

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
APRIL 11, 2012  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:33 p.m., Wednesday, April 11, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Nelson, Commissioner Stifflear, Commissioner McMahon, Commissioner Brody and Commissioner Crnovich (via phone at 7:39 p.m.)

**ABSENT:** Commissioner Sullins, Commissioner Johnson and Commissioner Cashman

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the March 14, 2012 meeting. Commissioner McMahon motioned to approve the minutes of March 14, 2012. Commissioner Nelson seconded. The motion passed unanimously.

**Findings and Recommendations**

**500 W. Hinsdale Avenue (Community Pool) – Village of Hinsdale Parks and Recreation Dept. – Site Plan/Exterior Appearance Approval for Fence Replacement.** 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 500 W. Hinsdale Avenue (Community Pool) – Village of Hinsdale Parks and Recreation Dept. – Site Plan/Exterior Appearance Approval for Fence Replacement. Commissioner McMahon seconded. The motion passed unanimously.

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

**Signage**

**8 E. Hinsdale Avenue – Coldwell Banker – Two Wall Signs**

Chairman Byrnes introduced the case and asked if the applicant was present. He went on to explain to the other Commissioners why he didn't feel comfortable approving this administratively, which is why it is being considered by the entire commission.

**Plan Commission Minutes**  
**April 11, 2012**

General discussion ensued regarding the colors of the signs and the possibility of swapping the colors to make the background blue and the letters white, rather than the opposite.

Mr. Gascoigne explained that he and Tim Scott had discussed this with the contractor and thought that the Commission may be more receptive to a white background, but that the applicant was open to doing either combination.

The Commission expressed their interest in seeing the colors reversed so that the background was blue and the letters were white.

The applicant indicated they were fine with that.

Commissioner Crnovich called in at 7:39 p.m.

Commissioner Stifflear expressed concern with the overall size of the signs and felt that it would be difficult to approve these signs given that the overall square footage, including the additional signage on the building, would likely exceed the allowed square footage.

Mr. Gascoigne explained that the Commission had the discretion to treat the sign as a replacement due to the nature of the request and the fact that, other than paint, the sign body is not changing. He also explained that the code is somewhat ambiguous as to how the architectural embellishment surrounding the sign should be treated and if the Commission was comfortable with the rest of the sign they could take the dimensions of the physical lettering, as described in the code, to determine the square footage of the sign. He indicated that it would come down to the Commission's comfort level with that, unless they would prefer to see the sign removed and completely replaced.

Commissioner Nelson confirmed that they were not going outside the parameters of the existing sign. He then indicated that if they reversed the colors and did a blue background with white letters, he was fine with it.

Other Commissioners suggested they use more of a cream color in place of the white and they too were ok with it.

Commissioner Stifflear expressed some additional concerns and questioned how the application treated the sign.

Mr. Gascoigne indicated that the sign application is very general and does not differentiate between new and replacement.

Commissioner Stifflear suggested additional concerns that could arise with sign framing in the future using this method.

Mr. Gascoigne agreed and indicated that he appreciated the concern if the signs were new and being proposed. He explained that the Plan Commission still has the authority to deny any

**Plan Commission Minutes**  
**April 11, 2012**

sign, replacement or new, but that using this discretion on a brand new sign wouldn't be as easy.

Commissioner Stifflear indicated that he would like to see the applications revised to reflect the square footages of all signs and that they comply with the code so that they don't have problems with future requests.

Mr. Gascoigne appreciated Commissioner Stifflear's concerns and suggested some considerations that were expressed at a previous meeting regarding a text amendment and the concerns of ratcheting down the code too tightly.

Commissioner Brody agreed with Mr. Gascoigne and indicated that because the Commission has the opportunity to review signs like these, they have the ability to get some variation in the signs within the Village without making businesses design their signs in a box.

Commissioner Stifflear agreed and indicated that he wanted to find a way to make this sign work because he wanted to preserve the sign, but still expressed concerns with the overall size.

Commissioner Nelson suggested spelling out the specifics regarding the architectural feature as part of the motion.

Commissioner Stifflear questioned why staff felt that white was a better option for the background.

Mr. Gascoigne indicated that like the Commission, to them the colors seemed very vibrant and that it's very hard to visually represent on paper what the actual color will be. Because of this the white seemed to be a more neutral option, but felt that it could be fully vetted at the Plan Commission meeting.

Commissioner McMahon indicated that the white wouldn't look so vibrant if it was toned down to a cream or slightly more neutral tone.

The applicant identified the areas and colors that they were provided some flexibility on and confirmed they could certainly do that.

Commissioner Nelson suggested they make the suggested alterations and resubmit to the Chairman for his approval.

Mr. Gascoigne suggested that in addition to the revised applications and color changes, they also provide the Chairman with photos of the existing sign identifying the shade of blue to be expected in these signs.

Commissioner Stifflear indicated that he was ok with the sign and the Commission's position, but that he would like to see the application revised to show the square footage using the discussed method of determining the square footage and including the Jane's Blue Iris Square footage. He also wanted to state on the record that he was only comfortable with this position

**Plan Commission Minutes**  
**April 11, 2012**

because it was an existing sign and because they were taking into account the architectural integrity of the embellishments around the existing sign.

Commissioner Crnovich agreed.

Mr. Gascoigne summarized the changes and the requests for consideration.

Commissioner Brody motioned to approve Coldwell Banker for Two Wall Signs subject to the applicant reversing the colors to a blue background and white letters, modifying the application to reflect the square footage of all signs on the building and creating a record that reflects the Commission's approval is based on the desire to preserve the architectural embellishment surrounding the sign. The motion passed unanimously.


**Adjournment**

Commissioner Nelson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 7:58 p.m. on April 11, 2012.

