

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
MAY 9, 2012  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, May 9, 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 Brody

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

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

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the April 11, 2012 meeting. Commissioner Nelson motioned to approve the minutes of April 11, 2012. Commissioner Brody seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-15-2012 – Nurturing Wisdom – Special Use to allow a Private Middle School at 125 S. Vine Street (Zion Lutheran Church)**

Chairman Byrnes stated this public hearing would be scheduled for June 13, 2012.

**Public Hearings**

**A-11-2012 – 777 N. York Road (Fox's Pizza) – Design Review Overlay Permit, Special Use for Live Entertainment and Exterior Appearance/Site Plan Review for a New Restaurant (Transcript of the following Public Hearing on file).**

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

Mr. Fox, owner and operator of Fox's Pizza introduced himself and summarized the request and specifically what the nature of the live entertainment would be.

Chairman Byrnes confirmed the location with Mr. Fox.

Mr. Fox confirmed the location and explained how the restaurant would be laid out.

Chairman Byrnes asked the applicant to summarize the exterior changes.

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The applicant's architect introduced himself and summarized the exterior modifications which included a stairwell on the north side of the building for second floor egress and improvements to the railing on the south side of the space, both of which were required by the building code. The architect also identified several aesthetic improvements also proposed for the second level overlooking the courtyard.

Chairman Byrnes confirmed that signs were also being considered as part of the proposal.

Mr. Gascoigne confirmed and indicated that while they would normally be subject to administrative approval, staff felt it was appropriate to have them reviewed as part of the overall request.

The Commission discussed the specifics regarding the proposed railing and the second level improvements, including the sign proposed to be laser cut into the railing.

Commissioner Brody asked Mr. Fox if his other facilities were stand alone with his concern being the live entertainment and its impact on the neighborhood.

Mr. Fox explained his intentions regarding the live entertainment and indicated that noise shouldn't be an issue.

Discussion ensued amongst the Commissioners regarding the live entertainment and Mr. Fox confirmed that all music would be inside. They then discussed whether other venues in town contained live entertainment and whether they had restrictions to indoor entertainment only.

Mr. Gascoigne identified those that he knew of and said it was typically protocol, as it was with these examples, that they be limited to indoors only.

Mr. Fox described the music that would be brought in as well as the times he would expect to have them.

Discussion ensued regarding the requested signage, its proposed location and whether any other businesses had signs on both sides of the building. The Commission indicated that certain stores had signage facing both the parking lot and the courtyard and confirmed that in addition to the two wall signs, the applicant would only put signage on the first floor valance.

Mr. Fox confirmed and explained how the pick-up and carry-out would work on the north side of the building.

Commissioner Stifflear questioned whether there were any concerns regarding the use of the north side of the building.

Mr. Gascoigne indicated that when Mr. Scott first started working with Mr. Fox, he confirmed with both the Police and Fire Department that they had no concerns with this configuration.

General discussion ensued regarding the north parking lot and how the circulation would work.

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Chairman Byrnes asked if anyone was in the audience that would like to speak.

Resident Rodger Howell introduced himself and summarized his concerns regarding noise, the live entertainment and circulation issues with the increased traffic around the north side of the building.

General discussion ensued as to how the existing and proposed circulation patterns work. The Commission then discussed specifics regarding business at Mr. Fox's other restaurants and how those projections could impact this site specifically.

Enrique Castel, the architect representing Inland who owns the shopping center, responded to the comments regarding the circulation and parking and provided an explanation as to how it is configured now and what is proposed.

The Commission continued discussions regarding the impact of the existing and proposed site changes on the north side of the building. They then went on to discuss the proposed changes as they relate to the existing residences in the area and more specifically Mr. Howell's property.

Commissioner McMahon confirmed that the music relative to the live entertainment permit would be entirely indoors and would be individual musicians.

Mr. Fox confirmed and provided examples of singers and events at their other locations.

Commissioner Stifflear expressed his concerns and comments with the issues brought forward, including the increased traffic and circulation around the north side of the building and its impact on the residential neighborhood.

General discussion ensued regarding Commissioner Stifflear's comments and asked staff when a traffic study was generally required.

Mr. Gascoigne indicated that requiring a traffic study was at the Commission's discretion. He indicated that they are generally requested on new developments or if the Commission felt the site plan and traffic patterns were being altered significantly enough to warrant one.

General discussion ensued and the Commissioner commented and discussed the surrounding land uses and the existence of a solid 8 foot fence along the east property line.

Commissioner Cashman asked Mr. Fox if he could make do without the pick-up and delivery component being on the north side of the building and doing it from the main entrance.

Mr. Fox indicated it would definitely impact their business.

Commissioner Brody motioned to approve case A-11-2012 – 777 N. York Road (Fox's Pizza) – Special Use to Allow Live Entertainment. Commissioner Nelson seconded. Chairman Byrnes listed the standards and offered his thoughts on how they relate to the existing proposal. He stated that while he could not ignore the fact that there would be some increase in traffic, this

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proposal is in an existing shopping center with houses nearby that knew that the shopping center existed. The Commission clarified that they were only voting for the approval of the live entertainment and the motion passed unanimously.

Commissioner Brody motioned for the approval of Exterior Appearance for Façade Improvements (including two wall signs and an awning sign) at 777 N. York Road (Fox's Pizza). Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Nelson motioned to disapprove the Site Plan for Façade Improvements at 777 N. York Road (Fox's Pizza). Commissioner Brody seconded. Chairman Byrnes summarized the standards and discussion ensued regarding additional screening. Commissioner Stifflear offered some final thoughts and concerns regarding the change in circulation and his desire to see a traffic study. Commissioner Nelson offered his final thoughts stating that he agreed with the Chairman that this is a shopping center and everyone knows that it's there. He then stated that he felt the changes to the site actually improved the circulation. The remaining Commissioners generally agreed and offered some final thoughts. Commissioner Cashman asked Mr. Fox his thoughts on how well the pick-up complimented the delivery in terms of timing and traffic. Mr. Fox offered his final thoughts and the site plan was approved with the following vote: Ayes: Commissioner Stifflear. Nays: Chairman Byrnes, Commissioner Nelson, Commissioner Cashman, Commissioner McMahon and Commissioner Brody

Commissioner Nelson motioned for the approval of a Design Review Permit at 777 N. York Road (Fox's Pizza). Commissioner Cashman seconded. The motion passed unanimously.

**A-12-2012 – Craig Ross – Special Use Permit to allow Real Estate Offices, with a Maximum of 4 Agents, at 23 N. Lincoln (Transcript of the following Public Hearing on file).**

Chairman Byrnes asked if the applicant was present and he was not.

Mr. Gascoigne indicated that he was informed and was not sure why he was not there.

The Commission confirmed that the applicant should be present.

Mr. Gascoigne indicated that they should, especially if the Commission had specific questions.

Commissioner Stifflear stated that in light of the continuation, he would like to request that the applicant provide a landscape plan for the next meeting.

The remaining Commissioners disagreed and stated that because this was just the use and nothing on the exterior was changing, there was no need to require a landscape plan.

Commissioner Stifflear provided his position as to why he felt it should still be required.

The Commission questioned if this case could be continued.

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Mr. Gascoigne indicated it absolutely could.

Chairman Byrnes reiterated that he did not feel a landscape plan was necessary and that he didn't see how they could require it.

Commissioner Nelson motioned to continue Case A-12-2012 – Craig Ross – Special Use Permit to allow Real Estate Offices, with a Maximum of 4 Agents, at 23 N. Lincoln to the June 13 meeting. Commissioner Brody seconded. The motion passed unanimously.

**Adjournment**

Commissioner Brody moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 8:28 p.m. on May 9, 2012.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

## **HINSDALE PLAN COMMISSION**

**RE: Case A-11-2012 - Applicant: Frank Fox/Fox's Pizza - Location: 777 N. York Road: Design Review Overlay Permit and Site Plan/Exterior Appearance Approval for Exterior Improvements and a Special Use for Live Entertainment**

**DATE OF PLAN COMMISSION REVIEW: May 9, 2012**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: May 21, 2012**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Frank Fox submitted an application to the Village of Hinsdale for design review approval, exterior appearance/site plan review and a special use permit for live entertainment, to allow for exterior façade improvements to an existing tenant space at the property located at 777 N. York Road (the "Application").
2. The property is located within the B-1 Community Business District and improved with a retail center, commonly known as Gateway Square.
3. The applicant is proposing to make façade improvements to the existing tenant space with the substantial site changes being largely driven by building code requirements, as well as the applicant's desire to improve the appearance of the existing space.
4. Certain Commissioners expressed concerns with traffic circulation as a result of the pick-up area on the north side of the building and suggested a traffic study be provided by the applicant. Upon further review and discussion, the Commissioners concluded the proposed one-way traffic pattern actually improved circulation and that a traffic study was not necessary.
5. Concerns were also presented by a resident and discussed amongst the Plan Commission.
6. The neighbor had specific concerns with the live entertainment which included outdoor noise and the type and time of the proposed live entertainment. Upon questioning of the applicant, the Commission was comfortable with the live entertainment as they were assured that all music would be located indoors and would include individual performers and holiday themed events, rather than bands.
7. Concerns by the neighbor were also discussed regarding circulation of the delivery drivers and pick-up customers around the shopping center and the general impact to the surrounding neighbors.

