): 09 - 01 - 209 - 007

Brief description of proposed project: A new rear exit staircase addition on the exterior of  
the two story portion of the existing shopping center at the above address and new decorative  
railing on the existing terrace side

General description or characteristics of the site: There are two existing one story masonry retail  
buildings with central courtyard. The parking lot is located just south of the building

Existing zoning and land use: B-1 Retail/Restaurant

Surrounding zoning and existing land uses:

North: B-3 Gas Station

South: R-4 Residential

East: R-4 Residential

West: O-2 Office/Retail buildings

Proposed zoning and land use: No Changes

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business  
District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 777 N. York Rd

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

	Minimum Code Requirements			<del>Proposed</del> Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	161,172
Minimum Lot Depth	125'	125'	125'	North 275' / South 474'
Minimum Lot Width	50'	20'	50'	431'
Building Height	30'	35'	30'	26'-7"
Number of Stories	2	3	2	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	40,338/161,172 = 0.25 Orig bldgs 40,170 sq ft
Maximum Total Building Coverage*	N/A	80%	N/A	N/A
Maximum Total Lot Coverage*	90%	100%	90%	
Parking Requirements	1/200net 181 required			Existing 247
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.

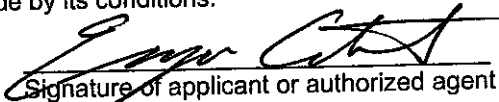
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_

## 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 21 day of 03, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

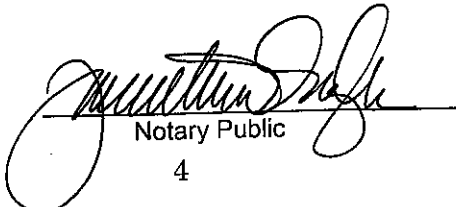
  
Signature of applicant or authorized agent

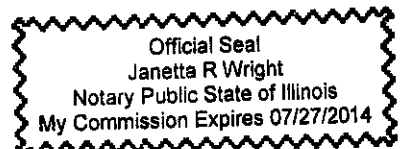
ENRIQUE CASTEL  
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 21 day of  
March, 2012.

  
Notary Public  
4





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

**Address of proposed request:** 777 N. YORK RD

**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. No changes to existing conditions
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. Exterior materials of the stair will be black wrought iron, shingles and painted steel. Existing terrace will have new decorative railing & trellis
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. the design in general will remain virtually intact
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. No changes in main parking rear parking to be converted to parallel and one-way traffic
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. Rear stair roof will be lower than existing structure

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. \_\_\_\_\_
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.  
No openings will be modified \_\_\_\_\_
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. relationship of solid to void on front facades at grade will remain \_\_\_\_\_
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. the relationship of open space to structure will not 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. addition will be visually compatible with the building \_\_\_\_\_
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. material and textures used on addition will be used to complement the existing design \_\_\_\_\_
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. The new roof over the stair will be pitched, trellis for green wall \_\_\_\_\_
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. N/A \_\_\_\_\_
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. The size and mass of the building will remain visually compatible with the open space \_\_\_\_\_
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.  
The addition will continue the character of the building vertically, horizontally and nondirectional \_\_\_\_\_

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.

The rear stair is providing secondary egress from the upper floor and the exterior material will be of wrought iron, the terrace will have decorative railing, trellis for green wall to reduce the visual impact of adjacent roofs, with limited seating.

**REVIEW CRITERIA – Site Plan Review (Not applicable)**

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. \_\_\_\_\_
2. The proposed site plan interferes with easements and rights-of-way. \_\_\_\_\_
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. \_\_\_\_\_
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. \_\_\_\_\_
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. \_\_\_\_\_
6. The screening of the site does not provide adequate shielding from or for nearby uses. \_\_\_\_\_
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. \_\_\_\_\_

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



VILLAGE  
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS

I. GENERAL INFORMATION

**Applicant (and business owner)**

Name: FRANK FOX  
Address: 10848 W 142<sup>nd</sup> St  
City/Zip: Orland Park  
Phone/Fax: (708) 870-4139 / 708-49-4817  
E-Mail: FFOX632@gmail.com

**Owner**

Name: Inland Commercial Property Mgmt  
Address: 2901 Butterfield Rd  
City/Zip: Oak Brook, IL 60523  
Phone/Fax: (630) 248-5262 / 248-5270  
E-Mail: lee@inlandrealestate.com  
(leasing agent)

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

Name: DAVE DEDUNN  
Title: Attorney  
Address: 10751 W 165<sup>th</sup> St  
City/Zip: Orland Park (101)  
Phone/Fax: (708) 460-8866  
E-Mail: DAVE@DedunnLaw.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) \_\_\_\_\_
  - 2) \_\_\_\_\_
  - 3) \_\_\_\_\_
- N/A

## II. SITE INFORMATION

Address of subject property: 777 Park Rd.

Property identification number (P.I.N. or tax number): 09 - 01 - 209 - 010, 011, 031, 032, 007

Brief description of proposed project: Food + service - restaurant -  
special use request to allow live entertainment

General description or characteristics of the site: Restaurant in  
community shopping center (of multiple  
tenant spaces with parking provided on site)

Existing zoning and land use: B-1 Community Business District / Commercial/Shopping

Surrounding zoning and existing land uses:

North: Commercial South: Residential / Commercial

East: Residential West: Commercial

Proposed zoning and land use: zoning to remain unchanged

**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: live entertainment

☐ 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: 777 York rd.

The following table is based on the B-1 Zoning District. *(special use would not affect existing development)*

	Minimum Code Requirements			Proposed/Existing Development	
	B-1	B-2	B-3	N/A	
Minimum Lot Area	6,250	2,500	6,250		
Minimum Lot Depth	125'	125'	125'		
Minimum Lot Width	50'	20'	50'		
Building Height	30'	30'	30'		
Number of Stories	2	2	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: \_\_\_\_\_

N/A

## 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 21 day of MARCH, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

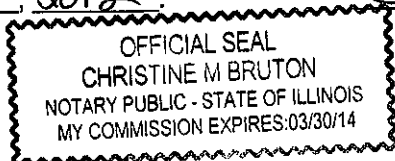
Frank Lopez  
Signature of applicant or authorized agent

\_\_\_\_\_  
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 21st day of  
March, 2012.



Christine M. Bruton  
Notary Public



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

**Must be accompanied by completed Plan Commission Application**

Address of proposed request: 777 York Rd.

Proposed Special Use request: Live Entertainment

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.

Restaurants are permitted. Live entertainment is complementary to restaurant use -

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

The use will be specific to the restaurant and will not adversely affect the surrounding area.

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 use will be operated responsibly and is intended to enhance the customer experience.

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 use is served adequately by existing services.

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

The use will not add more traffic (than the restaurant will generate).

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The use will not affect any significant/historic feature.

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The use will comply with code.

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.

The use will meet applicable 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.

The use (live entertainment) will add to the planned restaurant. The planned restaurant will fill available tenant space and offer another dining option for the community. Live entertainment will complement the restaurant.

*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.

This is available space and will help the other tenants at the center. The use (live entertainment) will add to the appeal of the restaurant and attract additional customers.

*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.

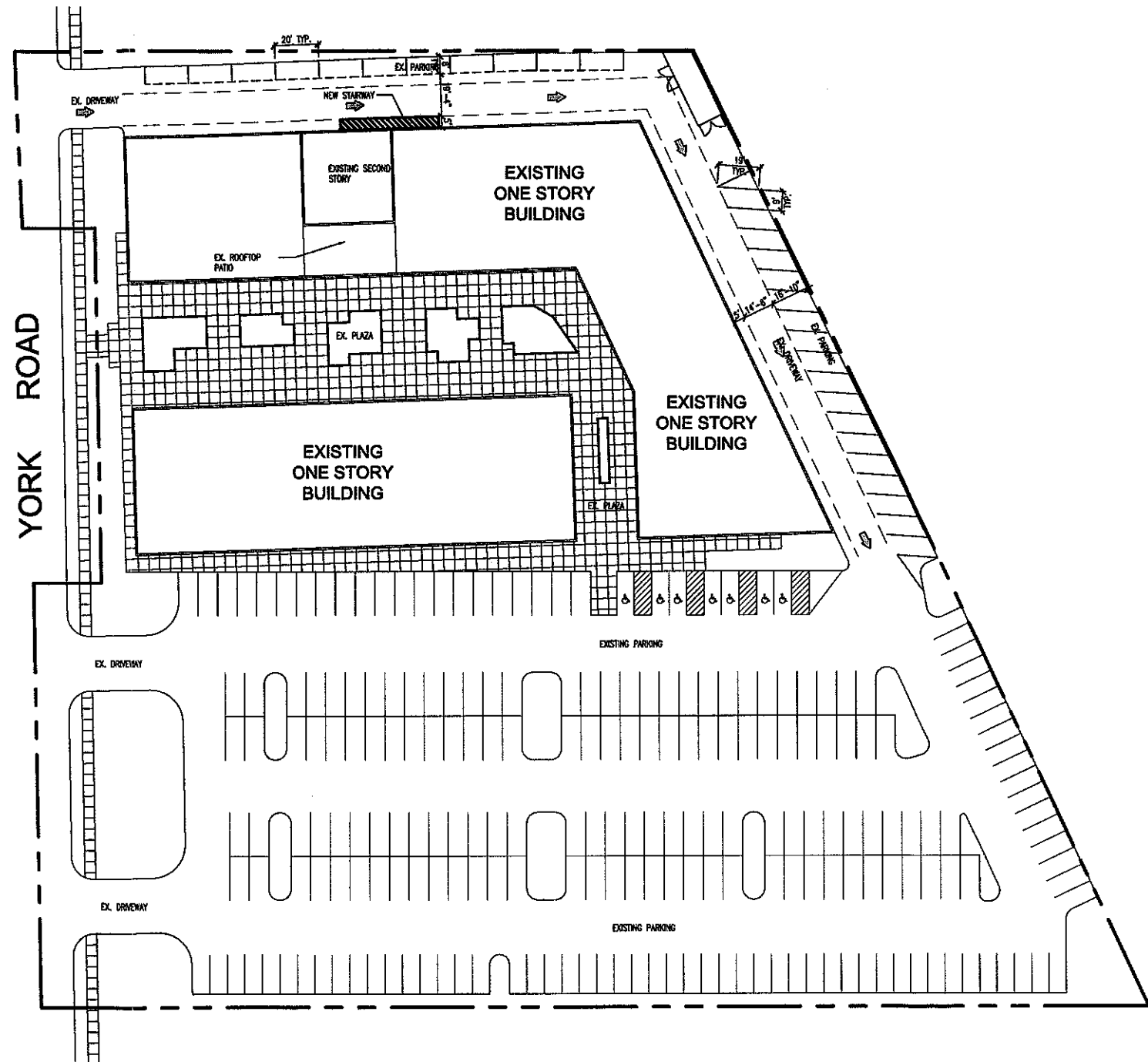
Live entertainment will be compatible with the planned restaurant space.



