

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

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, July 11, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins and Commissioner Cashman

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the June 13, 2012 meeting. Chairman Byrnes suggested some corrections. Commissioner Nelson motioned to approve the minutes of June 13, 2012 as corrected. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

22 N. Elm Street (Hinsdale Humane Society) – Expansion of Existing Dog Run.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Stifflear motioned to approve the findings and recommendations for 22 N. Elm Street (Hinsdale Humane Society) – Expansion of Existing Dog Run. Commissioner Nelson seconded. The motion passed unanimously.

A-15-2012 – Nurturing Wisdom – Special Use Permit to allow a Private Middle School at 125 S. Vine Street (Zion Lutheran Church). Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon offered a correction. Commissioner Nelson motioned to approve the findings and recommendations for case A-15-2012 – Nurturing Wisdom – Special Use Permit to allow a Private Middle School at 125 S. Vine Street (Zion Lutheran Church). Commissioner Brody 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. Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Mr. Gascoigne identified a correction. Commissioner Crnovich offered an additional correction however the Commission did not feel the additional language was necessary. Commissioner Nelson motioned to approve the findings and recommendations for case A-12-2012 – Craig Ross

Plan Commission Minutes

July 11, 2012

– Special Use Permit to allow to allow Real Estate Offices, with a Maximum of 4 Agents, at 23 N. Lincoln. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-21-2012 – Hinsdale Dance Academy, Inc. - Special Use to Allow a Dance Studio at 414 Chestnut Street.

Chairman Byrnes stated this public hearing would be scheduled for September 12, 2012.

Exterior Appearance/Site Plan Review

8 E. Hinsdale Avenue – Coldwell Banker – Site Plan/Exterior Appearance Approval for Replacement of Awning Fabric and One Valance Sign.

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

Gregg Berman introduced himself and summarized the request explaining that they were simply re-skinning the existing green awning with blue and replacing the “Real Estate” valance sign with “Coldwell Banker”.

Commissioner Stifflear confirmed that this location would be in addition to the others that already existed.

Commissioner Nelson motioned for the approval of Exterior Appearance for the replacement of the existing awning fabric and one awning sign at 8 E. Hinsdale Avenue – Coldwell Banker. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Johnson motioned to disapprove the Site Plan for the replacement of the existing awning fabric and one awning sign at 8 E. Hinsdale Avenue – Coldwell Banker. Commissioner Nelson seconded. The motion failed and the site plan was approved unanimously.

Public Hearings

A-17-2012 – Daily Spark – Text Amendment Section 5-105C, to allow Fitness Facilities in the B-1, Community Business District as Special Uses and A-18-2012 – Daily Spark – Special Use Permit to allow a Fitness Facility at 777 N. York Road. (Transcript of the following Public Hearing on file.)

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

Cathy Keating, attorney for the applicant, introduced herself and summarized the request. She explained the nature of the business and provided examples of the equipment that would be sold and services that would be provided at the facility.

Commissioner Crnovich confirmed the hours of operation with the applicant.

Commissioner Stifflear explained that while he didn't take issue with this particular use, he expressed some concern with some of the text amendments that have been coming forward that

Plan Commission Minutes

July 11, 2012

do not support revenue generating uses and requested that in the future, the Board provide some direction regarding these types of requests.

Commissioner Nelson confirmed that the applicant would be selling equipment and supplements that would generate sales tax.

Ms. Keating confirmed and indicated that the use would be a good supplement to the existing uses.

General discussion ensued regarding the use.

Commissioner Brody questioned the types and cost of the equipment the applicant would be selling.

Mr. Hoffman explained that all the equipment being sold would be high end.

Commissioner Crnovich asked if any signage was being proposed.

Mr. Gascoigne indicated they would be afforded the same valance signage as every other tenant in the shopping center without any additional approvals.

Commissioner Nelson motioned to approve a text amendment to Section 5-105C, to allow Fitness Facilities in the B-1, Community Business District as Special Uses. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Nelson motioned for the approval of a Special Use Permit to allow a Fitness Facility at 777 N. York. Commissioner Stifflear seconded. The motion passed unanimously.

Adjournment

Commissioner Stifflear moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 7:54 p.m. on July 11, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: 8 E. Hinsdale Avenue – Coldwell Banker – Exterior Appearance/Site Plan Review

DATE OF PLAN COMMISSION REVIEW: July 11, 2012

DATE OF ZONING AND PUBLIC SAFETY REVIEW: August 27, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Coldwell Banker (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 8 E. Hinsdale Avenue (the “Subject Property”).
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant is proposing to re-skin the existing awning and switch out the existing valance signage.
4. The Commission heard a presentation from the applicant regarding the scope of the project which included re-skinning the existing green awning with blue canvas and replacing the existing valance sign which currently reads “Real Estate” with “Coldwell Banker” and associated branding.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of seven (7) “Ayes,” zero (0) “Nays,” and two (2) “Absent” recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 8 E. Hinsdale Avenue.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2012.

HINSDALE PLAN COMMISSION

RE: Case A-17-2012 - 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

DATE OF PLAN COMMISSION REVIEW: July 11, 2012

DATE OF ZONING & PUBLIC SAFETY REVIEW: August 27, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Daily Spark Hinsdale, Inc., submitted an application to amend Article V (Business Districts), Section 5-105 (Special Uses), to allow Fitness Facilities (7991) in the B-1, Community Business District as Special Uses.
2. The Plan Commission heard a presentation from the applicant regarding the proposed text amendment at the Plan Commission meeting of July 11, 2012.
3. Certain Commissioners expressed some concern with the number of text amendments that have come before them that promoted service oriented uses in the business districts, and their ability to appropriately generate sales tax.
4. While general concerns were expressed, the Commissioners agreed that this specific request was appropriate, especially considering that the proposed request made fitness facilities special uses providing them some discretion on the appropriateness of each request individually.
5. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments. Specifically, the Plan Commission, having found that the proposed text amendment is, among other things, consistent with the purposes of the Zoning Code, and that a community need and desire for Fitness Facilities at various locations within the Village exists, finds the proposed amendment to be demanded for the public good.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of seven (7) "Ayes", zero (0) "Nays" and two (2) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2012.

HINSDALE PLAN COMMISSION

Re: Case A-18-2012 – Daily Spark Hinsdale, Inc. – 777 N. York Road - Request: Special Use Permit to Operate a Fitness Facility

DATE OF PLAN COMMISSION REVIEW: July 11, 2012

DATE OF ZONING & PUBLIC SAFETY REVIEW: August 27, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Daily Spark Hinsdale, Inc., submitted an application for a Special Use to operate a fitness facility at 777 N. York Road.
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 Plan Commission heard testimony from the applicant regarding the proposed request, including proposed hours of operation and a description of business, at the Plan Commission meeting of July 11, 2012.
4. Certain Commissioners expressed some concern with the number of text amendments that have come before them that promoted service oriented uses in the business districts, and their ability to appropriately generate sales tax.
5. The Commissioners asked the applicant questions regarding the proposed use, which confirmed, among other things, that in addition to the personal training, the applicant would be also be selling equipment, nutritional supplements and other workout clothing.
6. While some Commissioners originally expressed concerns with the business' ability to generate sales tax, ultimately they agreed that the proposed use was a good fit for the location.
7. The Plan Commission specifically finds that based on the Application and the evidence presented at the public hearing, the Applicant has satisfied the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Specifically, the Plan Commission finds, among other things, that the location of the facility at the proposed location would have no undue adverse impact and would not interfere with surrounding development in the well-established retail center location, that adequate public facilities already exist to serve the facility, that the facility would not have any significant traffic impact, that occupancy of the existing building at the proposed location would cause no destruction of significant features, and that the location of the facility at the proposed

location would otherwise comply with all additional standards imposed by the Code for such facilities.

II. RECOMMENDATION

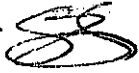
The Village of Hinsdale Plan Commission, by a vote of seven (7) "Ayes," 0 "Nay," and two (2) "Absent", recommends that the President and Board of Trustees approve the Application for a special use permit to allow the operation of a fitness facility at 777 N. York Road.

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: September 12, 2012
Re: Scheduling Public Hearing for Case A-25-2012
Applicant: Village of Hinsdale
Request: Text Amendment to Section 9-106(F)9 (Signs), as it relates to Political Signage.

Effective January 1, 2011, the Illinois General Assembly passed Public Act 096-0904, which among other things, effectively established that no Municipality, regardless of home rule status, may regulate the length of time a political campaign sign is displayed on a residential property. In addition to the restriction on the length of time, the Act also states that "reasonable restrictions" may also be placed on size. The current allowance for political signs is four square feet. As such, staff is requesting that the following amended language be forwarded on to the Plan Commission for review and approval for the removal of certain language from the Village of Hinsdale Zoning Code as it relates to political signage, as well as consideration to establish if the existing allowance of four square feet is a reasonable restriction:

9. Political signs. Such signs shall be limited to one sign of not more than four (4) square feet in area per lot and shall be located entirely on private property pursuant to the owner's consent. ~~shall be erected not more than thirty (30) days before the election, and shall be removed within seven (7) days following such election.~~

On September 4, 2012, the Village Board of Trustees moved, unanimously, to recommend the aforementioned request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

It is requested that the public hearing be scheduled for October 10, 2012.

Attachment

Cc: President Cauley and Village Board of Trustees



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: 630-789-7030 /
E-Mail: N/A

Owner

Name:
Address:
City/Zip:
Phone/Fax: /
E-Mail:

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

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

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

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

- 1) Sean Gascoigne - Village Planner
- 2)
- 3)

Address of subject property: N/A (Text Amendment)

Brief description of proposed project: Text Amendment to Section 9-106(F)9 as it relates to political signage.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

North: N/A

South: N/A

East: N/A

West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☒ Map and Text Amendments 11-601E
Amendment Requested: Section 9-106

☐ Planned Development 11-603E☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: N/A (Text Amendment)

The following table is based on the _____ Zoning District.

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

* Must provide actual square footage number and percentage.

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

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

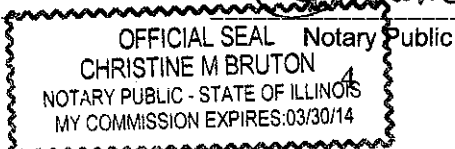
Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 21st day of
August, 2012





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 N/A

Description of the proposed request: Text Amendment to Section 9-106 as it relates to political signage

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 required changes are a result of and in line with the changes to the state statute, limiting a municipalities ability to regulate the length of time political sign may be erected.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
N/A
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

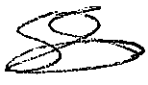
13. The community need for the proposed amendment and for the uses and development it would allow.

As stated previously, this change is in line with state statute regulations which limit a municipalities ability to regulate the length of time a political sign may be erected.

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

N/A

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: September 12, 2012
Re: Scheduling Public Hearing for Case A-26-2012
Applicant: Village of Hinsdale
Request: Text Amendment to Section 11-604(F)1 (Site Plan Review), as it relates to the approval process.

Over the past several years Plan Commissioners, both past and present, have expressed concern and confusion as to why the zoning code identifies the site plan process as disapproval rather than approval. Currently as the code is written, if a Commissioner wants to recommend that a site plan be approved for a specific proposal, they are required to vote in the negative to approve it. This process has not only confused Commissioner's but has prompted several of them to question staff if it could be changed. As such, with direction from the ZPS and the Village Board, staff is prepared to work with the Village Attorney to draft appropriate language to accomplish the suggested changes to the Village of Hinsdale Zoning Code as it relates to site plan approval.

On September 4, 2012, the Village Board of Trustees moved, unanimously, to recommend the aforementioned request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

It is requested that the public hearing be scheduled for October 10, 2012.

Attachment

Cc: President Cauley and Village Board of Trustees



GENERAL APPLICATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: 630-789-7030 /
E-Mail: N/A

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: _____ / _____

E-Mail: _____

1) Sean Gascoigne - Village Planner

2)

3)

II. SITE INFORMATION

Address of subject property: N/A (Text Amendment)

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

Brief description of proposed project: Text Amendments to Section 11-604 as it relates to site plan disapproval.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A

South: N/A

East: N/A

West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

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

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

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

☒ Map and Text Amendments 11-601E
Amendment Requested: Section 11-604

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: N/A (Text Amendment)

The following table is based on the _____ Zoning District.

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

* Must provide actual square footage number and percentage.

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

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

Signature of applicant or authorized agent

Signature of applicant or authorized agent

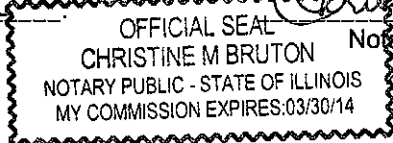
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 21st day of

August 2012



Notary Public



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

Description of the proposed request:

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.

Several Commissioners, both current and past, have commented on this and expressed their desire to see this language change to clear up confusion in the code.

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

N/A

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

N/A

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
N/A
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
N/A
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
N/A
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
N/A
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
N/A
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
N/A
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
N/A
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.
N/A

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

N/A

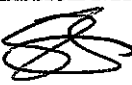
13. The community need for the proposed amendment and for the uses and development it would allow.

As stated previously, several Commissioners, both past and present, have expressed their desire to see this language change to the affirmative.

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

N/A

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: September 12, 2012
Re: 133 E. Ogden Avenue - Sign Permit Review – Coldwell Banker

SIGN PERMIT REVIEW

The applicant is proposing the installation of a monument sign at the subject property. The site is located on the north side of Ogden Avenue and just west of York Road, and is zoned O-2 Limited Office District. The sign would have a cultured stone base, burgundy tenant panels and a gray, earth-tone cabinet to blend with the cultured stone base, as illustrated on the attached drawings. The sign is 45 square feet (5'-8" x 8'-0"), 7'-4" feet tall at the top of the arch (6'-8" at the outside edges) and would contain 6 tenant panels.

