

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
NOVEMBER 13, 2013
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:31 p.m., Wednesday, November 13, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Johnson and Commissioner McMahon and Commissioner Cashman

ABSENT: Commissioner Stifflear and Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the October 9, 2013 meeting. Commissioner Cashman motioned to approve the minutes of October 9, 2013, as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

125 W. 2nd Street - Site Plan/Exterior Appearance Approval for Façade Improvements and a Reconfigured Surface Parking Lot.

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 motioned to approve the findings and recommendations for 125 W. 2nd Street - Site Plan/Exterior Appearance Approval for Façade Improvements and a Reconfigured Surface Parking Lot. Commissioner Cashman seconded. The motion passed unanimously.

A-26-2013 – 333 W. 57th Street – AT&T – Exterior Appearance/Site Plan Review and Amendment to Special Use for the Installation of Antennas on the Water Tower.

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 Cashman motioned to approve the findings and recommendations for case A-26-2013 – 333 W. 57th Street – AT&T – Exterior Appearance/Site Plan Review and Amendment to Special Use for the Installation of Antennas on the Water Tower. Commissioner McMahon seconded. The motion passed unanimously.

Plan Commission Minutes

November 13 2013

945 S. Garfield – First United Methodist Church – One Ground Sign

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

Guy Gehlhausen introduced himself as the representative for the applicant and provided a history of the church and summarized the request.

Chairman Byrnes acknowledged the location of the existing AT&T box and confirmed that the sign would be far enough back.

Commissioner Johnson complemented the applicant on the sign and confirmed the setback and that all signs must be 10 feet from the property line.

Mr. Gascoigne confirmed and indicated that the applicant had agreed to move everything back behind the required setback.

General discussion ensued regarding additional signage located at that corner.

Mr. Gascoigne indicated that this would be more of an enforcement issue and that he would have to touch base with the Building Department regarding these signs.

Commissioner Johnson motioned to approve the monument sign at 945 S. Garfield Street subject to confirmation from the applicant that all signs would be located behind the required 10'-0" setback. Commissioner Cashman seconded. The motion passed unanimously.

Adjournment


Commissioner Johnson moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 7:44p.m. on November 13, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

Date: January 8, 2014

Re: Scheduling of Public Hearing for Case A-01-2014

Applicant: Scott Grove

Request: Special Use Permit for a Physical Fitness Facility above the 1st Floor at 35 E. First Street

The applicant is proposing a Personal Training Facility to be located on the second floor of the commercial building located at 35 E. First Street in the B-2 Central Business District and is requesting approval of a special use to allow the business. According to Paragraph 5-105C(11), physical fitness/personal training facilities must be located above the first floor of any structure in the B-2 district and is a special use.

It is requested that the public hearings be scheduled for February 12, 2014.

Attachment

Cc: President Cauley and Village Board of Trustees



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: SCOTT GROVE
Address: 46 SOUTH WASHINGTON ST.
City/Zip: HINSDALE, IL 60521
Phone/Fax: (708) 289.9732
E-Mail: groveCME.com

Owner

Name: DOUGLAS FULLER
Address: 35 E. FIRST ST.
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 841.0054
E-Mail: da.fuller@yahoo.com

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

Name: JAMIE ZAURA
Title: PRINCIPAL ARCHITECT
Address: 106 CALENDAR COURT #131
City/Zip: LA GRANGE, IL 60525
Phone/Fax: (708) 268.9719 / DIRECT
E-Mail: jamieZ@345designgroup.com

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

II. SITE INFORMATION

Address of subject property: 35 E. FIRST ST., MINSDALE

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: AN INTERIOR BUILD-OUT FOR A SPACE THAT
WILL BE USED FOR OFFICE SPACE AND STUDIO SPACE TO TRAIN PERSONAL
TRAINERS.

General description or characteristics of the site: EXISTING 2-STORY BUILDING
(COMMERCIAL) AT SOUTHEAST CORNER OF THE CENTRAL BUSINESS
DISTRICT.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: B-2

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E
Special Use Requested: FITNESS

☐ 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: 35 E. FIRST ST. (EXISTING BUILDING)

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	B-2
Minimum Lot Area	6,250	2,500	6,250	13,704 Sg. FT.
Minimum Lot Depth	125'	125'	125'	198.06' or 76.02'
Minimum Lot Width	50'	20'	50'	50' or 100'
Building Height	30'	30'	30'	30'
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	0'
Corner Side Yard Setback	25'	0'	25'	0'/50' REAR/SIDE OF L-SHAPED LOT
Interior Side Yard Setback	10'	0'	10'	0'
Rear Yard Setback	20'	20'	20'	20'
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	1.5
Maximum Total Building Coverage*	N/A	80%	N/A	.75 ≈ 75%
Maximum Total Lot Coverage*	90%	100%	90%	100%
Parking Requirements				N/A
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 5TH day of DEC, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

Scott Grove
Signature of applicant or authorized agent

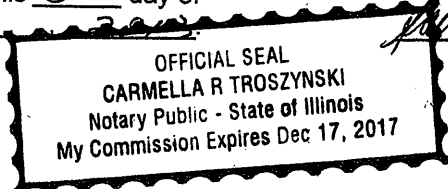
Signature of applicant or authorized agent

SCOTT GROVE
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 5TH day of

Dec



Carmella R. Troszynski
Notary Public



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E. FIRST ST.

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 BY INTERIOR BUILD-OUT.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. PHYSICAL IMPROVEMENTS ARE ONLY MADE TO THE INTERIOR OF THE BUILDING.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS.
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. THE EXTERIOR LANDSCAPING & STREETScape REMAIN UNAFFECTED IN THE COMPLETION OF THIS SPACE.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. THE EXISTING SHALL REMAIN AS IS.
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. THE EXISTING FRONT FACADE SHALL REMAIN AS IS.
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. THE EXISTING WINDOWS IN THE SPACE SHALL REMAIN AS IS.
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. THE EXISTING FRONT FACADE SHALL REMAIN AS IS.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. THE BUILDING SHALL REMAIN AS IS.
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. THE ENTRANCE SHALL REMAIN AS IS.
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 EXTERIOR MATERIALS WILL BE MODIFIED.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. THE EXISTING ROOF SHALL REMAIN AS IS.
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. THE EXISTING BUILDING SHALL REMAIN AS IS.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. THE EXISTING BUILDING SHALL REMAIN AS IS.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character,

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

THE CHARACTER OF THE BUILDING EXTERIOR REMAINS UNCHANGED.

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.

EXTERIOR MATERIALS SHALL REMAIN UNTOUCHED. ALL IMPROVEMENTS ARE ON THE INTERIOR OF THE BUILDING.

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 meets the requirements for Site Plan Approval. Briefly describe how this application will meet 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 adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
THE EXTERIOR OF THE BUILDING REMAINS AS IS AND DOES NOT AFFECT THE ZONING CODE.
2. The proposed site plan does not interfere with easements and rights-of-way. THE SITE PLAN REMAINS AS IS.
3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. THE SITE REMAINS AS IS.
4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. THE SITE PLAN REMAINS AS IS.
5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. NO, THE SITE PLAN REMAINS AS IS.
6. The screening of the site provides adequate shielding from or for nearby uses.
THE SITE REMAINS AS IS.

7. The proposed structures or landscaping are not unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. THE EXTERIOR REMAINS AS IS.
-
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provisions for the creation or preservation of open space or for its continued maintenance. THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS.
-
9. The proposed site plan does not create 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. THE EXISTING SITE DRAINAGE SHALL REMAIN AS IS.
-
10. The proposed site plan does not place 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. THE EXISTING INFRASTRUCTURE AND UTILITIES SHALL REMAIN AS IS.
-
11. The proposed site plan provides for required public uses designated on the Official Map. THIS IS AN EXISTING BUILDING WITH NO SITE CHANGES.
-
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. THIS IS AN EXISTING BUILDING WITH NO SITE CHANGES.
-

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

Must be accompanied by completed Plan Commission Application

Address of proposed request: 35 E. FIRST ST., 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. NO, THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS. ALL RENOVATIONS ARE ON THE INTERIOR OF THE BUILDING.
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. NO ARCHITECTURAL FEATURES ARE AFFECTED, ONLY THE INTERIOR OF THE BUILDING WILL BE RENOVATED.
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? THERE IS NO CHANGE IN THE EXTERIOR OF THE BUILDING.