2 SITE AERIAL  
NONE



3 SITE AERIAL  
NONE



1 PROPOSED SITE PLAN  
1"=30'-0"



**JTS** ARCHITECTS

450 E. Higgins Rd. Elk Grove Village, IL 60007 . P 847.952.9970 . F 847.952.9974

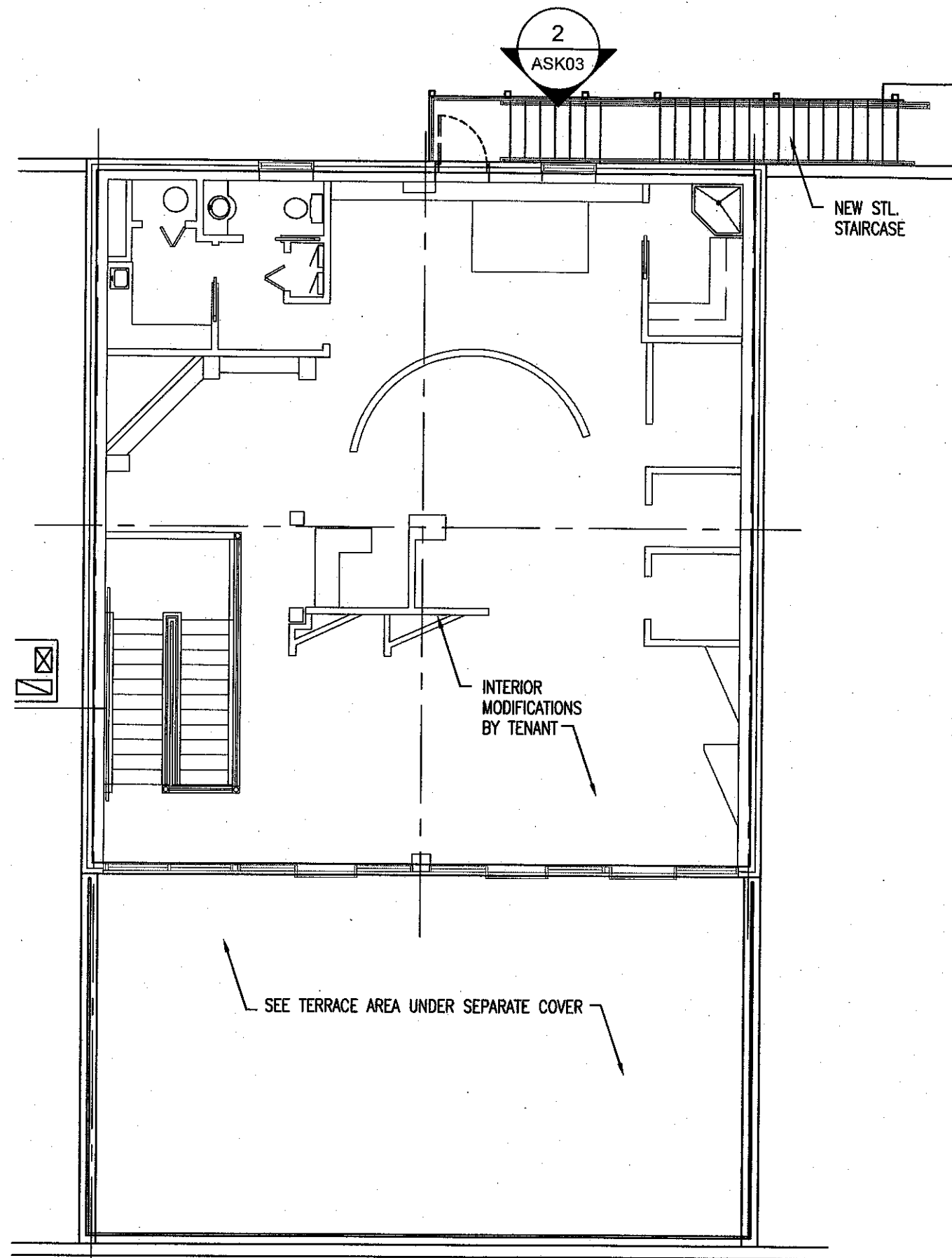
**INLAND COMM. PROP. MGMT.**  
**EXTERIOR STAIRWAY**

777 N. YORK RD

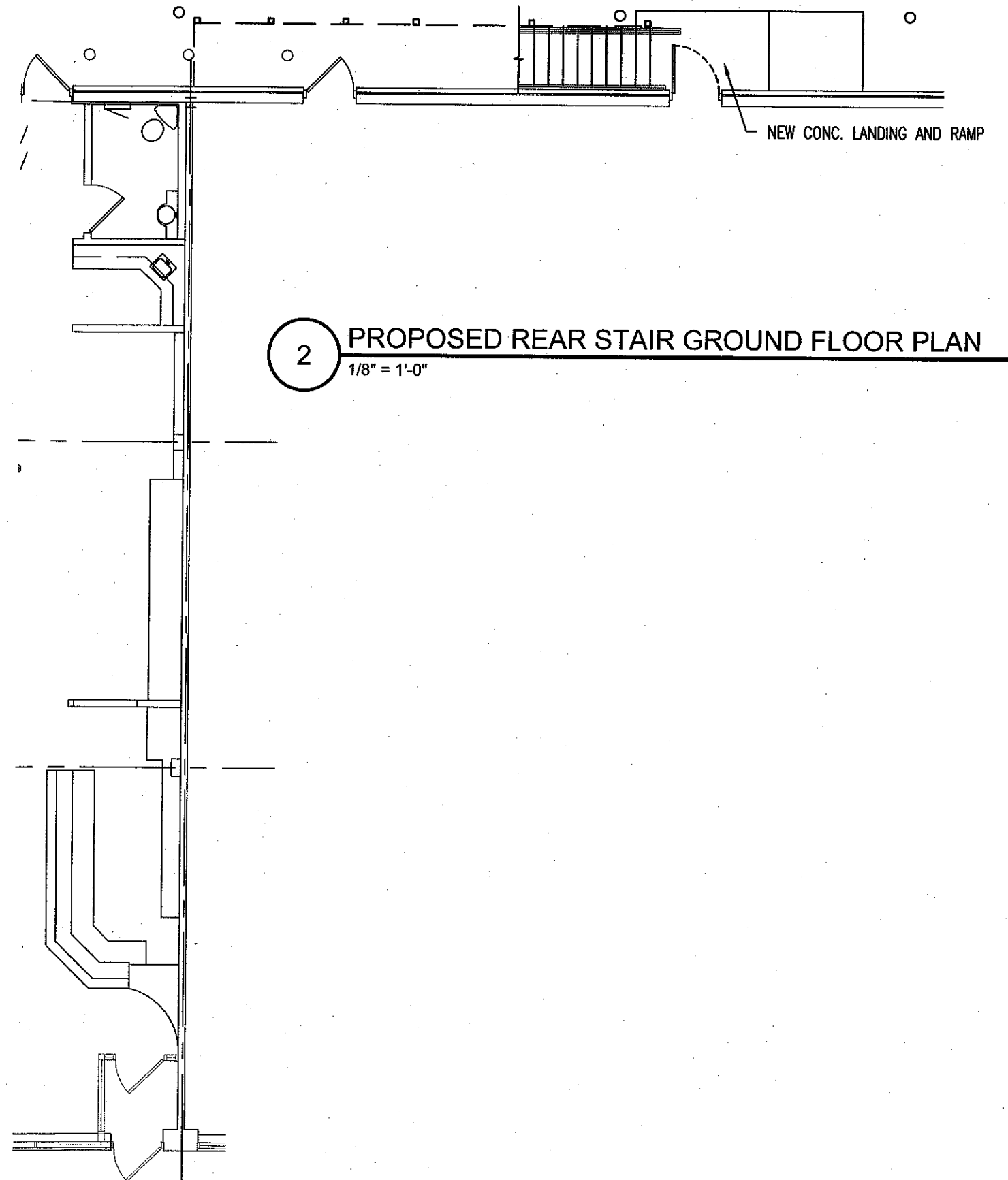
HINSDALE, ILLINOIS

Date:	03-21-12
Sheet / Drawing:	
Job #	2039A

05



1 PROPOSED REAR STAIR PLAN  
1/8" = 1'-0"



**JTS** ARCHITECTS

450 E. Higgins Rd., Elk Grove Village, IL 60007, P 847.952.9970, F 847.952.9974

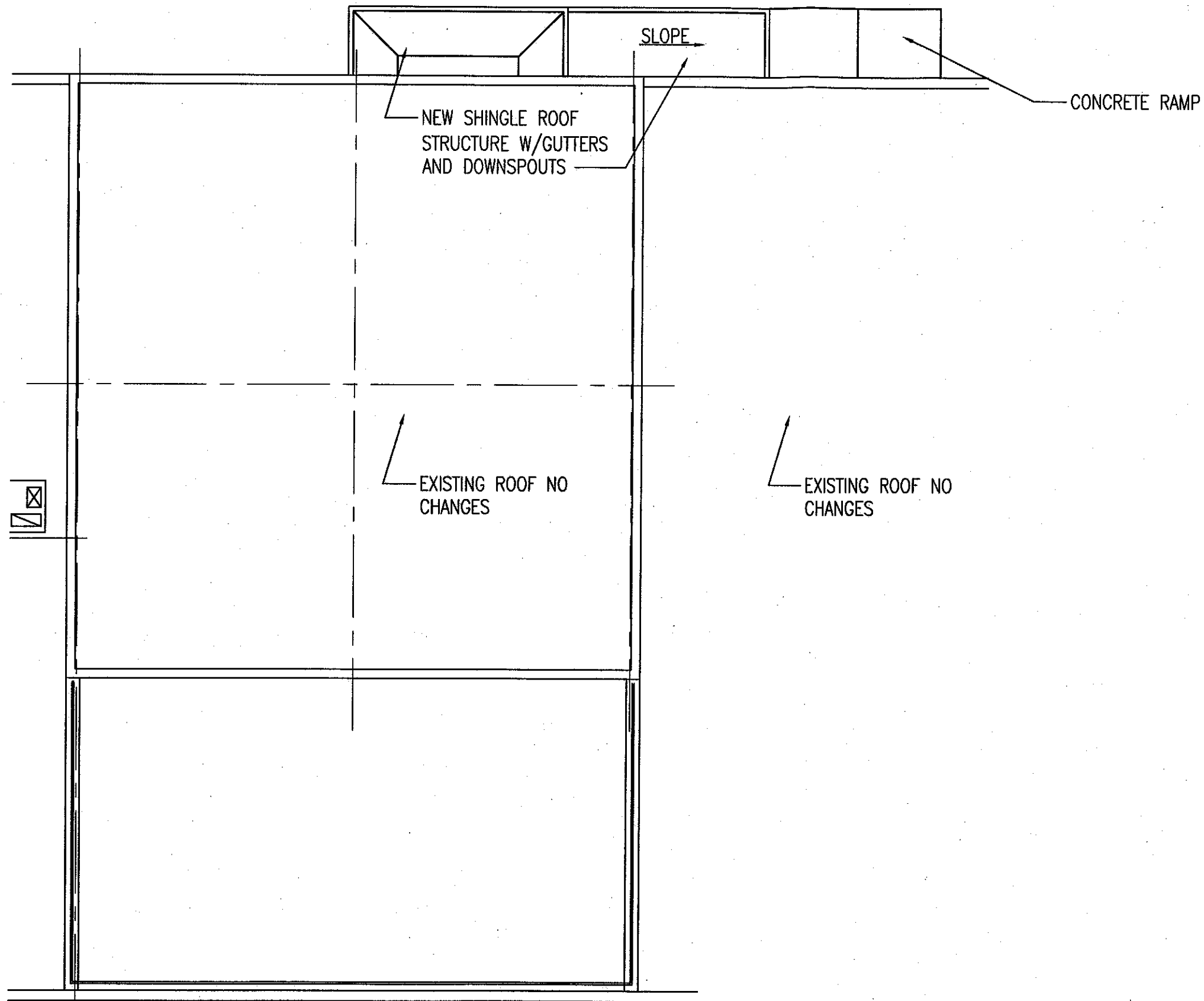
**INLAND COMM. PROP. MGMT.**  
EXTERIOR STAIRWAY