8. The Plan Commission specifically finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit, Subsection 11-604F pertaining to Standards for site plan disapproval, Subsection 11-605E Standards and considerations for design review permit and Section 11-606 of the Zoning Code governing exterior appearance review and evidence presented at the public hearing.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 0 "Nay," and 3 "Absent" recommends that the President and Board of Trustees approve the Application for a Special Use Permit for Live Entertainment for the property located at 777 N. York Road – Fox's Pizza.

The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 0 "Nay," and 3 "Absent" recommends that the President and Board of Trustees approve the Application for Exterior Appearance Approval, which included a wall sign, a railing sign and one awning valance sign, at 777 N. York Road – Fox's Pizza.

The Village of Hinsdale Plan Commission, by a vote of 5 "Ayes," 1 "Nay," and 3 "Absent" recommends that the President and Board of Trustees approve the Application for Site Plan Approval at 777 N. York Road – Fox's Pizza.

The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 0 "Nay," and 3 "Absent" recommends that the President and Board of Trustees approve the Application for Design Review Permit for Exterior Improvements at 777 N. York Road – Fox's Pizza.

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, Building Commissioner  
David Cook, Village Manager

Date: June 13, 2012

Re: Scheduling of Public Hearings for Cases A-17-2012 and A-18-2012

Applicant: Daily Spark Hinsdale, Inc.

Request: Text Amendment to Section 5-105 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Fitness Facilities (7991) in the B-1, Community Business District as Special Uses and a Special Use at 777 N. York to Allow a Fitness Facility.

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The Applicant, Daily Spark Hinsdale, Inc., has submitted an application to amend Article V (Business Districts), Section 5-105 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Fitness Facilities (7991) in the B-1, Community Business District as Special Uses. The applicant has also submitted the necessary Special Use permit application to operate a fitness facility at 777 N. York Road (A-18-2012).

The applicant is requesting the text amendment along with a special use permit, which if approved would allow them to operate the business at the subject property. The B-2 and B-3 Districts currently allow fitness facilities as special uses. According to the applicant's submittal, they feel that the requested use for a fitness facility is not only appropriate for the B-1 District, but also for this site specifically. The proposed process would allow the Plan Commission and Village Board to hear all cases independently and establish the appropriateness of the use based on the location and the individual circumstances of the property in question.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Fitness Facilities (7991) would be Special Uses in the B-1 Community Business District:

## Section 5-105 Special Uses

### C. Services:

Physical fitness facilities (7991), but not on the first floor of any structure in the B-2 District.

B-1	B-2	B-3
S	S	S

It is requested that the public hearings be scheduled for July 11, 2012.

### Attachment

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





**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:** Daily Spark Hinsdale, Inc.

**Owner's name (if different):** Inland Gateway Square, L.L.C.

**Property address:** 777 N. York Rd., Hinsdale, IL 60521 Suites 5 & 6

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

**Present zoning classification:** B-1, Community Business District

**Square footage of property:** 2,680 sq. ft.

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

**Lot dimensions:** N/A x (see attached Site Plan of Shopping Center)

**Current use of property:** Shopping Center (Suite 5&6 are vacant)

**Proposed use:** Single-family detached dwelling  
Other: Fitness Facility (under 3,000 sf)

**Approval sought:** ☐ Building Permit ☐ Variation  
☒ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☐ Design Review  
☒ Other: Zoning Text Amendment

**Brief description of request and proposal:**

Applicant requests a zoning text amendment and special use permit to allow a fitness center under (3,000 sf) in the B-1 Zoning District at 777 N. York Rd. (Gateway Square)

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

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

**Yards:**

front:	<u>N/A</u>	<u>25'</u>
interior side(s)	<u>N/A /</u>	<u>10' / 10'</u>

**Required by Code:**

**Setbacks (businesses and offices):**

### Building heights:

### Maximum Elevations:

**Dwelling unit size(s):** N/A N/A

**Total building coverage:** N/A N/A

**Total lot coverage:** 90 % 90%

**Floor area ratio:** .25 .35

**Accessory building(s):** \_\_\_\_\_

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

**principal building(s):** \_\_\_\_\_  
**accessory building(s):** \_\_\_\_\_

**Number of off-street parking spaces required:** 181 required; 247 provided

Number of loading spaces required: N/A

**Statement of applicant:**

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

By:   
Applicant's signature

Daily Spark Hinsdale, Inc/ Kyle Hoffmann, President  
Applicant's printed name

Dated: 4/27, 2012.

# VILLAGE OF HINSDALE

## Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-16-2011 for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Daily Spark Hinsdale, Inc.

Address or description of subject property:

777 N. York Road, Hinsdale Illinois 60521

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

Operation of a Fitness Facility in the B-1, Community Business District.

Plans reviewed, if any: *See attached plans, if any. – See Case A-18-2012 – Special Use Permit*

Conditions of approval of this certificate:

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

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

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

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

**NOTE ALL OF THE FOLLOWING CAREFULLY:**

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

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

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

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

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

By:

  
Village Manager

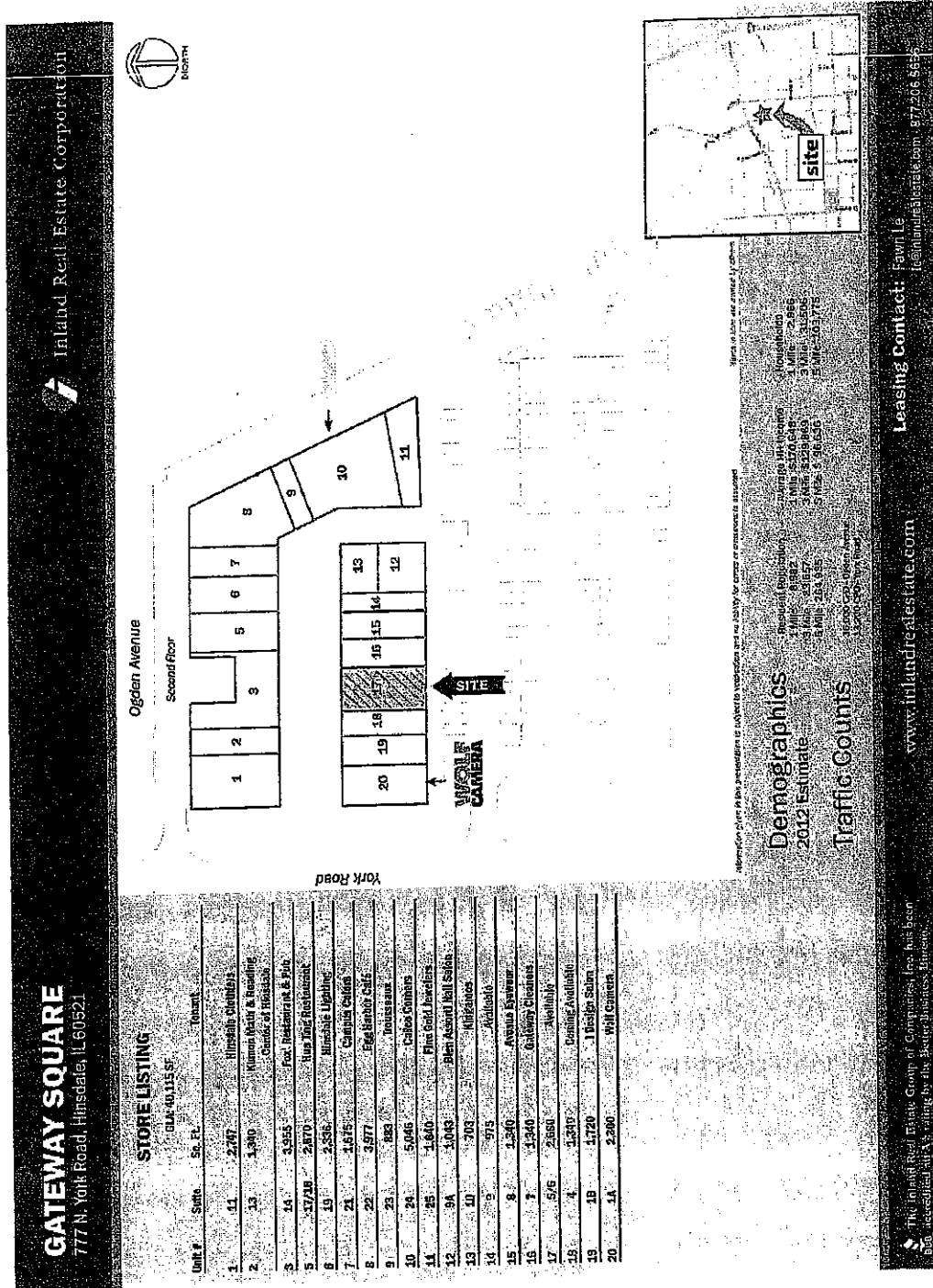
Dated:

5/29, 2012

# EXHIBIT A-1

## SITE PLAN OF SHOPPING CENTER AND DEPICTION OF LOCATION OF PREMISES

This site plan is presented solely for the purpose of identifying the approximate location and size of the Premises. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at Landlord's discretion, except as otherwise expressly restricted in the text of the Lease.