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. NO, IMPROVEMENTS ARE INTERIOR

AND DO NOT AFFECT ARCHITECTURAL INTEGRITY.

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.

THE INTERIOR REQUIRED SOME DEMOLITION, THIS DID NOT AFFECT

THE EXTERIOR OF THE BUILDING

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: SCOTT GROVE

Owner's name (if different): DOUGLAS FULLER

Property address: 35 E. FIRST STREET, HINSDALE

Property legal description: [attach to this form]

Present zoning classification: B-2

Square footage of property: 13,704 SQ FT.

Lot area per dwelling: N/A

Lot dimensions: 50' x 198.00' + 50' x 76.02'

Current use of property: RETAIL

Proposed use:

☐ Single-family detached dwelling

☒ Other: INTERIOR BUILD-OUT, OFFICE + TRAINING FACILITY

Approval sought:

☐ Building Permit

☐ Variation

☒ Special Use Permit

☐ Planned Development

☐ Site Plan

☐ Exterior Appearance

☐ Design Review

☐ Other: _____

Brief description of request and proposal:

SEEKING A SPECIAL USE PERMIT FOR INTERIOR BUILD-OUT SPACE THAT
WILL BE USED TO OPERATE A FACILITY THAT TRAINS PERSONAL
TRAINERS AND REQUIRES OFFICE SPACE.

Plans & Specifications: [submit with this form]

Provided:

Required by Code: EXISTING BUILDING
TO REMAIN AS IS.

Yards:

front:

interior side(s)

0'
0' 10'

0'
0' 10'

Provided:

Required by Code:

corner side
rear

0'
L 20'

0'
20'

Setbacks (businesses and offices):

front:
interior side(s)
corner side
rear

0'
0' / 0'
0'
L 20'

0'
0' / 0'
0'
20'

others:
Ogden Ave. Center:
York Rd. Center:
Forest Preserve:

N/A
N/A
N/A
N/A

N/A
N/A
N/A
N/A

Building heights:

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

L 30'
N/A

30'
N/A

Maximum Elevations:

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

L 30'
N/A

30'
15'

Dwelling unit size(s):

N/A

Total building coverage:

.75 / 75%

.8 / 80%

Total lot coverage:

100%

100%

Floor area ratio:

2.5

2.5

Accessory building(s):

N/A

Spacing between buildings:[depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

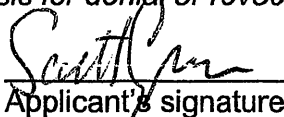
Number of off-street parking spaces required: N/A

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:

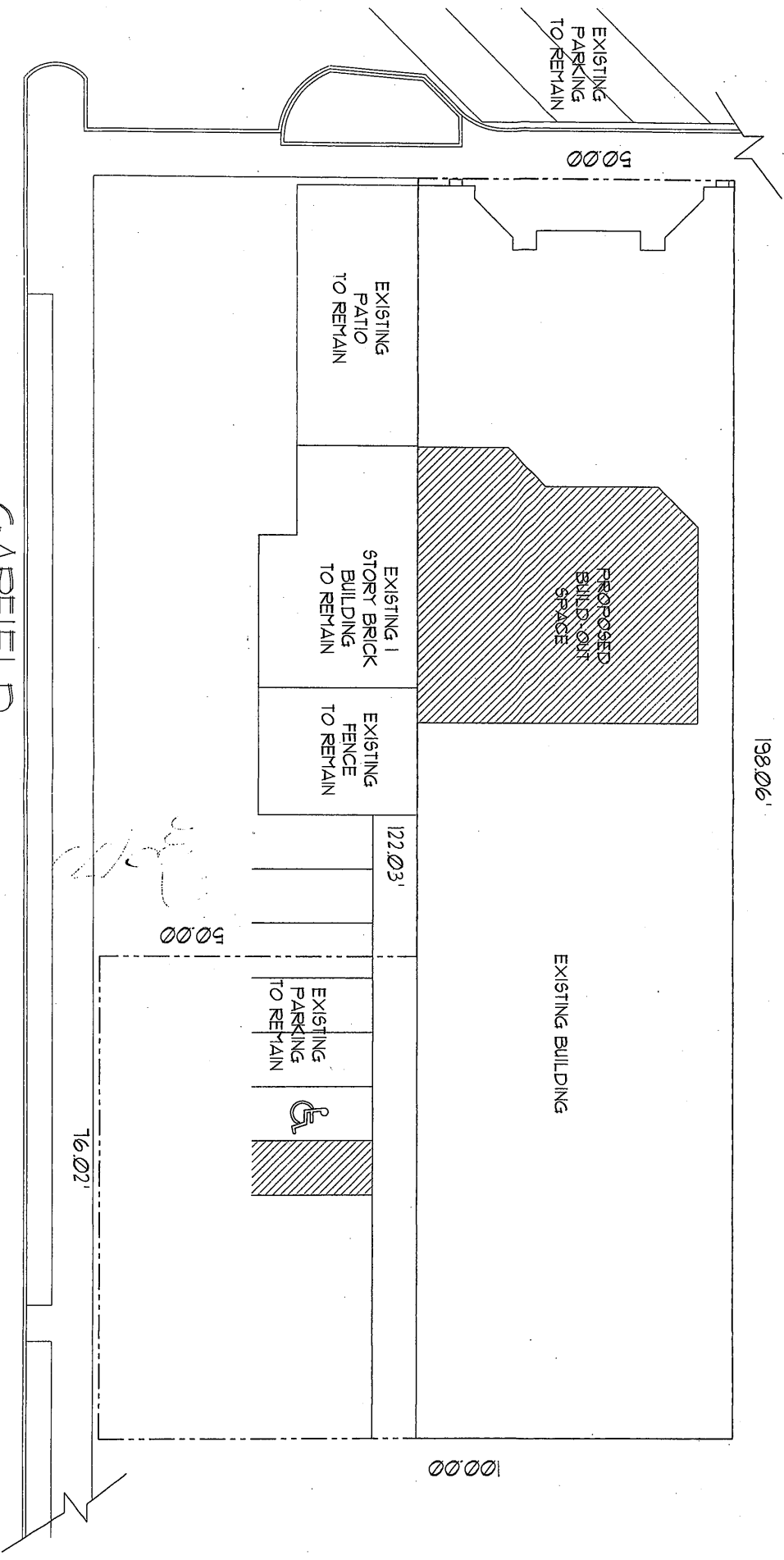

Applicant's signature

SCOTT GROVE

Applicant's printed name

Dated: 5TH / DEC, 2003

FITNESS STUDIO
 35 EAST FIRST STREET
 PLAN COMMISSION MEETING: 1.08.14



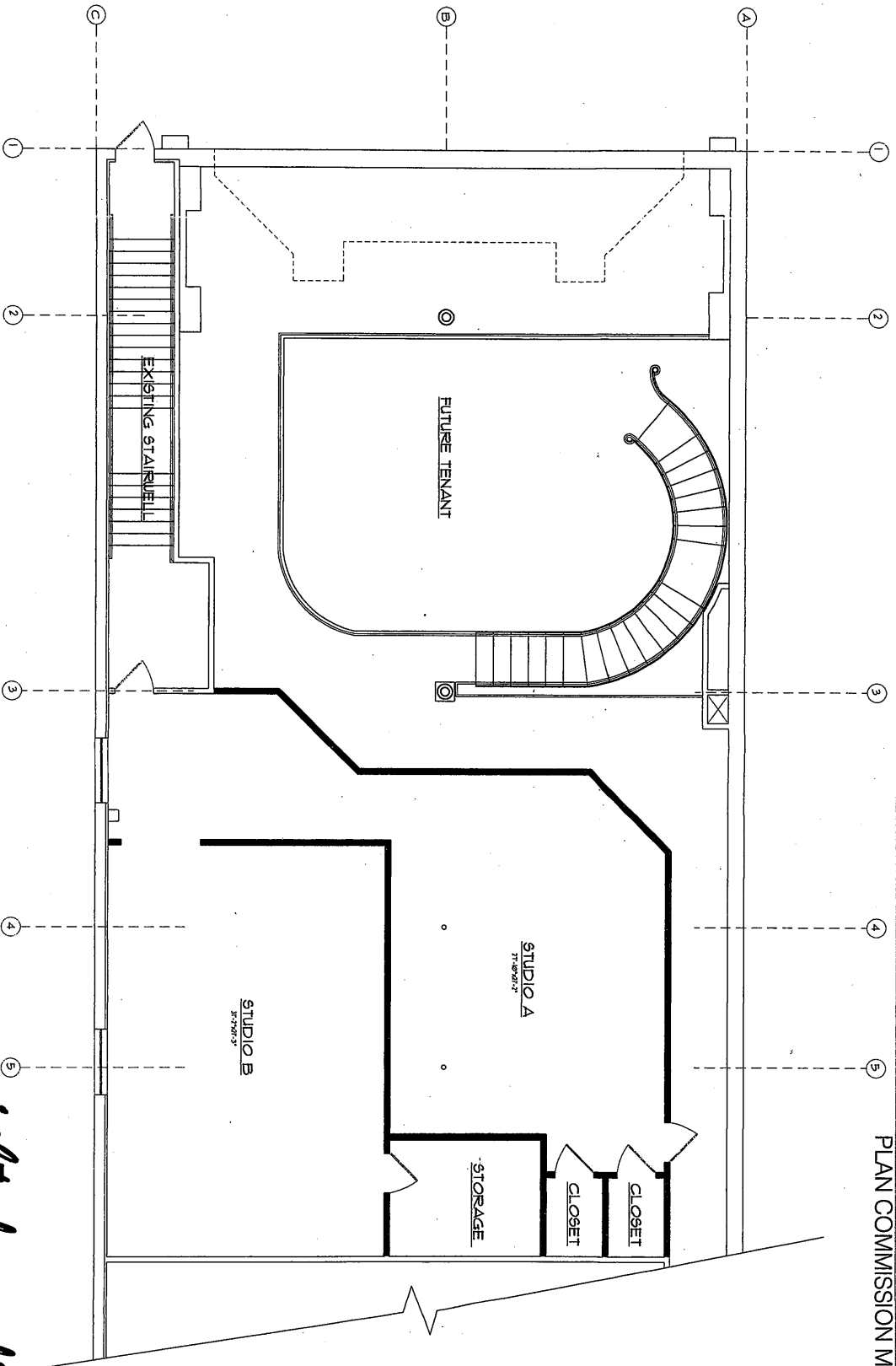
N
 1 SITE PLAN

GARFIELD

SCALE: 1/8" = 1'-0"

eight-fan-five
 design group p.c.
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FITNESS STUDIO
35 EAST FIRST STREET
PLAN COMMISSION MEETING: 1.08.14




1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

eight-fan-five
design group p.c.
© 2013 845 Design Group P.C.

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: January 8, 2014
Re: Sign Review – 301 W. 59th Street – Hidden Lakes Apartments

The applicant is proposing to replace an existing ground sign at the property located at 301 W. 59th Street. The site is located in the R-6, Multi-Family District and is developed with Hidden Lakes Apartment Complex. There is currently a single ground sign in the same general location that is approximately 40 square feet and about 8'-0" tall overall.

The applicant is proposing a new ground sign located at the southern edge of the property along 59th Street to replace the existing sign. According to the application, the sign would be simulated brick with simulated limestone caps and would not be illuminated. The proposed sign is approximately 32 square feet (4'-0" tall by 8'-0" wide) and would have white letters on a black background as depicted in the attached illustrations.

Subsection 9-106H of the Zoning Code provides the requirements for signage in the Residential Districts. The Code does not provide for ground identification signs in the Residential Zoning Districts, however Section 11-607F(2)(d) provides the Plan Commission the authority to allow an identification sign to be located on a lot where signs of such functional types are not otherwise allowed. Given the nature of the use, as well as the size and location of the existing sign, it seems appropriate that similar standards to those permitted in 9-106J be considered when reviewing this application.

Cc: President Cauley and the Village Board of Trustees
Kathleen A. Gargano, Village Manager



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

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

Contractor

Name: Chicago Lakes Signs Corp.
Address: 1020 W. Fullerton Ave, Ste B
City/Zip: Addison IL 60101
Phone/Fax: (630) 543-7088 / 543-7188
E-Mail: Pam@Chicagolakesigns.com
Contact Name: Pam Lehman

ADDRESS OF SIGN LOCATION: 301 W. 59th Street,
ZONING DISTRICT: Please Select One R5
SIGN TYPE: Please Select One Ground/Monument
ILLUMINATION Please Select One none

Sign Information:

Overall Size (Square Feet): 32 (4 x 8)
Overall Height from Grade: 4.0 Ft.
Proposed Colors (Maximum of Three Colors):
① Black
② White
③ Brick body

Site Information:

Lot/Street Frontage: 270'
Building/Tenant Frontage: 270'
Existing Sign Information:
Business Name: Hidden Lakes of Hinsdale
Size of Sign: 75.6 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.