777 N. YORK RD

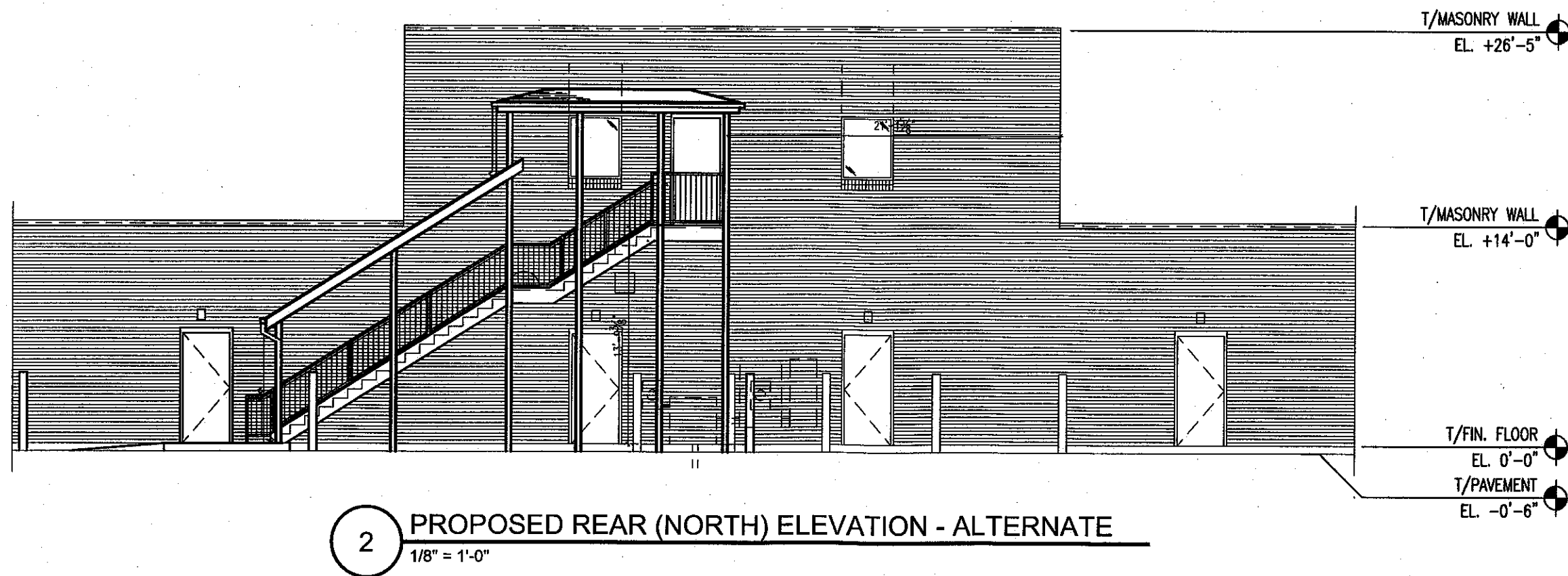
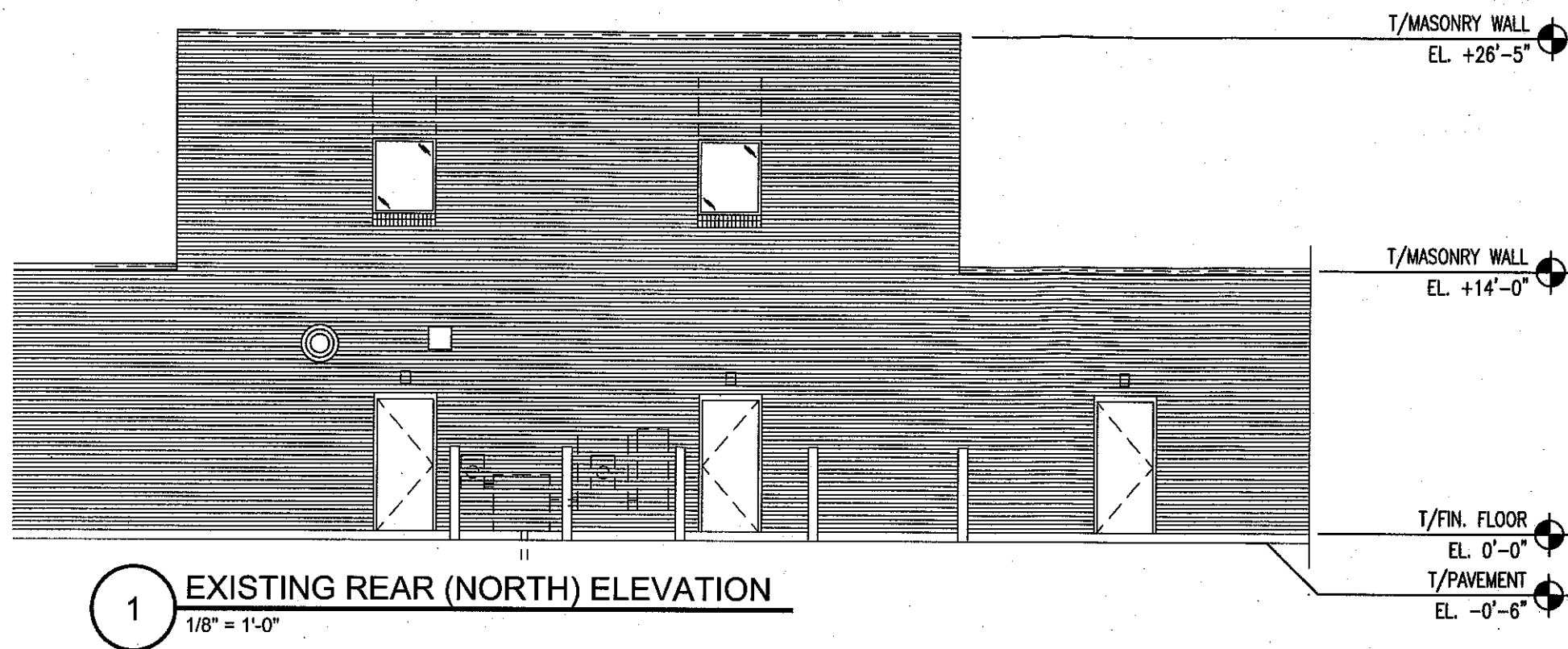
HINSDALE, ILLINOIS