Subsection 9-106J of the Zoning Code provides the requirements for ground signs in the O-2 District and allows a maximum of 50 square feet per sign face and an overall height of 8 feet. In addition, the sign is required to maintain a 10'-0" setback. 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: ARTHUR J. ROGERS
Address: 1559 ELMHURST Rd.
City/Zip: ELK GROVE VILLAGE, IL 60007
Phone/Fax: (847) 567-2740 847-699-9048
E-Mail: JSMART@ARTHURJROGERS.COM
Contact Name: JOHN SMART

Contractor

Name: FASTSIGNS OF ELK GROVE
Address: 558 E. DEVON AVE
City/Zip: ELK GROVE VILLAGE, IL 60007
Phone/Fax: 847-981 11965
E-Mail: 341@FASTSIGNS.COM
Contact Name: SCOTT JACOBS

ADDRESS OF SIGN LOCATION:

133 OGDEN

ZONING DISTRICT:

O-2

Sign Type:

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

Sign Information:

Overall Size (Square Feet): 45.3 (8 x 5'8")
Overall Height from Grade: 88" Ft.
Proposed Colors (Maximum of Three Colors):
① WHITE ② BROWN
③ BLACK
Type of Illumination: INTERNAL
Foot Candles: _____

Site Information:

Lot/Street Frontage: 133 E. OGDEN
Building/Tenant Frontage: 100 FT
Existing Sign Information:
Business Name: COLDWELL BAKER
Size of Sign: Pole Sign Square Feet
Business Name: TO BE REMOVED
Size of Sign: TRIANGLE POLE 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.

Scott Jacobs
Signature of Applicant

7-17-12
Date

[Signature]
Signature of Building Owner

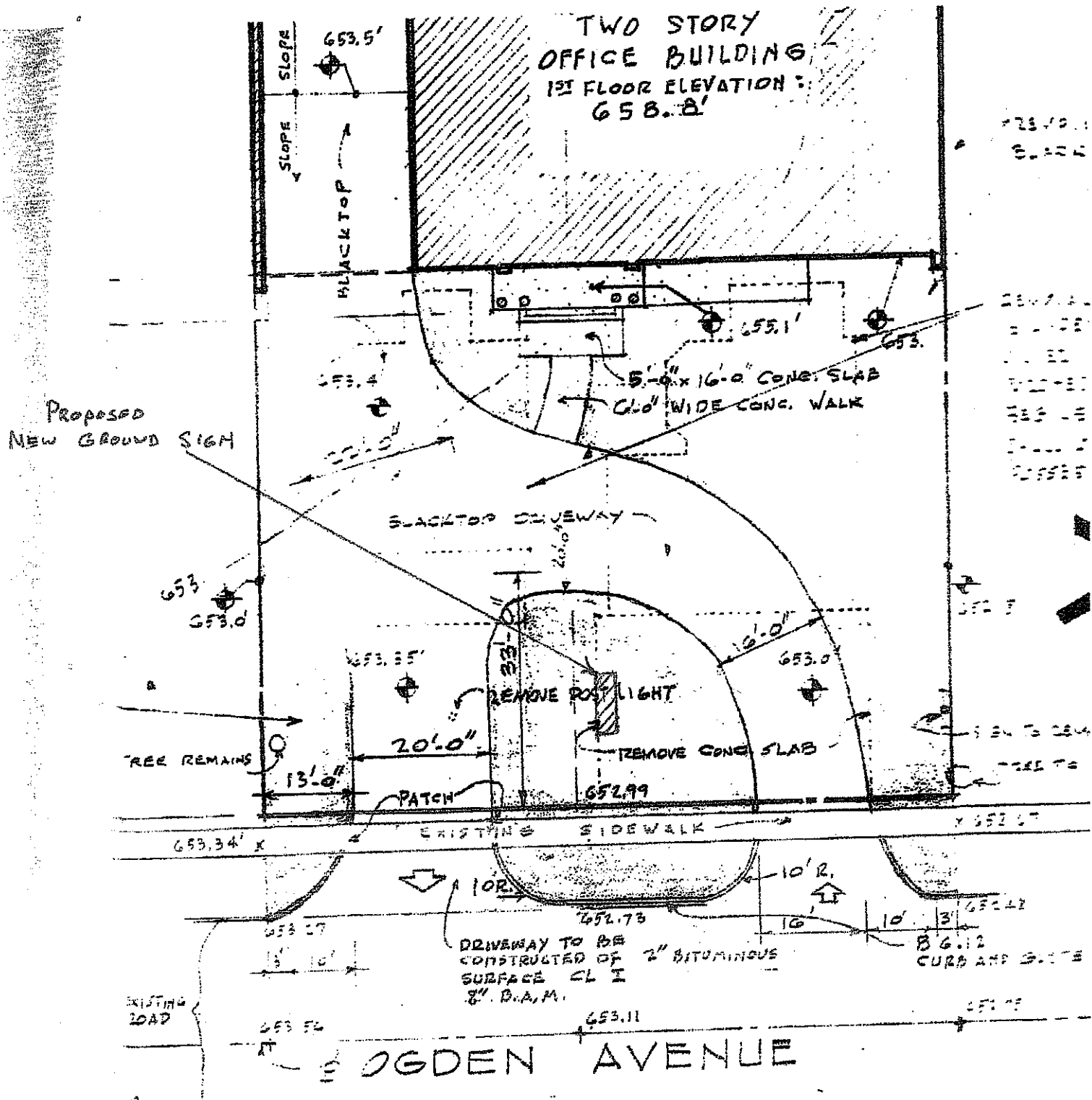
8/17/10
Date

FOR OFFICE USE ONLY:

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

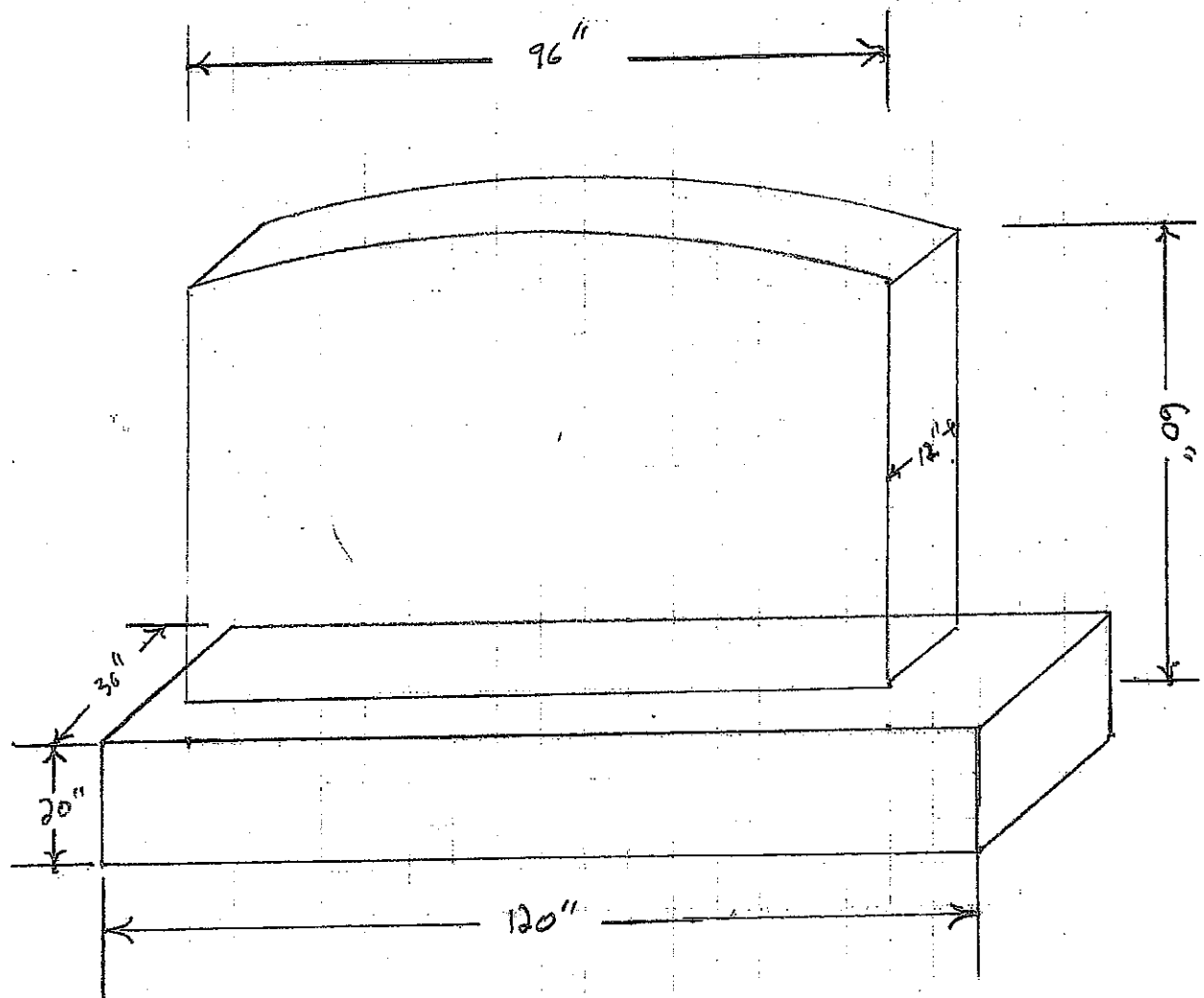
Total square footage: 8 x 5 x \$4.00 = \$160⁰⁰

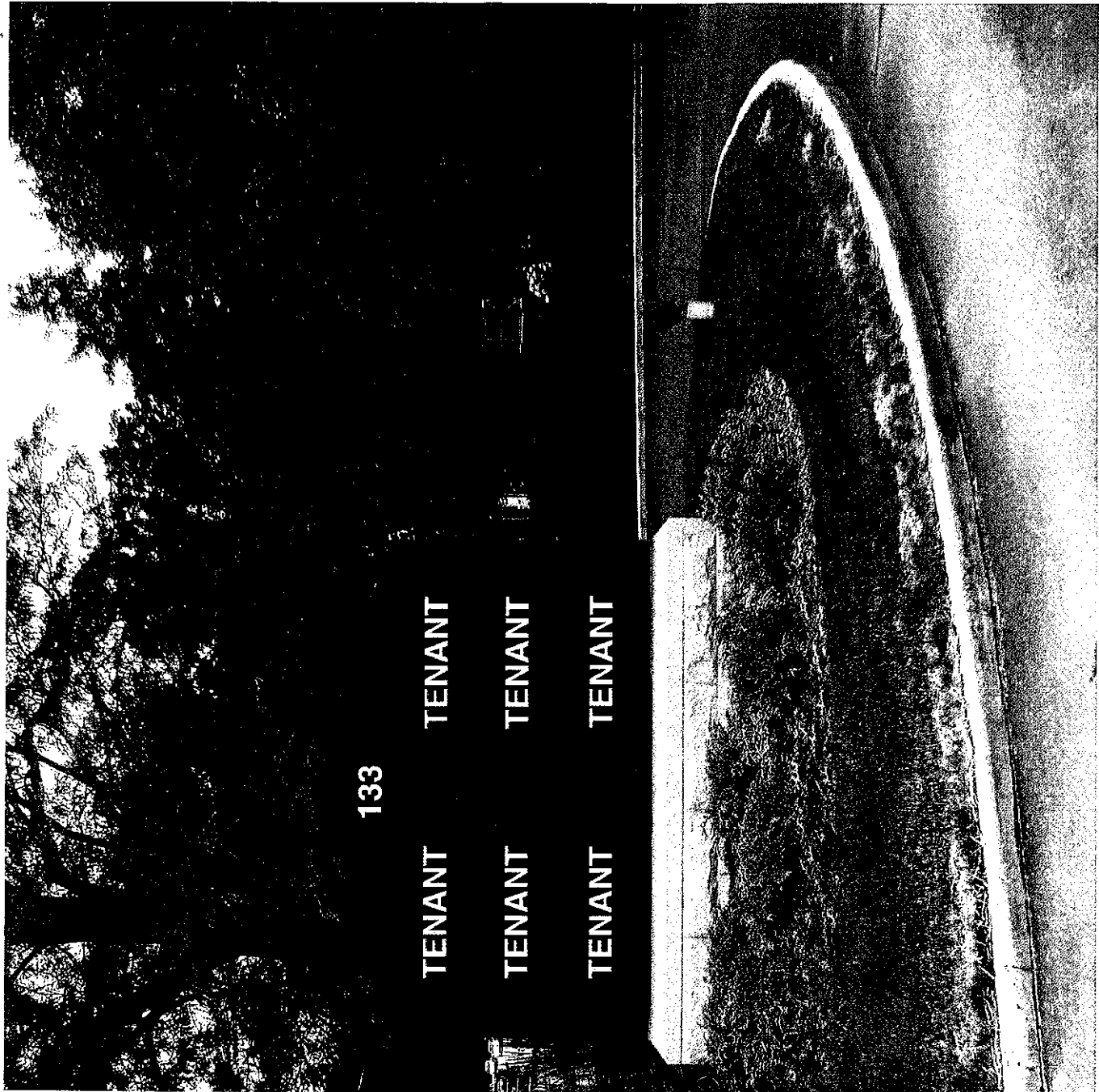
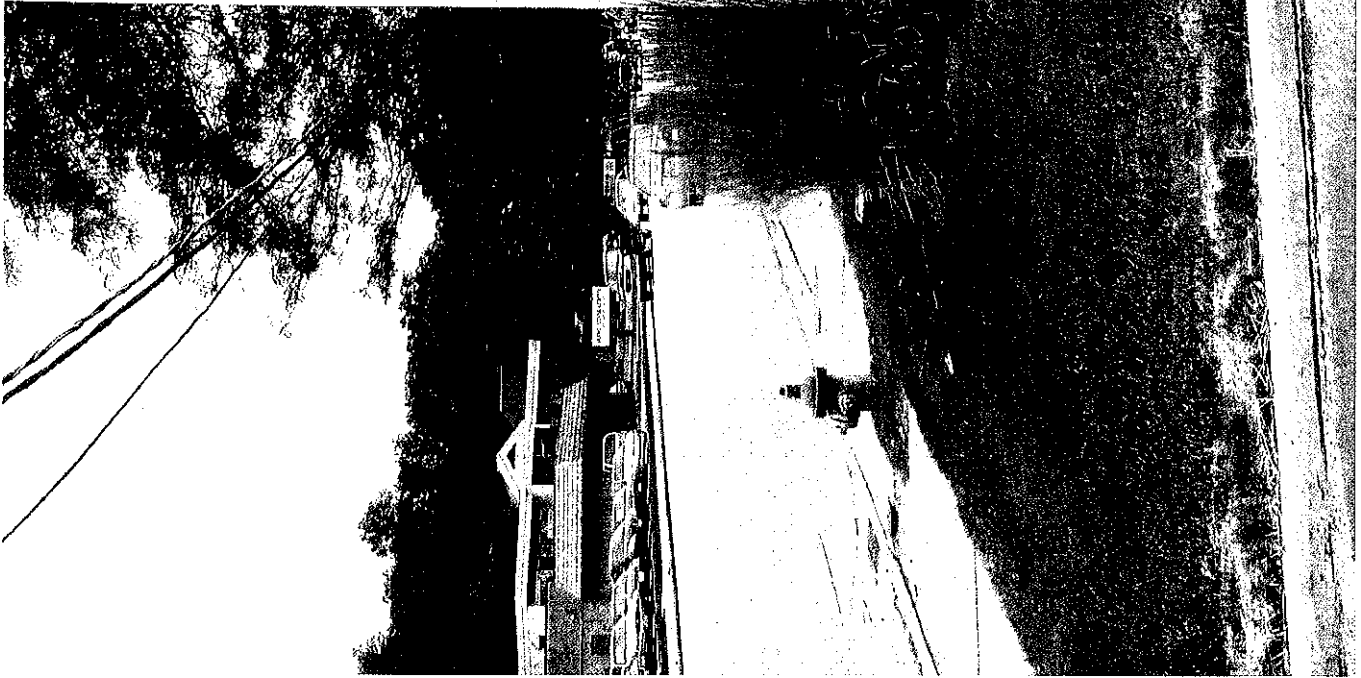
Plan Commission Approval Date: _____