Pamela Lehman
Signature of Applicant

12.11.13
Date

see attached contract
Signature of Building Owner

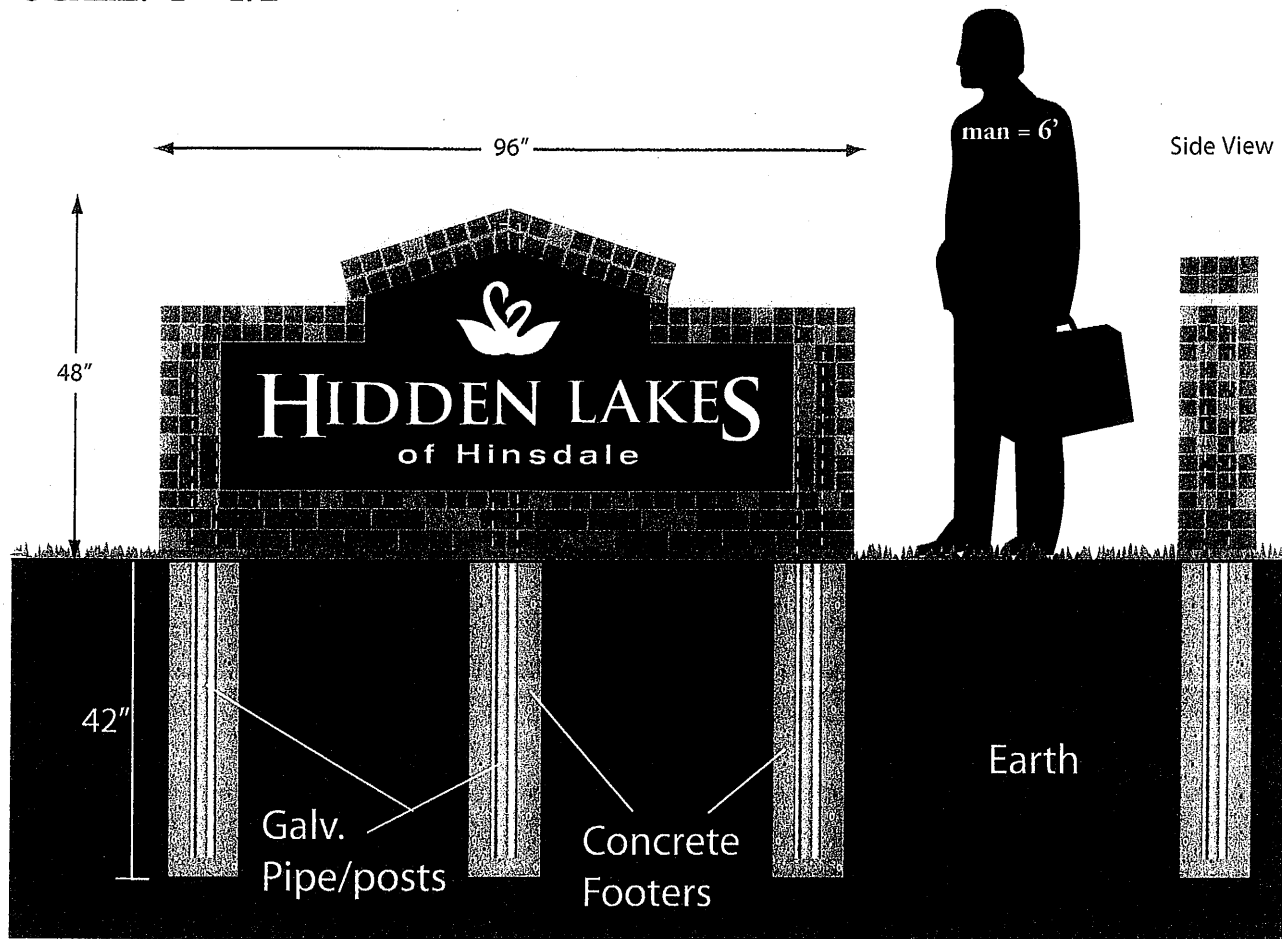
10.24.13
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SCALE: 1' = 1/2"



Hidden Lakes Apartments

48"h x 96"w SignFoam monument in simulated brick with simulated limestone cappers.

2-sided

Installed into lawn area at site of existing sign.

Cement-anchored posts in hidden PVC sleeves in sign body.

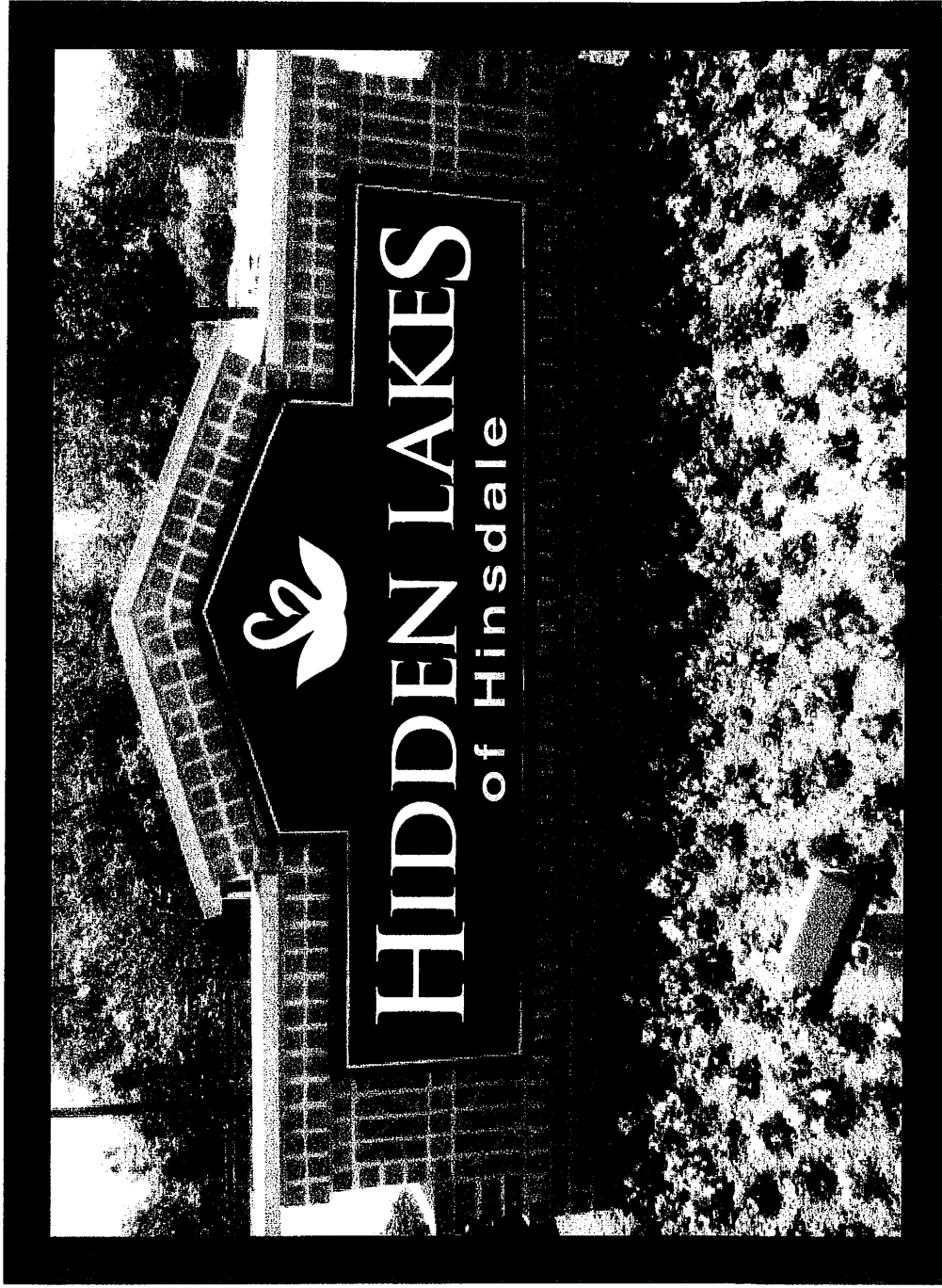
Qty: 1



This is an original copyright-protected drawing created for you by Chicagoland Signs Corp. It is unlawful, unethical, and totally uncool to show this drawing to competing sign companies.