Date:	03-21-12
Sheet / Drawing:	
Job #	2039A

ASK 01



1 ROOF PLAN  
1/8" = 1'-0"

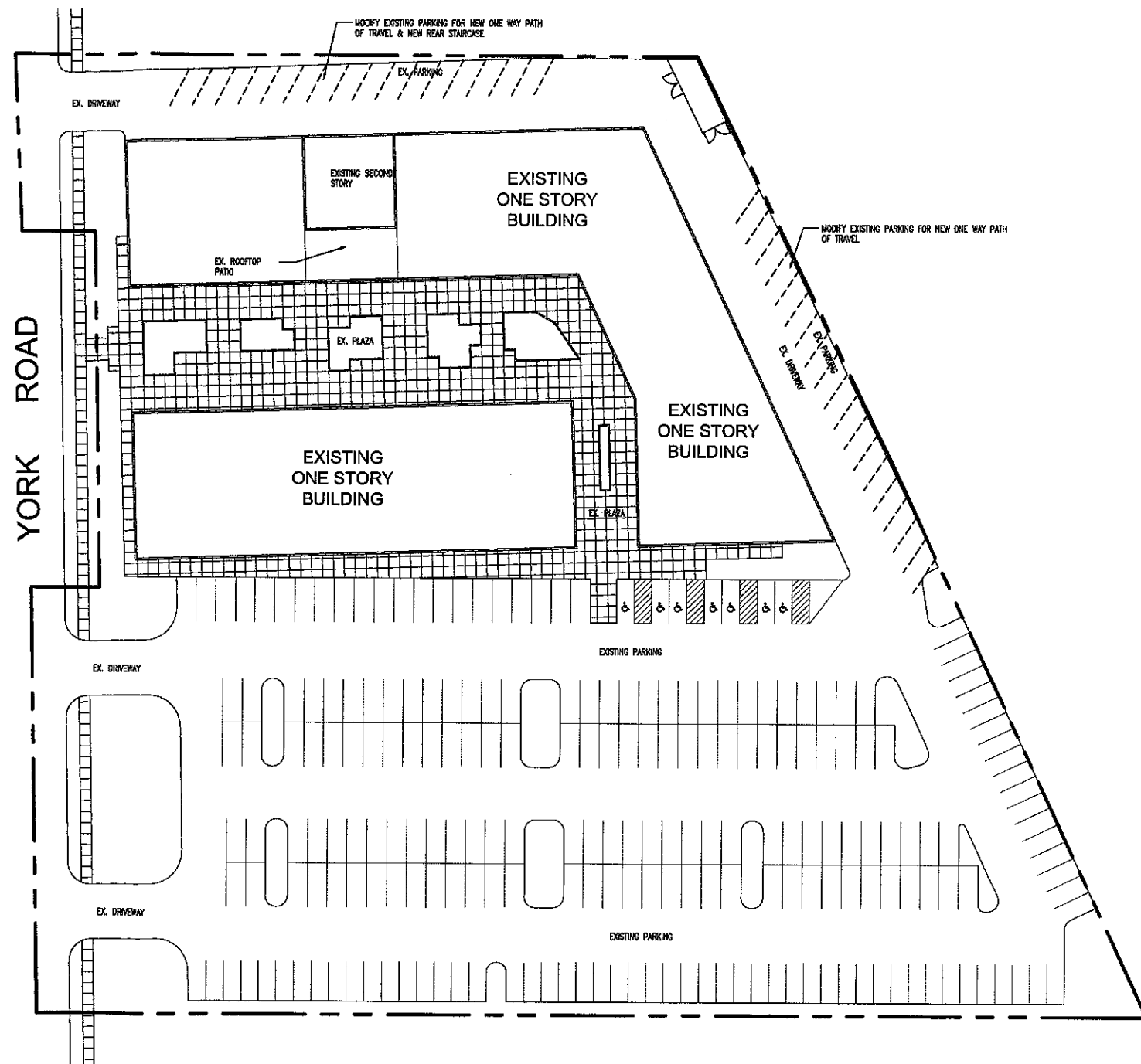




2 SITE AERIAL  
NONE



3 SITE AERIAL  
NONE



1 SITE PLAN  
1"=30'-0"



**JTS** ARCHITECTS

450 E. Higgins Rd., Elk Grove Village, IL 60007 • P 847.952.9970 • F 847.952.9974

**INLAND COMM. PROP. MGMT.**  
**EXTERIOR STAIRWAY**

777 N. YORK RD

HINSDALE, ILLINOIS

Date: 03-12-14  
Sheet / Drawing:  
Job #: 2039A

ASK

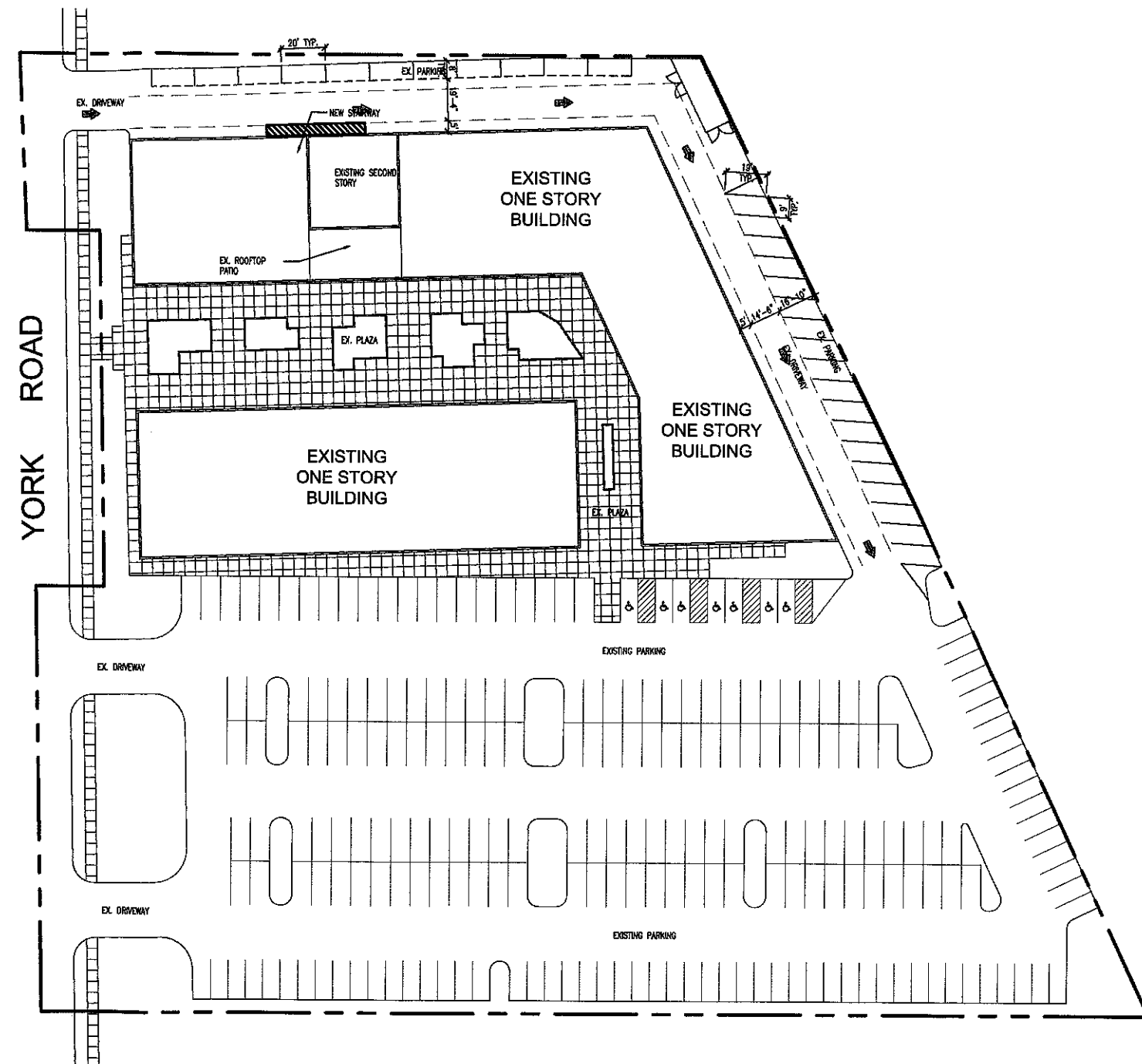
**04**



2 SITE AERIAL  
NONE



3 SITE AERIAL  
NONE



1 PROPOSED SITE PLAN  
1"=30'-0"



**JTS** ARCHITECTS

450 E. Higgins Rd. Elk Grove Village, IL 60007 P 847.952.9970 F 847.952.9974

**INLAND COMM. PROP. MGMT.**  
EXTERIOR STAIRWAY

777 N. YORK RD

HINSDALE, ILLINOIS

Date:	03-12-14
Sheet / Drawing:	
Job #	2039A

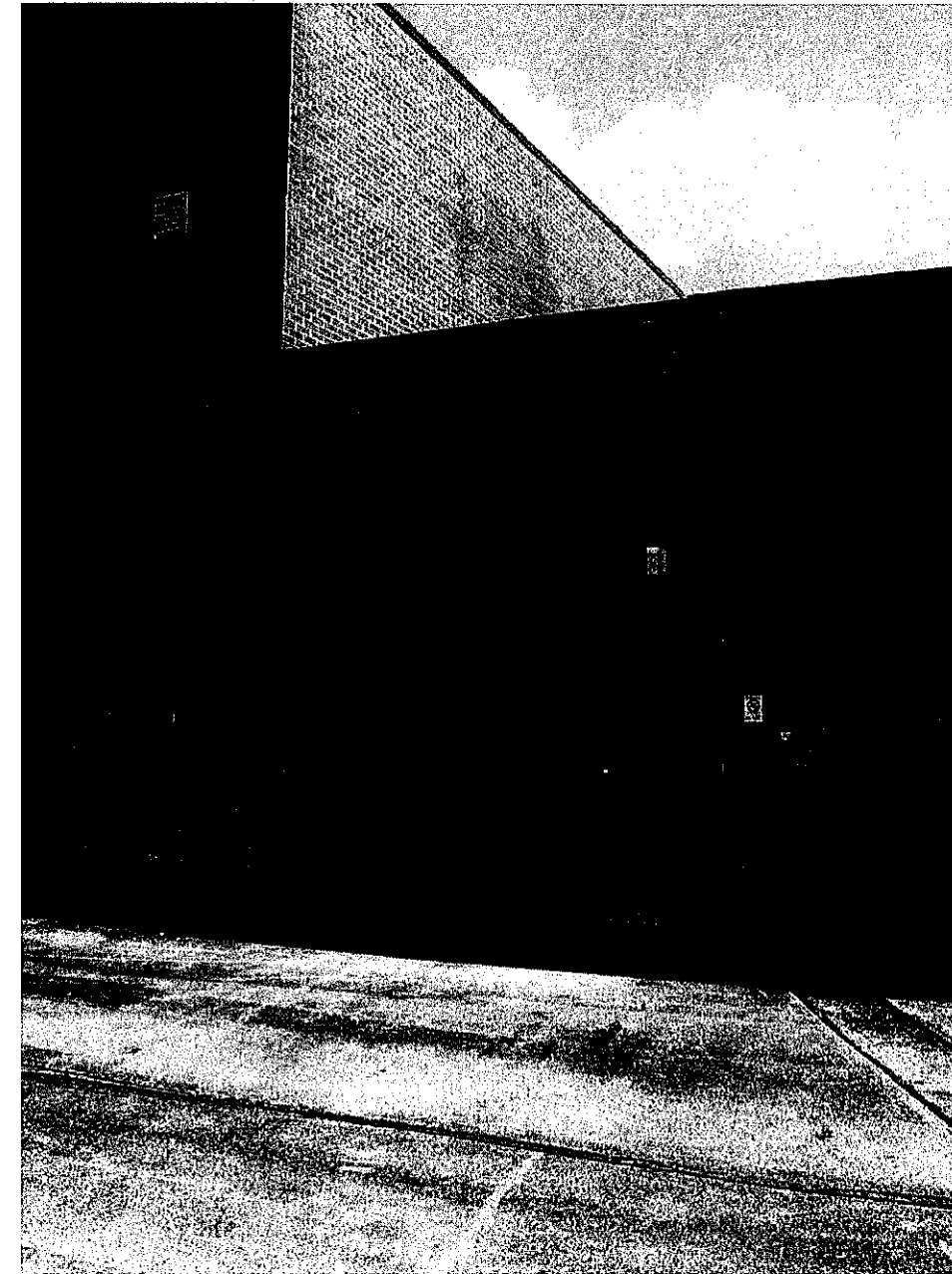
ASK

**05**

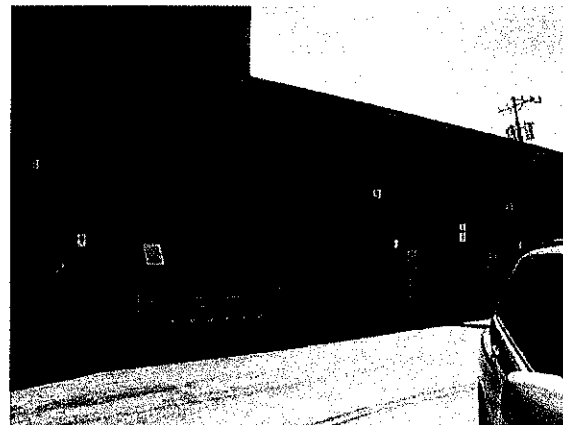
# GATEWAY SQUARE



2 EXIST. EXTERIOR IMAGE  
NONE



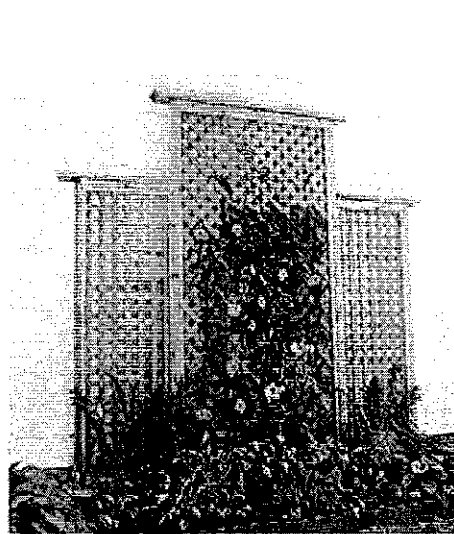
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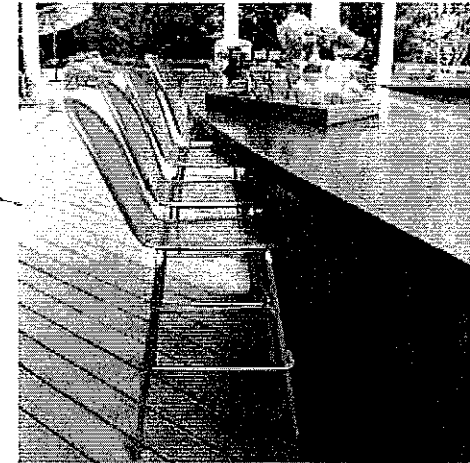
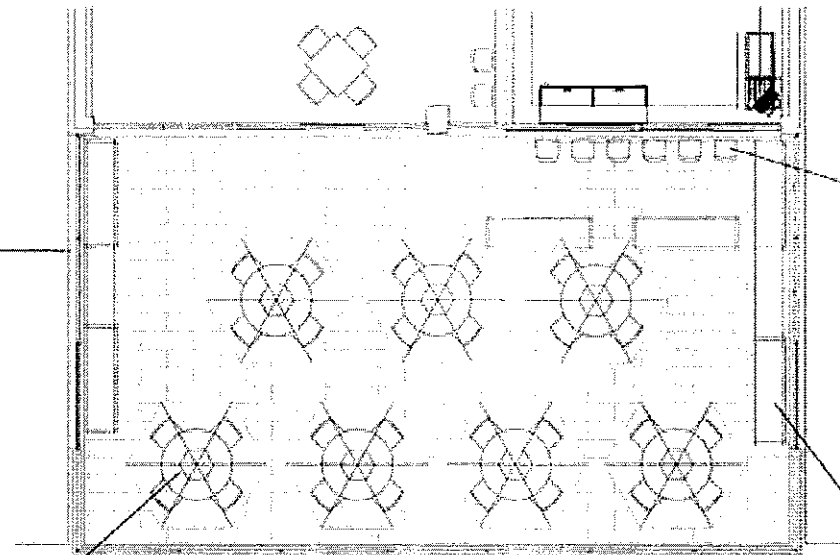
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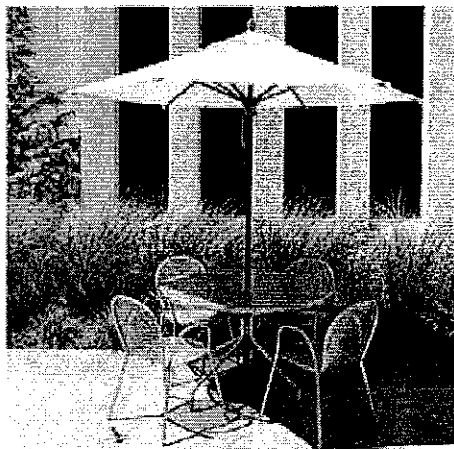
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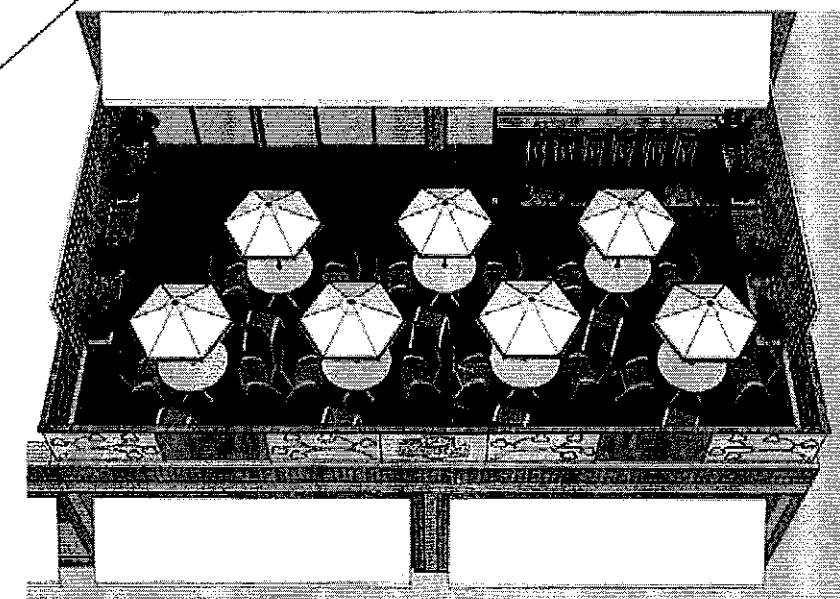
Steel Trellis, Custom Made



