

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

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

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

ABSENT: Commissioner Sullins, Commissioner Cashman and Commissioner Stifflear

ALSO PRESENT: Sean Gascoigne, Village Planner

Chairman Byrnes indicated that he had received a request to move the public hearing up on the agenda as it was the only case on the agenda for discussion. The Commission confirmed they were fine with that.

Public Hearing

A-32-2012 – Matthew Scarpelli – Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue (Transcript of the following Public Hearing on file).

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

Matthew Scarpelli introduced himself, provided a brief history of himself and summarized the request.

General discussion ensued regarding the proposed business model, hours of operation and size of classes.

Mr. Scarpelli indicated that his business is by appointment only, usually would not go past 8:30 p.m. and would be independent study.

Discussion ensued regarding the types of instruments and the level of sound that would be produced from the instruments. Mr. Scarpelli indicated that he utilized several sound deadening devices to minimize noise.

Commissioner McMahon questioned the other uses within proximity of this business.

Mr. Scarpelli identified the businesses and indicated that there would be very little overlap between his use and other uses in the area, given the nature of his business.

General discussion ensued regarding the other tenants in the building and the Village's recourse, should the noise become a problem.

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Mr. Gascoigne indicated that the special use would allow the applicant to operate his business as proposed and that unless the Commission was able to establish some type of condition that would allow them to control that, there would be no way to do so unless it fell within the scope of the noise ordinance and police power. He also indicated that he had received a phone call from the other tenant in the lower level. He explained that they were aware of the proposed use and expressed no concern with the noise.

Mr. Scarapelli indicated that with the proposed soundproofing and the style of his lessons, noise should not be a problem.

Commissioner Nelson motioned for the approval of a Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue. Commissioner Crnovich seconded. The motion passed unanimously.

Approval of Minutes

The Plan Commission reviewed the minutes from the October 10, 2012 meeting. Commissioner Nelson motioned to approve the minutes of October 10, 2012. Commissioner Johnson seconded. The motion passed unanimously.

Findings and Recommendations

40 S. Clay – Village Children’s Academy – New Fence for Children’s Play Area.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for 40 S. Clay – Village Children’s Academy – New Fence for Children’s Play Area. Commissioner Brody seconded. The motion passed unanimously.

125 S. Vine – Zion Lutheran - Major Adjustment to the approved Planned Development to allow a Music School and Tutoring Services as Permitted Uses.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for 125 S. Vine – Zion Lutheran - Major Adjustment to the approved Planned Development to allow a Music School and Tutoring Services as Permitted Uses. Commissioner Crnovich seconded. The motion passed unanimously.

A-25-2012 – Village of Hinsdale – Text Amendment to Section 9-106 as it relates to Political Signage. 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 Brody motioned to approve the findings and recommendations for Case A-25-2012 – Village of Hinsdale – Text Amendment to Section 9-106 as it relates to Political Signage. Commissioner McMahon seconded. The motion passed unanimously.

A-26-2012 – Village of Hinsdale – Text Amendment to Section 11-604 as it relates to Site Plan Approval. 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

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and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for Case A-26-2012 – Village of Hinsdale – Text Amendment to Section 11-604 as it relates to Site Plan Approval. Commissioner Brody seconded. The motion passed unanimously.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 7:45 p.m. on November 14, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

Re: Case A-32-2012– Applicant: Matthew Scarapelli – Request: Special Use Permit for a Musical Tutoring Service below the 1st Floor at 28 E. Hinsdale Avenue

DATE OF PLAN COMMISSION REVIEW: November 14, 2012

DATE OF ZONING & PUBLIC SAFETY REVIEW: November 26, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Matthew Scarapelli, submitted an application for a Special Use to operate a Musical Tutoring Service below the 1st Floor at 28 E. Hinsdale Avenue.
2. The property is located within the B-2, Central Business District and improved with a two-story building, where musical tutoring services are listed as a Special Use and not permitted on the first floor.
3. The Plan Commission heard testimony from the applicant regarding the proposed request, including proposed hours and class size, at the Plan Commission meeting of November 14, 2012.
4. The Commissioners asked the applicant general questions regarding the location of the proposed use and the applicant's ability to properly sound proof the building.
5. While certain Commissioners expressed concerns regarding the sound, they were satisfied with the applicant's explanation as to how he would control the sound and were generally in agreement that this use was a good fit for the location.
6. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of six (6) "Ayes," 0 "Nay," and three (3) "Absent" recommends that the President and Board of Trustees approve the Application for a special use permit to allow a Musical Tutoring Service below the 1st Floor at 28 E. Hinsdale Avenue.


THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2012.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: David Cook, Village Manager

Robb McGinnis, Director of Community Development

Date: December 12, 2012

Re: 16 E. First Street – Yankee Peddler - Exterior Appearance and Sign Approval

REQUEST

The applicant, Yankee Peddler, is requesting approval of exterior appearance and signage to allow for the re-skinning of an existing awning with valance signage, above the main entrance of the commercial building at 16 E. First Street, as well as approval for a new exterior building color. The site is improved with a one-story commercial building in the B-2 Central Business District.

The applicant is proposing to re-skin the existing awning, with signage on the valance, as depicted in the attached illustrations. The current awning is green in color and the applicant would like to re-skin it with a pink fabric and white letters for the valance signage. In addition to the awning, the applicant is seeking approval to maintain the building color as it exists. It should be noted that this façade color change was recently completed and the Village became aware of it when the applicant made contact to assess if there were any requirements for the awning installation. The applicant has indicated that they were not aware that this change required Village approval and as such, they are now seeking to have this change approved after the fact, along with the awning modifications.

Subsection 9-106J of the Zoning Code provides the requirements for awning signage in the B-2 District and allows a total of “twenty-five square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street.” As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

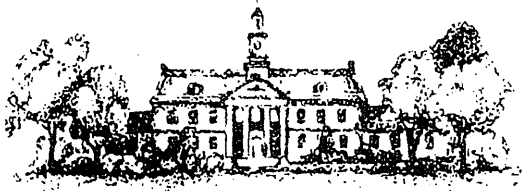
Other

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** FOUNDED IN 1877

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: SUSAN TANNER
Address: 116 E. FIRST ST.
City/Zip: HINSDALE, IL
Phone/Fax: 630-323-0709/
E-Mail: STACYLORIN@gmail.com

Owner

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

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

Name: CHESTERFIELD DAWNING
Title: _____
Address: 16999 VAN DAM RD
City/Zip: SOUTH HOLLAND, IL 60473
Phone/Fax: 708-596-4434/
E-Mail: graphics@chesterfielddawning.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) _____
—

II. SITE INFORMATION

Address of subject property: 16 E. FIRST STREET

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

Brief description of proposed project: AWNING RECOVER

General description or characteristics of the site:

Existing zoning and land use: Business

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: SAME

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 ^A Approval 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

Major Adjustment to Final Plan Development

TABLE OF COMPLIANCE

Address of subject property: 16 E. FIRST ST.

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

SAME AS
EXISTING

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	N/A
Minimum Lot Area	6,250	2,500	6,250	
Minimum Lot Depth	125'	125'	125'	
Minimum Lot Width	50'	20'	50'	
Building Height	30'	30'	30'	
Number of Stories	2	2	2	
Front Yard Setback	25'	0'	25'	
Corner Side Yard Setback	25'	0'	25'	
Interior Side Yard Setback	10'	0'	10'	
Rear Yard Setback	20'	20'	20'	
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	
Maximum Total Building Coverage*	N/A	80%	N/A	
Maximum Total Lot Coverage*	90%	100%	90%	
Parking Requirements				
Parking front yard setback				
Parking corner side yard setback				
Parking interior side yard setback				
Parking rear yard setback				
Loading Requirements				
Accessory Structure Information (height)	15'	15'	15'	

* Must provide actual square footage number and percentage.

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

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

[Signature]
Signature of applicant or authorized agent

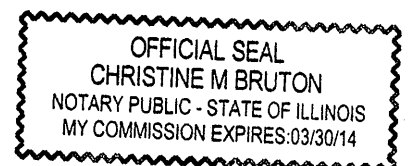
[Signature]
Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 3rd day of
December, 2012.