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Martin, Craig, Chester & Sonnenschein LLP  
2215 York Road  
Suite 550  
Oak Brook, Illinois 60523  
Telephone 630-472-3400  
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CATHLEEN M. KEATING

Direct Dial Number: 630-472-3407  
E-Mail: cmk@mccslaw.com

May 16, 2012

Plan Commission  
Village of Hinsdale  
19 E. Chicago Ave.  
Hinsdale, Illinois 60521

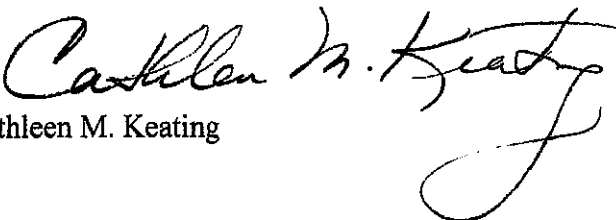
Re: Daily Spark Hinsdale, L.L.C.  
Zoning Map Amendment and  
Special Use applications  
777 N. York Road, Hinsdale

Dear Plan Commission Members:

This letter will confirm my understanding that, notwithstanding the references in the Zoning Text Amendment application to "Gateway Square" the Zoning Text Amendment application is intended to apply to all properties zoned in the B-1 Community Business District in the Village of Hinsdale. The application addresses the standards as they apply specifically to the property that my client is leasing in Gateway Square (which is the subject of the Special Use Application), but the text amendment would apply generally to all properties in the B-1 District.

Please call if you have any questions.

Very truly yours,

  
Cathleen M. Keating

cc: Tim Scott  
Sean Gascoigne



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

Must be accompanied by completed Plan Commission Application

Is this a:    Map Amendment ☐    Text Amendment ☒

Address of the subject property 777 N. York Rd., Hinsdale, IL 60521

Description of the proposed request: Text Amendment to list Physical Fitness Facilities as a special use in the B-1 Community Business District

**REVIEW CRITERIA**

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

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

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

The proposed text amendment to add physical fitness facilities as a special use in the B-1 District would reflect how the use is treated in other business-zoned districts and will encourage "a rational pattern of land uses" and compatibility between different types of land uses.

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

Gateway Square, a 20- unit shopping center is zoned B-1. Adjacent land along Ogden Ave. is zoned B-2 (gas station, rehab facility, offices, retail uses). To the south and southwest is R-4 (single family residence. West is O-2/ Limited Office District.

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

Gateway Square has had many different retail and service businesses in its tenant mix, including restaurants. The south side of Ogden Ave. houses a mix of retail and service uses, including a cardiac rehabilitation facility.

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

The current B-1 district regulations do not allow a fitness facility as a special use which deprives owners and tenant of the ability to provide this use, which complements other other B-1 uses.

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

Public health, safety and welfare will be enhanced by allowing fitness facilities as a special use in B-1 Community Business districts such as Gateway Square.

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

Most of the adjacent properties are single family residences. This text amendment will allow residents a neighborhood fitness facility that they can access on foot or by car.

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

Value of adjacent residences is enhanced by a small fitness facility within walking or short driving distance.

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

A small fitness facility will provide more foot traffic to Gateway Square, thus enhancing surrounding businesses.

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

Gateway Square has had some of it's retail uses close recently. Allowing a small fitness facility in this location will be a minor use expansion but will allow a very popular business to locate there.

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

Gateway Square has sufficient parking on-site (247 spaces), and is easily accessed by York Road. Many nearby residents may choose to walk to the proposed fitness facility.

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

As a mature community shopping center, Gateway Square has adequate utilities and public services.



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

Gateway Square has experienced a number of retail vacancies and over the past 2 years, and would benefit from this text amendment.

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

Fitness training in relatively small facilities has become very popular, and there are virtually no such facilities in the northern part of the Village.

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

N/A



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

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

**Address of proposed request:** 777 N. York Road. Suites 5 & 6

**Proposed Special Use request:** 2,700 sf Fitness Facility

**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 proposed use, a 2,700 SF fitness facility, will promote health and wellness of Hinsdale residents.

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

The proposed use is compatible with other uses in Gateway Square and is of a size which fits the neighborhood character of the Gateway Square shopping center. It will enhance public health.

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 surrounding areas are fully developed with a range of retail, offices, service and residential uses. A small fitness center will serve the neighborhood and be used by residents of Hinsdale.

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.

Gateway Square is a fully developed shopping center with adequate streets, utilities, drainage, and other public facilities and 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.

Patrons will utilize the fitness facility from 6:00 am until 8:00 pm. The capacity of the facility (15-20) is such that its employees and customers will not create large traffic volumes.

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

No new construction; all interior improvements to Suites 5 and 6 at Gateway Square.

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.

Small fitness centers such as that proposed are not currently authorized in B-1 District. Applicant has simultaneously filed an Application for a Zoning Text Amendment to authorize small fitness facilities as special uses in District B-1.

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.

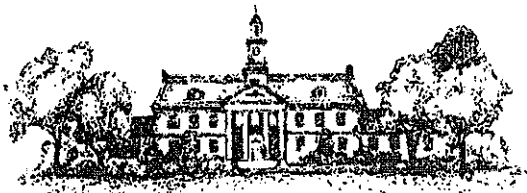
The proposed fitness center will provide athletic training and fitness services for Hinsdale residents in an area where these services are not currently provided.

*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.

Applicant has spent months evaluating other locations and believes this location is the best place in Hinsdale which to locate the business.

*Mitigation of adverse impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

N/A- no new construction



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Daily Spark Hinsdale, Inc.  
Address: 808 Phillippa  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (480) 710-0689 /  
E-Mail: kwhoffmann77@gmail.com

**Owner**

Name: Inland Gateway Square, L.L.C.  
Address: 2901 Butterfield Rd.  
City/Zip: Oak Brook, IL 60523  
Phone/Fax: (630) 218-8000 / 630-645-7259  
E-Mail: le@inlandrealestate.com

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

Name: Cathleen M. Keating  
Title: Attorney  
Address: 2215 York Rd # 550  
City/Zip: Oak Brook, IL 60523  
Phone/Fax: (630) 472-3407 / 630-472-0049  
E-Mail: cmk@mccslaw.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 Road

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

09	-	01	-	209	-	007
09	-	01	-	209	-	031, 032
09	-	01	-	209	-	010, 011

Brief description of proposed project: 2,680 sf fitness facility and retail store selling exercise equipment and nutritional supplements.

General description or characteristics of the site: Gateway Square is a 40,115 sf 1-story shopping center, offering restaurants, retail and other business uses.

It is served by 247 parking spaces.

Existing zoning and land use: B-1 Shopping Center

Surrounding zoning and existing land uses:

North: B-3 Retail, Office, Service

South: R-4 Single Family Residence

East: R-4 Single Family Residential

West: O-2 Limited Office; R4 SFR

Proposed zoning and land use: B-1 (unchanged) with Special Use Permit

**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: Fitness Facility  
with Retail Sales of Fitness  
Equipment and nutrition supplements.

☒ Map and Text Amendments 11-601E  
Amendment Requested: To allow small  
(<3,000 sf) fitness facility as  
special use in B-1 District.

☐ 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 27<sup>th</sup> day of May, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

X Kyle Hoffman  
Signature of applicant or authorized agent

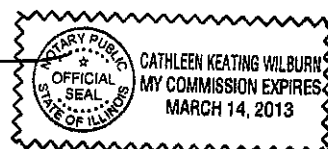
Daily Spark Hinsdale, Inc.  
Name of applicant or authorized agent

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

by Kyle Hoffman, its President  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 27<sup>th</sup> day of  
May, 2012.

Cathleen Keating Wilburn  
Notary Public  
4





# VILLAGE OF HINSDALE

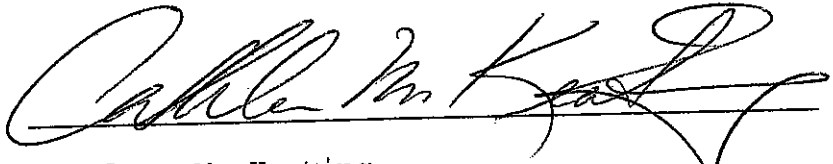
## CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

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

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

By:



Name:

Cathleen M. Keating

Address:

2215 York Road, Suite 550, Oak Brook, IL 60523

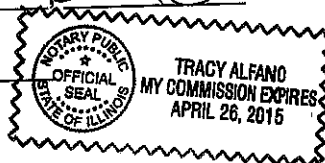
Subscribed and sworn to before me

This

27th day of April 2012.