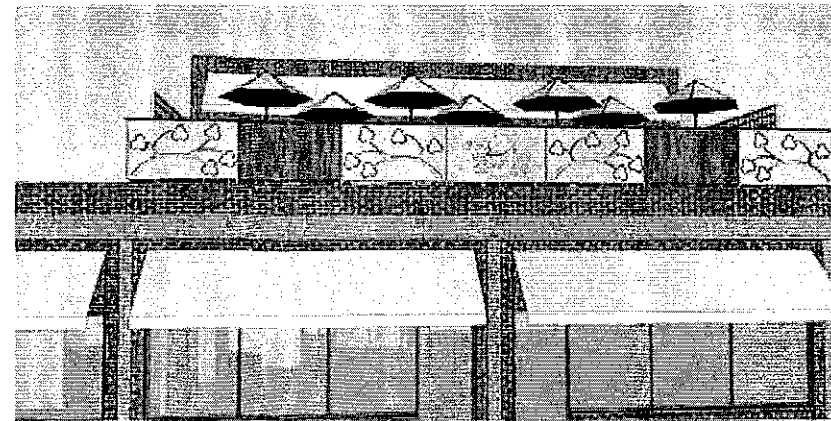
Country Casual Sierra Backing Bar Stool



Country Casual Sierra 47-1/2" Round Table & Seating Armchair

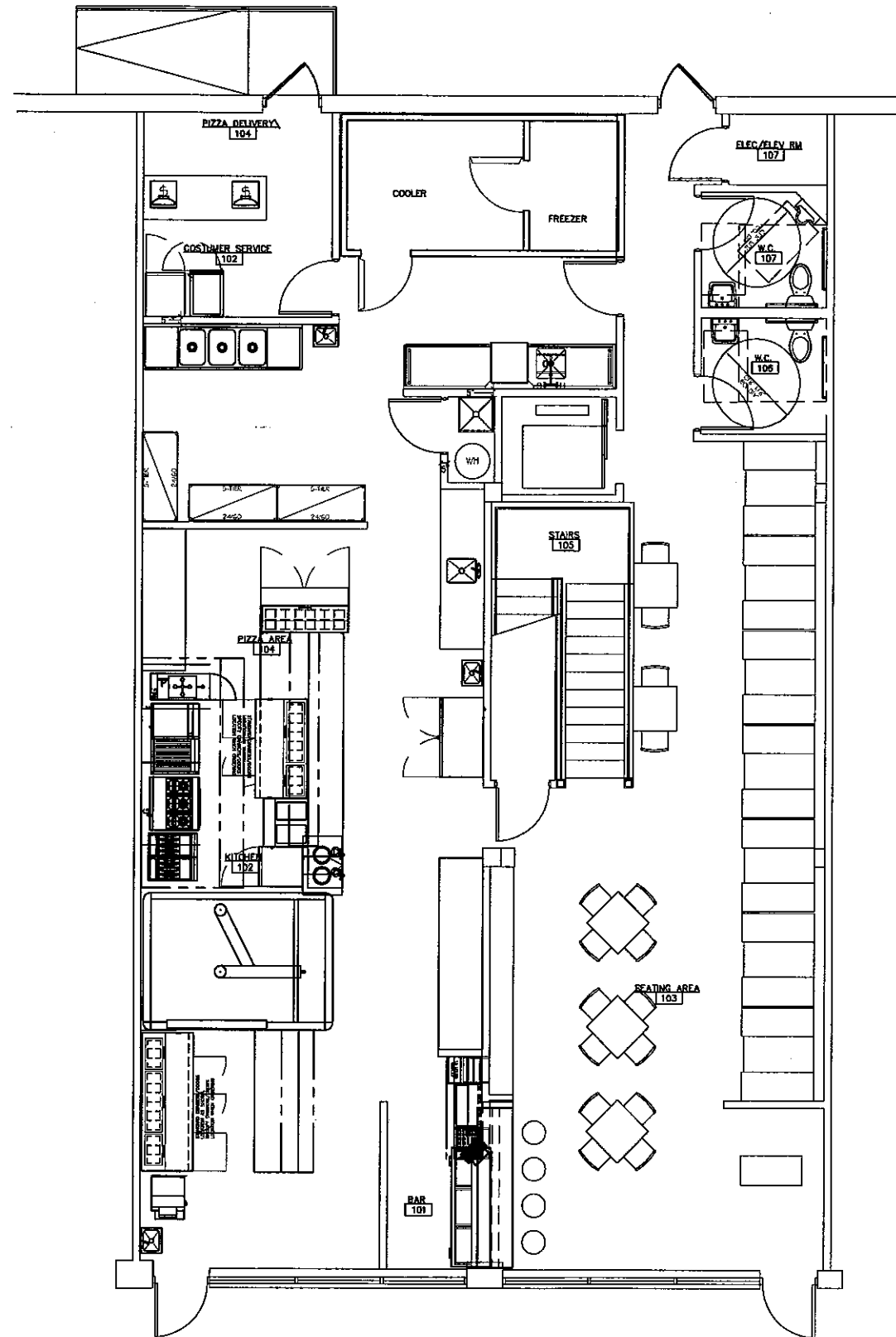


Country Casual Pyramid 6' Trough Planter with Commercial Grade Liner

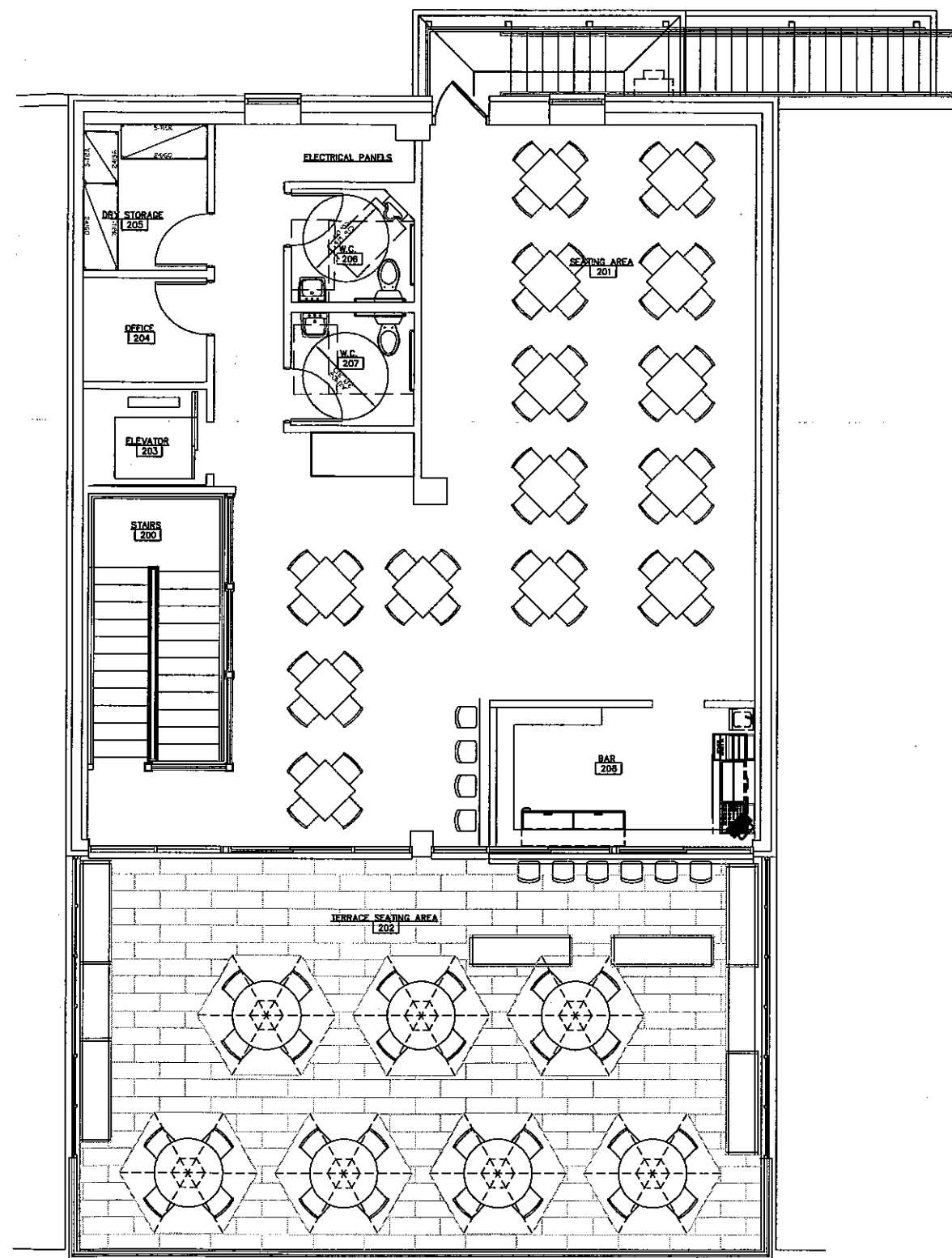


**B** BERON DESIGN GROUP  
ARCHITECTS, PLANNERS & DESIGNERS

1319 Butterfield Rd., Suite 500  
Quinn's Grove, IL 60151  
Tel: (630) 512-0719  
Fax: (630) 512-0740  
berondesigngroup@yahoo.com



1 1ST FLOOR PLAN  
A1-2 SCALE 1/4"=1'-0"

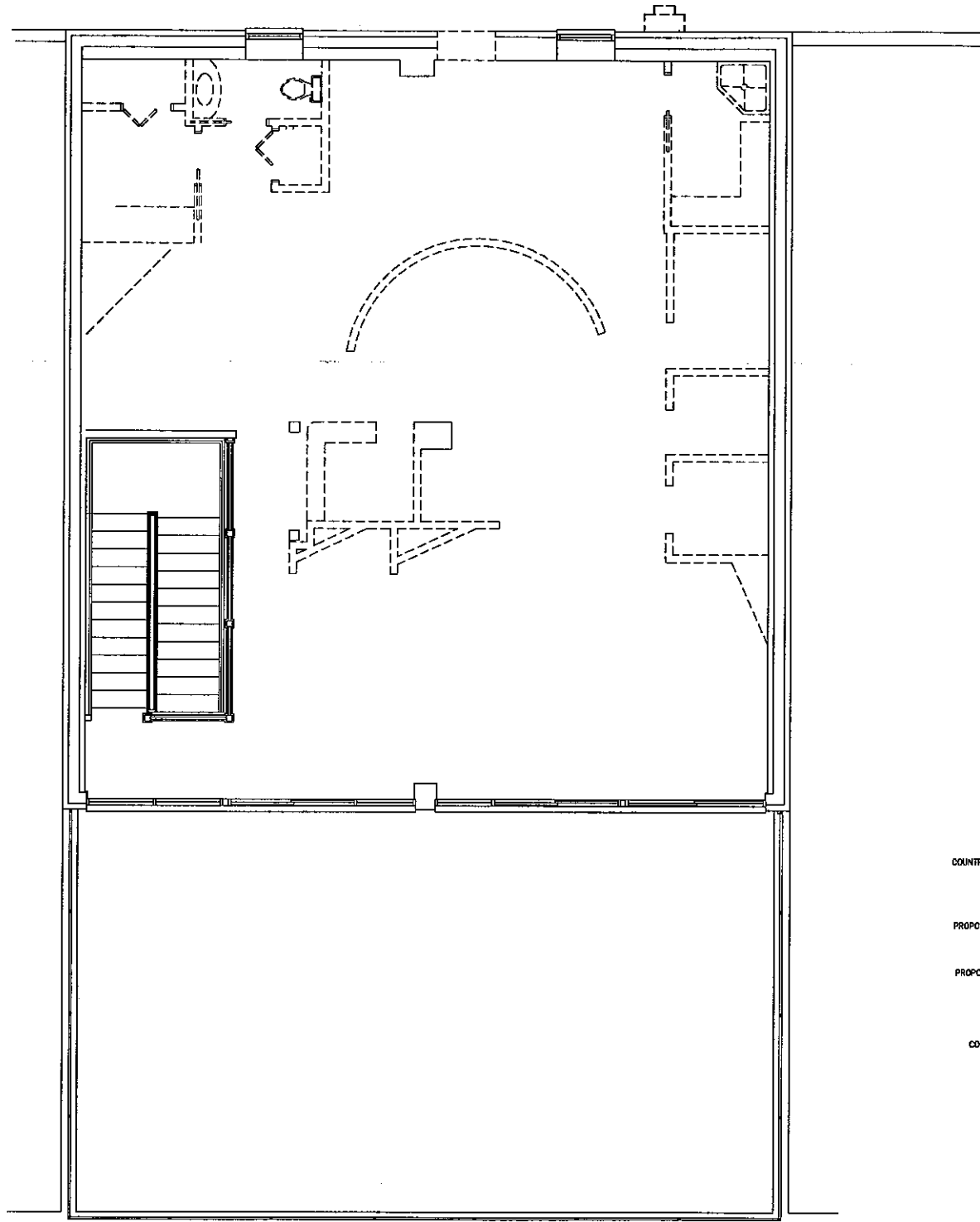


2 2ND FLOOR PLAN  
A1-2 SCALE 1/4"=1'-0"

**NEW FOX'S RESTAURANT**  
**777 YORK ROAD**  
**HINSDALE, ILLINOIS**

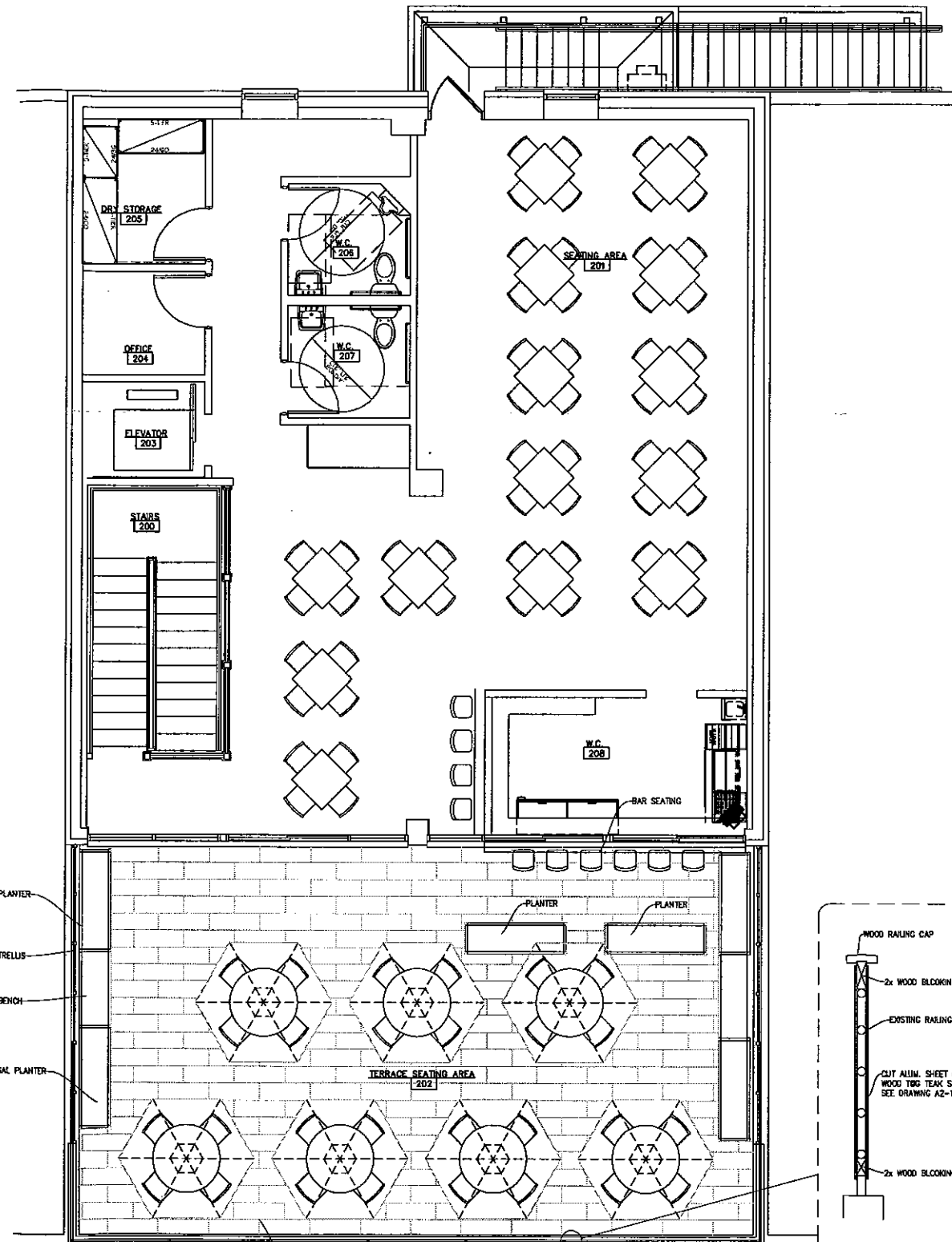
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
PROPOSED FLOOR PLAN & WALL DETAILS		
PROJECT NO.	SHEET NO.	
3215		
DATE	A1-2	
02/26/12		