630-543-7088

Proposed

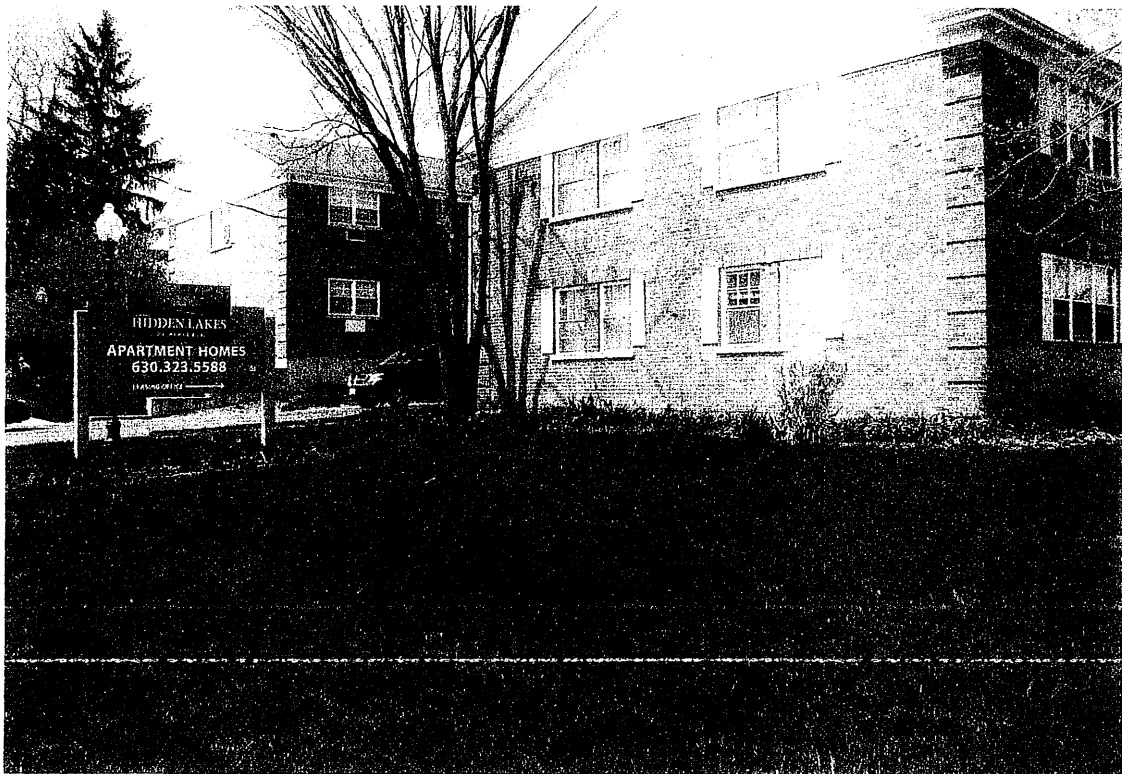
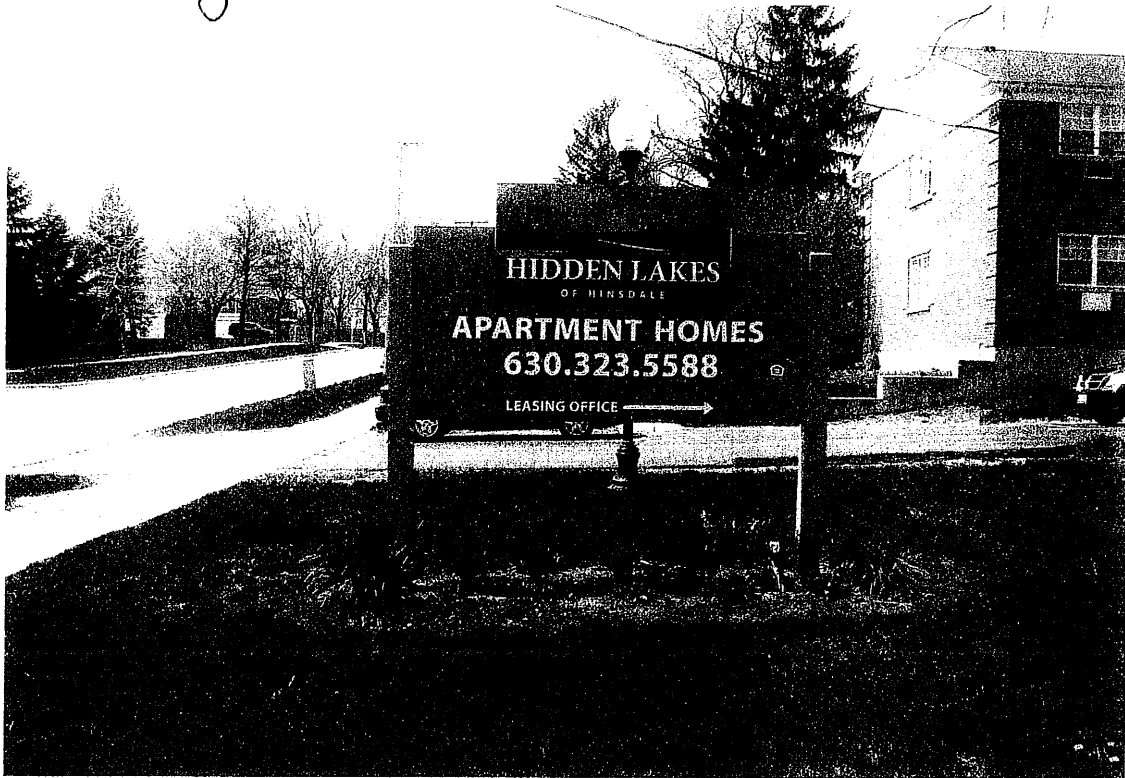


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630-543-7088

existing



Chicagoland Signs Corp.

1020 W. Fullerton Avenue
Suite B
Addison, IL 60101

p 630.543.7088 f 630.543.7188
www.ChicagolandSigns.com info@ChicagolandSigns.com

Estimate

Date	Estimate #
10/22/2013	73055ES-8

Name / Address
Hidden Lakes of Hinsdale ATTN: Stephanie Faruzzi 301 W 59th Street, Unit 3 Hinsdale, IL 60521

Hidden Lakes of Hinsdale
ATTN: Stephanie Faruzzi
301 W 59th Street, Unit 3
Hinsdale, IL 60521

		Project	
Qty	Description	Cost	Total
1	Foam Monument - 4'h x 8'w two-sided foam monument, "brick" design installed in grassy area NOTE: Permits and associated fees are not included in this estimate and will be invoiced separately. Please see page two.	6,150.00	6,150.00

Thank you for giving us the opportunity to be your sign company.

Total**\$6,150.00**

Signature accepts all costs, terms, and conditions stated herein.
Please make all checks payable to Chicagoland Signs Corp.

Customer Signature

Stephanie Faruzzi
10/24/13

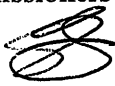
Supply and use statement shall also include a description of the

1000

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Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

Date: January 8, 2014

Re: 125 W. Second Street – Exterior Appearance and Site Plan Review

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for exterior modifications to expand the existing parking lot at 125 W. Second Street. The site is improved with a two and a half-story structure being used as offices, in the O-1 Specialty Office District.

ZONING HISTORY/CHARACTER OF AREA

The site is located in the O-1 Specialty Office District. The properties to the east and north are zoned O-2 Limited Office District, the property to the west is zoned IB, Institutional Buildings and the property to the south are zoned R-4, Single-Family Residential.

On October 9th, 2013, the Plan Commission approved façade improvements to the existing structure on the site, which included a small addition on the north elevation. While the applicant also proposed a small, 5-car off street parking lot, some of the neighbors, as well as the Plan Commission expressed concerns with this portion of the request given the potential impact to the surrounding area with respect to stormwater management and aesthetics. As such, the applicant agreed to remove the parking lot request from the application at that time to allow them to move forward with the improvements to the existing structure. At that point the applicant indicated that they would look into alternative designs and solutions that accounted for the concerns raised by the Commission and the neighbors. They would then return to the Plan Commission to work towards a parking solution that would hopefully be more acceptable to everyone. The improvements to the structure were subsequently approved, the applicant is moving forward with the exterior improvements to the structure and is now coming back in front of the Plan Commission with what they feel is an acceptable solution addressing the concerns raised at the October 9th Plan Commission meeting for modifications to the surface parking lot. The applicant has also reached out to the Police Department with regards to converting on-street parking, which was also suggested at the October 9th Plan Commission meeting. Attached you will find Chief Brad Bloom's response to the discussion he had with the applicant with regards to this subject matter.

In addition to the site plan and exterior appearance approvals, the applicant has also applied for variations. The applicant has identified these requests by starring them in the General Plan Commission application. The public hearing regarding these variations is scheduled to take place at the Zoning Board of Appeals on January 15, 2014. The requested variations are as follows:

- Section 9-107(A)(1) to allow less than the required 10'-0" landscape buffer, along the corner side (west) and rear (north) yards of the proposed parking lot.
- Section 9-101E which refers to Section 6-111 to allow the proposed parking lot to have:

- A rear (north) parking lot yard/setback of 3'-6", in lieu of the 25'-0" required
- A corner side (west) parking lot yard/setback of 5'-0", in lieu of the 35'-0" required
- Section 9-104G(2)(b) to allow a parking lot in a front or corner side yard.