PLOT PLAN.

SCALE 1" = 20'





133

TENANT

TENANT

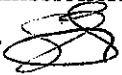
TENANT

TENANT

TENANT

TENANT

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: September 12, 2012
Re: 620 N. Oak Street – The Chapel – Exterior Appearance and Site Plan Review Approval for Parking Lot Improvements

REQUEST

The applicant is requesting exterior appearance and site plan review approval, to allow for parking lot improvements. The sites are currently improved with a single-story religious facility and zoned IB, Institutional Buildings.

The Chapel is proposing to make parking lot improvements that will result in a net gain of 6 additional parking spaces. While the applicant has confirmed that they will not be expanding the parking lot or its dimensions, the site originally contained a garage in the center of the property that has since been removed. The removal of this structure has allowed them to reconfigure the parking spaces and utilize the empty space for additional parking. As such they are looking to resurface and restripe the existing parking lot to clean it up and accommodate the additional parking. The changes can be found in the attached documents. The applicant has also confirmed that they intend to provide additional landscaping in the islands at both entrances of the parking lot.

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

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: HAROLD BREWER
Owner's name (if different): The Chapel
Property address: 620 NORTH OAK
Property legal description: [attach to this form]
Present zoning classification: 1 B
Square footage of property: 74,811 sq. ft. ()
Lot area per dwelling:
Lot dimensions: 200 (width) x 250 (depth)
Current use of property: church
Proposed use: Single-family detached dwelling
Other: church / existing
Approval sought: Building Permit Variation
Special Use Permit Planned Development
Site Plan ☒ Exterior Appearance
Design Review
Other:

Brief description of request and proposal:

PARKING LOT RESURFACE / RESTREPIING
of some parking stalls and directional
markings for interior traffic flow/direction

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: 30 (existing) 35
interior side(s) (existing) 25 / 25 25 / 25 - NO CHANGE

Provided:

Required by Code:

corner side

Existing

30

rear

Existing

25

Setbacks (businesses and offices):

front:

Existing

30

interior side(s)

Existing

25 / 25

corner side

Existing

30

rear

Existing

25

others:

-

N/A

Ogden Ave. Center:

-

N/A

York Rd. Center:

-

N/A

Forest Preserve:

-

N/A

Building heights:

principal building(s):

Existing

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:

-

N/A

Total lot coverage:

-

N/A

Floor area ratio:

-

N/A

Accessory building(s):

-

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

-

accessory building(s):

N/A

-

Number of off-street parking spaces required: 61 - Proposed 67

Number of loading spaces required: -

Statement of applicant:

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

By:

[Signature]

Applicant's signature

HAROLD J. BREWER

Applicant's printed name

Dated:

August 17, 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 620 N. Oak Street – The Chapel – 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:

The Chapel

Address or description of subject property:

620 N. Oak Street, Hinsdale, IL 60521

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

Parking Lot Improvements

Plans reviewed, if any: *See attached plans, if any.* See Plan Commission File for 620 N. Oak Street, 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

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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

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

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

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

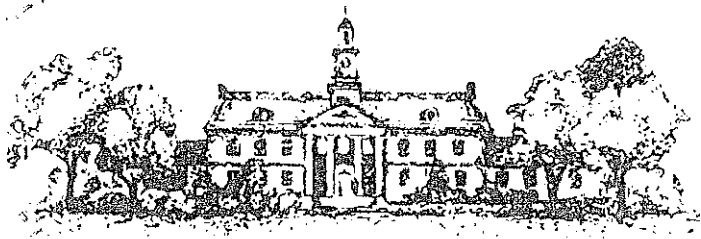
If this certificate is issued in violation of the provisions of the Hinsdale Zoning Code, whether intentionally, negligently, or innocently, then it shall be void *ab initio* and shall give rise to no rights whatsoever.

By:


Village Manager

Dated:

8/21, 2012



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

620 North Oak

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. NOT AFFECTED
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. SAME AS EXISTING BLACK TOP PARKING LOT
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. NO CHANGE
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. INCREASE IN QUALITY OF PARKING LOT SURFACING

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. no change
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. no change
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. no change
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. no change
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. no change
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. no change
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. no change
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. no change
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. no change
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. no change
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character,

whether this be vertical character, horizontal character, or nondirectional character.

no change

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

no change

REVIEW CRITERIA – Site Plan Review

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

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

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

no change to existing

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

no change to existing

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.

Existing pavement replacement, interior traffic flow

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

no change to existing

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.

no impact at all

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

no change

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

no change to existing

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. _____

no change to existing

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. _____

no change - existing storms not altered

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. _____

no change to existing

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

no change to existing

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

no change to existing



VILLAGE
OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: HB BREWER
Address: 1235 ZANEE DRIVE
City/Zip: ALGONQUIN, IL 60102
Phone/Fax: 847-347-4635 (K)
E-Mail: HBREWER@chapel.org

Owner

Name: The Chapel
Address: 620 North Oak Street
City/Zip: Hinsdale, IL
Phone/Fax: 847-347-4635
E-Mail: HBREWER@chapel.org

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

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

Name: _____
Title: N/A
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) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 620 North Oak

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

Brief description of proposed project:

Parking lot work - Restriping to change
direction of parking, additional asphalt for traffic flow

General description or characteristics of the site:

church facility since 1950's

Existing zoning and land use: 1B

Surrounding zoning and existing land uses:

North: Residential

South: Residential

East: Residential

West: Residential

Proposed zoning and land use:

Existing square footage of property: 65,440 square feet

Existing square footage of all buildings on the property: 10,650 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

☐ Map and Text Amendments 11-601E

☐ Design Review Permit 11-605E

Amendment Requested:

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

☐ Development in the B-2 Central Business District Questionnaire

Special Use Requested:

TABLE OF COMPLIANCE

Address of subject property: 620 North Oak

The following table is based on the _____ Zoning District.

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

* Must provide actual square footage number and percentage.

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

No change in any of existing conditions

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

[Signature]
Signature of applicant or authorized agent

HAROLD J. BREWER
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 8 day of
Aug, 2012.

[Signature]
Notary Public

4

OFFICIAL SEAL
CHRISTINA STARRICK
Notary Public - State of Illinois
My Commission Expires Dec 21, 2015

620 N. OAK STREET
HINSDALE, ILLINOIS
PROJECT NO: 7125

CALL JULIE 1-800-852-0123
WITH THE FOLLOWING:
COUNTY CLATSOP
CITY/TOWNSHIP HEBLORE
SEC. & 1/4 SEC. NO. T 30 S, R 12 E, NE 1/4
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

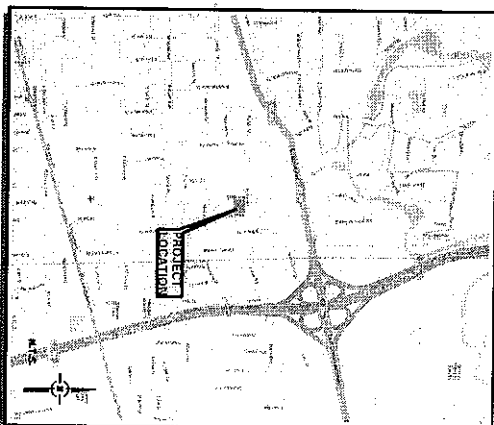
BENCHMARK
ELEVATION:
DESCRIPTION: **SEE SHEET TSI FOR**
BENCHMARK INFORMATION

NOTE: SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS.

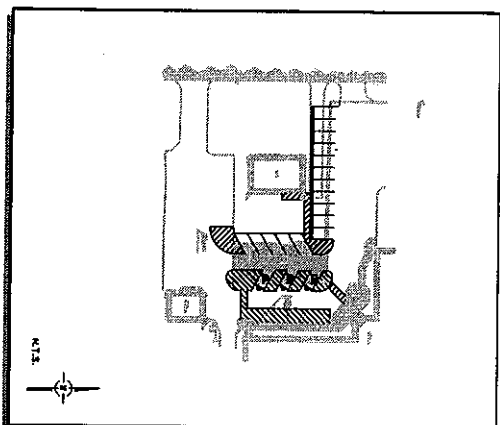
INDEX

SHEET #	SHEET ID.	SHEET DESCRIPTION
1	C	COVER SHEET
2	GA	TYPICAL SECTIONS & GENERAL NOTES
3	ET	EXISTING CONDITIONS
4	ENG	ENGINEERING PLANS
5	SI	SPECIFICATIONS
6	01	DETAILS

LOCATION MAP



KEY MAP



REVISIONS

ORIGINAL PLAN DATE:		
#	SHEET #	REMARKS
		DATE

ENGINEER
THOMAS MCCOBB, JR., P.E.
ILLINOIS REGISTRATION NO. 002-000489
EXPIRATION DATE 12/31/2003
PROFESSIONAL DESIGN FIRM NO. 144-004157
EXPIRATION DATE 04/01/2004

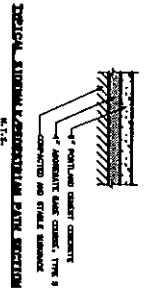
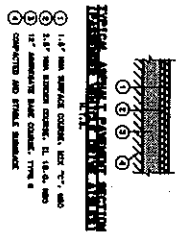
DATE

4418
ILLINOIS
REGISTERED
PROFESSIONAL
ENGINEER
11 1993

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MICHIGAN DEPARTMENT OF TRANSPORTATION, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGE CONSTRUCTION, MICHIGAN DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND HIGHWAYS AT ALL TIMES.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.