By:

  
Notary Public




# Air Fitness - 777 N. York Rd. - Public Notice

PIN	Parcel Street Address	Owner Name	Owner Street Address	Town	State	Zip	Mail Receipt
09-01-202-023	120 E. Ogden Ave.	120 East Ogden Ave LLC	21 Spinning Wheel	Hinsdale	IL	60521	
09-01-202-004	120 E. Ogden Ave.	120 East Ogden Ave LLC	21 Spinning Wheel	Hinsdale	IL	60521	
09-01-202-022	133 Fuller Rd.	Brockman, Robert	724 N. York Rd.	Hinsdale	IL	60521	
09-01-203-008	136 Fuller Rd.	Bergnach, Mark	136 Fuller Rd.	Hinsdale	IL	60521	
09-01-201-011	149 E. Ogden Ave.	Angel Associates LP c/o Parent Petroleum	381 E. St. Charles Rd.	Carol Stream	IL	60188	
09-01-202-021	150 E. Ogden Ave.	150 E Ogden Ave LLC	17W474 Earl Ct.	Darien	IL	60561	
09-01-209-021	207 Fuller Rd.	Patacsil, James R & F J	536 N. Thompson Rd.	Apopka	FL	32712	
09-01-215-001	208 E. Fuller Rd.	Yi, Jong Yoon	208 E. Fuller Rd.	Hinsdale	IL	60521	
09-01-209-001	210 E. Ogden Ave.	RDK Ventures LLC	4080 W. Jonathan Moore PO Box 347	Columbus	IN	47201	
09-01-209-002	210 E. Ogden Ave.	RDK Ventures LLC	4080 W. Jonathan Moore PO Box 347	Columbus	IN	47201	
09-01-209-022	211 Fuller Rd.	Mathew, Jacob & Suja	211 Fuller Rd.	Hinsdale	IL	60521	
09-01-209-023	215 E. Fuller Rd.	Ramel, Leonida M	424 Justina	Hinsdale	IL	60521	
09-01-215-026	218 Fuller Rd.	Pieranunzi, Maureen K	218 Fuller Rd.	Hinsdale	IL	60521	
09-01-202-018	218 Fuller Rd.	Brockman, Robert	218 Fuller Rd.	Hinsdale	IL	60521	
09-01-209-024	219 E. Fuller Rd.	Russel, Daniel & M	219 E. Fuller Rd.	Hinsdale	IL	60521	
09-01-209-025	221 E. Fuller Rd.	Orton, Gary D	221 E. Fuller Rd.	Hinsdale	IL	60521	
09-01-209-003	222 E. Ogden Ave.	Elm Creek Property Management	907 N. Elm St. No. 100	Hinsdale	IL	60521	
09-01-209-028	223 E. Fuller Rd.	Yang, Spencer & Penny	223 E. Fuller Rd.	Hinsdale	IL	60521	
09-01-209-026	225 E. Fuller Rd.	Nevoctne, John & SL	225 E. Fuller Rd.	Hinsdale	IL	60521	
09-01-216-001	228 Fuller Rd.	Hayes, Anne L. Trust	228 Fuller Rd.	Hinsdale	IL	60521	
09-01-209-027	229 Fuller Rd.	Swierczynski, R & J Han	229 Fuller Rd.	Hinsdale	IL	60521	
09-01-209-033	230 E. Ogden Ave.	230 E Ogden LLC	945 S. Vine	Hinsdale	IL	60521	
09-01-216-002	234 Fuller Rd.	Halligan, Lori	234 Fuller Rd.	Hinsdale	IL	60521	
09-01-216-003	238 Fuller Rd.	Soch, Raymond E	238 Fuller Rd.	Hinsdale	IL	60521	
09-01-209-030	241 E. Fuller Rd.	Leal, Carlos & Esther G.	241 E. Fuller Rd.	Hinsdale	IL	60521	
09-01-209-005	242 E. Ogden Ave.	Koshgarian, HH	602 Burr Ridge Club	Burr Ridge	IL	60521	
09-01-216-004	622 N. Elm St.	Sugay, Eduardo & Karen	622 N. Elm St.	Hinsdale	IL	60521	
09-01-203-011	622 N. York Rd.	Hogrefe, Phyllis	622 N. York Rd.	Hinsdale	IL	60521	
09-01-203-010	628 N. York Rd.	London, Andrew & Jennifer	628 N. York Rd.	Hinsdale	IL	60521	
09-01-209-020	701 N. York Rd.	Larson, Ruth H	701 N. York Rd.	Hinsdale	IL	60521	
09-01-210-013	705 N. Elm St.	Nash, Christopher & Julie	705 N. Elm St.	Hinsdale	IL	60521	
09-01-210-012	707 N. Elm St.	Harris Bank Hinsdale Trust L-2973	707 N. Elm St.	Hinsdale	IL	60521	
09-01-209-029	710 N. Elm St.	Rost, Mark & Lisa	710 N. Elm St.	Hinsdale	IL	60521	
09-01-202-020	710 N. York Rd.	HMH LP	PO Box 43	Hinsdale	IL	60521	
09-01-210-011	713 N. Elm St.	Luo, Hong & Ning Yuen	713 N. Elm St.	Hinsdale	IL	60521	
09-01-209-019	718 N. Elm St.	Howell, Rodger & Kathryn	718 N. Elm St.	Hinsdale	IL	60521	

# Air Fitness - 777 N. York Rd. - Public Notice

PIN	Parcel Street Address	Owner Name	Owner Street Address	Town	State	Zip	Mail Receipt
09-01-202-019	718 N. York Rd.	Carlo Enterprises	PO Box 607	Hinsdale	IL	60521	
09-01-210-010	719 N. Elm St.	Collins, Lina Lenta	719 N. Elm St.	Hinsdale	IL	60521	
09-01-209-018	722 N. Elm St.	Van, Oliver & Julie	722 N. Elm St.	Hinsdale	IL	60521	
09-01-210-009	723 N. Elm St.	Bel, Krassi	450 58th Pl.	Hinsdale	IL	60521	
09-01-202-017	724 N. York Rd.	Brockman, Robert	724 N. York Rd.	Hinsdale	IL	60521	
09-01-210-008	727 N. Elm St.	O Hea, Timothy	727 N. Elm St.	Hinsdale	IL	60521	
09-01-209-017	730 N. Elm St.	Chawla, T Paul S	15 Spinning Wheel No. 126	Hinsdale	IL	60521	
09-01-209-016	734 N. Elm St.	Lucente, Jr, Sam & Francis	734 N. Elm St.	Hinsdale	IL	60521	
09-01-202-016	736 York Rd.	Arkansas Illinois LP	PO Box 66786	Chicago	IL	60521	
09-01-209-015	804 Elm St.	Fong, Nancy	804 Elm St.	Hinsdale	IL	60521	
09-01-202-015	806 N. York Rd.	Yen, Cassie	806 N. York Rd.	Hinsdale	IL	60521	
09-01-203-009	Fuller Rd.	Chicago Land Trust - Trust 1111122	171 N. Clark - Unit 17	Chicago	IL	60601	
09-01-209-007	777 N. York Rd.	Investors Property Tax	PO Box 9275	Oak Brook	IL	60522	N/A - Subj. Prop.
09-01-209-031	777 N. York Rd.	Investors Property Tax	PO Box 9275	Oak Brook	IL	60522	N/A - Subj. Prop.
09-01-209-010	777 N. York Rd.	Investors Property Tax	PO Box 9275	Oak Brook	IL	60522	N/A - Subj. Prop.
09-01-209-011	777 N. York Rd.	Investors Property Tax	PO Box 9275	Oak Brook	IL	60522	N/A - Subj. Prop.
09-01-209-032	777 N. York Rd.	Investors Property Tax	PO Box 9275	Oak Brook	IL	60522	N/A - Subj. Prop.

# Memorandum

**To:** Chairman Byrnes and Plan Commission Members  
**From:** Sean Gascoigne, Village Planner   
**Date:** June 13, 2012  
**Re:** Sign Review – 34 S. Vine – CorePower Yoga

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## **SIGN PERMIT REVIEW**

The applicant is proposing a wall-mounted sign on the subject building. The site is located on the west side of Vine Street, and is zoned O-2 Limited Office District.