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

Sean Gascoigne

From: Bradley Bloom
Sent: Friday, December 20, 2013 4:02 PM
To: Sean Gascoigne
Subject: 125 W. Second Request for On Street Parking

Sean,

I received an inquiry from Steven Schmidt regarding the possibility of changing the parking on the north side of 2nd between Lincoln and Grant from red permits back to time zoned parking. Mr. Schmidt was interested in providing street parking for the building tenants patients. Currently, Second Street is designated as a red permit (northside) area from Lincoln west to the AT and T parking lot entrance and west of the entrance is a two hour zone. Grant (eastside) between 1st and 2nd is also a two hour zone. Grant street south of Second is a red permit area.

I have looked at usage over the last three days and regularly found 3-5 cars with red permits in the Second Street spaces. I am concerned that if we make all of second a time zone that it will displace the red permits to an area further from their destination and result in red permit holders parking in metered spots or not buying permits and parking in time zones. Also, time zone enforcement is difficult and inefficient for our personnel because it requires that enforcement personnel track usage over a two hour period. In practice, we find time zones abused resulting in less turnover. Lastly, with the project at 1st and Garfield going in I am anticipating an increased demand on red permits so I don't want to reduce available red parking areas. Please let me know if you have any questions.

Chief Bradley Bloom
Hinsdale IL Police Department
121 Symonds Drive, Hinsdale IL 60521-1901
Email: bbloom@villageofhinsdale.org
Phone: 630.789.7088
FAX: 630.789.1631

Sean Gascoigne

From: carolrosecl@aol.com
Sent: Tuesday, December 17, 2013 6:06 PM
To: Christine Bruton
Cc: skolber@kolbrook.com; sschmidt@kolbrook.com; Sean Gascoigne
Subject: 125 West Second Street second application

I am writing because I am out of town and unable to attend the meetings concerning the application for a parking lot at 125 West Second Street.

I live at 116 West Second Street, which is across the street from this property, and am concerned about a new parking lot across the street from a residential block.

This is the second application for variances for a parking lot at this location. While I appreciate the property owner's efforts to deal with the neighbors' concerns and recognize that the second application is an improvement over the first, concerns remain (discussed below). Additionally, I would like to clarify that the neighbors did not advise the architects to put a parking lot in the corner yard.

10 a of the application states that "following the advice of the surrounding property owners", a parking lot is proposed in the corner yard rather than the front yard. I don't recall any neighbor proposing a lot in the corner yard. I specifically suggested the patients and staff of the owner park in the empty permit spots. Currently Second Street between Grant and Lincoln is all permit parking with the exception of two parking spots. I live in the center of this block and almost always see four or five unoccupied permit spots. If four to five of the permit spots were changed to non-permit spots, a process I am told would not take an inordinate amount of time, there would be parking for patients in those spots as well as the two current non-permit spots. If the Village seeks revenue from these parking spots, they could be metered or the owner could be permitted to purchase permits. This use of these unoccupied permit spots would be the easiest and least expensive solution for the owner as well as the most aesthetically appealing for the neighbors.

The concerns I have with this second application, in addition to it not considering on-street parking once some of the unused permit spots are eliminated, are

1) 10 d requests a landscape buffer that would not block the view of the parking lot. Although "dense" landscaping is described, it is not high enough to prevent neighbors from seeing the lot. It's unclear why a variance for shorter landscaping should be granted.

2) Set backs - A number of setback variances are requested. The most disturbing is the one on the south or residential side of the street. A setback of 5'6" is requested instead of the required 35' required. Although the current setback is not 35', it is much less than 5'6".

3) There is an unclear reference to staff parking on the east side.

I hope the owner will reconsider and pursue on-street parking in the currently unused permit spots. Thank you for your consideration.

Carol Clarke
116 West Second
630 886 8143 (cell)

Sean Gascoigne

From: carolrosecl@aol.com
Sent: Tuesday, December 24, 2013 1:43 PM
To: Sean Gascoigne; Sean Gascoigne; Kathleen Gargano
Subject: Fwd: 125 West Second Street second application

Since I am unable to attend the January 8 meeting because I am out of town until April, I would appreciate it if my December 17 email (see below) could be included in the January 8 meeting record. I hope this is possible.

Thank you.

Carol Clarke
116 West Second Street
630 886 8143 (cell)

-----Original Message-----

From: carolrosecl <carolrosecl@aol.com>
To: zba <zba@villageofhinsdale.org>
Cc: skolber <skolber@kolbrook.com>; sschmidt <sschmidt@kolbrook.com>; sgascoigne <sgascoigne@villageofhinsdale.org>
Sent: Tue, Dec 17, 2013 7:06 pm
Subject: 125 West Second Street second application

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Carol Clarke
116 West Second
630 886 8143 (cell)

Sean Gascoigne

From: carolrosecl@aol.com
Sent: Tuesday, December 31, 2013 12:34 PM
To: kgargano@villageofhinsdale.org; Sean Gascoigne
Subject: Fwd: 125 West Second Street second application

I am forwarding this email so that it can be considered at the January 8, 2014 meeting of the Planning Commission. Thank you,

Carol Clarke
239 234 5772 (land line until 4/14)
630 886 8143 (cell)

-----Original Message-----

From: carolrosecl <carolrosecl@aol.com>
To: zba <zba@villageofhinsdale.org>
Cc: skolber <skolber@kolbrook.com>; sschmidt <sschmidt@kolbrook.com>; sgascoigne <sgascoigne@villageofhinsdale.org>
Sent: Tue, Dec 17, 2013 7:06 pm
Subject: 125 West Second Street second application

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Carol Clarke
116 West Second
630 886 8143 (cell)



December 6, 2013

Steil Office: 125 W. 2nd Street

Supplemental Information: Plan Commission - Standards for Approval

Exterior Appearance Criteria

1. Open Spaces: The quality of the open space between buildings and in setback spaces between streets and facades.
 - a. The proposed addition is situated such that the north side yard (corner lot) is reduced by 7'-10." All things considered, the newly proposed structure still complies with all of the village setback requirements and optimizes the amount of open space between the streets, neighboring structures, and facades of our building. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
2. Materials: The quality of materials and their relationship to those in existing adjacent structures.
 - a. The facades of our altered building retain some of the materials that are characteristic of the existing building's 1930's bungalow style; mainly the use of natural materials such as stucco. At the same time, neighboring and adjacent structures use materials that emit a traditional craftsman style. The addition of vinyl shingle shakes and painted wood decorative brackets appeal to this sense and help our building maintain a harmonious relationship with the surrounding community. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
3. General Design: The quality of the design in general and its relationship to the overall character of the neighborhood.
 - a. In order to introduce a style that is more in sync with that of the surrounding neighborhood, changes were made to the elevations that bring them in tune with the "craftsman" style. This includes adding gable ends at the front and rear elevations (highlighting the entry at the rear), adding shingle shake, and providing decorative trims and brackets. All materials used will be neutral in color so as to not conflict with the natural splendor of the building's massing and the texture of materials themselves. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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 or shrubs to the maximum extent possible.
 - a. The site is being altered to include landscaping, pedestrian access, and parking (pending zoning variance). These implementations will improve the quality of the site and in addition to making it more useable. The proposed improvement will take into account village perspective as well as those concerns of the neighboring property owners.
5. Height: The height of the buildings and structures shall be visually compatible with adjacent buildings.
 - a. The height of the proposed building remains the same as the existing building at (2.5) stories. The neighboring buildings maintain similar heights and the continuity will remain unimpeded. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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 the building is visually related.
 - a. The width and height of the building will remain unchanged. However the front elevation's existing hip roof will be changed into a gable roof. This will give the building a more prominence and bring it into uniformity with the neighboring buildings. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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.
 - a. The heights of the windows (sill and head heights) are relatively unchanged and coincide not only with standard "craftsman" styles, but also with neighboring buildings. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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.
 - a. The rhythm of solids and voids along the front facades (corner lot); considering both windows and building massing alike; remains rather consistent. The only change in rhythm will occur at the building's north end where a cantilevered mass will add a visual "solid." This not only aids in anchoring the building's visual identity (south and north elevations), but will also serve in highlighting the building's main entrance. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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.
 - a. The distance between the building and its neighbor to the east will remain unchanged. The open space between the building and its northerly neighbor will however be decreased by 7'-10." This amounts to a very small percentage of the overall space between the two buildings, a space which is visually obscured by trees and plantings to begin with. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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.
 - a. The only additional entrance to the sidewalk that is being made is one that leads from a newly created parking drive aisle. While this adds another access to the "double-wide" site, the rhythm with which these driveways occur along the property line mimics that of the surrounding "single-wide" lots. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