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:** May 9, 2012  
**Re:** Scheduling of Public Hearing for Case A-15-2012  
Applicant: Nurturing Wisdom  
Request: Special Use to Operate a Middle School at 125 S. Vine Street

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The Applicant, Nurturing Wisdom, has submitted an application for a special use to allow a private middle school in the empty school building at Zion Lutheran Church located at 125 S. Vine Street. The applicant has indicated that they intend to occupy no more than 2 to 3 classrooms of the existing building that was once occupied by a school that no longer operates out of the facility. While the applicant does not intend on being at maximum capacity for the first year, they have indicated that the maximum permitted at the school would be 36 students. While the applicant would have a surplus of parking even at capacity, they have no intent of utilizing all of the 17 available spaces that are adjacent to the school property. In addition to the 17 spaces adjacent to the school building, the church also has a surface parking lot across Second Street that sees minimal activity during the periods that the middle school would be in session.

It is requested that the public hearings be scheduled for June 13, 2012.

Attachment

**Cc:** President Cauley and 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-15-2012 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:

Nurturing Wisdom

Address or description of subject property:

125 S. Vine Street, Hinsdale Illinois 60521

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

Special Use for the Operation of Private Middle School

Plans reviewed, if any: *See attached plans, if any. – See Case A-15-2012 – 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:

4/30, 20<sup>12</sup>

**EXHIBIT B**  
**SITE PLAN**  
**January 16, 2004**

**January 16, 2004**

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**Larson-Kramer & Associates-Architect**  
701 York Road  
Hinsdale, IL 60521

DATE: JAN 14 1964 9 AM 7204  
 JOSEPH N. De Genn  
 NATIONAL BUREAU OF INVESTIGATION  
 LIT. EXP. 11/1/64  
 ORIGINATED BY: LANSING - FIELD & ALBANY  
 CONTROL NO. 031130  
 RECEIVED BY: 11/1/64  
 COMMENTS: 11/1/64



**NOTE.**—CRITERIA FOR FAVORABLE, MARGINAL AND OTHER RATHER THAN, IF ANY, UNFAVORABLE, INVESTIGATION ON PREVIOUS RECORDS, AND INVESTIGATION ON PREVIOUS RECORDS FOR FAVORABLE ENCUMBRANCE, RESTRICTIONS, OR OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. CALLED LEGAL CLEARS FOR MORTGAGE IN CERTAIN AREAS FOR CLARITY ON PRIOR REFUDICATION MATTER. DO NOT SCARY FROM PLAT. CONSIST WITH SURVEYOR PRIOR TO USING THE PLAT FOR ANY. DO NOT ASSUME THAT PROPERTY HOMEOWNERS ARE AT PROPERTY OWNERS. DO NOT ASSUME THAT PROPERTY HOMEOWNERS INDICATED RETURN IN PLACE. SURVEY PLAT NOT VALID UNLESS CANCELLED IMPEDENCE OF CANCELS. PLAT IS APPLIED TO THE PROCEEDING. PURCHASER OF THE SURVEY ONLY. SURVEY





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**GENERAL APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Nurturing Wisdom (Alyssa DeCesari)  
Address: 15105 Leng Ave  
City/Zip: Oak Forest, IL 60452  
Phone/Fax: (312) 260-7945 /  
X103  
E-Mail: alyssa@nurturingwisdom.com

**Owner**

Name: Zion Lutheran Church  
Address: 204 S. Grant St.  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (630) 323-0384 /  
E-Mail: info@zionhinsdale.org

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

Name: Keith Larson  
Title: Architect  
Address: 701 N. York Rd  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (630) 476-2418 /  
E-Mail: larson.Keith@comcast.net

Name: Pari Schacht  
Title: Owner, Nurturing Wisdom  
Address: 340 S. Lemon Ave. #5236  
City/Zip: Walnut, CA 91789  
Phone/Fax: (415) 963-9229 / 415-683-5477  
E-Mail: pari@nurturingwisdom.com  
x2

**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

## II. SITE INFORMATION

Address of subject property: 125 S. Vine, Hinsdale, IL

Property identification number (P.I.N. or tax number):  $\begin{array}{r} 09 \\ 09 \\ 09 \end{array} - \begin{array}{r} 12 \\ 12 \\ 12 \end{array} - \begin{array}{r} 110 \\ 110 \\ 110 \end{array} - \begin{array}{r} 006 \\ 007 \\ 014 \\ 015 \end{array}$

Brief description of proposed project:

Middle school (5<sup>th</sup>-8<sup>th</sup> grade) with maximum 36 students

General description or characteristics of the site: The former Zion Lutheran School, we will only use 2-3 classrooms and the gym (not the entire building)

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: O-1, office

South: IB, Institutional Building

East: O-1, office

West: R-4, single family

Proposed zoning and land use: Same

**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: middle school of 36 students.

☐ Development in the B-2 Central Business District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 125 S. Vine St., Hinsdale, IL

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	80,000'	101,849'
Minimum Lot Depth	250'	383.5'
Minimum Lot Width	200	250'
Building Height	40'	40'
Number of Stories	2	2
Front Yard Setback	35'	EXIST 28'
Corner Side Yard Setback	35'	EXIST 20'
Interior Side Yard Setback	25'	EXIST 7.41'
Rear Yard Setback	25'	EXIST 38' or 219' (C to Grant St.)
Maximum Floor Area Ratio (F.A.R.)*	.5	.49
Maximum Total Building Coverage*	N/A	EXIST LOT : 101,849 EXIST COVER 25,638 (25%)
Maximum Total Lot Coverage*	N/A	33599 (EXIST COVER + 7961) (33%)
Parking Requirements	Church - 50 Childhood center - 7 School - 3 TOTAL = 60	Church Childhood center } 78 spots total School
Parking front yard setback	35'	140'
Parking corner side yard setback	35'	0'
Parking interior side yard setback	25'	6'
Parking rear yard setback	25'	39'
Loading Requirements	1	1
Accessory Structure Information	n/a	2 garages, freestanding included above

\* 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: The setbacks not in compliance are from

an existing building and can not be changed.