The property currently does not contain a sign and the applicant is proposing to install one on the east elevation of the existing building as depicted in the attached photo. The new sign would be 51 square feet and would be white, orange and black, as illustrated on the attached exhibits.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the O-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: Level 4 Yoga, LLC  
Address: 4701 W. Rice St.  
City/Zip: Chicago, IL 60651  
Phone/Fax: (312) 881-8812 / 773-626-1430  
E-Mail: chris@level4yoga.com  
Contact Name: Chris Kenny

**Contractor**

Name: AUBREY SIGN CO  
Address: 1847 SUNCAST LN  
City/Zip: BATAVIA, IL 60510  
Phone/Fax: (630) 482-9901 / 482-9906  
E-Mail: mike@aubreysigns.com  
Contact Name: Mike Hoffer

**ADDRESS OF SIGN LOCATION:**

34 S VINE ST.

**ZONING DISTRICT:**

Office-2

**Sign Type:**

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

**Sign Information:**

Overall Size (Square Feet): 51 (32' x 23')  
Overall Height from Grade: 18 Ft.  
Proposed Colors (Maximum of Three Colors):  
● White      ● ORANGE  
● Black  
Type of Illumination: White LED  
Foot Candles: \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_  
Building/Tenant Frontage: 65  
Existing Sign Information:  
Business Name: N/A  
Size of Sign: \_\_\_\_\_ Square Feet  
Business Name: \_\_\_\_\_  
Size of Sign: \_\_\_\_\_ Square Feet

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

Signature of Applicant

Signature of Building Owner

Date

Date

**FOR OFFICE USE ONLY:**

Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: \_\_\_\_\_ x \$4.00 = \_\_\_\_\_

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

# CHANNEL LETTERS

Account:

Core Power Yoga

Location:  
34 S. Vine St.  
Hinsdale, IL

Date: 5/8/12

Revised 5/14/12

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR IN FULL BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1000 PENALTY. PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

approved by \_\_\_\_\_ date \_\_\_\_\_

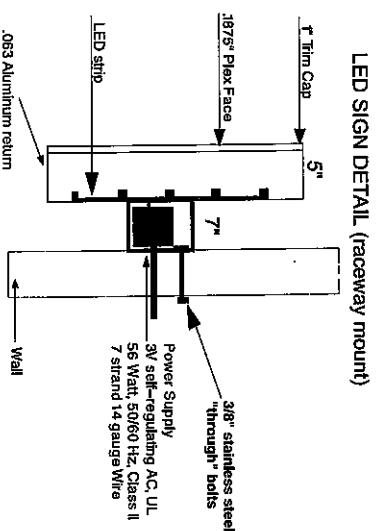
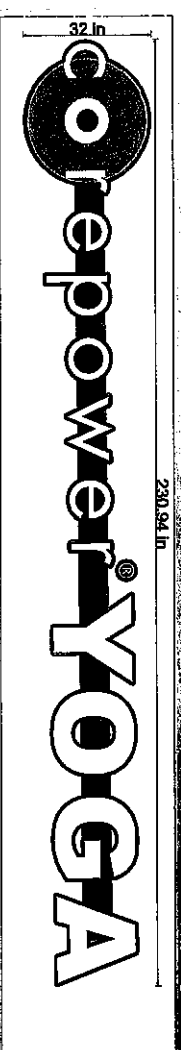
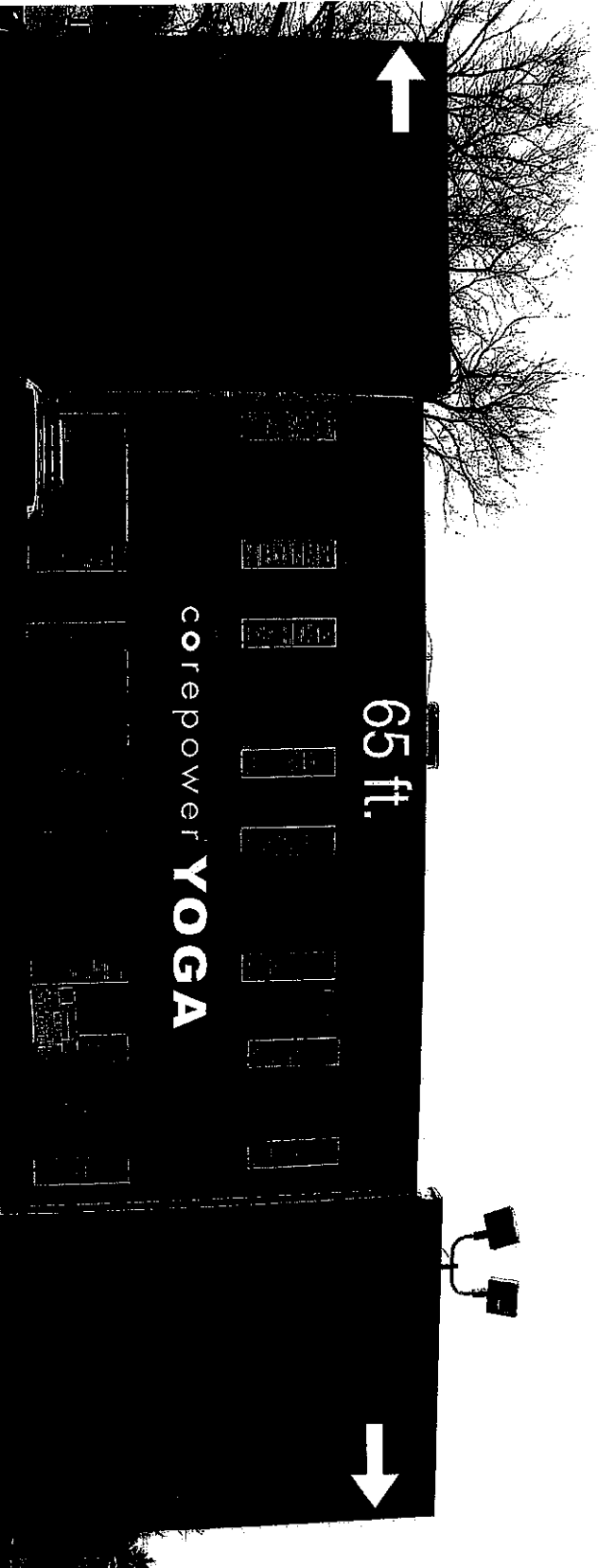
**Aubrey**  
SIGN CO.  
1847 Suncast Lane  
Batavia, IL 60510

Ph: 630-482-990  
Fax: 630-482-990

www.aubreysigns.com

Email:  
mike@aubreysigns.com

## NORTH ELEVATION



Sign details: Raceway mount channel letters. White acrylic faces with translucent vinyl overlays.

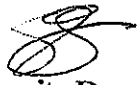
Type of Illumination: White LED illumination. Low voltage power supplies, external disconnect (on raceway). UL listing

Dimensions: 32" H x 230" W

Allowable sign limit:

Special Notes: Raceway painted to match facade ACAP. Electrical by others.

# 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:** June 13, 2012  
**Re:** 22 N. Elm Street – Exterior Appearance and Site Plan Review Approval

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## **REQUEST**

The applicant is requesting exterior appearance and site plan review approval, to allow for the expansion of the dog run at the subject property. The site is currently improved with a one-story building and being used by the Hinsdale Humane Society. The property is zoned IB, Institutional Buildings District.

The Humane Society has been approached by Matt Saunders a Boy Scout who has requested to do the expansion as his Eagle Scout Project. The details of the proposal can be found in the attached documents. It should be noted that this application falls under the requirement for notification, due to the fact that it falls within 250 feet of a single-family residential zoning district. Staff has confirmed that proper notification has been provided by the applicant as required.

The petitioner should be aware that if this proposal is approved, building permits are still required, prior to any work being initiated.

## **Other**

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

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

attachment

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



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

**Address of proposed request:** 22 N. Elm Street (Hinsdale Humane Society)

**REVIEW CRITERIA**

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

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

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Everything is existing and the only request is to expand the existing exterior dog run.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The materials will match the existing.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

The dog run already exists, this would just be an enlargement of the existing run.



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.

None of these items will be affected by the enlargement of the run.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The additional run will be at the same height as the existing.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

N/A

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

N/A

10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

N/A

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

Materials will all match.

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

N/A

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

N/A

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

N/A

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

N/A

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 materials will match.

#### **REVIEW CRITERIA – Site Plan Review**

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

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

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

N/A

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

It will not interfere.

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.

A dog run already exists. The area is relatively remote, being adjacent to the hospital, the Public Services facility, the train tracks and Brush Hill Park.

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

There is no real change to the site.

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

It will not.

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

The site is relatively remote as described above.

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

The dog run already exists and I am looking to enlarge it for the Humane Society as my Eagle Scout project.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



VILLAGE  
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

GENERAL APPLICATION

I. GENERAL INFORMATION

**Applicant**

Name: Hinsdale Humane Society  
Address: 19 E. Chicago Avenue  
City/Zip: Hinsdale, Il. 60521  
Phone/Fax: 630-789-7030 / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Owner**

Name: Village of Hinsdale (V.O.H.)  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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

Name: Matt Saunders  
Title: Eagle Scout  
Address: 216 S. Vine Street  
City/Zip: Hinsdale, Il. 60521  
Phone/Fax: 630-325-2524 / \_\_\_\_\_  
E-Mail: msaunders97@comcast.net

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) Sean Gascoigne, Village Planner
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 22 N. Elm Street - Hinsdale Humane Society

Property identification number (P.I.N. or tax number): 09 - 01 - 119 - 002

Brief description of proposed project: Expansion of existing outdoor dog run for an Eagle Scout project.

General description or characteristics of the site: Currently contains the Hinsdale Humane Society

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: OS

South: R-4

East: HS

West: IB

Proposed zoning and land use: IB

Existing square footage of property: N/A square feet

Existing square footage of all buildings on the property: 4645 square feet

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

☒ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

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

☐ Map and Text Amendments 11-601E

Amendment Requested: \_\_\_\_\_

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 22 N. Elm Street - Hinsdale Humane Society

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	50,000 s.f.	approx. 75,000 s.f.
Minimum Lot Depth	250'	approx. 300'
Minimum Lot Width	200'	approx. 150'
Building Height	40'	13'
Number of Stories		1
Front Yard Setback	35'	15' (existing)
Corner Side Yard Setback	35'	30' (existing)
Interior Side Yard Setback	25'	20' (existing)
Rear Yard Setback	25'	211' (existing)
Maximum Floor Area Ratio (F.A.R.)*	.50	<.50
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	N/A

\* Must provide actual square footage number and percentage.