LEGEND	DESCRIPTION	NOTES
1	1.5' NON-ERODED SHOULDER	
2	1.5' NON-ERODED SHOULDER	
3	1.5' NON-ERODED SHOULDER	
4	1.5' NON-ERODED SHOULDER	
5	1.5' NON-ERODED SHOULDER	
6	1.5' NON-ERODED SHOULDER	
7	1.5' NON-ERODED SHOULDER	
8	1.5' NON-ERODED SHOULDER	
9	1.5' NON-ERODED SHOULDER	
10	1.5' NON-ERODED SHOULDER	
11	1.5' NON-ERODED SHOULDER	
12	1.5' NON-ERODED SHOULDER	
13	1.5' NON-ERODED SHOULDER	
14	1.5' NON-ERODED SHOULDER	
15	1.5' NON-ERODED SHOULDER	
16	1.5' NON-ERODED SHOULDER	
17	1.5' NON-ERODED SHOULDER	
18	1.5' NON-ERODED SHOULDER	
19	1.5' NON-ERODED SHOULDER	
20	1.5' NON-ERODED SHOULDER	

REVISIONS	DATE	BY	CHKD	APP'D
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

CONTACT INFORMATION

REVISIONS

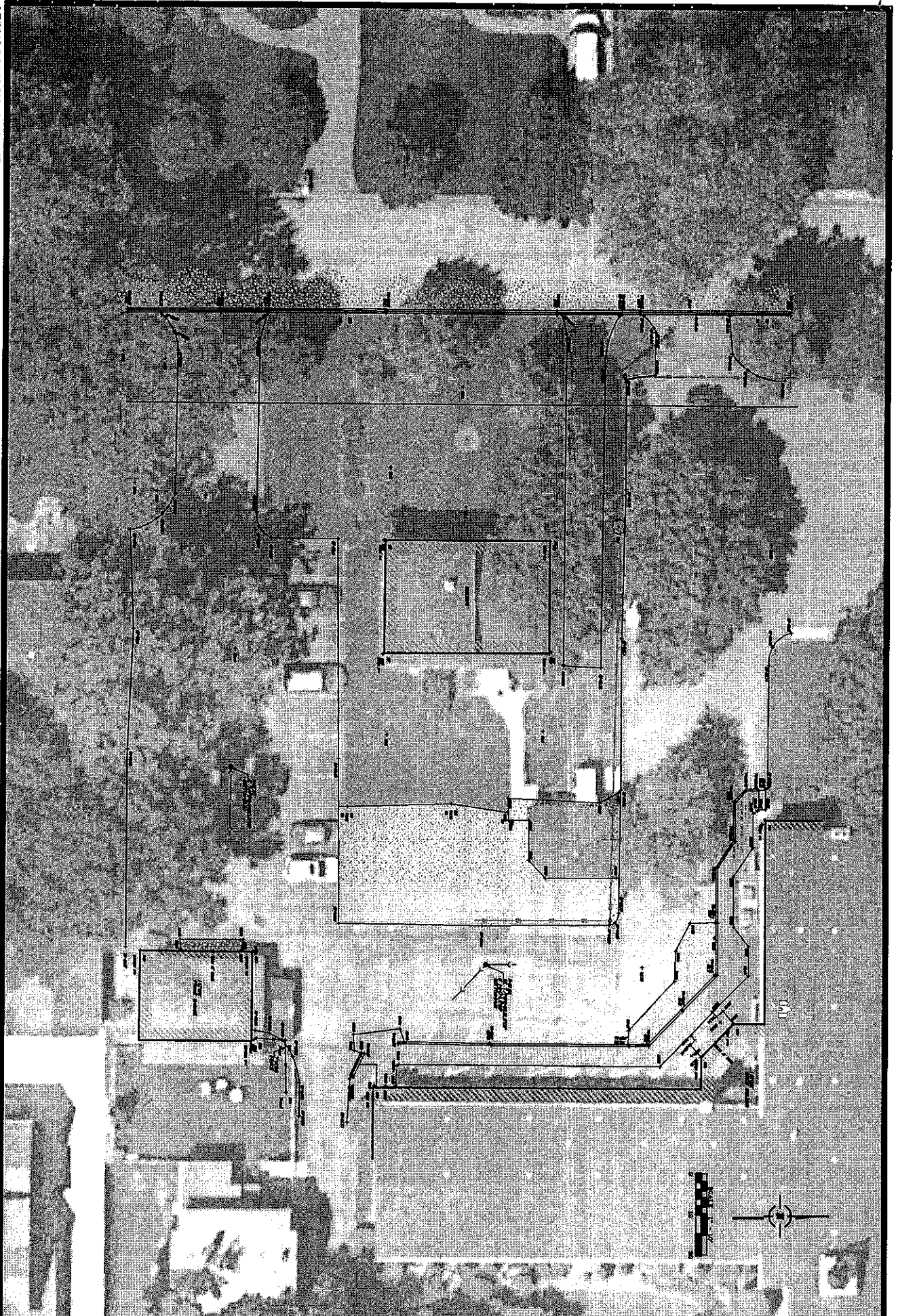
TYPICAL SECTIONS AND GENERAL NOTES


THE CHAPEL
HINSDALE, ILLINOIS

CONSULTING ENGINEER
SITE DEVELOPMENT ENGINEER
L.S. 10/1/12

10/1/12

10/1/12



	CONSULTING ENGINEERS	EXISTING CONDITIONS				
	SUB-DEVELOPMENT ENGINEERS	THE CHAPEL				
	LAND SURVEYORS	HINSDALE, ILLINOIS				
	<small>1725W. 14th Street, Suite 100 Hinsdale, Illinois 60521 Tel: 630.326.1234 Fax: 630.326.1235 www.southwestengineering.com</small>					
DATE: 8/7/2012 DRAWN BY: TYVARD CHECKED BY: [blank] APPROVED BY: [blank]			DATE: 8/7/2012 DRAWN BY: TYVARD CHECKED BY: [blank] APPROVED BY: [blank]			

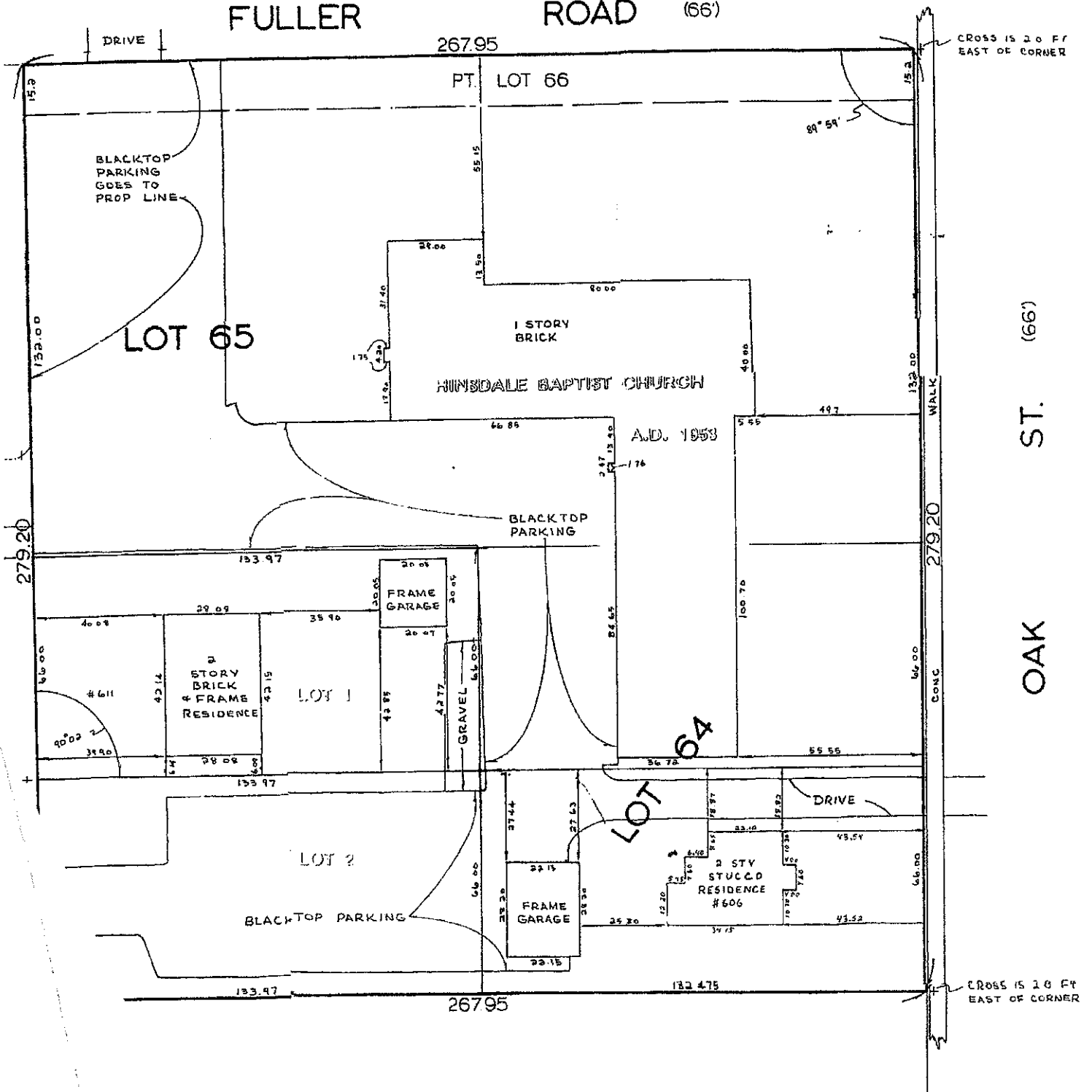


PLAT OF SURVEY

OF


LOT 65 (EXCEPT THE WEST 30 FEET THEREOF) AND THE SOUTH 15.2 FEET OF LOT 66 (EXCEPT THE WEST 30 FEET THEREOF) AND THE EAST 132.475 FEET OF LOT 64, ALSO LOT 64 IN MC. ELROY'S RESUBDIVISION OF THE WEST HALF (EXCEPT THE WEST 30 FEET THEREOF) OF SAID LOT 64 IN HINSDALE HIGHLANDS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

FULLER ROAD (66')



IRON PIPE AT ALL CORNERS, EXCEPT AS NOTED

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: September 12, 2012
Re: 40 S. Clay Street – Village Children's Academy – Exterior Appearance and Site Plan Review
Approval for the Installation of a New Fence for a Children's Play Area

REQUEST

The applicant is requesting exterior appearance and site plan review approval, to allow for the installation of a decorative aluminum fence for a children's play area. The sites are currently improved with two multi-story buildings and zoned O-2, Limited Office District.

Village Children's Academy is proposing to install approximately 45' of new decorative aluminum fence for the purpose of enclosing a children's outdoor play area. The fence will be the same fence used on the Clay Street (east) side of the building and will also be 4'-0" in height, as illustrated in the attached documents.

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

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: VILLAGE CHILDRENS ACADEMY
Owner's name (if different): HSS PROPERTIES/PARTNERS
Property address: 40 S. CLAY
Property legal description: [attach to this form]
Present zoning classification: O-2
Square footage of property: 167,727
Lot area per dwelling: _____
Lot dimensions: N/A
Current use of property: LIMITED OFFICE
Proposed use: ☐ Single-family detached dwelling
☐ Other: N/A
Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☐ Design Review
☒ Other: ALUMINUM FENCE

Brief description of request and proposal:

PROPOSE TO INSTALL APPROX 45' ALUMINUM
FENCE AS INDICATED, TO MATCH
EXISTING FENCING @ CLAY ST.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____

interior side(s) _____

Provided:

Required by Code:

corner side
rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

Statement of applicant:

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

By:

Applicant's signature

ROBERT A. TULLIS
Applicant's printed name

Dated:

7/16, 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 40 S. Clay Street – Village Children’s Academy – 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:

Village Children’s Academy

Address or description of subject property:

40 S. Clay Street, Hinsdale, IL 60521

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

Addition of an aluminum fence for a children’s play area

Plans reviewed, if any: *See attached plans, if any.* See Plan Commission File for 40 S. Clay Street – Village Children’s Academy, 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:

8/15, 2012



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village Childrens Academy
Address: 40 S. CLAY
City/Zip: HINSDALE
Phone/Fax: 630 325 9252
E-Mail: (Beth Vicari) vcahinsdale@sbcglobal.net

Owner

Name: HSS PARTNERS LLC
Address: 4801 GOLF RD
City/Zip: SKOKIE, IL 60077
Phone/Fax: 847 677 9100
E-Mail: _____

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

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

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

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

- 1) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 40 S. CLAY

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

Brief description of proposed project: INSTALL APPROX. 45 NEW
ALUMINUM FENCING TO MATCH EXISTING
@ CLAY STREET SIDE OF BUILDING

General description or characteristics of the site: GRASS COVERED
LAWN AREA

Existing zoning and land use: O-2/OFFICE

Surrounding zoning and existing land uses:

North: 02/R4

South: 02 / B3

East: 02 / B1

West: 02/R4

Proposed zoning and land use: _____

Existing square footage of property: 167,727 square feet

Existing square footage of all buildings on the property: 29,834 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: _____

The following table is based on the _____ Zoning District.

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

* Must provide actual square footage number and percentage.

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

N/A

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 10 day of July, 2012, we have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

ROBERT A. TULLIS
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 11th day of
August, 2012.

Patricia Roethle
Notary Public





COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request:

40 S. CLAY

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. GOOD
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. GOOD / MATCHING
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. GOOD / MATCHING
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. NA

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. N/A
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. GOOD MATCHING
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. MATCHING
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. criteria will be MET.
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.

Applied

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.