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

Alyssa DeCesari  
Signature of applicant or authorized agent

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

Alyssa DeCesari  
Name of applicant or authorized agent

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

SUBSCRIBED AND SWORN  
to before me this 26th day of  
April, 2012.

Christine M. Bruton  
Notary Public



**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:** Nurturing Wisdom

**Owner's name (if different):** Zion Lutheran Church

**Property address:** 125 S. Vine, Hinsdale, IL

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

**Present zoning classification:** IB

**Square footage of property:** 101,849

**Lot area per dwelling:** N/A

**Lot dimensions:** North: 100 x 399.38 / South: 150 x 415

**Current use of property:** membership organization, Church, parsonage.

**Proposed use:** Single-family detached dwelling  
☒ **Other:** School

**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:	<u></u>

**Brief description of request and proposal:**

To use 2-3 classrooms, and the gym, of the former Zion  
Lutheran School for our middle school of 36 students  
maximum.

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

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

**Yards:**

<b>front:</b>	<u>n/a</u>	<u>n/a</u>
<b>interior side(s)</b>	<u>1 n/a</u>	<u>1 n/a</u>

Provided:

Required by Code:

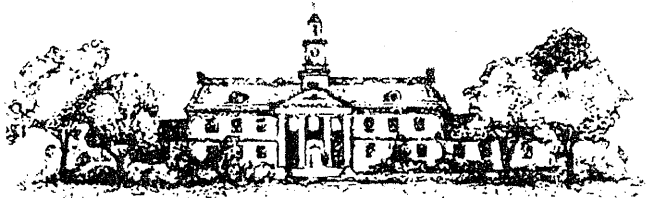
corner side	<u>n/a</u>	<u>n/a</u>
rear	<u>n/a</u>	<u>n/a</u>
<b>Setbacks (businesses and offices):</b>		
front:	<u>28</u>	<u>35</u>
interior side(s)	<u>7.41 / 1</u>	<u>25 / 1</u>
corner side	<u>20</u>	<u>35</u>
rear	<u>38'</u>	<u>25</u>
others:	<u>n/a</u>	<u>n/a</u>
Ogden Ave. Center:	<u>n/a</u>	<u>n/a</u>
York Rd. Center:	<u>n/a</u>	<u>n/a</u>
Forest Preserve:	<u>n/a</u>	<u>n/a</u>
<b>Building heights:</b>		
principal building(s):	<u>40'</u>	<u>40'</u>
accessory building(s):	<u>14'</u>	<u>15'</u> (garage)
<b>Maximum Elevations:</b>		
principal building(s):	<u>40'</u>	<u>40'</u>
accessory building(s):	<u>14'</u>	<u>15'</u>
Dwelling unit size(s):	<u>n/a</u>	<u>n/a</u>
Total building coverage:	<u>25,138</u>	<u>n/a</u>
Total lot coverage:	<u>33,599</u>	<u>n/a</u>
Floor area ratio:	<u>.49</u>	<u>.5</u>
Accessory building(s):	<u>2 garages, freestanding</u>	
Spacing between buildings:[depict on attached plans]	<u>n/a</u>	
principal building(s):	<u>          </u>	<u>          </u>
accessory building(s):	<u>          </u>	<u>          </u>
Number of off-street parking spaces required: <u>60</u>		
Number of loading spaces required: <u>1</u>		

**Statement of applicant:**

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

By: Alyssa DeCesar  
Applicant's signature  
Alyssa DeCesar  
Applicant's printed name

Dated: April 26<sup>th</sup>, 2012.



## 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:** 125 S. Vine Street, Hinsdale, IL

**Proposed Special Use request:** Middle school (5th - 8th grade) for 36 students maximum

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

#### REVIEW CRITERIA

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

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

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

The building was originally used as a school and built to be a school, so by putting a school back into the building, we are maintaining the purpose of the original building.

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.

We are doing no construction, alterations or renovations to the building, so our school should not have any adverse impact upon the adjacent property, character of the area or safety of the area. We are also only using 2-3 classrooms and the gym of the building, so the impact should be very minimal.

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

We are using an existing building and are not making any renovations or alterations to the building, so there should be no interference with the surrounding development.

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

Since our school will be considerably smaller than the school originally housed in the building, and since we will only be using a small portion of the building, our needs will be met by the current public facilities.

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

Since we will have no more than 36 students at the school at one time, and no more than 5 staff members at the school at one time, we do not anticipate our school will cause any traffic congestion on the surrounding streets. Also, any traffic caused by our school will be very minimal in comparison to the traffic caused by the previous school since we are much smaller.

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.

We will not be doing any construction, renovation or alterations to the current building, so there will be no destruction of the building itself or any of the surrounding area.

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.

N/A

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.