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

All buildings are existing

## 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 14th, day of May, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

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

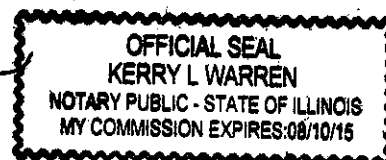
\_\_\_\_\_  
Name of applicant or authorized agent

Lori Halligan  
Signature of applicant or authorized agent

Lori Halligan, Exec. Dir.  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 14th day of  
May, 2012.

Kerry L. Warren  
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:** Hinsdale Humane Society

**Owner's name (if different):** Village of Hinsdale

**Property address:** 22 N. Elm Street

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

**Present zoning classification:** IB, Institutional Buildings

**Square footage of property:** Approx. 75,000

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

**Lot dimensions:** 150' x 300'

**Current use of property:** Hinsdale Humane Society

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Same

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

**Brief description of request and proposal:**

Eagle Scout project to expand existing outdoor dog run

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

**Provided:                      Required by Code:**

**Yards:**

front:	<u>15'</u>	<u>35'</u>
interior side(s)	<u>20' / N/A</u>	<u>25' / 25'</u>

Provided:

Required by Code:

corner side	30'	35'
rear	211'	25'

**Setbacks (businesses and offices):**

front:	15'	35'
interior side(s)	20' /	25' / 25'
corner side	30'	35'
rear	211'	25'
others:	N/A	
Ogden Ave. Center:	N/A	
York Rd. Center:	N/A	
Forest Preserve:	N/A	

**Building heights:**

principal building(s):	13'	40'
accessory building(s):	N/A	

**Maximum Elevations:**

principal building(s):	N/A	
accessory building(s):	N/A	

Dwelling unit size(s):	N/A	
------------------------	-----	--

Total building coverage:	40%	N/A
--------------------------	-----	-----

Total lot coverage:	40%	N/A
---------------------	-----	-----

Floor area ratio:	.50	<.50
-------------------	-----	------

Accessory building(s):	None	
------------------------	------	--

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

principal building(s):	N/A		
accessory building(s):	N/A		

**Number of off-street parking spaces required:** 18

**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:

Lori Halligan  
Applicant's signature

Lori Halligan, Executive Director  
Applicant's printed name

Dated: May 1, 2012

# VILLAGE OF HINSDALE

## Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in the Plan Commission File for 22 N. Elm Street – Hinsdale Humane Society – regarding Exterior Appearance in 2012 for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Hinsdale Humane Society

Address or description of subject property:

22 N. Elm St. Hinsdale, IL 60521

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

Expansion of the existing dog run on the north side of the Hinsdale Humane Society.

Plans reviewed, if any: *See attached plans, if any.* See Plan Commission File for 22 N. Elm St. – Hinsdale Humane Society, regarding a Site Plan and Exterior Appearance Review in 2012.

Conditions of approval of this certificate:

- The petitioner must apply for and obtain Exterior Appearance and Site Plan Review Approval for the proposed changes.
- Section 11-606 of the Hinsdale Zoning Code pertaining to the Exterior Appearance Review
- Section 11-604 of the Hinsdale Zoning Code governing Exterior Appearance/Site Plan Review in 2009

*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:

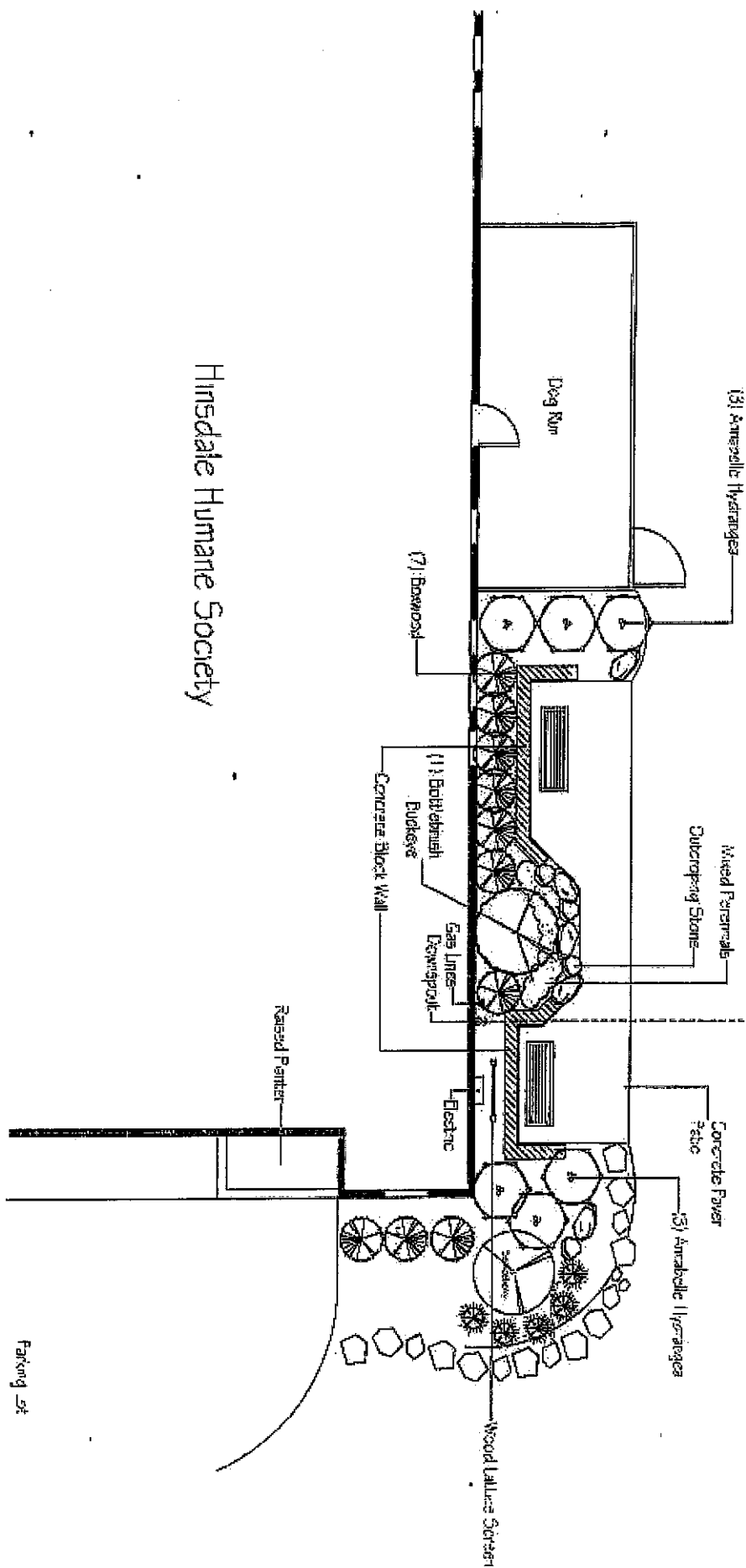
  
Village Manager

Dated:

5/15, 2012




# EXISTING COLLECTIONS





# 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.

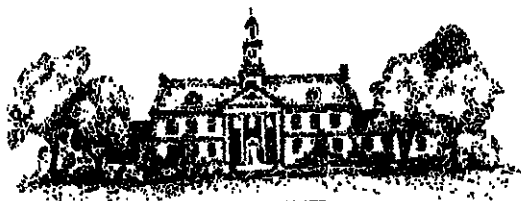
## **Review Criteria**

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**

<b>Applicant</b>
Name: <u>Craig Ross</u>
Address: <u>23 N Lincoln St</u>
City/Zip: <u>Hinsdale, 60521</u>
Phone/Fax: <u>(60) 253 1 5177</u>
E-Mail: <u>craig@RossBuilders.com</u>

<b>Owner</b>
Name: <u>Craig Ross</u>
Address: <u>23 N Lincoln</u>
City/Zip: <u>Hinsdale, 60521</u>
Phone/Fax: <u>(60) 253 1 5177</u>
E-Mail: <u>craig@RossBuilders.com</u>

<b>Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)</b>
---

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

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

<b>Disclosure of Village Personnel:</b> (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)	<u>N/A</u>
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 O-1

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

Existing zoning and land use: O1

Surrounding zoning and existing land uses:

North: 1B

South: O1

East: R5

West: O1

Proposed zoning and land use: O1

**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	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	31.50'
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, we have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

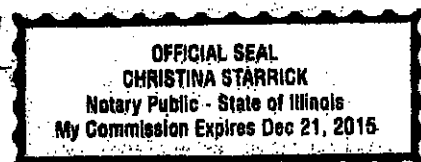
[Signature]  
Signature of applicant or authorized agent

[Signature]  
Name of applicant or authorized agent

[Signature]  
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.

300 例

ASSOC. SURVEYING

02/15/2005 17:58 FAX 8307580281

State of Illinois } ss  
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 15<sup>th</sup> day of FEBRUARY, A.D. 2005, at Bolingbrook, Illinois.