Applied

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. N/A
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. N/A
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. N/A
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. N/A
6. The screening of the site does not provide adequate shielding from or for nearby uses. N/A

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

N/A

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. _____

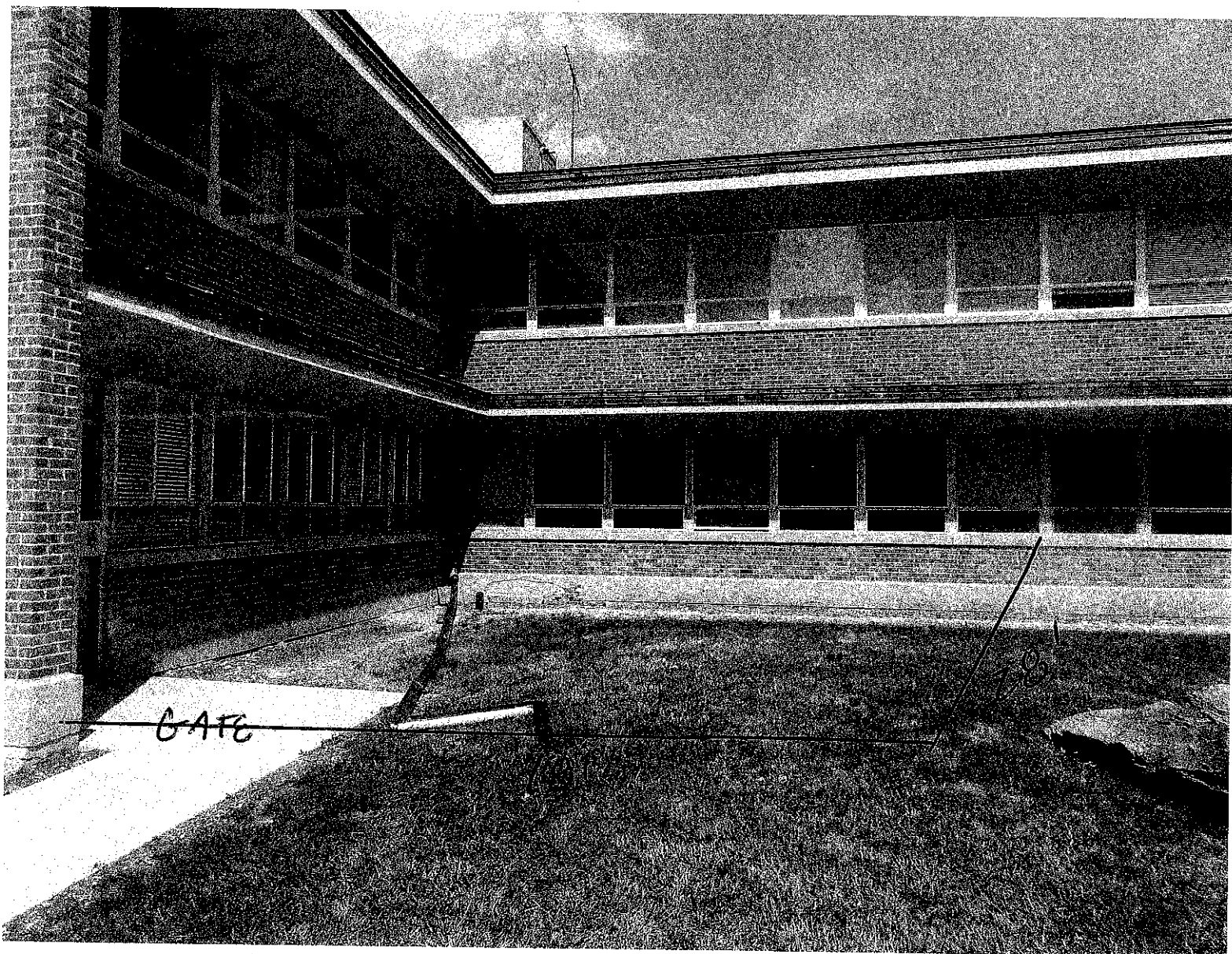
N/A

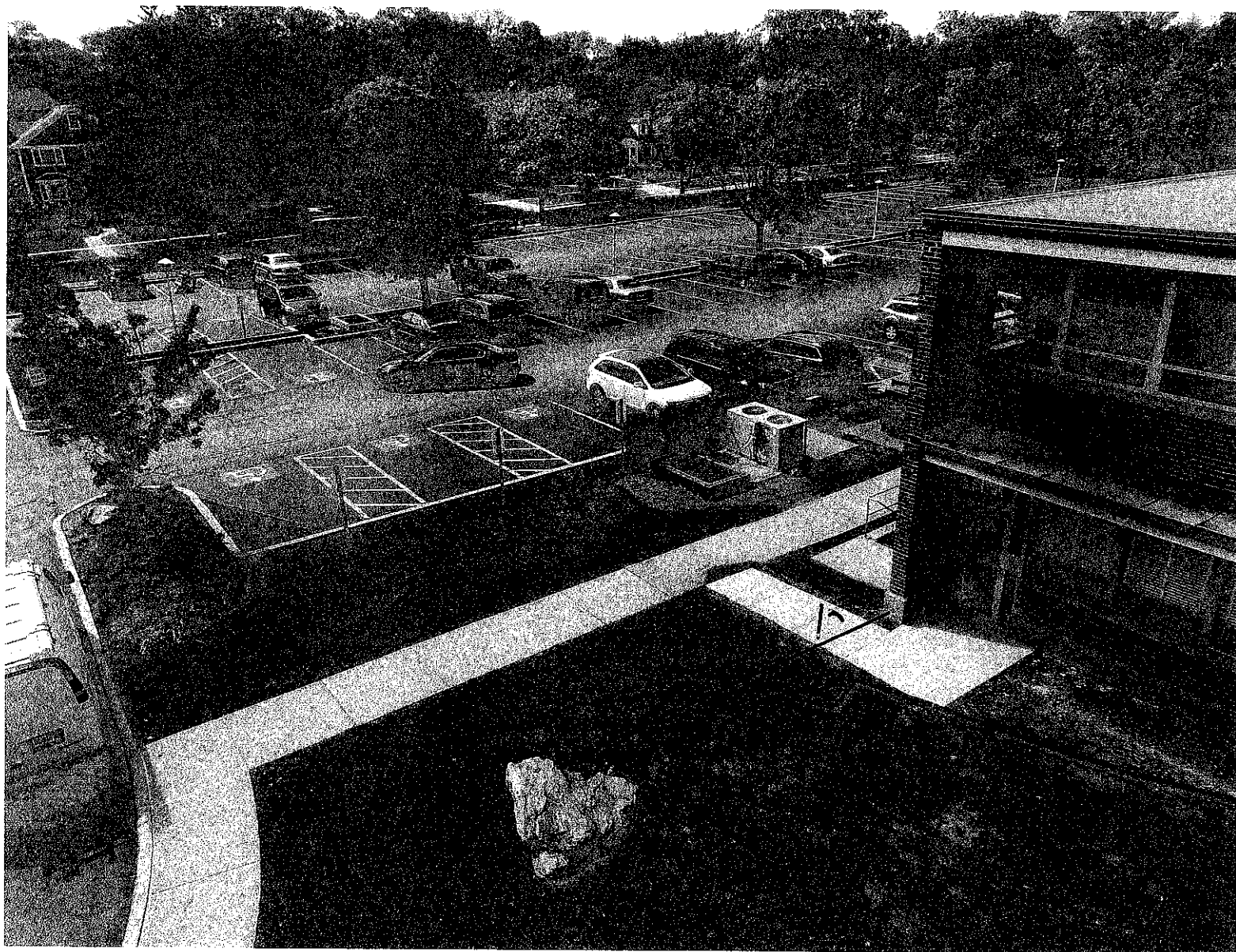
11. The proposed site plan does not provide for required public uses designated on the Official Map. _____

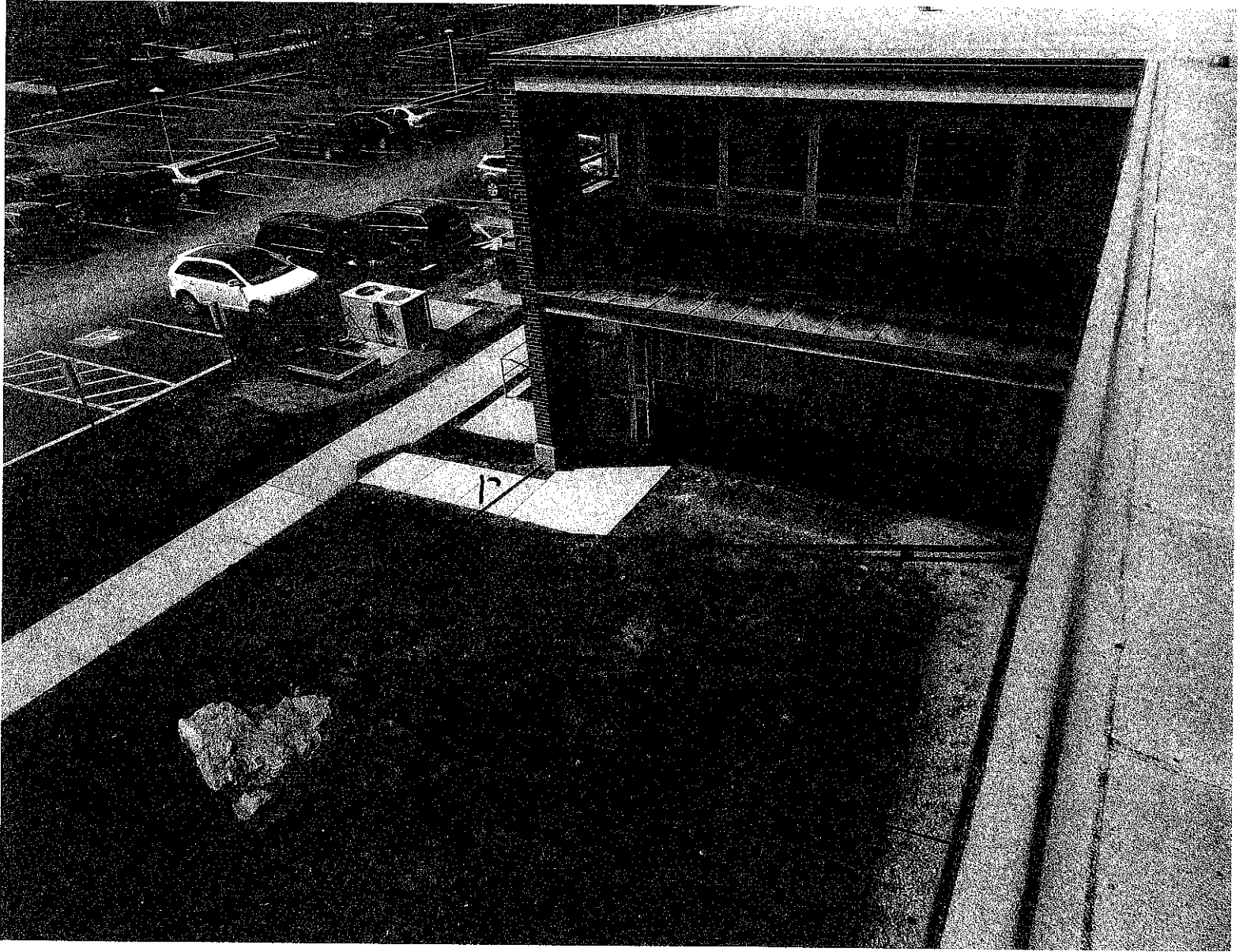
N/A

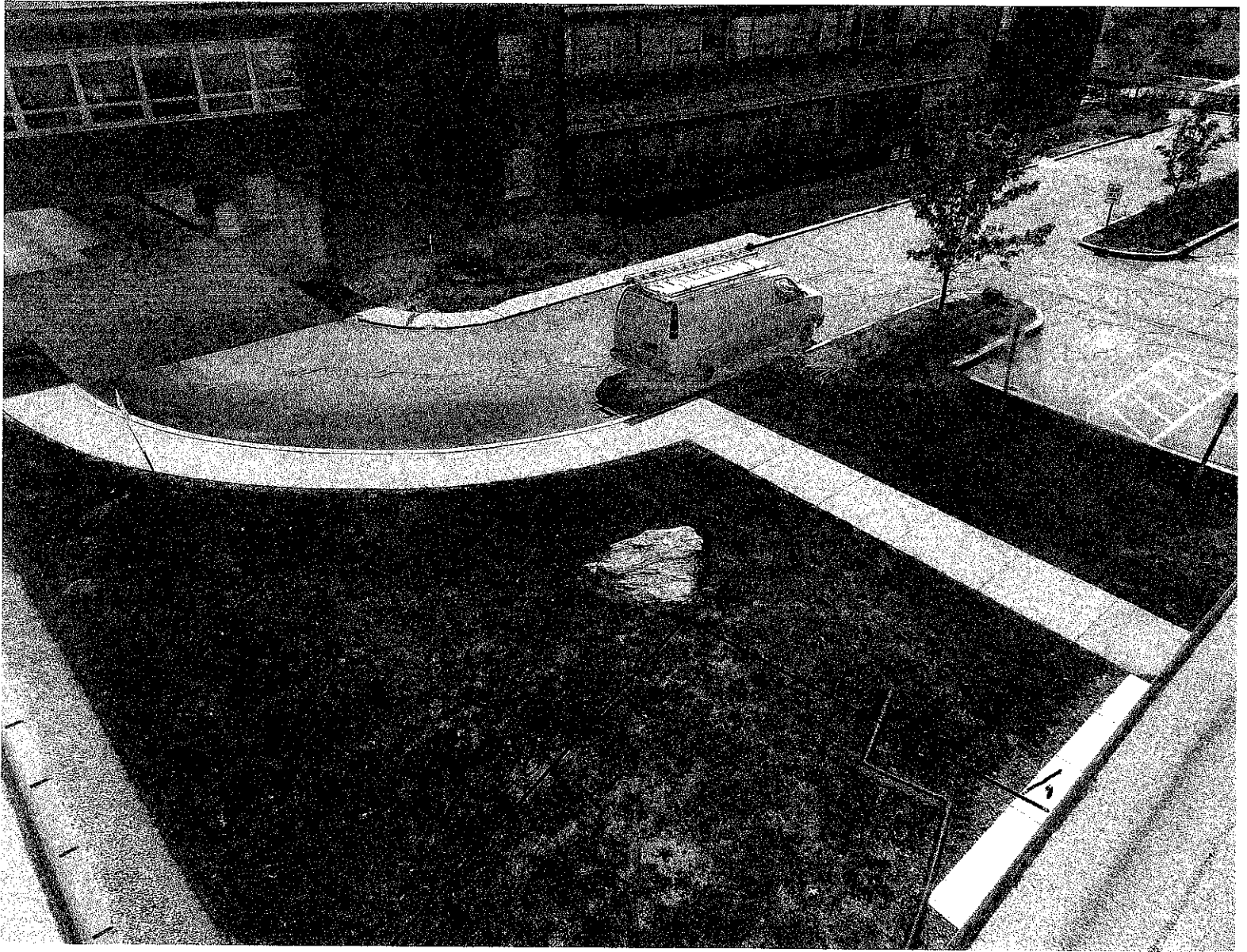
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. _____