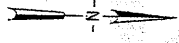
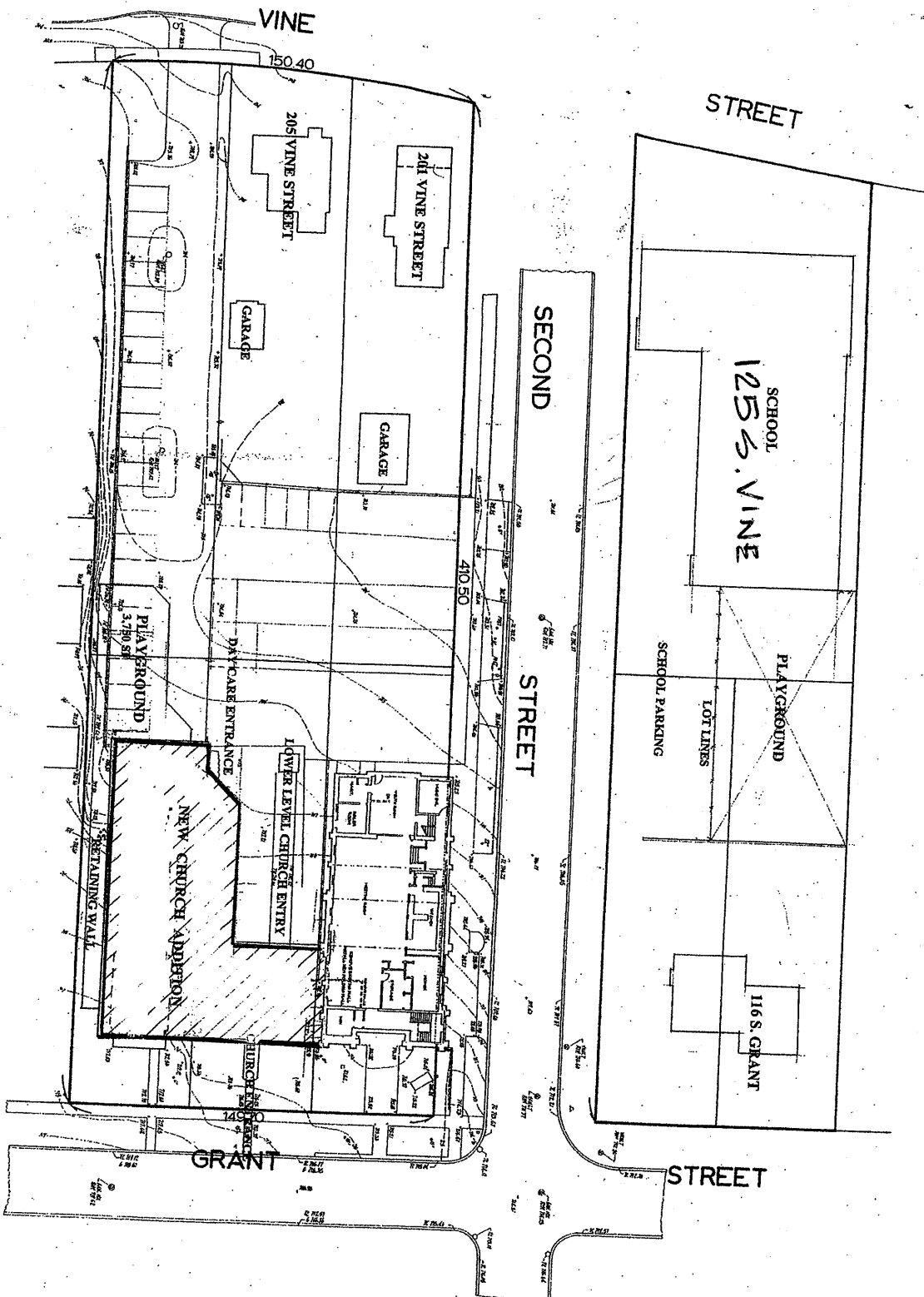
We believe that our school will be a benefit to the community and the village of Hinsdale. Our school provides an alternate education option for students who don't currently fit in to the traditional school system. We will provide a fully customized education, including one on one instruction. To the best of our knowledge, there is no other school in the area that provides the same type of alternative. We aim to provide an excellent education for the students so that they can succeed in their future educational endeavors. We will not be directly competing with any schools currently in Hinsdale, since our school is specifically for students whose needs are not being met by traditional schools.

*Alternate locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

We believe that Zion Lutheran School is absolutely the best option for our needs. Since it was previously used as a school, and designed to be a school, it is already set up with classrooms, a gym, a playground, parking etc. Because of this, we will need to make no renovations or alterations to the building, and we are minimizing the impact of our school on the surrounding community.

*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.

Since our location is currently a school building, we will be making no alternations or renovations to the building. We will not be changing the landscaping or exterior of the building. There should be no adverse impact on the surrounding community.



LARSON-KRAMER & ASSOCIATES  
701 YORK ROAD  
HINSDALE, IL 60521 630-315-0384



LINDSEY & SONS, INC.  
Hinsdale, Illinois

Revisions	
Drawn By	DJ
Checked By	RJK
Scale	1" = 50'
Date	4-14-88
Sheet	1 of 1



# NURTURING WISDOM ACADEMY

## **Nurturing Wisdom Academy**

### ***Our Mission:***

*Inspiring students to embrace challenges, pursue passions and develop an active mind through customized learning.*

### **What is Nurturing Wisdom Academy?**

Nurturing Wisdom Academy is a middle school focused on customized learning, having students taking ownership of their learning, and encouraging students to pursue their passions and interests. We accept students of all abilities, from gifted to learning disabled, who are passionate about learning and excited about their interests.

### **Where will the Nurturing Wisdom Academy be?**

We'll be located at the former Zion Lutheran School in Hinsdale, beginning August 20, 2012.

### **How much time is spent in school?**

Our school day will be eight hours long (8:15am – 4:15pm), and will run for 200 days per year. Our longer school day includes time for independent practice and studying so that students do not have to take home homework after the school day is through.


### **Who are the Academy students?**

The NW Academy is a small community with up to 36 learners in grades five through eight. Some fourth graders may also be accepted. Initially, we expect to have much fewer students than 36.

### **How many staff members are at the school?**

Most of our staff work at our school part time. Depending on our enrollment, we'll have from five to twelve people working at the school, but not more than five at a time. Typically, 1-3 teachers and one administrator are at the school at any given time.

# 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:** May 9, 2012  
**Re:** 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

---

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 an 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.