11. Relationship of material 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.

- a. The materials that are being used are similar to those found throughout the neighborhood and to those used often in the "craftsman" style. These include shingle shake siding (vinyl), stucco, and decorative wood trim and brackets, and asphalt shingle roofing. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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

- a. Two of the existing building's hip roofs are being changed to gable's roof so as to emphasize the south and north elevations. The use of gable roofs is appropriate to the architectural style and neighborhood's motif. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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 the street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

- a. Our landscaping is being designed to include rows of plantings along the streets to visually screen the newly proposed parking areas. The parking area (see enclosed site and landscape plans), will exist below grade (as viewed from the south). The addition of any landscaping will only further screen the parking area from the street and neighboring residential properties.

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

- a. The size of the buildings ancillary features (window and door openings), when compared to the size and mass of the building itself, is within reason and appropriate given the architectural style observed in the neighborhood as a whole. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

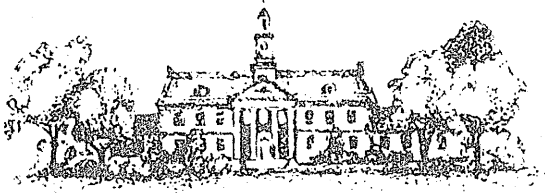
15. Directional Expression of the Front Elevation: The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character, or non-directional character.
- a. By definition, the "craftsman" style relates to buildings that are typically short in stature. Design elements have been introduced to aid the building in maintaining its craftsman scale and horizontal directional expression. These elements include, but are not limited to; long eave overhangs, a wrap-around shed roof overhang, decorative brackets to add horizontal emphasis to (vertical) structural columns, horizontal trim boards, and a horizontal separation of building material at water table height. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
16. Special Consideration for Existing Buildings: For existing buildings, the Plan Commission and Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.
- a. Attention has been paid to the existing buildings style and detailing and every effort made to support the preservation of said styles. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

Exterior Appearance Criteria

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.
 - a. The property is located in the O-1 Specialty Office District. The building is being renovated to be used as a small scale medical office in compliance with the district's proposed use. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
2. The proposed site plan interferes with easement and rights of way.
 - a. It is our intent that all easements and/or rights-of-way will be preserved as they exist on the site prior to alteration. However, as a method of resolve to the impending landscape buffer (see simultaneous Zoning Variance Requests), if necessary, we feel comfortable with reaching out to the Director of Public Services to investigate the potential opportunity to utilize the right-of-way for additional landscaping (screening).

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
 - a. While the inclusion of the parking spaces does alter the existing site, the area that the parking spaces are intended to occupy was formerly an open lawn with very little natural, topographical, or physical significance. Every attempt will be made to restore the landscaping significance of the areas surround the new parking space. Landscaping size, location, and function will be designed with the utmost respect for the concern of the village and neighboring property owners.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of the surrounding property.
 - a. The proposed site plan in no way infringes upon (or aesthetically disrupts) the activity of the surrounding properties. Landscaping and the site's natural topography will visually conceal the majority of any and all traffic circulation as well as parking areas.
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 and inefficient pedestrian or vehicular circulation paths on or off site.
 - a. The new parking drive aisle is intended to empty traffic onto Grant Street. However, this does not impede pedestrian or vehicular traffic (2-way street as opposed to 2nd Street with is a one-way street) and is far enough removed from the intersection of 2nd Street and Grant, to whereas it will not create a backup of vehicles stopped at the intersection.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
 - a. The site's natural topography and the proposed perimeter landscaping will serve in providing the necessary visual obscurity for nearby commercial and residential properties.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
 - a. See Appearance Review Criteria for the proposed structure's compatibility with nearby structure and uses. Landscaping will be selected with the desire to use plants that are indigenous to the area and that visually correlate with the surrounding areas.
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.
 - a. 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.
 - a. Site drainage and the minimizing of rain water runoff are of the utmost concern when re-grading the site for parking aisle and drive aisle inclusion. We will work with the village and civil engineer to assure compatibility.
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 system serving the Village.
 - a. The alterations made to the site and/or building does not increase the burden on any of the utilities serving the site.
11. The proposed site plan does not provide for required public uses designated on the Official Map
 - a. N/A
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.
 - a. The proposed site plan has no negative influence on the public's health, safety, or general welfare.



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS

I. GENERAL INFORMATION

Applicant

Name: Kolbrook Design, Inc. (Attn: Steven Kolber)
Address: 828 Davis St., Suite 300
City/Zip: Evanston, IL 60201
Phone/Fax: (847) 492-1992 / (312) 453-0699
E-Mail: skolber@kolbrook.com

Owner

Name: Christina Steil
Address: 949 Cleveland Road
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 640-0867
E-Mail: cmgsteil@sbcglobal.net

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

Name: Eriksson Engineering Assoc, Ltd (attn: Chris Keppner)
Title: Civil Engineer (Project Manager)
Address: 601 W. Randolph St., Suite 500
City/Zip: Chicago, IL 60661
Phone/Fax: (312) 219-8859
E-Mail: ckeppner@eea-ltd.com

Name: Bergfeld Studio Ltd. (Attn: Jeff Bergfeld)
Title: Landscape Architect
Address: 911 Edward Street
City/Zip: Henry, IL 61537
Phone/Fax: (815) 303-3996
E-Mail: jeff@bergfeldstudio.com

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

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 125 W. 2nd Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09-12-115-007

Brief description of proposed project:

Renovation of existing 2 story wood framed structure; previously used as office space.

Approx. 8'-0" addition being added to the north.

Interior remodel of space to accomodate new office function.

New exterior finishes to include shingle siding and stucco.

New Site Plan Alterations to include Parking Area and associated drive aisle

General description or characteristics of the site:

(Pending Zoning Variation) The existing site included a wrap-around drive aisle with 1 parking stall; and is being altered to include a new parking area to the building's northwest. Landscaping will be modified to visually screen said parking lot while introducing a "residential" feel to the property.