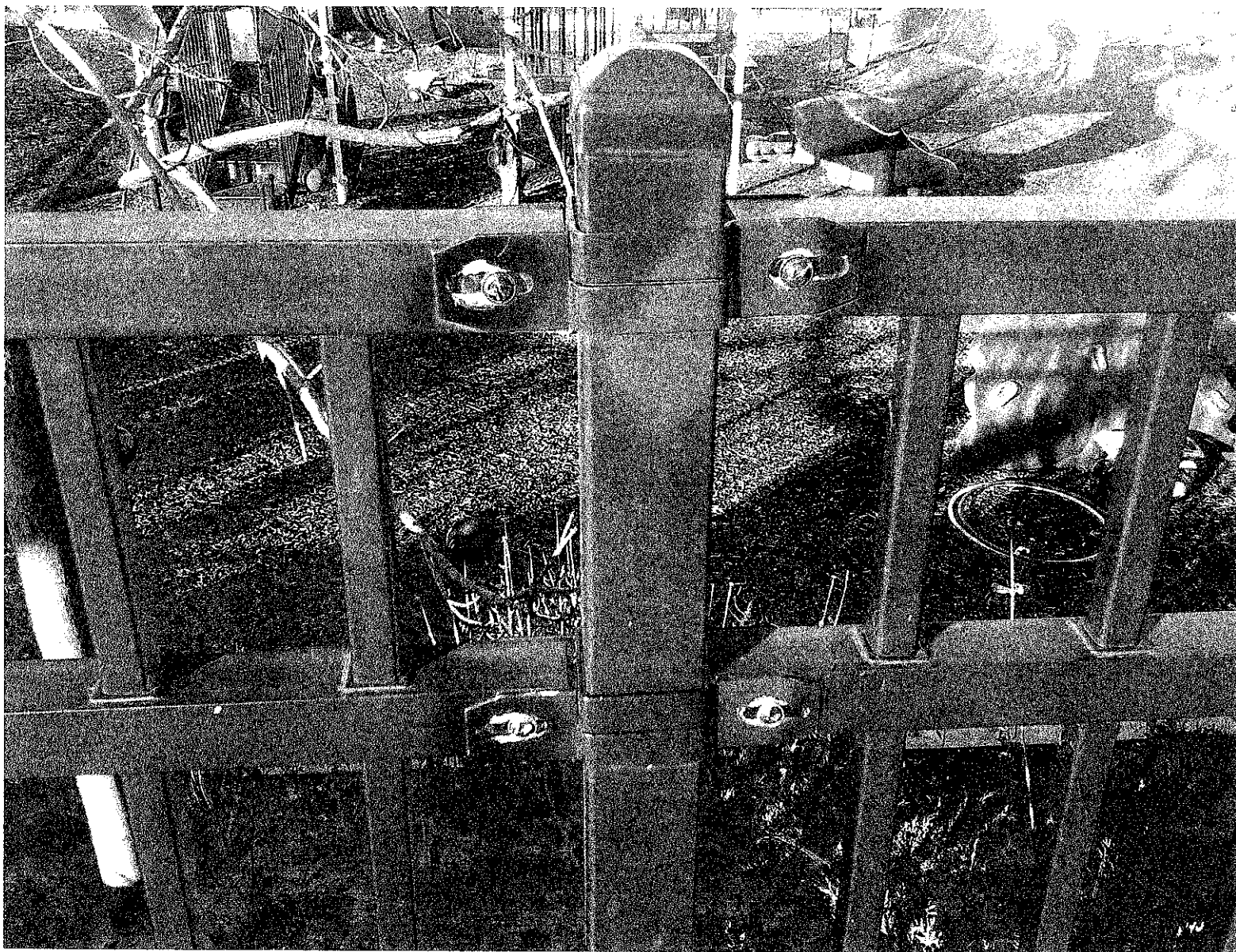
N/A












FENCE TYPE
EXISTING @ CLAY STREET



EX
CL
E
IS

FENCE
EET
OF

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: David Cook, Village Manager
Robert McGinnis, Building Commissioner
Date: September 12, 2012
Re: 29 E. First Street – Exterior Appearance and Site Plan Review for Two New Awnings, Two Awning Signs and One Wall Sign

REQUEST

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

The applicant is proposing to re-skin the two existing awnings, as well as add two valance signs and one additional wall sign. The existing awnings would be re-skinned with a burnt orange fabric as depicted in the attached illustration. The two awning signs would read “Restaurante” and “Cantina” respectively, and would total 4.25 square feet for both. The proposed wall sign would be a total 44.46 square feet. The overall square footage for all three proposed signs would be 48.71 square feet.

Subsection 9-106J of the Zoning Code provides the requirements for awning and wall signage in the B-2 District and allows for a total of two awning or wall signs and allows “one square foot per foot of building frontage, up to a maximum of 100 square feet” for the entire building. As such, while the total square footage for all signs complies, because the applicant is requesting a third sign, the proposed sign application does not currently meet the requirements of Section 9-106 – Signs of the Zoning Code, however pursuant to Section 11-607F(2)(c), the Plan Commission does have the authority to increase the maximum number of signs of any functional type otherwise allowed. Should the additional sign be permitted, the maximum square footage for *all* signs cannot exceed the maximum allowance and as such, the proposed signage would comply. In addition, the code states that no sign shall exceed a maximum of three colors. The applicant has proposed two shades of red (one for the “C” and one for the “e”). Due to the proximity in the shades and the fact that this is the company’s branding, he is respectfully requesting that the Commission use the discretion afforded to them to consider both of them as red, thereby satisfying the three color requirement.

Other

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

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

attachment

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

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:

Peter Burdi

Owner's name (if different):

Property address:

29 E. First Street, Hinsdale IL

Property legal description: [attach to this form]

Present zoning classification: B-2 Central Business

Square footage of property: _____

Lot area per dwelling: _____

N/A

Lot dimensions: _____ x _____

Current use of property:

retail space

Proposed use:

- ☐ Single-family detached dwelling
☐ Other: _____

Approval sought:

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

Brief description of request and proposal:

Improve existing facade for new restaurant.

Plans & Specifications:

[submit with this form]

two awnings with valance signage and marquee (wall) sign

Provided:

Required by Code:

Yards:

front: _____

interior side(s) _____

1

1

* Existing building *

Provided:

Required by Code:

** Existing building **

corner side
rear

Setbacks (businesses and offices):

front:
interior side(s)
corner side

_____/_____

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):
accessory building(s):

Maximum Elevations:

principal building(s):
accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):
accessory building(s):

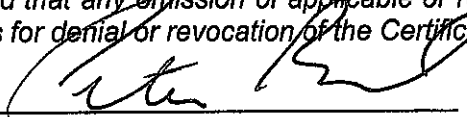
Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:


Applicant's signature

PETER BURDI
Applicant's printed name

Dated: 8/14, 2012.

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Plan Commission File for 29 E. First Street, Cine Restaurant, regarding Exterior Appearance/Site Plan Review in 2012, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Peter Burdi/Cine Restaurant

Address or description of subject property:

29 E. First Street, Hinsdale, Il., 60521

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

Installation of two awnings and signage on the existing building at 29 E. First Street.

Plans reviewed, if any: *See attached plans, if any-* See Plan Commission File for 29 E. First Street regarding Exterior Appearance/Site Plan Review in 2012.

Conditions of approval of this certificate:

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

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

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

NOTE ALL OF THE FOLLOWING CAREFULLY:

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

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

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

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

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

By:


Village Manager

Dated:

8/17, 2012



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

Address of proposed request:

29 E. First Street, Hinsdale

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

N/A

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

Installing new awnings and high quality metal and plastic sign

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

New signage and awnings are designed to the highest standard with emphasis on the aesthetic appeal that will not affect the character of the neighborhood.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

N/A

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

Existing building no change in height

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.

Existing storefront proportions to remain - no change

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

Existing - no change

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

Addition of new sign will not affect the solids to voids relationship

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.

Existing - no change

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

Existing - no change

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

Existing - no change

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

N/A

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.

Existing - no change

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

Existing - no change

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

Building facade will remain as is, new sign and awnings will be created to the highest level of craftsmanship

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.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

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

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

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



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant
Name: <u>Peter Burdi</u>
Address: <u>29 E. First Street</u>
City/Zip: <u>Hinsdale IL 60521</u>
Phone/Fax: <u>(312) 907, 9448</u>
E-Mail: <u>Burdi law @ AOL.com</u>

Owner
Name: <u>Peter Burdi</u>
Address: <u>29 E. First Street</u>
City/Zip: <u>Hinsdale IL 60521</u>
Phone/Fax: <u>(312) 907, 9448</u>
E-Mail: <u>Burdi law @ AOL.com</u>

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

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

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

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

Address of subject property: 29 E. First Street, Hinsdale IL

Brief description of proposed project: Improve existing facade for new restaurant
use, add awnings and lit signage.

General description or characteristics of the site: Existing Hinsdale Theater
Originally Built in 1925.

Existing zoning and land use: B-2

North: B2 retail

South: B-2 retail

East: B2 retail

West: B-2 retail

Proposed zoning and land use: B-2 Restaurant

☐ 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: 29 east First Street

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

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

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 14th day of August, 2012, I/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

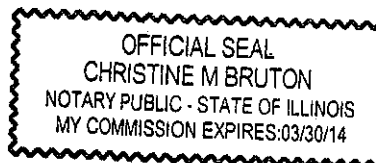
[Signature]
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 14th day of

August, 2012

[Signature]
Notary Public

4



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 29 E. First Street, Hinsdale

Questionnaire – B-2 Central Business District

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. Our goal is to retain
And Reuse all Existing Significant Architectural
detail of the original Theater facade & Marquee.
2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. None
3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs?

4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. _____

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review. _____

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant
Name: <u>Peter Burdi</u>
Address: <u>29 E. First Street</u>
City/Zip: <u>Hinsdale IL 60523</u>
Phone/Fax: <u>912 907 19448</u>
E-Mail: <u>BurdiLaw@AOL.com</u>
Contact Name: <u>Peter Burdi</u>

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

ADDRESS OF SIGN LOCATION: <u>29 E. First Street</u> ZONING DISTRICT: <u>B-2 Central Business</u>	Sign Type: <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary <input type="checkbox"/> Ground Sign <input type="checkbox"/> Wall Sign <input type="checkbox"/> Pole Sign	
---	---	--

Sign Information: (2) VALANCES: 4.25 SF ^{TOTAL} 48.71 (1) MARQUEE: 44.46 SF * Overall Size (Square Feet): _____ (_____ x _____) Overall Height from Grade: _____ Ft. Proposed Colors (Maximum of Three Colors): ① <u>Red</u> ② <u>Orange</u> ③ <u>Green</u> Type of Illumination: <u>backlit (MARQUEE)</u> Foot Candles: <u>non-illuminated (VALANCES)</u>	Site Information: Lot/Street Frontage: <u>65'</u> Building/Tenant Frontage: <u>50'</u> Existing Sign Information: <u>N/A</u> Business Name: _____ 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] Date: _____
 Signature of Building Owner: [Signature] Date: _____

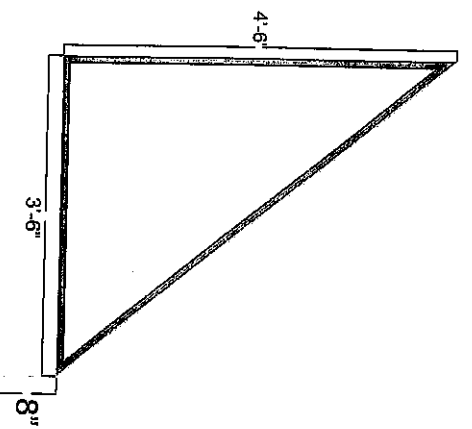
FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

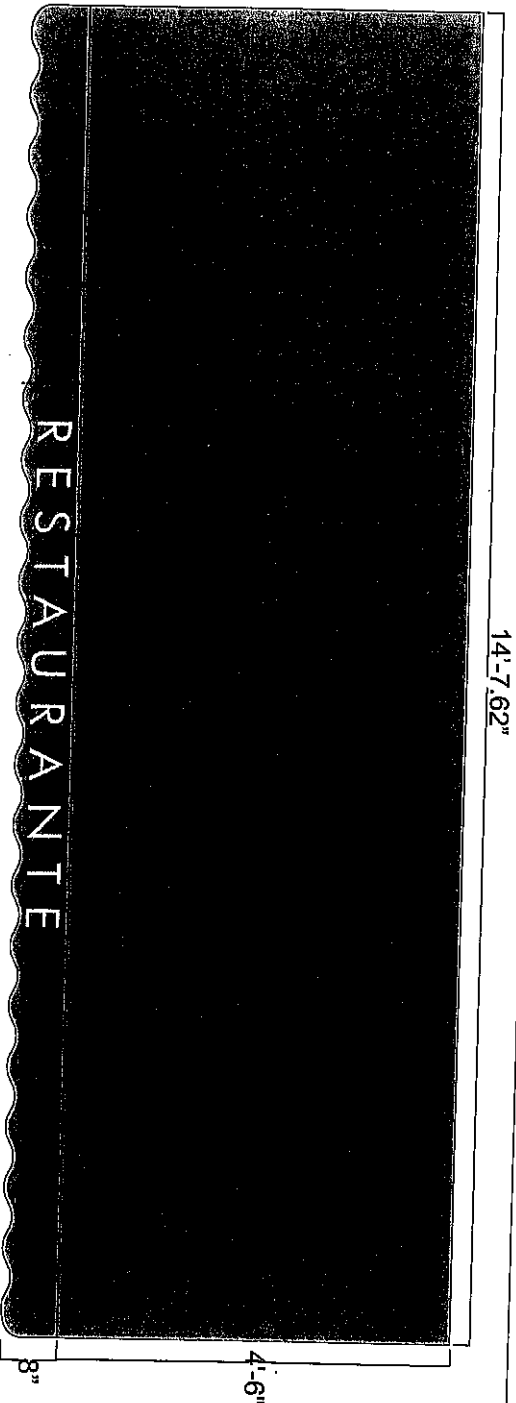
Plan Commission Approval Date: _____

* VALANCE 1: 6" x 65" = 2.71 SF
 VALANCE 2: 6" x 37" = 1.54 SF
 MARQUEE 54.72" x 117" = 44.46 SF
48.71 SF

14'-7.62"