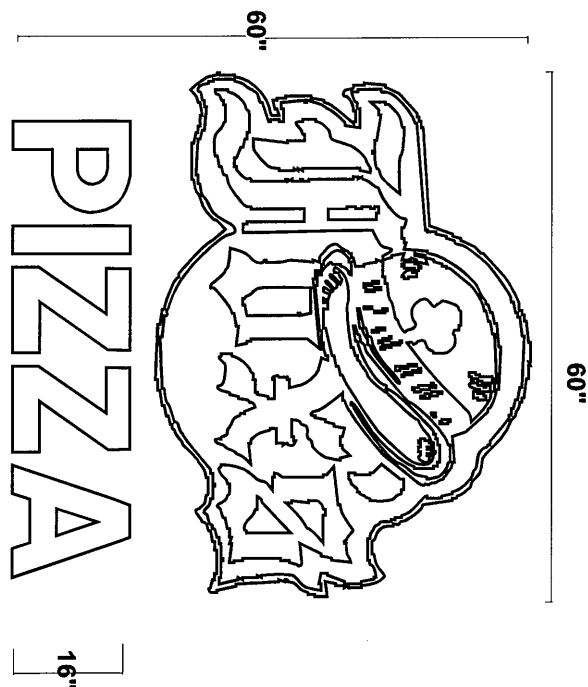
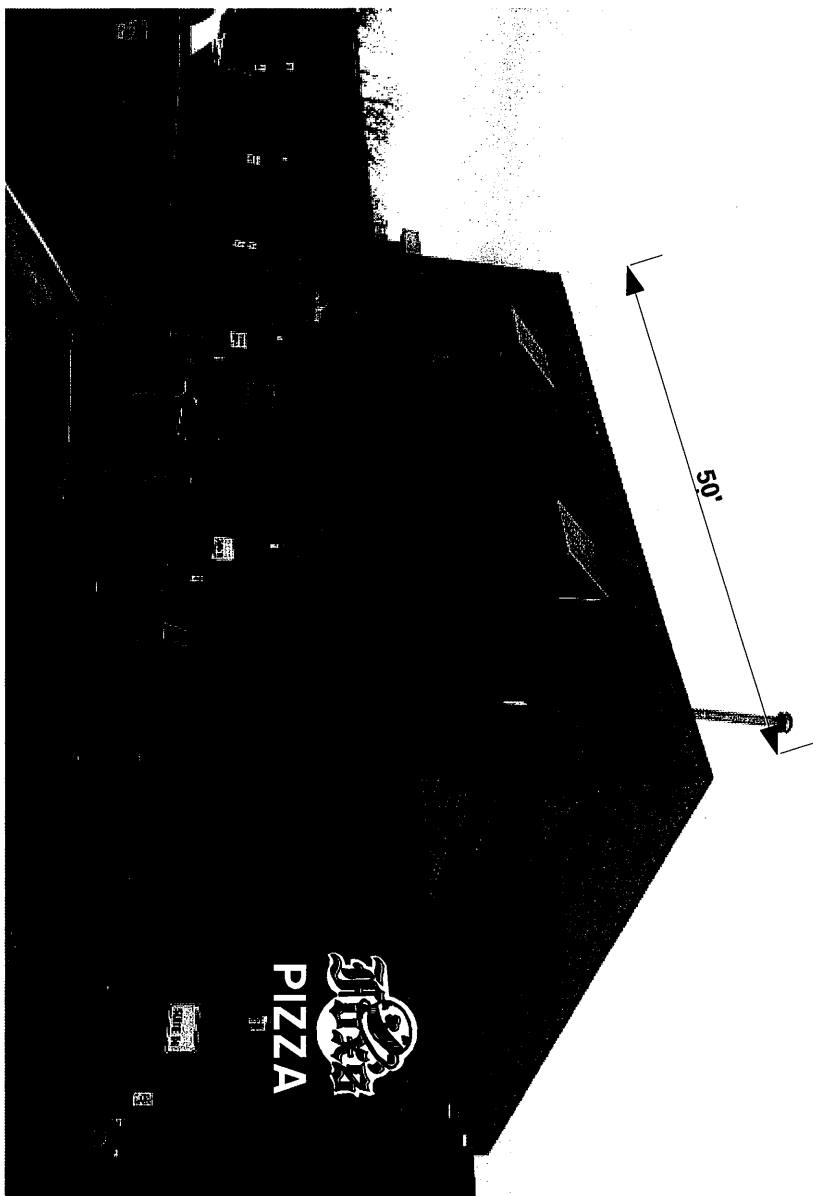
In addition to the exterior improvements, the applicant is also proposing two wall signs. While the wall signs would typically qualify for consideration by the Chairman for administrative approval, staff felt it was more appropriate to consider them along with the rest of the application as part of the overall appearance approval since one of the signs is architecturally integrated within the railing, which requires exterior appearance approval. The first sign is on the north elevation above the pick-up door and is approximately 25 square feet (5'-0" x 5'-0"). The colors would be green, white and black as seen in the attached illustrations, and would be internally illuminated. The second sign would be located on the railing of the north elevation and would be 17 square feet (5'-8" x 3'-0"). The sign would be constructed out of a laser-cut aluminum and would be the same single color as the remaining railing panels that are being constructed to bring the existing railing up to code. Subsection 9-106I of the Zoning Code provides the requirements for signage in the B-1 Community Business District. The Code allows one wall sign with a maximum square footage of five percent of the square footage of the wall to which the signs are affixed, except that when the premises occupied by such user has more than one exterior wall

that front on a public street of a public parking lot, then one such sign per such wall shall be permitted. While this specific tenant configuration is unique, if we consider only the lower level wall to which the northern sign is attached, the surface is approximately 589 square feet and would allow a 29.5 square foot sign. On the south elevation the surface is approximately 715 square feet and would allow a 36 square foot sign. As such, the signs meet the requirements of Section 9-106 – Signs of the Zoning Code.