Dated, this 15<sup>th</sup> day of FEBRUARY

Michael A. Howard  
1105 Poughkeepsie | 845 SWEET RD. 35-2800

CLIENT: VESA  
License Expires Nov. 30, 2006

CLIENT: **VESELIK** JOB NO.

Job No. 59,373-05

**Other Restrictions not shown hereon refer to your Deed, Title Policy, Ordinance, etc.**

MAPLE STREET  
165.00'/165.31'(meas.)

LINCOLN STREET

PAGE 4  
LOT

55,000

## REALITY STORY

63.53

FRAME  
PAGE

5.00


**IRON PIPES AT ALL CORNERS  
EXCEPT WHERE NOTED**



Reduced to 78%



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** June 13, 2012  
**Re:** Public Hearing for Case A-15-2012  
Applicant: Nurturing Wisdom  
Request: Special Use to Operate a Middle School at 125 S. Vine Street

---

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.

Attachment

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



**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  
X2  
E-Mail: pari@nurturingwisdom.com

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

1) N/A

## II. SITE INFORMATION

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

Property identification number (P.I.N. or tax number): 09 - 12 - 110 - 006  
09 - 12 - 110 - 007

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: middle school of 36 students.

☐ 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: 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' (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	33,599 (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

Alyssa DeCesari  
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 26th day of  
April, 2012.

Christine M. Bruton  
Notary Public

4





**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.

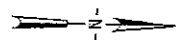
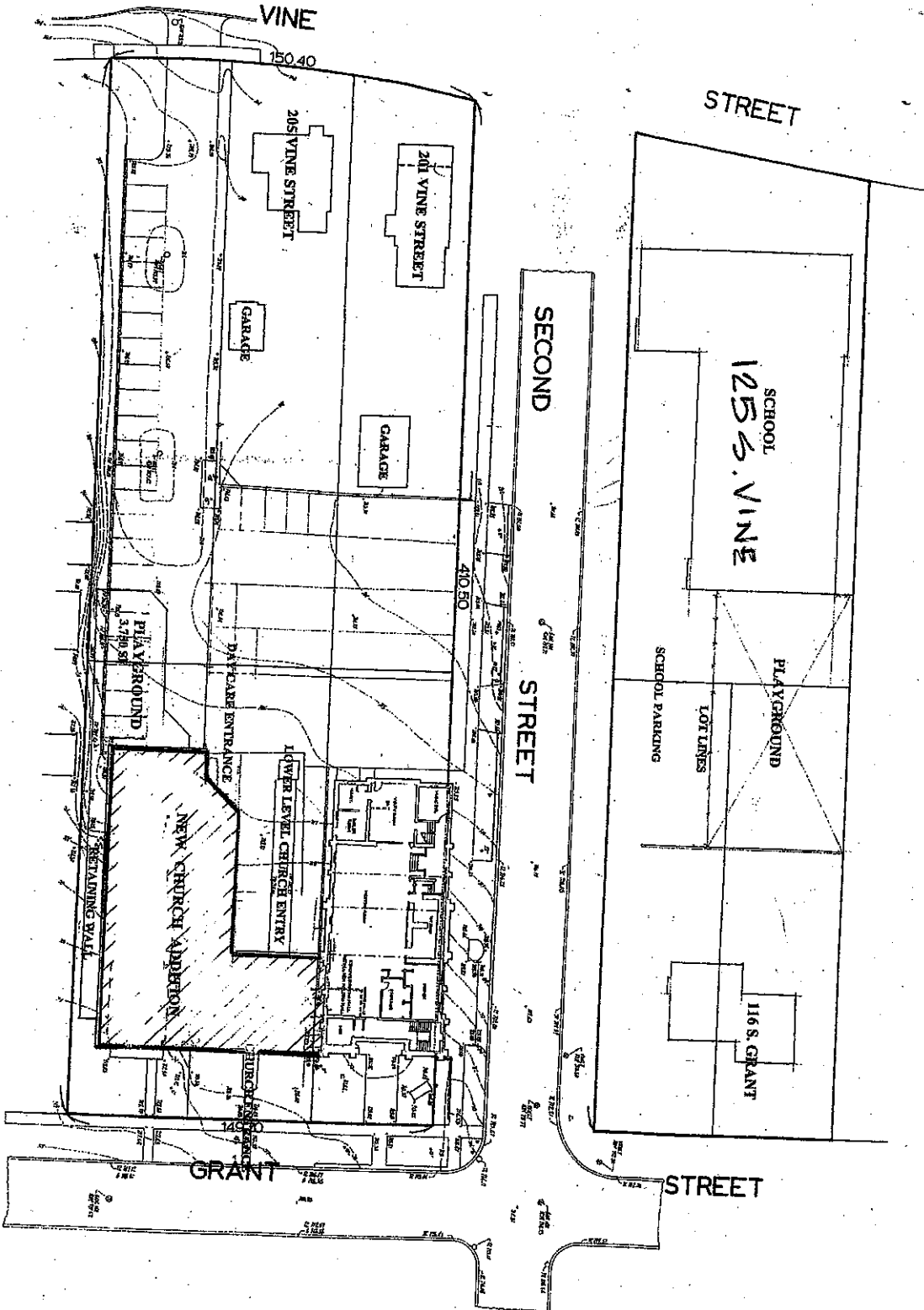
*Alternate locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

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  
781 YORK ROAD  
HINSDALE, IL 60521 630-325-0184



LINDLEY & SONS, INC.  
HINSDALE, ILLINOIS

ZION LUTHERAN CHURCH  
Hinsdale, Illinois

DATE	BY
DESIGNED BY	DATE 1-1-87
DRAWN BY	DATE 1-1-87
CHECKED BY	DATE 1-1-87



# 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.

**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:      Building Permit      Variation  
☒ Special Use Permit      Planned Development  
                                 Site Plan      Exterior Appearance  
                                 Design Review  
                                 Other: \_\_\_\_\_

**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:**

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

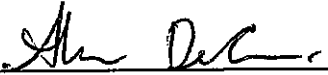
Provided:

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>25,638</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:   
 Applicant's signature  
Alyssa DeCesar  
 Applicant's printed name

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

# 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, 2012

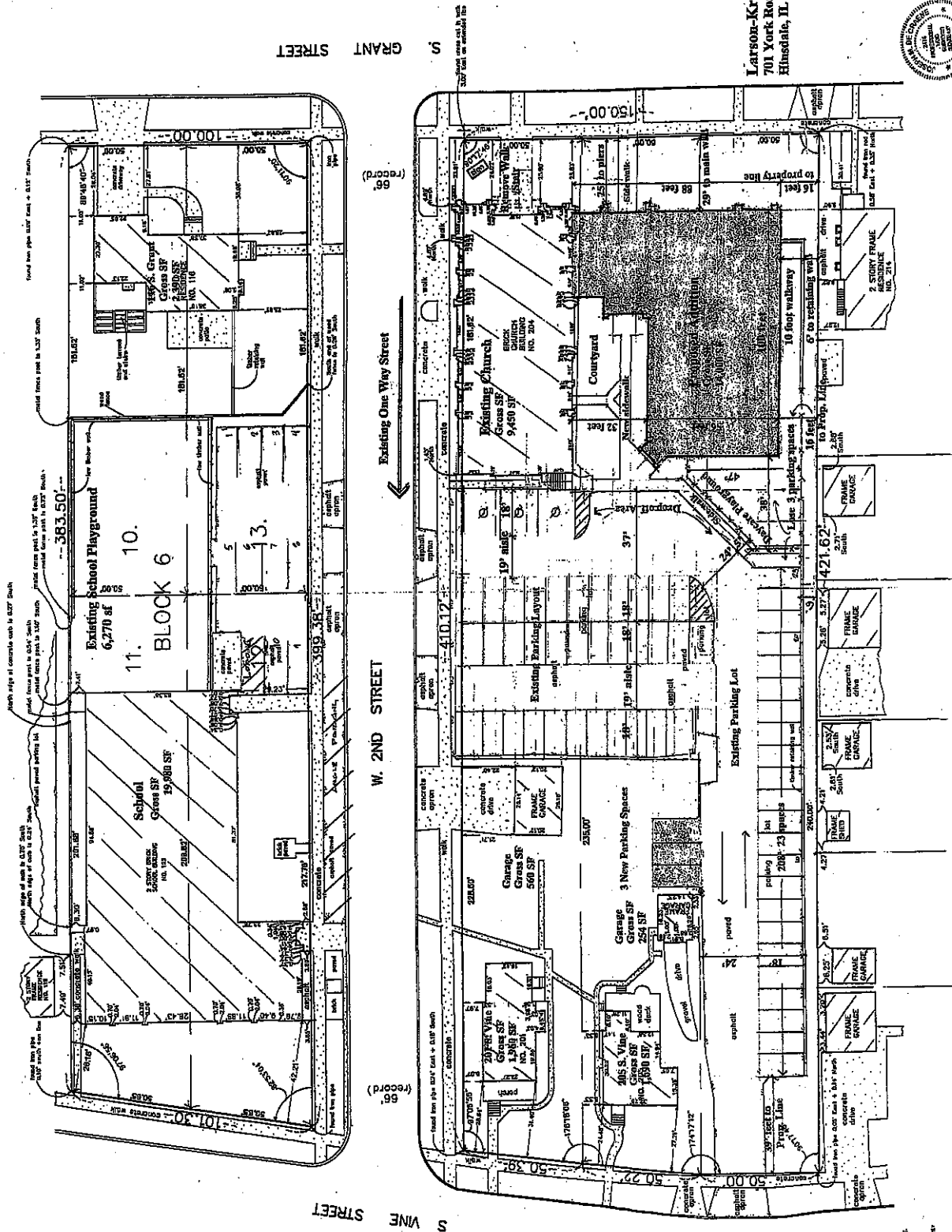
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 6 AND LOTS 10, 11, 12 AND 13 IN BLOCK 6 IN A.1 CASES ADDITION TO MINGOLE, CUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN CUPAGE COUNTY, ILLINOIS.