Christine M. Bruton
Notary Public



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

Applicant

Name: THE YANKEE PEDDLER
Address: 16 E. FIRST STREET
City/Zip: HINSDALE, 60521
Phone/Fax: (630) 323-0709 /
E-Mail: STACYLORIN@GMAIL.COM
Contact Name: SUSAN TANNER

Contractor

Name: CHESTERFIELD AWNING CO.
Address: 16999 VAN DAM RD.
City/Zip: SOUTH HOLLAND 60473
Phone/Fax: (708) 596-4434 / 708-596-9469
E-Mail: graphics@chesterfieldawning.com
Contact Name: MATT

ADDRESS OF SIGN LOCATION:

16 E. FIRST STREET

ZONING DISTRICT:

B-2

Sign Type:

- ☒ Permanent ☐ Temporary
☐ Ground Sign
☒ Wall Sign (AWNING)
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 4.5 sq. (64.95" x 10")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

① SUNBRELLA HOT PINK ② WHITE LETTERING

③ _____

Type of Illumination: NONE

Foot Candles: _____

Site Information:

Lot/Street Frontage: N/A

Building/Tenant Frontage: 21'-0"

Existing Sign Information:

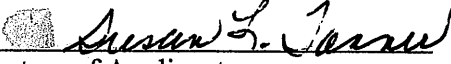
Business Name: THE YANKEE PEDDLER

Size of Sign: 18 Square Feet

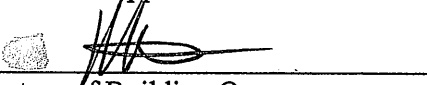
Business Name: _____

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

11-26-2012
Date


Signature of Building Owner

11-26-12
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
EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 16 E. FIRST STREET

REVIEW CRITERIA – Exterior Appearance Review

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.

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. NO CHANGE TO EXISTING
STRUCTURE OR SIGNAGE
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. NO CHANGE TO EXISTING
STRUCTURE OR SIGNAGE
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. NO CHANGE TO EXISTING
STRUCTURE OR SIGNAGE
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. NO CHANGE TO EXISTING STRUCTURE & SIGNAGE
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. NO CHANGE TO EXISTING STRUCTURE & SIGNAGE

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 TO EXISTING STRUCTURE + SIGNAGE

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 TO EXISTING STRUCTURE + SIGNAGE

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. _____

STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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

NO CHANGE TO EXISTING STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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 TO EXISTING STRUCTURE OR SIGNAGE

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 STRUCTURE OR SIGNAGE

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

NO CHANGE TO EXISTING STRUCTURE OR SIGNAGE

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. _____

NO CHANGE TO EXISTING STRUCTURE OR SIGNAGE

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

NO CHANGES TO EXISTING STRUCTURE OR SIGNAGE

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 CHANGE TO EXISTING STRUCTURE OR SIGNAGE

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

NO CHANGES TO EXISTING STRUCTURE OR SIGNAGE

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

NO CHANGES 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 CHANGES 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 CHANGES TO EXISTING

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 CHANGES TO EXISTING

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

NO CHANGES TO EXISTING

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

NO CHANGES TO EXISTING

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 16 E. First Street, Yankee Peddler, 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:

Yankee Peddler

Address or description of subject property:

16 E. First Street, Hinsdale, IL, 60521

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

Re-skin an existing awning and replace valance signage.

Plans reviewed, if any: *See attached plans, if any-* See Plan Commission File for 16 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:

12/3, 2012

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

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: YANKEE PEDDLER

Owner's name (if different): SUSAN TANNER

Property address: 16 E. FIRST STREET

Property legal description: [attach to this form]

Present zoning classification: B-2

Square footage of property: _____

Lot area per dwelling: N/A

Lot dimensions: _____

Current use of property: RETAIL

Proposed use: ☐ Single-family detached dwelling
☐ Other: AWNING

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

Brief description of request and proposal:

STOREFRONT AWNING

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:

interior side(s)

N/A
1

N/A
1

Provided:

Required by Code:

	<u>EXISTING</u>	<u>EXISTING</u>
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: Susan L. Turner
Applicant's signature

Applicant's printed name

Dated: 11-26 2012



Chesterfield Awning Co.
www.chesterfieldawning.com

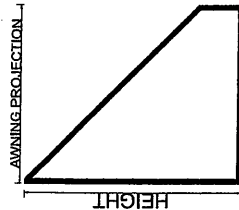
Please note that upon signing this graphics sheet you are approving this design for production. Any changes made to the graphics and/or fabrication of the awning after your first signed approval will result in extra fees needed to cover the cost and time spent to make these changes. This can and will effect your installation date.