Attachment

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

# FLUSH MOUNT CHANNEL LETTER DISPLAY



- ALL FLUSH MOUNTED CHANNEL LETTERS
- BLACK RETURNS AND TRIM
- INTERIOR WHITE LED LIGHTING
- ENCLOSED POWER SUPPLIES BEHIND WALL
- ELECTRICAL HOOK UP TO EXISTING LINE
- FOX'S LOGO INTERIOR LED LIGHTING
- WHITE PLEX FACE WITH APPLIED GRAPHICS

## COMMENTS

FRANK FOX....708-870-4136  
HINDSDALE

## ACCOUNT REPRESENTATIVE

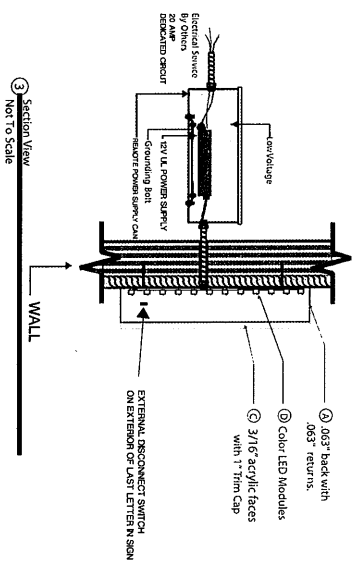
CLIENT

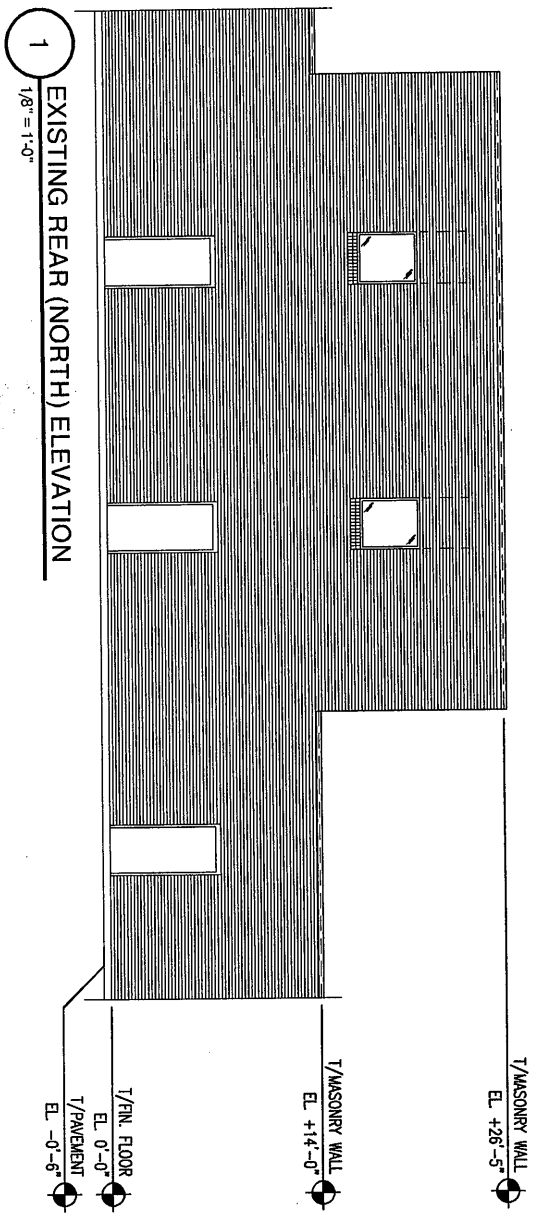
DRAWN BY

Ph. (630) 668-6366 (NEON)  
Fax (630) 668-9335  
Cometneon@yahoo.com  
www.cometneon.com

*Comet Neon, Inc.*  
**SIGN & SERVICE**  
153 Easy St. Carol Stream, IL 60188

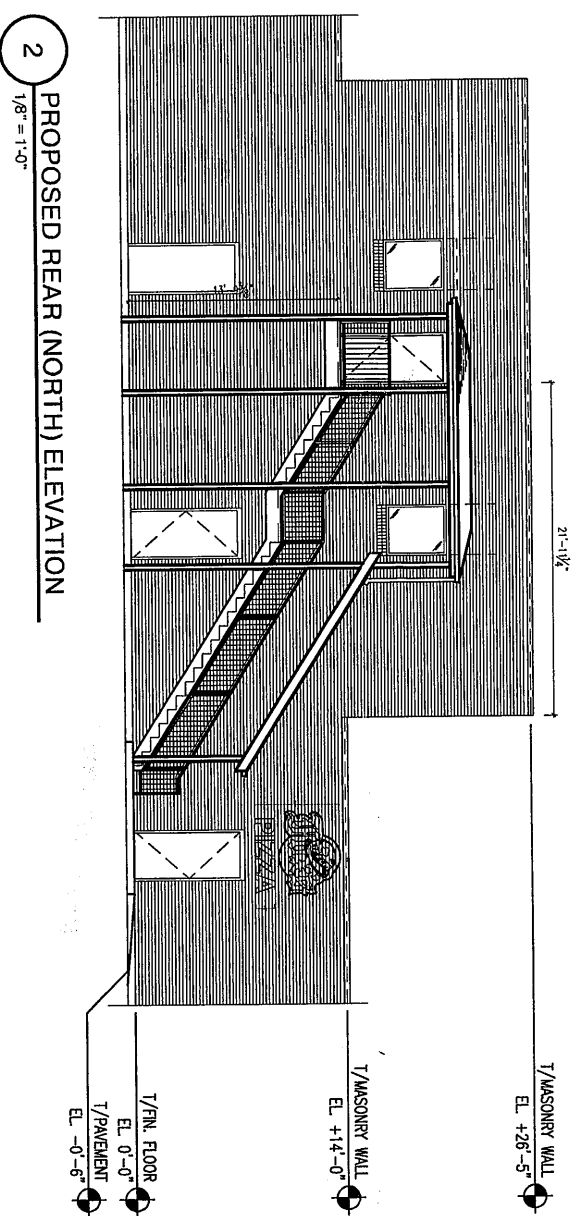
Typical Flush Mount Channel Letters with LED's  
low voltage power supply mounted behind wall in weatherproof can