**JOSEPH M. DE CRAENE**  
RAJING LAND SURVEYOR  
#210 BENTLEY DRIVE  
HENDERSON, N. CAROLINA  
(919) 799-0918  
FAX (919) 791-2697

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

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

DATE: JANUARY 9 AM 1964  
Jacobus De Groot  
 UNIVERSITY OF TORONTO  
 LIT. EXP. INFO. SECT.  
 ORDERED BY: JACQUES-RENEE D'ALLAIN  
 NO. 01116  
 MICROFILM ZONE 4





# NURTURING WISDOM TUTORING SERVICES

San Francisco 415-963-9229

Chicago 312-260-7945

[www.nurturingwisdom.com](http://www.nurturingwisdom.com)

To whom it may concern:

As a Hinsdale resident who is familiar with the work of Nurturing Wisdom, I am very pleased to hear that they are opening Nurturing Wisdom Academy in Hinsdale!

Nurturing Wisdom has been helping students in the Hinsdale area for years, and I'm very much in support of the services that they provide to children in this community. I also feel that Hinsdale will be a great home for them to open a small middle school focused on customized education. Therefore, I fully support Nurturing Wisdom's request to open at their academy at Zion Lutheran School.

Signed:

Printed Name & Address:

Andrew Burridge

611 S. County Line rd

Hinsdale, IL 60521

Additional Comments:

They have helped all  
our children tremendously!





# NURTURING WISDOM TUTORING SERVICES

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Chicago 312-260-7945

[www.nurturingwisdom.com](http://www.nurturingwisdom.com)

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Signed:

Printed Name & Address:

130 E THIRD

HINSDALE IL 60521

630 781 1392

Additional Comments:



# NURTURING WISDOM

## TUTORING SERVICES

San Francisco 415-963-9229

Chicago 312-260-7945

[www.nurturingwisdom.com](http://www.nurturingwisdom.com)

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Signed:

Jennifer Mather

Printed Name & Address:

Jennifer Mather  
955 Taft Rd.  
Hinsdale IL 60521

Additional Comments:

I have used Nurturing Wisdom for all 4 of my children and have been so pleased with how professionally they are run. I am happy to support them in any way.



# NURTURING WISDOM TUTORING SERVICES

San Francisco 415-963-9229

Chicago 312-260-7945  
[www.nurturingwisdom.com](http://www.nurturingwisdom.com)

To whom it may concern:

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Signed:

D. Moisten C. Arp

Printed Name & Address:

D. Moisten

747 Taft Rd.

Hinsdale, IL 60521

Additional Comments:



# NURTURING WISDOM TUTORING SERVICES

San Francisco 415-963-9229

Chicago 312-260-7945

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Signed:

Printed Name & Address:

LAWRENCE LATIMER

443 S. MADISON ST.

HINSDALE, IL 60521

Additional Comments:



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Signed:

Printed Name & Address:

415 S. Bodin St.  
Hinsdale, IL 60521  
\_\_\_\_\_

Additional Comments:



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Signed:

Susan Chakos

Printed Name & Address:

Susan Chakos

645 S. Monroe

Hinsdale, IL 60521

Additional Comments:

Nurturing Wisdom is providing a necessary service for children that our current education facilities fall short. This is a great addition to our community and we should be grateful to have them!



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Signed:

Mika C

Printed Name & Address:

Mika Cusick

444 S. Adams

Hinsdale, IL 60521

Additional Comments:



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Signed:

Printed Name & Address:

SUSAN & EDWARD DAMPHY  
629 W 7th St.  
Hinsdale IL 60521

Additional Comments:

Nurturing Wisdom has been invaluable to our children. It is a much needed alternative school for our community.





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Signed:

Janet Mills

Printed Name & Address:

Janet Mills

751 The Pines

Hinsdale, IL 60521

Additional Comments:



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Signed: \_\_\_\_\_

Printed Name & Address: \_\_\_\_\_

Ms. [unclear] [unclear]  
35 S. [unclear]  
Hinsdale, IL 60521

Additional Comments:



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Signed:

*Sue Pyzdrowski*

Printed Name & Address:

SUE & BOB PYZDROWSKI  
124 W. 8TH ST.  
HINSDALE IL 60521  
630-325-6102

Additional Comments:

Nurturing Wisdom has provided services to both of my school age children. They are professional and very successful in the delivery of their educational programs. I look forward to N.W. becoming part of the Hinsdale community.



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Signed:

Mary Klingenberg

Printed Name & Address:

MARY Klingenberg

7 S. Oak St

Hinsdale, IL 60521

Additional Comments:

We would be lucky to have Nurturing Wisdom as a very important of our community.



# NURTURING WISDOM

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Signed:

Printed Name & Address:

Allen & Kathy Smith

736 Taft Rd.

Hinsdale, IL 60521

Additional Comments:

Nurturing Wisdom is a fantastic organization that really cares about seeing the kid's succeed. They would be additive to the community!

Allen



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Signed:

*Susan Pircan*

Printed Name & Address:

*Susan Pircan*

*427 South Vine*

*Hinsdale, IL 60521*

Additional Comments:

*And as a neighbor of Zion Lutheran it  
will be a great use of empty space.*

*Thank you —  
Jue*



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Signed:

Claudia Schramko

Printed Name & Address:

Claudine Schramko

544 West North Street.

Hinsdale, IL 60521.

Additional Comments:

We love Nurturing Wisdom and the tutors' abilities to streamline and simplify processes for our children. Studying and learning continues to be a positive venture in our home!



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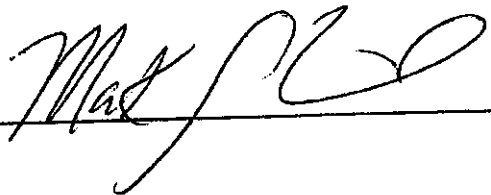
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Signed:



Printed Name & Address:

MARK Guglielmo  
425 S Bodin ST  
Hinsdale IL 60521

Additional Comments:





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Signed:

Printed Name & Address:

NEWENKA DuMONT

532 W 4<sup>th</sup> St

HINSDALE 60521

Additional Comments:



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Signed:

Printed Name & Address:

YANNIS ARVANITIS

532 W. 4th St.

Hinsdale

Additional Comments:



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Signed:

Patricia DeWitt

Printed Name & Address:

Patricia DeWitt

404 S. Lincoln St

Hinsdale, IL 60521

Additional Comments:



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Signed:

Printed Name & Address:

DR. & MRS. MICHAEL J. AULKEY

433 E. 3rd St

HINSDALE, IL 60521

Additional Comments:



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Signed:

Julia A. McMahon

Printed Name & Address:

Julia A McMahon  
1645 W North Street  
Hinsdale IL 60521

Additional Comments:



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Signed:

Jo Marie Ferro

Printed Name & Address:

Jo Marie Ferro  
302 N. Adams St.  
Hinsdale, IL 60521

Additional Comments:



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Signed: \_\_\_\_\_

Printed Name & Address:

STEPHEN AND DAWN MCKENNA  
220 N COUNTY LINE ROAD  
HINSDALE, IL 60521

Additional Comments:

WE HAVE TRUSTED NW WITH THREE OF OUR KIDS AND THEY HAVE BEEN DILIGENT, FAIR AND EXTREMELY EFFECTIVE. THEY ARE NICE PEOPLE THAT WOULD ADD A LOT TO THIS TOWN. WE STRONGLY SUPPORT THEM.



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Signed:

Cynthia Stegmann

Printed Name & Address:

ROBERT & CYNTHIA STEGMANN

14 S. ELM STREET

HINSDALE 60521

Additional Comments:





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Signed:

Mary Lou Fynwald

Printed Name & Address:

Mary Lou Fynwald  
126 E. Hickory Street  
Hinsdale, IL 60521

Additional Comments:

welcome!

May 23, 2012

Dear Village Board,

We have lived in Hinsdale since 1989 and have seen businesses and schools come and go. We would be glad to have Nurturing Wisdom open a school in Hinsdale. We have used their tutoring services and have been very happy with their professionalism. Nurturing Wisdom would be a great addition in Hinsdale.

Vicky Bush-Joseph  
Vicky Bush-Joseph  
419 N. Lincoln St.  
Hinsdale, IL 60521  
630-986-8504  
vicky@bushjoseph.com