Chesterfield Awning Co., Inc
16999 Van Dam Rd.
South Holland, IL 60473
(708) 596-4434

Please review and sign below, approving this layout for production. You will have approximately One (1) week from the date below to approve, before delaying production of your project.

SAMPLE AWNING FRAME LAYOUT

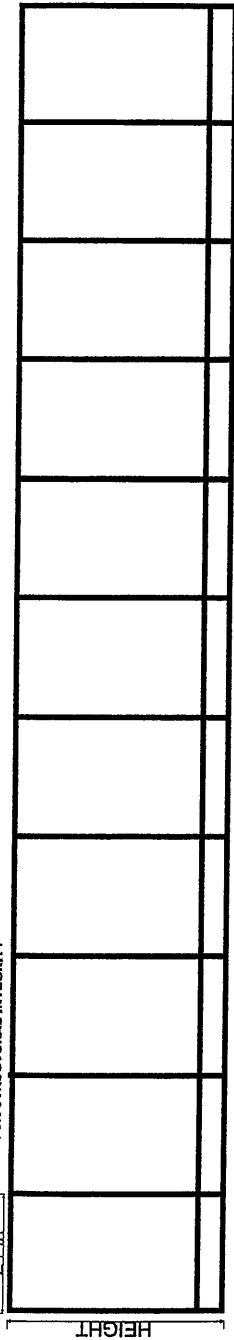
SIDE VIEW



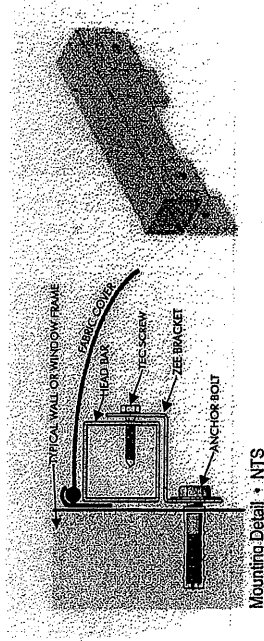
FRONT VIEW

OVERALL AWNING WIDTH

APPROXIMATE RAFTER SPACING VARIES ON EACH AWNING
ALL RAFTERS WILL BE APPROX 24-30 INCHES APART AS NEEDED
FOR STRUCTURAL INTEGRITY



ALL METAL FRAMING MADE OF SQUARE ALUMINUM



Mounting Detail • NTS

File Name:
Job Number:
Size/Style:
Color/Method:
Font Style:
Binding:
Misc. Notes:
Date:
Salesman:
Size of Graphics:
Application Date(s):

This is an original drawing, created by Chesterfield Awning Company, Inc. It is being submitted for your personal use in connection with a project being planned for you by Chesterfield Awning Company, Inc. It is not to be used, reproduced, copied or exhibited in any fashion. In the event any of the above occurs, Chesterfield Awning company, Inc. expects to be reimbursed \$250.00 in compensation for the time and effort entailed in creating this drawing.
Colors are representative only—for true colors, please see samples.

Sizes of awning are approximate, changes can/will be made after field measuring prior to installation.