**NEW FOX'S RESTAURANT**  
**777 YORK ROAD**  
**HINSDALE, ILLINOIS**

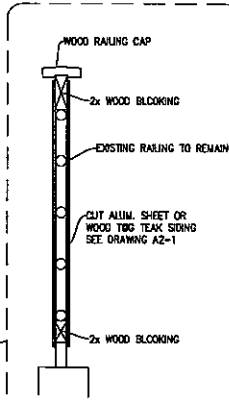


1 EXISTING SECOND FLOOR PLAN  
SCALE 1/4"=1'-0"

COUNTRY CAUSAL PLANTER  
PROPOSED STEEL TRELLIS  
PROPOSED WOOD BENCH  
COUNTRY CAUSAL PLANTER

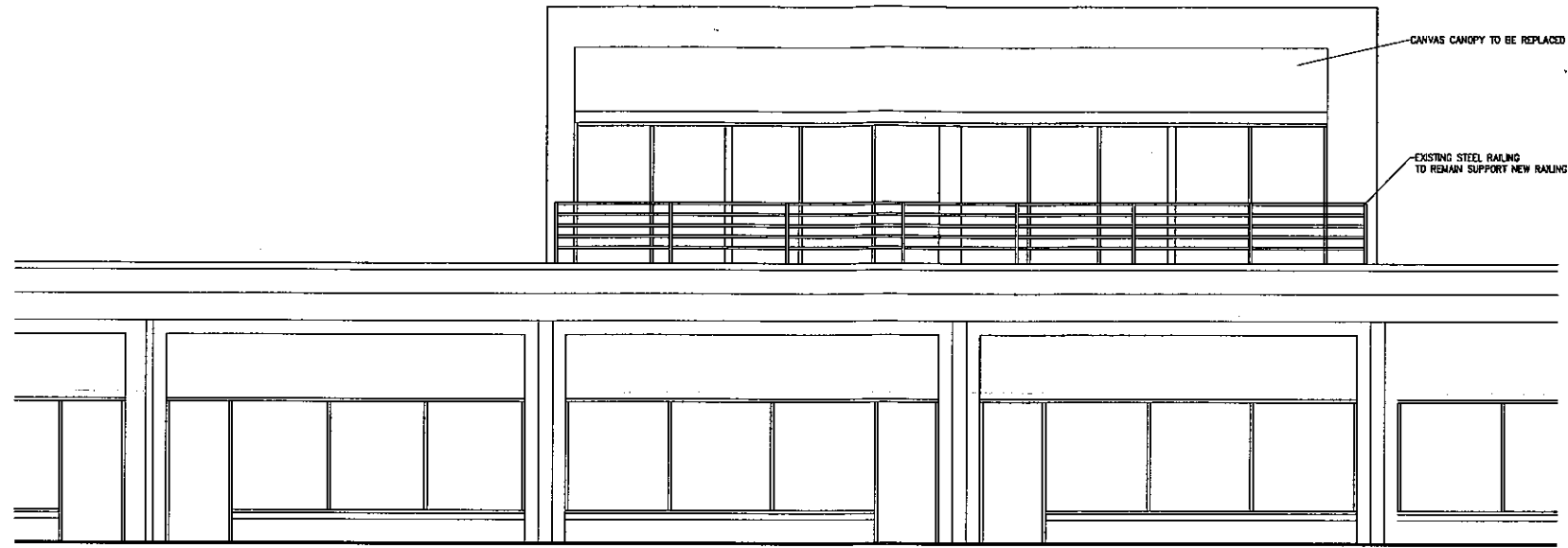


2 PROPOSED TERRACE PLAN  
SCALE 1/4"=1'-0"

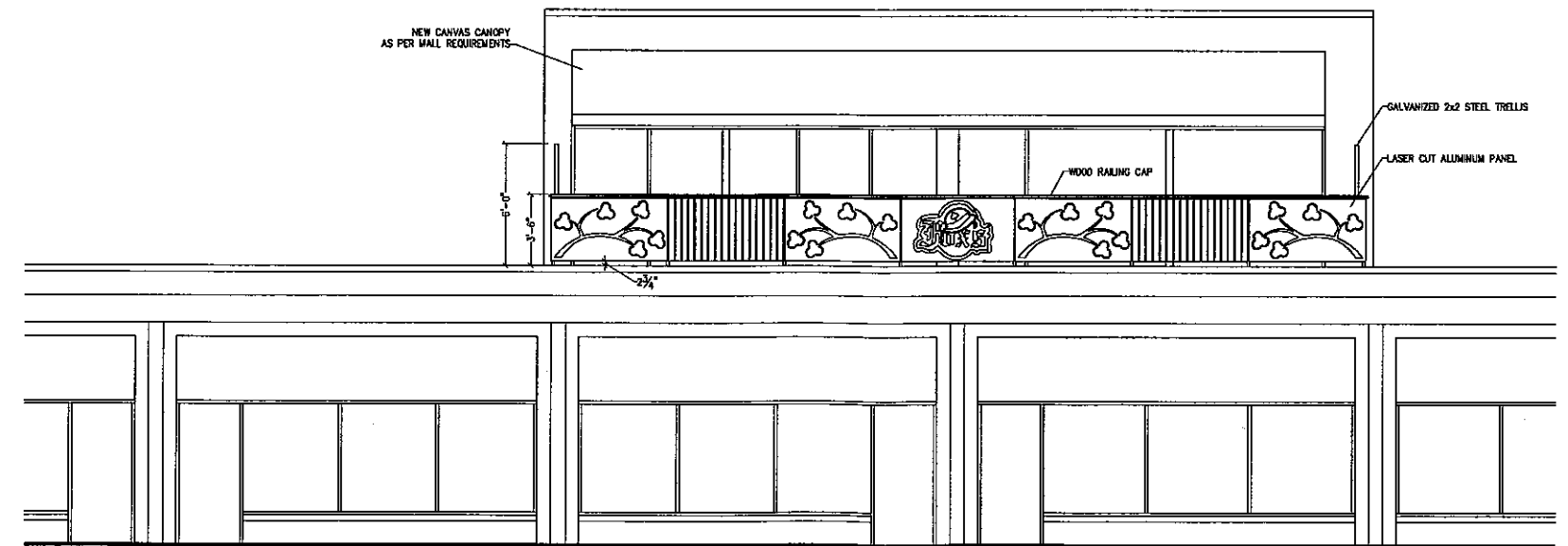


I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED  
UNDER MY SUPERVISION AND TO THE BEST OF MY  
KNOWLEDGE COMPLY WITH THE VILLAGE OF HINSDALE  
BUILDING CODE AND ORDINANCES.

NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
EXISTING & PROPOSED TERRACE PLAN		
PROJECT NO.	SHEET NO.	
3215		
DATE		
02/26/12	A1-3	



1  
A2-1 EXISTING FRONT ELEVATION  
SCALE 1/4"=1'-0"



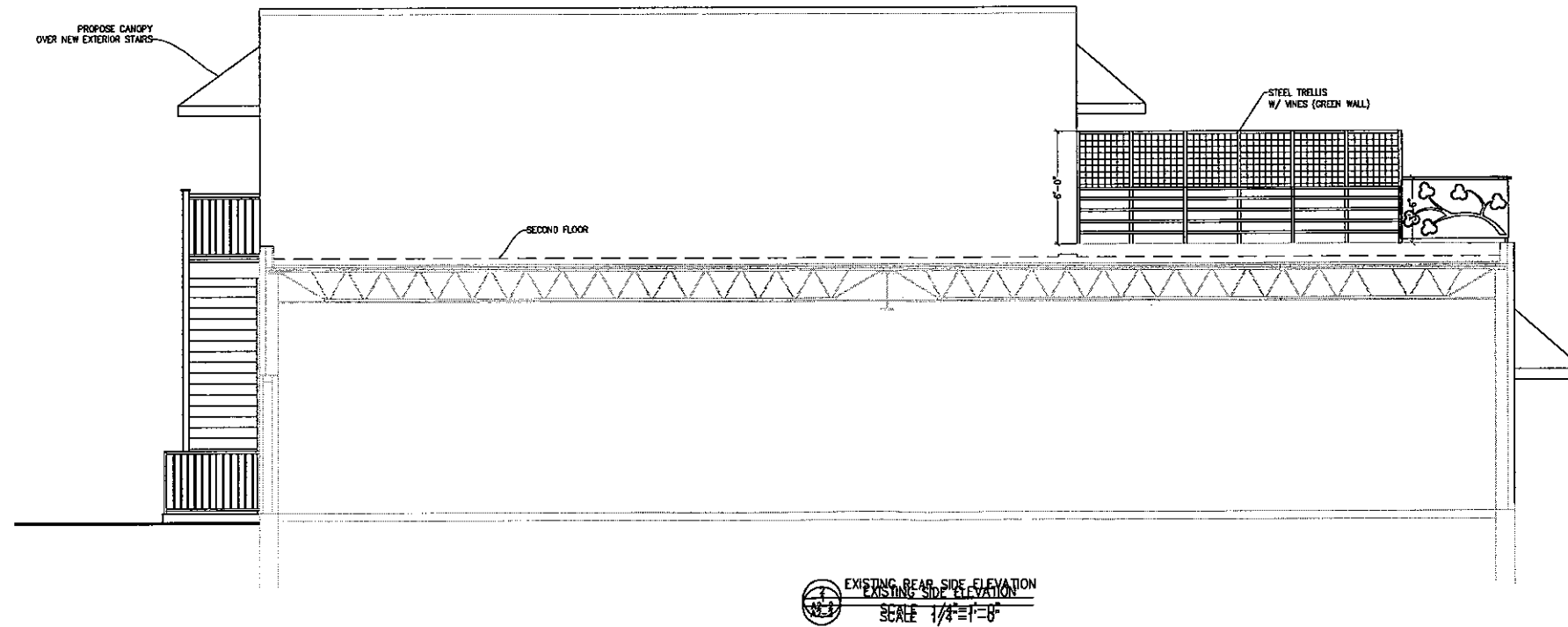
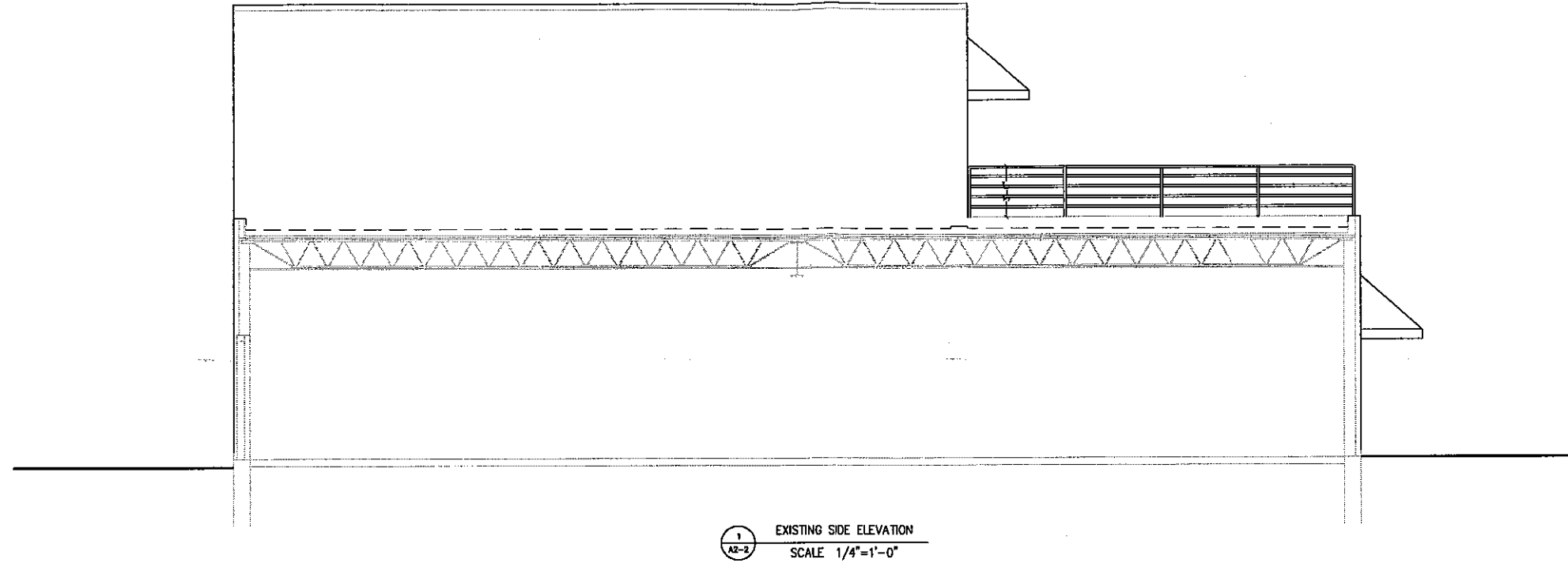
1  
A2-1 EXISTING FRONT ELEVATION  
SCALE 1/4"=1'-0"

NEW FOX'S RESTAURANT  
777 YORK ROAD  
HINSDALE, ILLINOIS

NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
EXISTING ELEVATIONS		

PROJECT NO.	SHEET NO.
3215	A2-1
DATE	
02/26/12	


I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED  
UNDER MY SUPERVISION AND TO THE BEST OF MY  
KNOWLEDGE COMPLY WITH THE VILLAGE OF HINSDALE  
BUILDING CODE AND ORDINANCES.