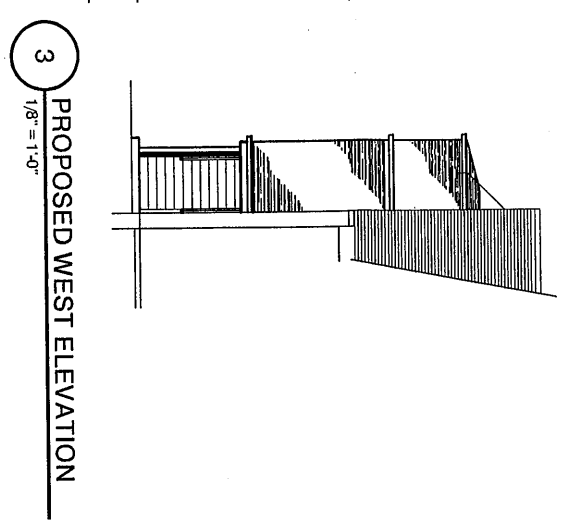
1  
1/8" = 1'-0"

EXISTING REAR (NORTH) ELEVATION



2  
1/8" = 1'-0"

PROPOSED REAR (NORTH) ELEVATION



3  
1/8" = 1'-0"

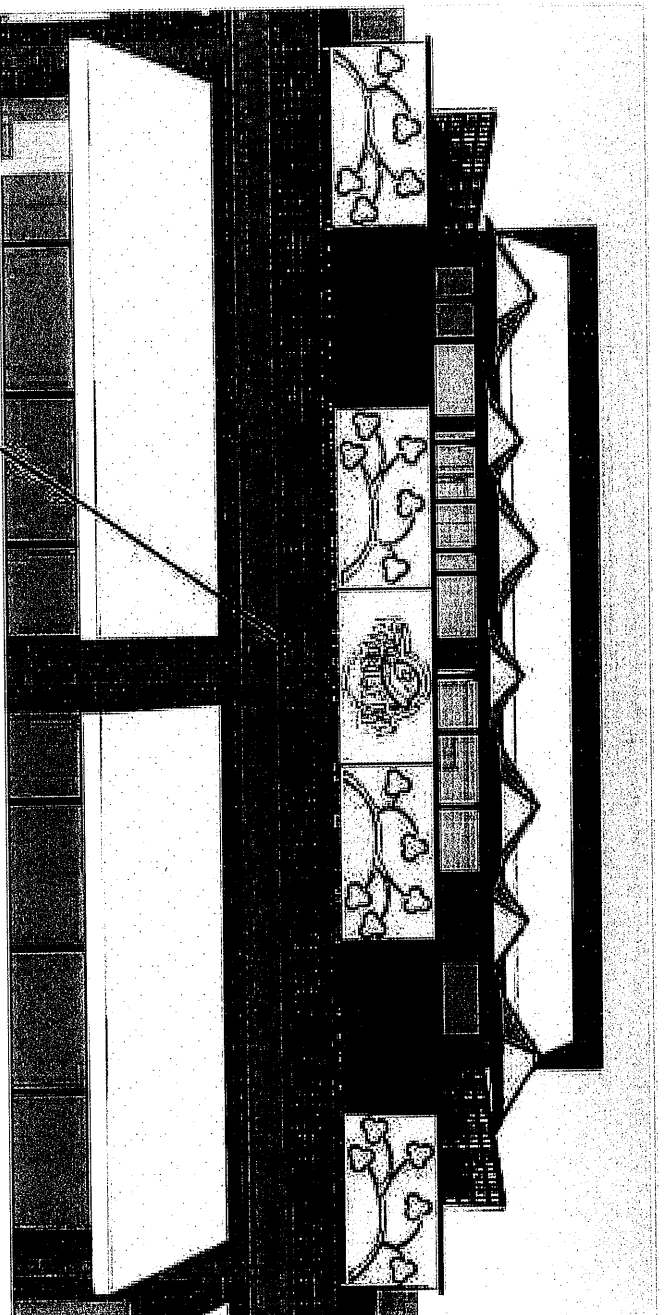
PROPOSED WEST ELEVATION

**JTS**  
ARCHITECTS  
450 E. Higgins Rd., Ste. 200, Naperville, IL 60563 P: 630.252.3900 F: 630.252.3994

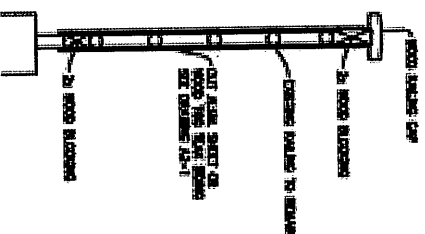
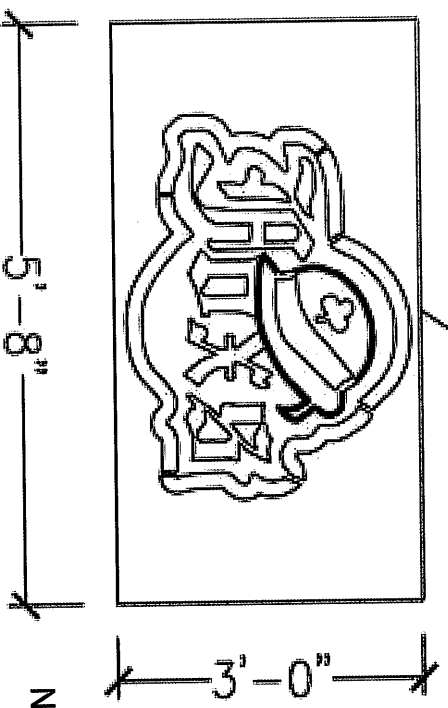
INLAND COMM. PROP. MGMT.  
EXTERIOR STAIRWAY  
777 N. YORK RD  
HANSDALE, ILLINOIS