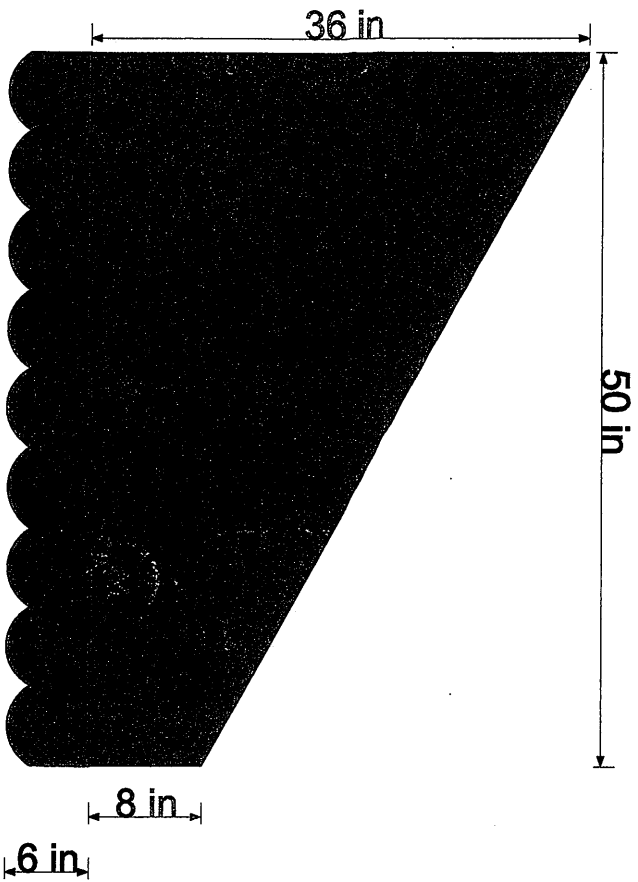
PLEASE CAREFULLY REVIEW THIS DRAWING,
IF YOU SIGN AND APPROVE IT WITH
INCORRECT INFORMATION.

IT WILL BE AT YOUR EXPENSE TO CORRECT

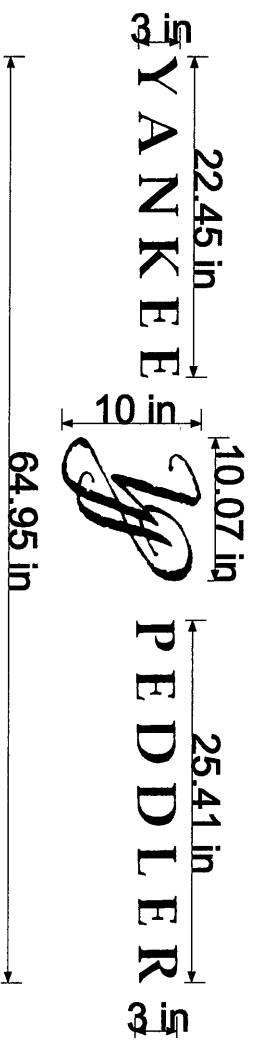
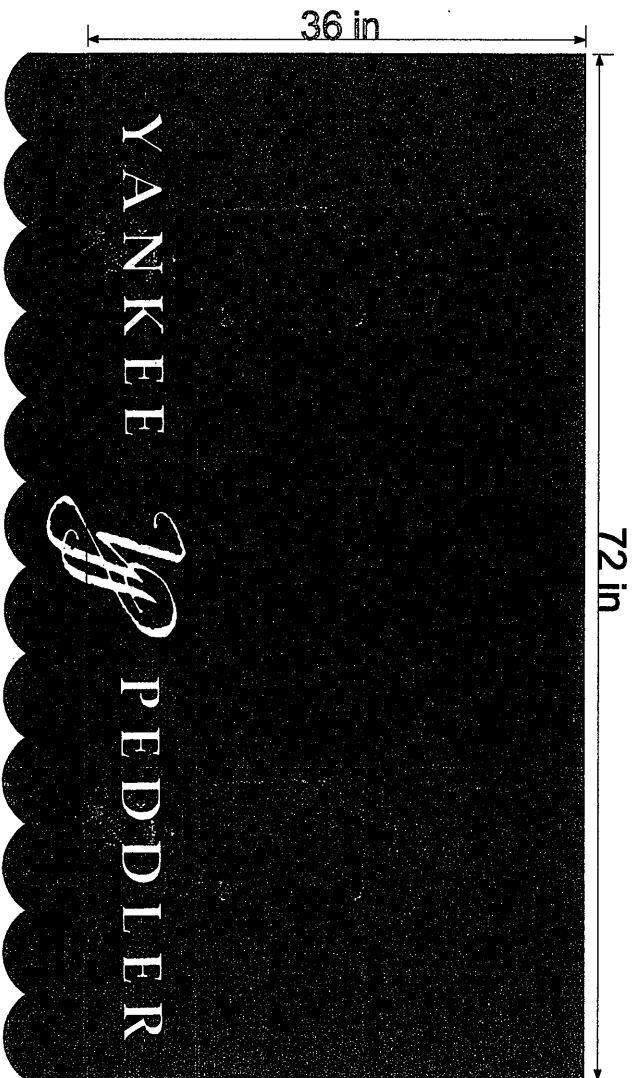
Customer Approval Date