NEW FOX'S RESTAURANT  
777 YORK ROAD  
HINSDALE, ILLINOIS

NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
EXISTING ELEVATIONS & PROPOSED SIDE ELEVATION		
PROJECT NO.	SHEET NO.	
3215	A2-2	
DATE		
02/26/12		

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** April 11, 2012  
**Re:** Scheduling of a Public Hearing for Case A-12-2012  
Applicant: Craig Ross  
Request: Special Use to Allow Real Estate Offices with a Maximum of 4 Agents at 23 N. Lincoln Street.

---

The Applicant, Craig Ross, has submitted an application to allow real estate offices, with a maximum of 4 agents at 23 N. Lincoln Street. The applicant has indicated that if approved, this special use would allow him to execute a lease to allow a small, independent, two-person real estate office within a tenant space in the existing building. In addition, he has indicated it would allow him to utilize his real estate license and combine his real estate business that he currently runs from his home in Elmhurst, with his contractor business (Ross Builders), which he currently operates out of the subject property.

It is requested that the public hearing be scheduled for May 9, 2012.

Attachment

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

# VILLAGE OF HINSDALE

## Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-12-2012 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:

Craig Ross

Address or description of subject property:

23 N. Lincoln Street, Hinsdale Illinois 60521

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

Operation of Real Estate Offices with a Combined Total of No More than Four Agents at the Address.

Plans reviewed, if any: *See attached plans, if any. – See Case A-12-2012 – Special Use Permit*

Conditions of approval of this certificate:

- The petitioner must apply for and obtain the necessary special use 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:

4/2, 2012



**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:** Craig Ross  
**Owner's name (if different):** N/A  
**Property address:** 23 N Lincoln St  
**Property legal description:** [attach to this form]  
**Present zoning classification:** Please Select One 01  
**Square footage of property:** 10,725 sf  
**Lot area per dwelling:** 10,725 sf  
**Lot dimensions:** 65 x 165  
**Current use of property:** office building  
**Proposed use:** Single-family detached dwelling  
Other: office with Realtors  
**Approval sought:**  

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

**Brief description of request and proposal:**

allow Realtors as tenants

**Plans & Specifications:** [submit with this form]

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

**Yards:**

**front:**

**interior side(s)**

N/A  
N/A

N/A  
N/A

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

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
<b>Setbacks (businesses and offices):</b>		
front:	<u>31.53'</u>	<u>35'</u>
interior side(s)	<u>19.15'</u>	<u>10' 1</u>
corner side	<u>19.10'</u>	<u>35'</u>
rear	<u>99.27'</u>	<u>25</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>30'</u>	<u>30'</u>
accessory building(s):	<u>15'</u>	<u>15'</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):**

Total building coverage:	<u>13%</u>	<u>35%</u>
Total lot coverage:	<u>35%</u>	<u>80%</u>
Floor area ratio:	<u>24%</u>	<u>40%</u>

Accessory building(s): Garage

**Spacing between buildings: [depict on attached plans]**

principal building(s):	<u>63.53'</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: 5 (Net Floor Area is 1,239sf)

Number of loading spaces required: 0

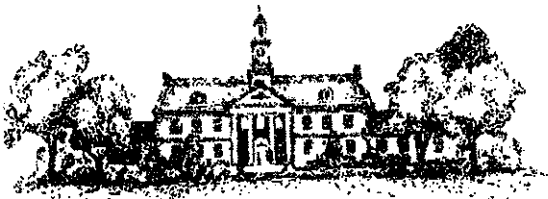
**Statement of applicant:**

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

By: Craig S. Ross  
Applicant's signature

Craig S. Ross  
Applicant's printed name

Dated: 3/22 / 2010



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Craig Ross  
Address: 23 N Lincoln St  
City/Zip: Hinsdale, 60521  
Phone/Fax: (630) 253 15177  
E-Mail: craig@RossBuilders.com

**Owner**

Name: Craig Ross  
Address: 23 N Lincoln  
City/Zip: Hinsdale, 60521  
Phone/Fax: (630) 253 15177  
E-Mail: craig@RossBuilders.com

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

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

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

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

- 1) N/A
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 23 N Lincoln St

Property identification number (P.I.N. or tax number): 09 - 01 - 331 - 001

Brief description of proposed project: to allow for Realtors as  
tenants in office building in B-1

General description or characteristics of the site: old home converted  
to office building

Existing zoning and land use: 01

Surrounding zoning and existing land uses:

North: 1B

South: 01

East: R5

West: 01

Proposed zoning and land use: 01

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

☐ Site Plan Disapproval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested: realtor tenants

☐ Development in the B-2 Central Business  
District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 23 N Lincoln St.

The following table is based on the 01 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	01
Minimum Lot Area	6,250	2,500	6,250	10,725 sf
Minimum Lot Depth	125'	125'	125'	165'
Minimum Lot Width	50'	20'	50'	65'
Building Height	30'	30'	30'	30'
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	31.53'
Corner Side Yard Setback	25'	0'	25'	19.20'
Interior Side Yard Setback	10'	0'	10'	19.25'
Rear Yard Setback	20'	20'	20'	29.27'
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	.24, 2574 sf
Maximum Total Building Coverage*	N/A	80%	N/A	.13, 1,394 sf
Maximum Total Lot Coverage*	90%	100%	90%	.35
Parking Requirements				5
Parking front yard setback				0
Parking corner side yard setback				8
Parking interior side yard setback				0
Parking rear yard setback				0
Loading Requirements				0
Accessory Structure Information (height)	15'	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 30<sup>th</sup> day of MARCH, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

Craig S. Ross  
Signature of applicant or authorized agent

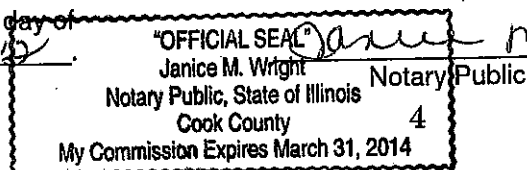
Craig S. Ross  
Name of applicant or authorized agent

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

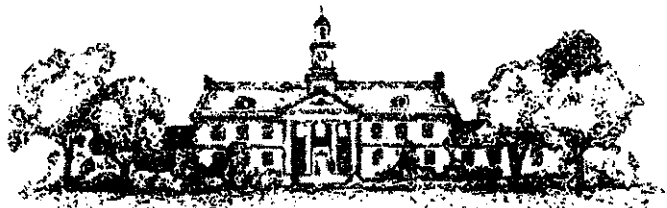
\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 30<sup>th</sup> day of MARCH, 2012.



Notary Public



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

**Must be accompanied by completed Plan Commission Application**

Address of proposed request: 23 N Lincoln St

Proposed Special Use request: Realtor office

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.

*Allowing Realtors in office would comply with allowed Special Use in O-1 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.

*Having Realtors in the office would not impact the area any differently than other professionals currently allowed in the O1 district.*

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

Building will stay as-is.

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Building will stay as-is, allowing Realtors will have no different impact than other tenants currently allowed.

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

Realtors tend to not have any more visitors than other tenants currently allowed in OI. Realtors themselves will use on-site parking.

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Building will stay as-is.

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.

yes, it does.

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

N/A

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

*Public benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Allowing these Realtors to occupy this building will bring a new realty firm to Hinsdale that will bring more competition and choices for the benefit of the community. Otherwise the Realtors may not come to Hinsdale if forced to go elsewhere.

*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.

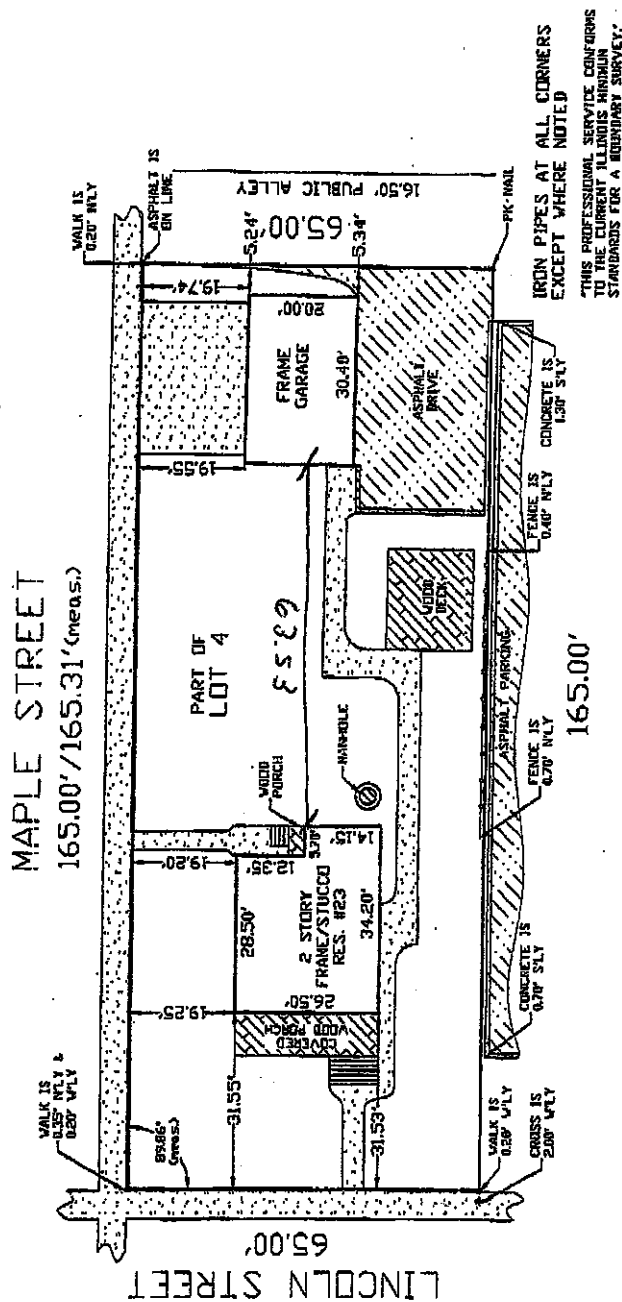
Since "visiting clients" of Realtors are much less prevalent these days, since most preliminary "shopping" is now done online, not many clients actually go to the Realtors' office. Even the Realtors themselves tend to do most of their business at home or mobilely.

*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.

Building will stay as-is.

**P.O. Box 810    Bellingbrook, IL 60440**  
**TELEPHONE (630) 759-0205    FAX (630) 759-9291**

THE NORTH 65 FEET OF LOT 4 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1888 AS DOCUMENT 9503, IN DUPAGE COUNTY, ILLINOIS.



State of Illinois }  
County of Will } SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed this parcel of land hereon described and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 15<sup>th</sup> day of FEBRUARY, A.D. 2005, at Bolingbrook, Illinois.


Michael A. Horvath  
CLIENT: VESELIK  
JOB No. 59373-05

**Illinois Professional Land Surveyor No. 35-2800**

**For Building Lines, Easements and Other Restrictions not shown hereon refer to your Deed, Title Policy, Ordinance, etc.**



# Memorandum

**To:** Chairman Byrnes and Plan Commission Members  
**From:** Sean Gascoigne, Village Planner   
**Date:** April 11, 2012  
**Re:** Sign Review – 8 E. Hinsdale Avenue – Coldwell Banker

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## **SIGN PERMIT REVIEW**

The applicant is proposing the re-facing of two wall-mounted signs on the subject building. The site is located on the southwest corner of Hinsdale Avenue and Washington Street, and is zoned B-2 Central Business District.

The applicant is proposing to reface the existing signs that are currently being used for Roudebush Realtor as depicted in the attached photo. The first sign is approximately 65 square feet (which includes all of the existing architectural embellishments) and would be in blue and white with a gray molding), as illustrated on the attached exhibits. The second sign is a small wall sign on Hinsdale Avenue which would be refaced in the same fashion. This sign is approximately 20 square feet, as identified in the applicant's submittal.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the B-2 District and allows one square foot per foot of building frontage, up to a maximum of 100 square feet. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

## **Attachment**

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



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: See Contractor

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_

E-Mail: \_\_\_\_\_

Contact Name: \_\_\_\_\_

**Contractor**

Name: All American Sign Co.