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

## Aluminum Plates



- All aluminum plates:
- \* High-quality aluminum
  - \* .375" thickness of plates
  - \* 2.5" total thickness
  - \* Laser-cut design
  - \* Wood support for plates
  - \* Attached to existing railing




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

1519 E. Lincolnfield Rd., Suite 500  
Darien, CT 06029  
Tel: (860) 512-3779  
Fax: (860) 512-0740  
beron@berongroup.com  
www.berongroup.com



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** May 9, 2012  
**Re:** 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. Section 6-106A(3) of the Hinsdale Zoning Code identifies that real estate offices in the O-1, Specialty Office District are a Special Use.

## **ZONING HISTORY/CHARACTER OF AREA**

The site is located in the O-1 Specialty Office District. The property to the east is zoned R-5, Multi-Family, the property to the north is IB, Institutional Buildings and the properties to the west and south are also O-1. The building is located on the southeast corner of Maple and Lincoln Street.

## **Review Criteria**

In review of the application submitted the Commission must review the criteria as stated in the Subsection 11-602E of the Zoning Code pertaining to Standards for special use permits.

Attachment

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



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR 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 O-1 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	0 / 10,725
Minimum Lot Depth	125	125	125	165'
Minimum Lot Width	60	100	80	65'
Building Height	30	40	60	30'
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	31.53'
Corner Side Yard Setback	35	25	25	19.20'
Interior Side Yard Setback	10	10	10	19.25'
Rear Yard Setback	25	20	20	99.27'
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	.24, 2,574sf
Maximum Total Building Coverage*	35%	N/A	N/A	.13, 1,394sf
Maximum Total Lot Coverage*	80%	80%	50%	.35
Parking Requirements	5	N/A	N/A	5
Parking front yard setback	35	N/A	N/A	0
Parking corner side yard setback	35			0
Parking interior side yard setback	10			0
Parking rear yard setback	25			8
Loading Requirements	0			0
Accessory Structure Information	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 9th day of April, 2012, I/we have read the above certification, understand it, and agree to abide by its conditions.

Charles S. Pon  
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 9th day of  
April, 2012.

[Signature]  
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 mobile.

*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.



# Associated Surveying Group, P.C.

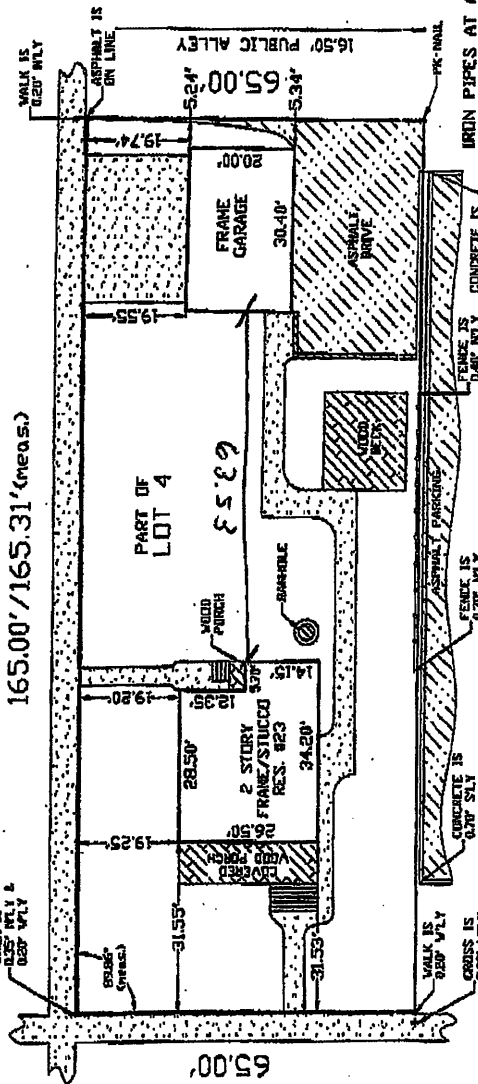
P.O. Box 810 Bolingbrook, IL 60440  
 PH (630) 759-0205 FAX (630) 759-9291

## PLAT OF SURVEY

THE NORTH 65 FEET OF LOT 4 IN BLOCK 4 IN SITUATIONS ADDITION TO THE TOWN OF HINSVALE, 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 23, 1888 AS DOCUMENT 9883, IN DUPAGE COUNTY, ILLINOIS.

MAPLE STREET  
 165.00' / 165.31' (meas.)

LINCOLN STREET  
 65.00'



IRON PIPES AT ALL CORNERS  
 EXCEPT WHERE NOTED  
 THIS PROFESSIONAL SERVICE CONFORMS  
 TO THE CURRENT ILLINOIS SURVEYING  
 STANDARDS FOR A BOUNDARY SURVEY.

State of Illinois }  
 County of Will }

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

Dated, this 15th day of FEBRUARY, A.D., 2005, at Bolingbrook, Illinois.

*Michael G. Harvey*  
 Michael G. Harvey

Illinois Professional Land Surveyor No. 35-2800

License Expires Nov. 30, 2006

CLIENT: VESELIK

JOB No. 59,273-05

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



SCALE 1" = 20'

Reduced to 78%