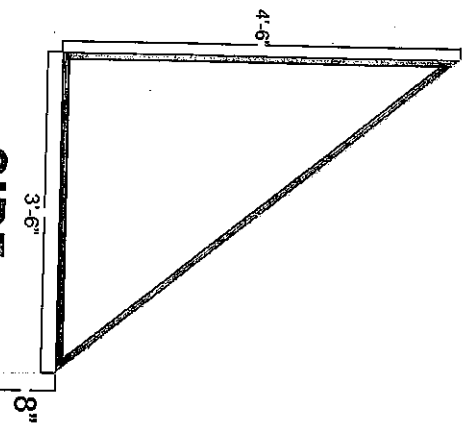


SIDE

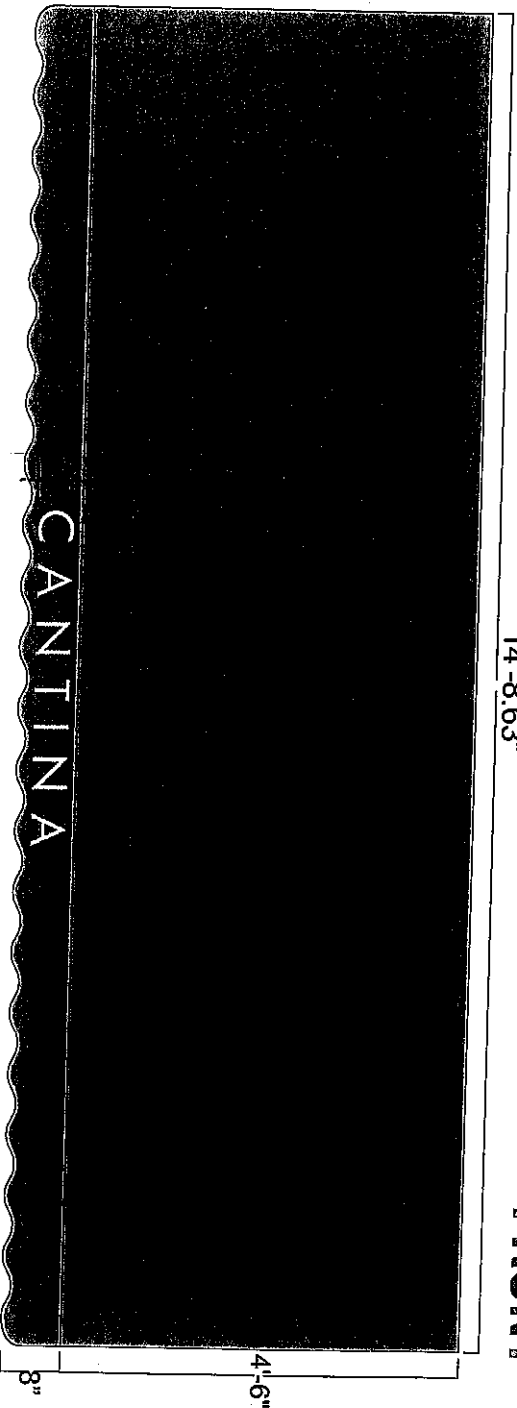


14'-8.63"

FRONT



SIDE



FRONT

PRODUCTION DESCRIPTION: Awnings Open end slant awnings 14' 7 5/8" x 42" x 62" x 8" and 14' 8 5/8" Mill finish frames, Orange Sunbrella Fabric vertically seamed White Vinyl Graphics No Lights

impactsigns.com

Please confirm install address below:

26 E. Burlington Ave. LaGrange, IL 60525
PH: 708-492-0131 FX: 708-492-0131 jesus@impactsigns.com

AWNING SIGNAGE (TOTAL) = 4,255 SF



Cine

Modern Taqueria

54.72"


117"

34"

EXISTING MARQUEE STRUCTURE

187"

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: September 12, 2012
Re: Public Hearing for Case A-21-2012
Applicant: Jennifer Grapes-McIntyre – Hinsdale Dance Academy, Inc.
Request: Special Use to Allow a Dance Studio at 414 Chestnut Street.

The applicant, Jennifer Grapes-McIntyre, is proposing a dance studio to be located in the commercial building located at 414 Chestnut Street in the B-3 General Business District and is requesting approval of a special use to allow the business. According to Paragraph 5-105C(10), dance studios are a special use in the B-3 District.

In addition to the special use the applicant is proposing the following signage:

- One new awning sign on the north elevation. The sign is red and white text on a black awning and is 15.58 square feet in size (17'-0" x 11'-0").
- Two new wall signs. The first is on the east elevation and is 32.5 square feet (6'-6" x 5'-0"). The sign is proposed to be red and white with a black background. The second wall sign is on the south elevation and consists of individually mounted white letters and is 17.97 square feet (11.5" x 18'-9").

Based on the information provided by the applicant, the total square footage for all signs would be 66.05 square feet.

ZONING HISTORY/CHARACTER OF AREA

The site is located in the B-3 General Business District. The properties to the north and east are O-2, Office District, the properties to the west are B-3, Business District and to the south is the BNSF railway. The building is located within a strip center along Chestnut Avenue. The academy will occupy the entire first floor of the building and has residential units above the first floor.

Subsection 9-106J of the Zoning Code provides the requirements for awning and wall signage in the B-3 District and allows for a total of two awning or wall signs and allows "one square foot per foot of building frontage, up to a maximum of 100 square feet" for the entire building. As such, while the total square footage for all signs complies, because the applicant is requesting a third sign, the proposed sign application does not currently meet the requirements of Section 9-106 – Signs of the Zoning Code, however pursuant to Section 11-607F(2)(c), the Plan Commission does have the authority to increase the maximum number of signs of any functional type otherwise allowed. Should the additional sign be permitted, the maximum square footage for *all* signs cannot exceed the maximum allowance and as such, the proposed signage would comply.

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

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 414 Chestnut St, Hinsdale, IL 60521

Proposed Special Use request: dance studio

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

REVIEW CRITERIA

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

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.

Yes, this Hinsdale Dance Academy does comply with the general and specific purposes for which this code was enacted.

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.

HDA does not pose a threat to the above mentioned criteria, but will rather enrich the community by providing the highest quality dance education/outreach/performance opportunities to the community of Hinsdale.

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. HDA will not dominate or interfere with other developments of neighboring properties, but will rather help to bring more business to them.
4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. The property of 414 Chestnut is adequately served by 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. that will not cause undue traffic congestion as it is set back from busy downtown streets.
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. that ~~is~~ does not have the need to destroy any of the above mentioned features, but rather enjoys and respects all natural and historic features of the village.
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, that complies with all criteria and standards of this code and will be an asset to the community.
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. HDA agrees to meet any special standards for the district which could be imposed for this special use.

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

A. *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. _____

B. *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. _____

C. *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. _____

→ 9A. The community of Hinsdale has agreed to offer premiere dance education/outreach to its people. The Hinsdale Dance Academy will dedicate itself to enriching the community by providing the highest quality dance education and performances. HDA also hopes to raise cultural awareness for the arts through collaborations with other local arts organizations.

→ 9B. 414 Chestnut St. is the ideal location for HDA. It may was it the former location of the original ~~Hinsdale Dance Academy~~ Hinsdale Dance Academy led by the dearly departed Ms. Yvonne Brown Colodi, but it is close to public transport and far enough away from busy downtown streets. It, also, has its own parking lot with ample spaces to accommodate its clients.

→ 9C. 414 Chestnut St. is a commercial property which has been used in the past to host HDA. It has been recently remodeled, is well maintained, and kept to code.



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Jennifer Grapes-McIntyre
Address: 11011 Burlington Ave
City/Zip: Lisle, IL 60532
Phone/Fax: (816) 461 1245 / NA
E-Mail: jenngr3627@aol.com

Owner

Name: Vivian Balducci
Address: 7585 S. Madison St
City/Zip: Burr Ridge, IL 60527
Phone/Fax: (708) 846 8995 / NA
E-Mail: joann.cooney@gmail.com

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

Name: Joyce Bartizal
Title: Attorney at Law
Address: 3333 Warrenville Rd #200
City/Zip: Lisle, IL 60532
Phone/Fax: (708) 355 5148 / 847 833 7596
E-Mail: bartizal.law@gmail.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: 414 Chestnut St., Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 101 - 002

Brief description of proposed project: The Hinsdale Dance Academy
will operate out of the first floor of the
building.

General description or characteristics of the site: Free standing ~~box~~ 2 story
building w/ parking lot in the front + rear.

Existing zoning and land use: B3

Surrounding zoning and existing land uses:

North: O-2 (limited office)

South: R-4 (single family residential)
^{RR}
_(across tracks)

East: O-2 (limited office)

West: O2 (limited office)

Proposed zoning and land use: no change

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

☐ Design Review Permit 11-605E

Amendment Requested: _____

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E


Special Use Requested: dance studio

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 414 Chestnut St., Hinsdale, IL 60521

The following table is based on the B-3 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	6042 ~ 8900
Minimum Lot Depth	125'	125'	125'	60.00 68.72 ft.
Minimum Lot Width	50'	20'	50'	74.98'
Building Height	30'	30'	30'	= 29'
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	< 20'
Corner Side Yard Setback	25'	0'	25'	N/A
Interior Side Yard Setback	10'	0'	10'	> 10' / ~ 10'
Rear Yard Setback	20'	20'	20'	> 20'
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	< 0.5
Maximum Total Building Coverage*	N/A	80%	N/A	N/A
Maximum Total Lot Coverage*	90%	100%	90%	> 90%
Parking Requirements				5 in front a in rear w/  EXISTING PARKING 1 handicap
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'	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:

This is an existing building. Hinsdale Dance Academy would fill available space in it. A dance studio operated in the building in the past.

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 8th day of June, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 8th day of

June, 2012.

Notary Public

4

OFFICIAL SEAL
CHRISTINE M. BRUTON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/30/14

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: Jennifer Grapes-McIntyre
Owner's name (if different): Vivian Balducci
Property address: 414 Chestnut St, Hinsdale, IL 60521
Property legal description: [attach to this form]
Present zoning classification: B3 General Business District
Square footage of property: ~~6042~~ ~ 8,900
Lot area per dwelling: NA
Lot dimensions: 92.44' x 74.98' x 108.72' x 78.58'
Current use of property: Vacant (previously real estate offices)
Proposed use: ☐ Single-family detached dwelling
☒ Other: dance studio
Approval sought: ☐ Building Permit ☐ Variation
☒ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

request Permission to operate a dance studio (Hinsdale Dance Academy) out of the first floor commercial space of property.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

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

Provided:

Required by Code:

corner side
rear

N/A
> 20'

25'
20'

Setbacks (businesses and offices):

front:

< 25'
< 10' / > 10'

25'
10' / 10'

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

N/A
> 20'
N/A
N/A
N/A
N/A
N/A

25'
20'
100'
N/A
N/A

Building heights:

principal building(s):

accessory building(s):

< 30'
N/A

30'
15'

Maximum Elevations:

principal building(s):

accessory building(s):

< 30'
N/A

30'
15'

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

N/A
N/A
> 90%
< 0.5

N/A
N/A
90%
0.5

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

N/A

Number of off-street parking spaces required:

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

Jennifer Grapes-McIntyre
Applicant's printed name

Dated: June 7, 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-21-2012 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 Dance Academy, Inc./Jennifer Grapes-McIntyre

Address or description of subject property:

414 Chestnut Street, Hinsdale Illinois 60521

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

Operation of a Dance Studio.

Plans reviewed, if any: *See attached plans, if any. – See Case A-21-2012 – 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:

6/29, 2022

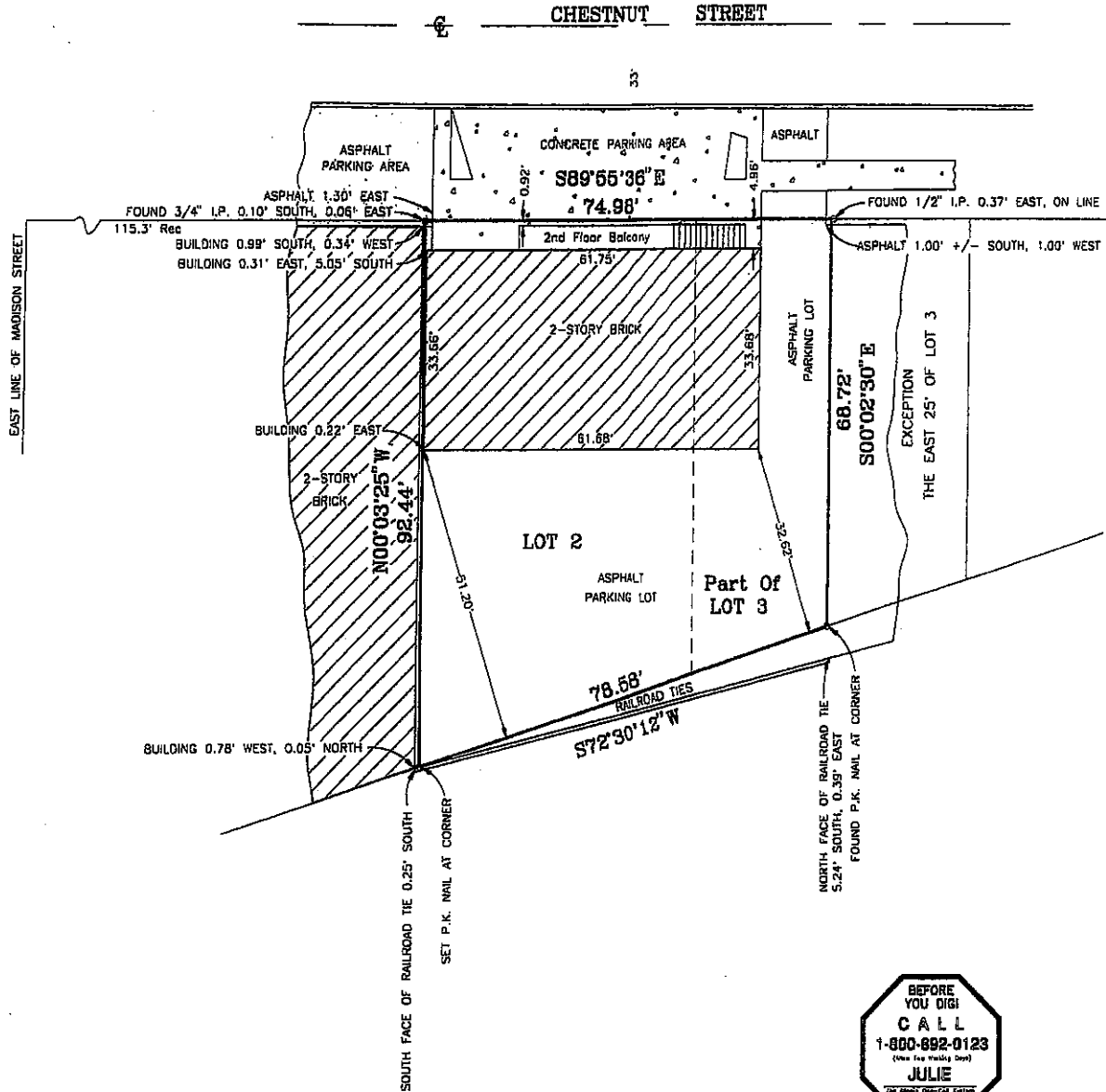
Plat of Survey

Description

LOT 2 AND 3 (EXCEPT THE EAST 25 FEET OF LOT 3) (MEASURED ON NORTH LINE THEREOF AND PARALLEL TO THE EAST LINE THEREOF) IN MORRIS' SUBDIVISION OF BLOCK 3, IN HANNAH'S SUBDIVISION OF THE WEST 809 FEET OF OUTLOT 1 IN THE ORIGINAL TOWN OF HINSDALE, IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MORRIS' SUBDIVISION ON AFORESAID, RECORDED ON OCTOBER 27, 1947 AS DOCUMENT 532597 IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 414 CHESTNUT STREET

6,042 SQUARE FEET



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE, ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.



STATE OF ILLINOIS }
COUNTY OF COOK }

WE SCHOMIG LAND SURVEYORS, LTD. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT, DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I.P. = IRON PIPE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
B.L. = BUILDING LINES
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

SURVEYED: JUNE 30, 2005

BUILDING LOCATED: JUNE 30, 2005

ORDERED BY: AMERICAN LAND OFFICE, INC.

PLAT NUMBER: 050472-P, FC-1876 SCALE: 1" = 20'

Russell W. Schomig

South
elevation

COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Jennifer Grayes
Address: 11011 Burlington Ave
City/Zip: Lisle, IL 60532
Phone/Fax: (815) 661-1245 / NA
E-Mail: jenn93627@aol.com
Contact Name: Jennifer

Contractor

Name: Signs Now
Address: 1548 Ogden Ave
City/Zip: Downers Grove, IL 60515
Phone/Fax: (630) 515-1085 / (630) 515-1087
E-Mail: info@signsnowdownersgrove.com
Contact Name: Marlene

ADDRESS OF SIGN LOCATION:

414 Chestnut St.

ZONING DISTRICT:

B3

Sign Type:

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

Sign Information:

Overall Size (Square Feet): 17.97sf (11.5' x 22.5')

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

① white ② _____
③ _____

Type of Illumination: none

Foot Candles: _____

Site Information:

Lot/Street Frontage: 78.58'

Building/Tenant Frontage: 61.68'

Existing Sign Information: N/A

Business Name: _____

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]
Signature of Applicant

8/1/12
Date

Signature of Building Owner

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: _____

East elevation

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Jennifer Grapes
Address: 1111 Burlington Ave
City/Zip: Lisle, IL 60532
Phone/Fax: (815) 661 1245 NA
E-Mail: jenn3627@aol.com
Contact Name: Jennifer

Contractor

Name: Thatcher Oaks Turnips
Address: 718 Industrial Drive
City/Zip: Elmhurst, IL 60126
Phone/Fax: (630) 833 5700 / (630) 833 5795
E-Mail: Kevin@thatcheroaks.com
Contact Name: Kevin

ADDRESS OF SIGN LOCATION:

414 Chestnut St.

ZONING DISTRICT:

B3

Sign Type:

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

Sign Information:

Overall Size (Square Feet): 32.5 SF (6.5' x 5' w)

Overall Height from Grade: 15 Ft.

Proposed Colors (Maximum of Three Colors):

- ① red ② white
③ black background

Type of Illumination: N/A

Foot Candles: _____

Site Information:

Lot/Street Frontage: 68.72'

Building/Tenant Frontage: 33.68'

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]
Signature of Applicant

8/1/12
Date

Signature of Building Owner

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: _____

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

awning
North elevation

Applicant

Name: Jennifer Grapes
Address: 1011 Burlington Ave
City/Zip: Lisle, IL 60532
Phone/Fax: (815) 461 1245 NA
E-Mail: jenn931027@aol.com
Contact Name: Jennifer

Contractor

Name: Thatcher Oaks Awning
Address: 418 Industrial Dr.
City/Zip: Elmhurst IL 60126
Phone/Fax: (630) 833 5700 / (630) 833 5795
E-Mail: Kevin@thatcheroaks.com
Contact Name: Kevin

ADDRESS OF SIGN LOCATION:

414 Chestnut St

ZONING DISTRICT:

B3

Sign Type:

☒ Permanent ☐ Temporary

☐ Ground Sign

☐ Wall Sign

☐ Pole Sign & awning valance

Sign Information:

Overall Size (Square Feet): 15.583 sq ft 17' x 11'

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

① red text ② white text
③ (awning background: black)

Type of Illumination: N/A

Foot Candles: _____

Site Information:

Lot/Street Frontage: 74.98'

Building/Tenant Frontage: 61.75'

Existing Sign Information: EXISTING AWNING (BLACK)

Business Name: Platinum (real estate)

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

Date

8/1/12

Signature of Building Owner

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: _____



THATCHER OAKS AWNINGS

Client: Hinsdale Dance Academy
Description: Concept Drawing

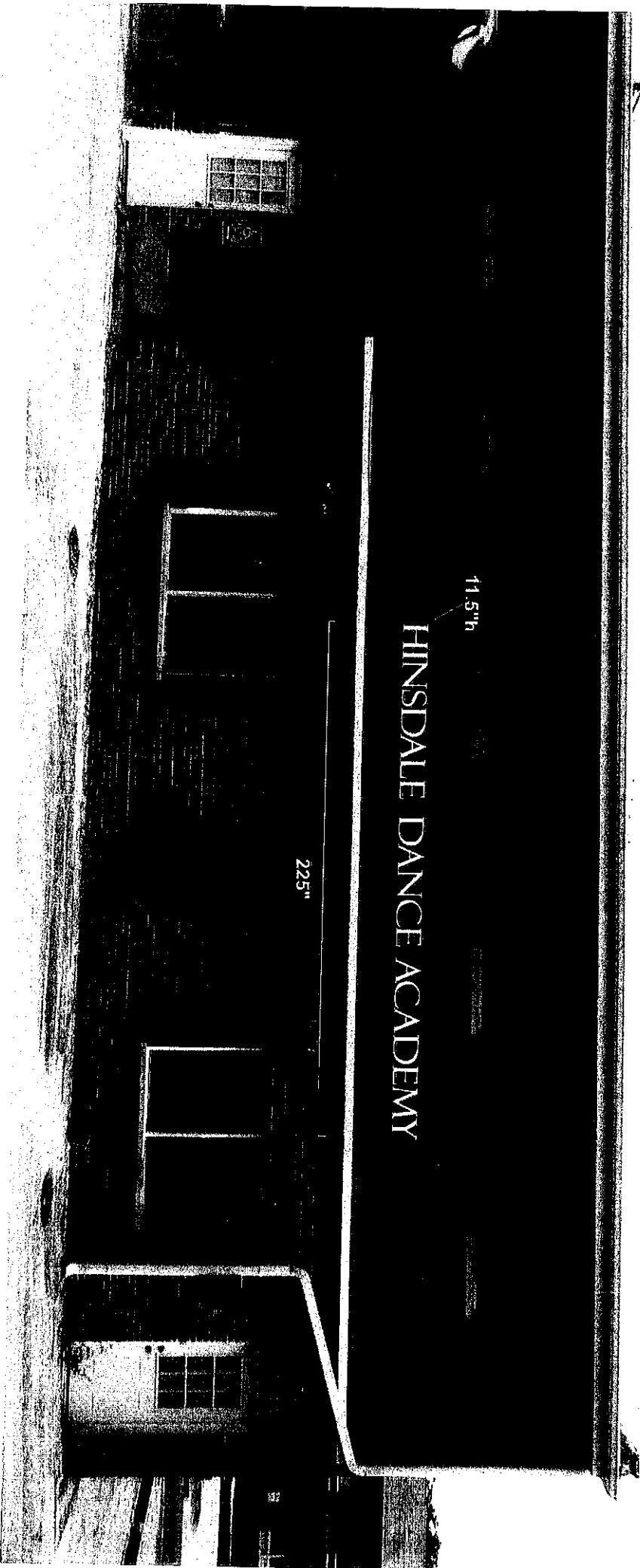
Salesperson: Kevin Eltoft
Date: 7/30/2012

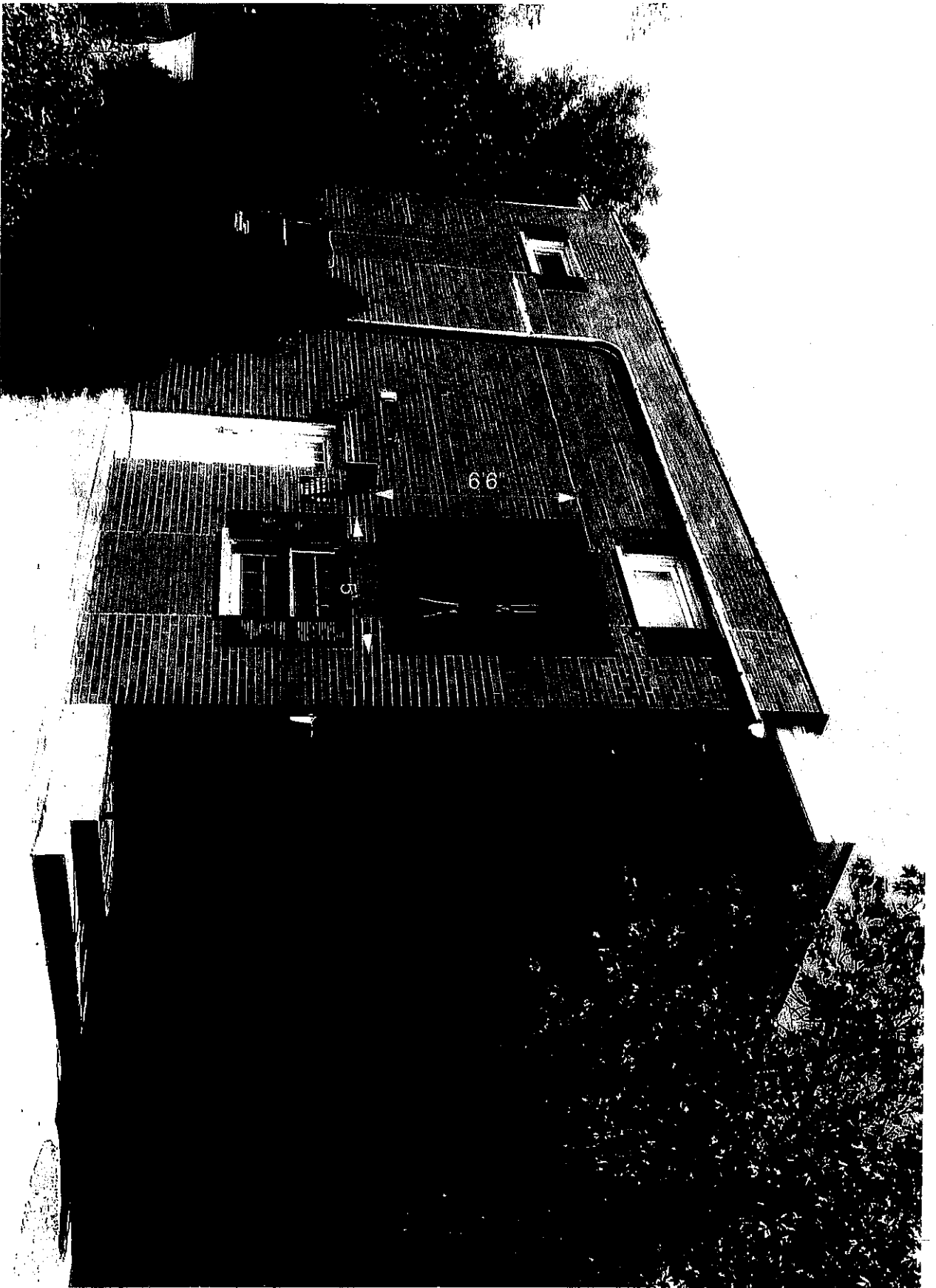
felix titling

11.5" h

HINSDALE DANCE ACADEMY

225"





THATCHER DAVIS DRAWINGS

Client: Hinsdale Dance Academy
Description: Concept Drawing

Salesperson: Kevin Eltoft
Date: 7/17/2012