Address: 5501 west 109th st

City/Zip: Oak Lawn, IL 60453

Phone/Fax: (708) 499-3000 / 708-499-3943

E-Mail: Kens@allamericansign.com

Contact Name: Ken Strzyzewski

ADDRESS OF SIGN LOCATION: 8 east Hinsdale Ave

ZONING DISTRICT: Please Select One B - 2

SIGN TYPE: Wall Sign

ILLUMINATION None

**Sign Information:**

Overall Size (Square Feet): 65 ( 46" x 202" )

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

① White

② Blue

③ Grey

**Site Information:**

Lot/Street Frontage:

Building/Tenant Frontage:

Existing Sign Information:

Business Name: Roadcubus Realtor

Size of Sign: 65 Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

Ken Strzyzewski  
Signature of Applicant

2/20/12  
Date

Rachael J. Roadcubus  
Signature of Building Owner

2/27/12  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

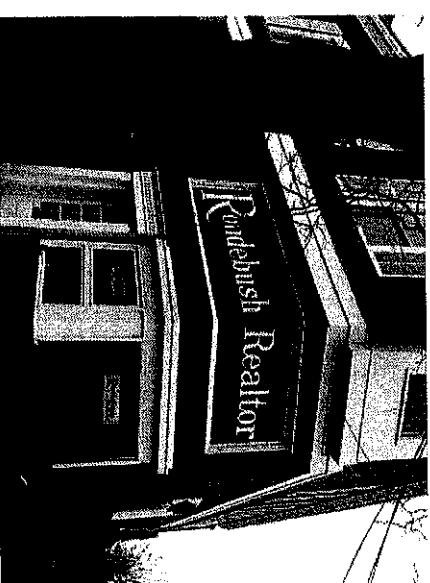
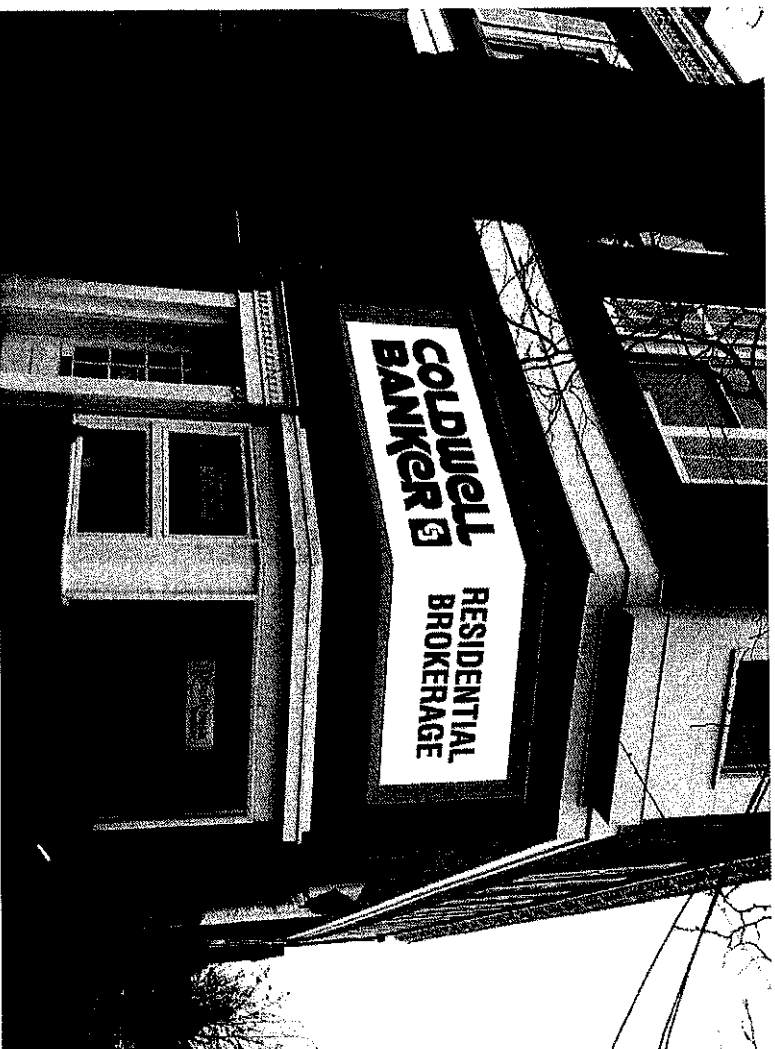
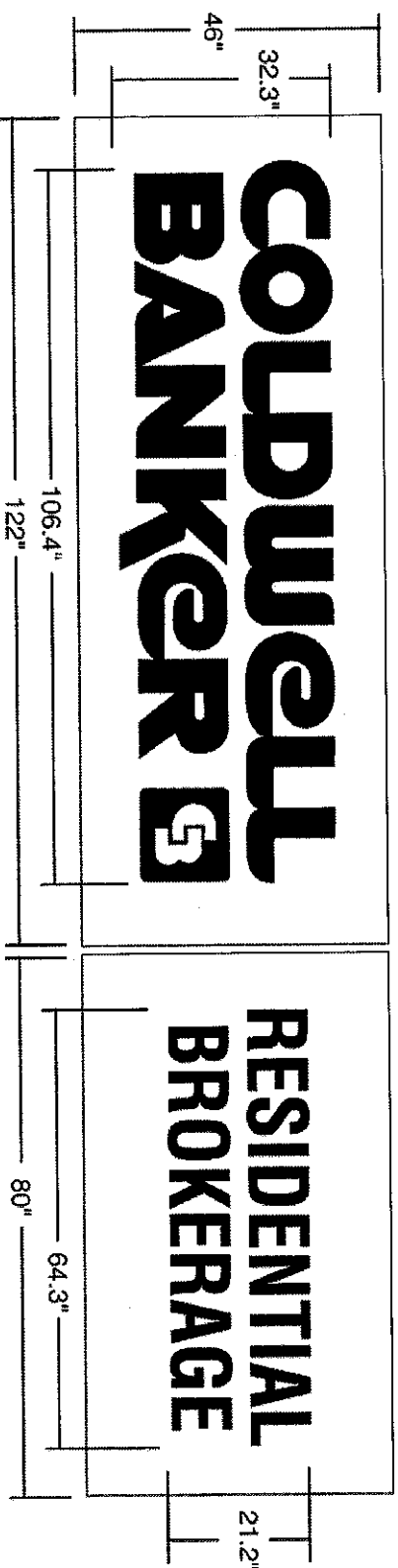
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

# COLDWELL BANKER

## HINSDALE

(1) 46" x 122" & (1) 46" x 80" FLAT ALUMINUM SIGN w/ VINYL COPY  
TO REPLACE EXISTING SIGNAGE  
SIGN TYPE 2



EXISTING



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: See Contractor

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_

E-Mail: \_\_\_\_\_

Contact Name: \_\_\_\_\_

**Contractor**

Name: All American Sign Co.

Address: 5501 west 109th st

City/Zip: Oak Lawn, IL 60453

Phone/Fax: (708) 499-3000 / 708-499-3943

E-Mail: Kens@allamericansign.com

Contact Name: Ken Strzyzewski

ADDRESS OF SIGN LOCATION: 8 east Hinsdale Ave

ZONING DISTRICT: Please Select One B-2

SIGN TYPE: Wall Sign

ILLUMINATION None

**Sign Information:**

Overall Size (Square Feet): 20 ( 45" x 64" )

Overall Height from Grade: 8 Ft.

Proposed Colors (Maximum of Three Colors):

- 1 White
- 2 Blue
- 3 Grey

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information:

Business Name: Roadbrush Reaktor

Size of Sign: 20 Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

Ken Strzyzewski  
Signature of Applicant

2/20/12  
Date

Richard J. Roadbrush  
Signature of Building Owner

2/22/12  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

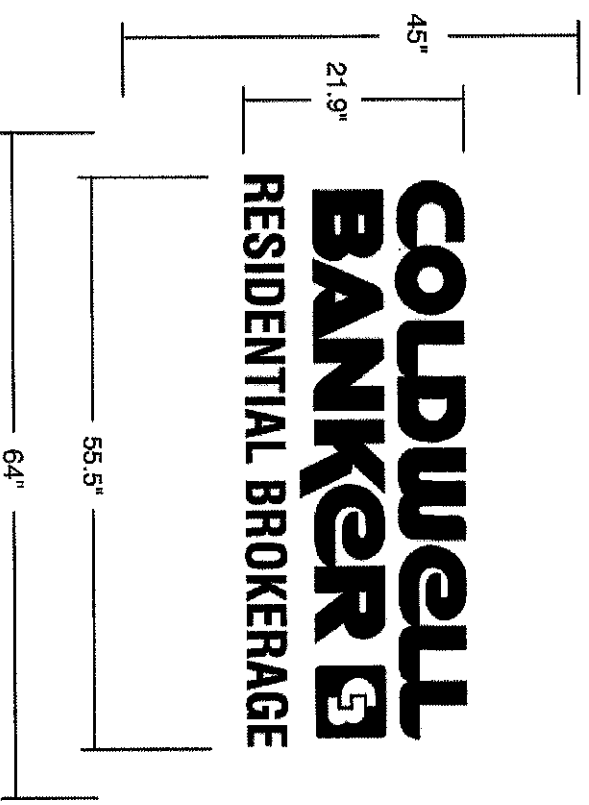
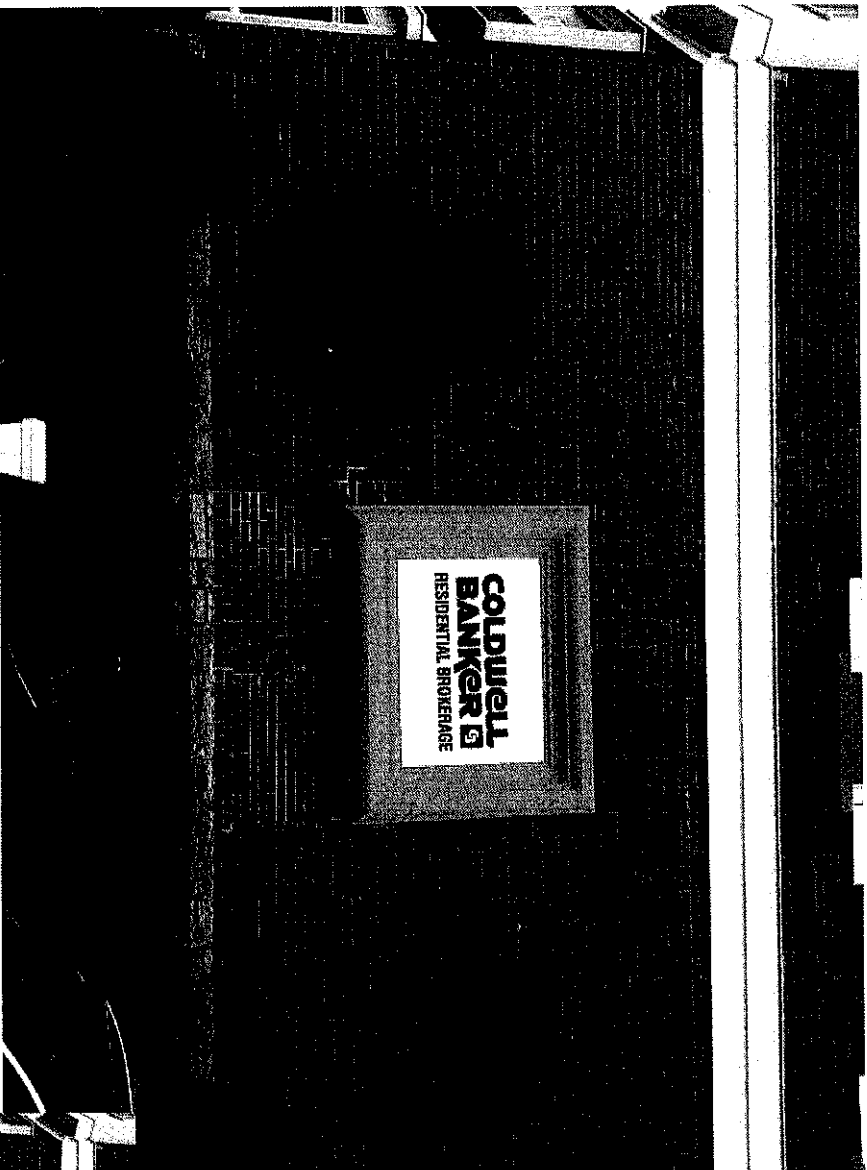
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

# COLDWELL BANKER

## HINSDALE

(1) 45" x 64" FLAT ALUMINUM SIGN w/ VINYL COPY TO REPLACE EXISTING SIGNAGE  
SIGN TYPE 3



EXISTING