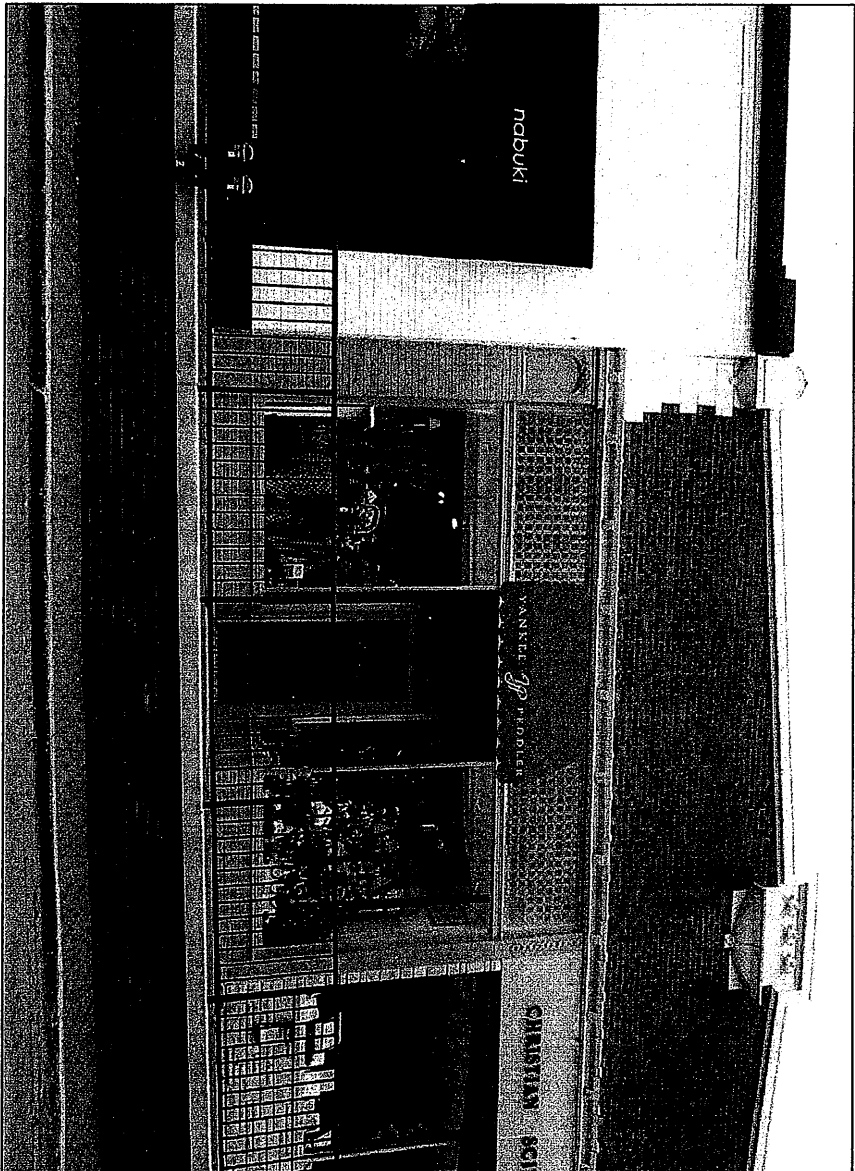
Sales Approval Date

SIDE VIEW



FRONT VIEW





16999 Van Dam Road
South Holland, IL 60473
P. 708-596-4434
F. 708-596-9469

FILE NAME:

Yankee Peddler

SALESMAN: David Ausema
REVISION / DATE: 11-14-2012

Contact: Matthew Cogliandro
graphics@chesterfieldawning.com



PHOTO RENDERINGS
NOT TO BE USED AS
GRAPHICS APPROVAL

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