Existing zoning and land use: O-1 Office District (Existing Law Office)

Surrounding zoning and existing land uses:

North: Adjacent Property (O-1 Specialty Office District); Beyond (O-2 Limited Office District)

South: R-4 Single Family Residential District

East: O-2 Limited Office District

West: IB Institutional Building District

Proposed zoning and land use: O-1 Specialty Office District (Medical Office)

Please mark the approval(s) you are seeking and attach all applicable applications and

☒ Site Plan Disapproval 11-604
(Concurrent Zoning Variance(s); See Attached)

☐ 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: 125 W. 2nd Street, Hinsdale, IL 60521

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

	Minimum Code Requirements			Proposed/Existing Development	
	O-1	O-2	O-3		
Minimum Lot Area (s.f.)	8,500	25,000	20,000	8,730 SQ FT (EXIST.)	
Minimum Lot Depth	125	125	125	100.39 FT (EXIST.)	
Minimum Lot Width	60	100	80	87.27 FT (EXIST.)	
Building Height	30	40	60	28'-4" FROM AVG ADJ "GRADE"	
Number of Stories	2.5	3	5	2-1/2 STORIES	
Front Yard Setback	35	25	25	19' 8-1/2" (EXIST.)	N/A
Corner Side Yard Setback	35	25	25	46' 5-1/4" (EXIST.)	N/A
Interior Side Yard Setback	10	10	10	12' 4-3/4" (EXIST.)	N/A
Rear Yard Setback	25	20	20	21' 10" (Previously Approved)	
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	.395 (3,445 SQ FT)	
Maximum Total Building Coverage*	35%	N/A	N/A	.018 (1,573 SQ FT)	
Maximum Total Lot Coverage*	80%	80%	50%	.583 (5,098 SQ FT)	
Parking Requirements	0 STALLS			5 STALLS	
Parking front yard setback	35'-0"			54'-0"	
Parking corner side yard setback	35'-0"			5'-0" **	
Parking interior side yard setback	10'-0"			N/A	
Parking rear yard setback	25'-0"			3'-6" **	
Loading Requirements					
Accessory Structure Information				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:

Note: (**) The following requirements are concurrently being proposed for Zoning Variance (under separate cover) with this submission for the Plan Commission.

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 SIXTH, day of DECEMBER, 2013; I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

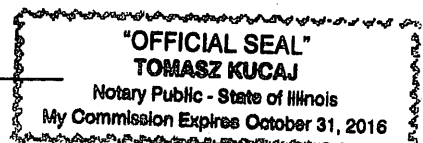
STEVEN KOLBER
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 6th day of
Dec, 2013.

Notary Public





STEIL OFFICE
PARKING LOT EXPANSION
125 W. 2nd Street
Hinsdale, IL 60521

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Design by:	NFM	Date:	12/04/13
Approved by:		Project No.	

Preliminary Grading and Paving Plan

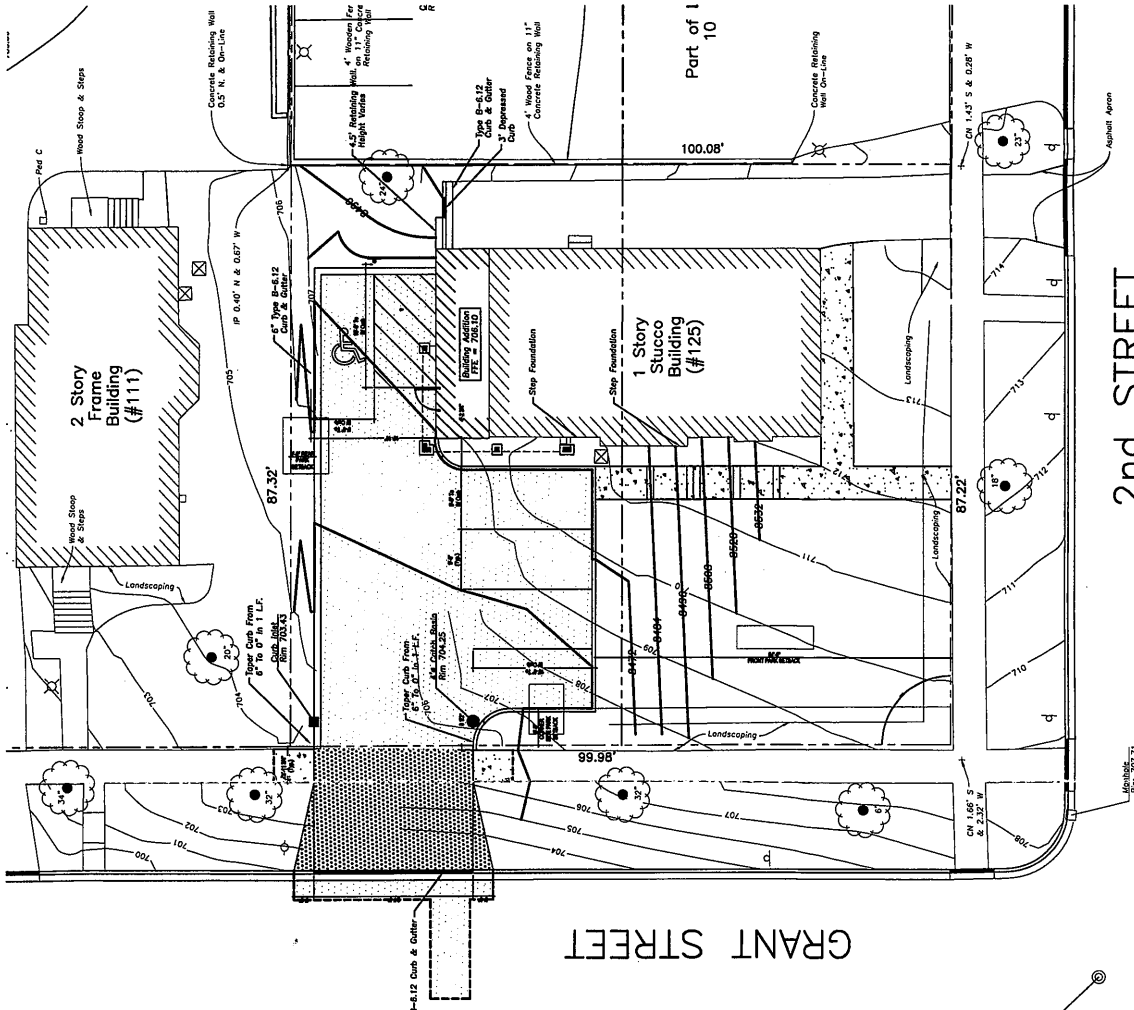
Board Member

C-2













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PAVING & SURFACE

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1 SITE PLAN WITH PAVING
SCALE 1/8" = 1'-0"

- PLANT LEGEND**
- | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|
|  | Eunonymus "Coloratus"
Purple Wintercreeper (groundcover), Flat |
|  | Cord Drift Rose, #3 |
|  | Incrediball Hydrangea, #3 |
|  | Little Lime Hydrangea, #3 |
|  | Tardiva Hydrangea, #5 |
|  | Fothergilla Dwarf, #5-7, 30" |
|  | Dwarf Burning Bush, 42", 8B |
|  | Buxus 'Green Velvet'/Green Min.
Size Varies |
|  | Juniperus 'Kelay', #5 |
|  | Tous m. 'Brownii' Globe, Size varies 8B |
|  | Serviceberry 'Autumn Brilliance', 8-12" 8B |
|  | Gleditsia ~ Skyline Honeylocust 3" 8B |

LEGEND

ACU	AIR CONDITIONING UNIT
BL	BLUE PAINT
CB	CONCRETE BLOCK RETAINING WALL
CH	CROSS NOTCH
CO	CLEAN-OUT
CRW	CONCRETE RETAINING WALL
DU	DESTINATION UNKNOWN
EM	ELECTRIC METER
F/F	FURNISHED FLOOR
FNC	FENCE
GM	GAS METER
I	INVERT
IP	IRON PIPE
LSP	LANDSCAPE PERIMETER
OHV	OVERHEAD WIRES
PEDC	PEDESTAL
PE	ELECTRIC PEDESTAL
PEUT	TELEPHONE PEDESTAL
R	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
SA	SANITARY
ST	STORM
T/F	TOP OF FOUNDATION
UW	UNDERGROUND WIRE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WD	WOOD
WRW	WOOD RETAINING WALL
	MANHOLE
	ROUND OPEN GRATE MANHOLE
	SQUARE OPEN GRATE MANHOLE
	LIGHT ON POST
	LIGHT ON 2' ARM
	BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
	88-0 CONCRETE CURBING
	88-12 CONCRETE CURBING
	DEPRESSED CURBING
	CONCRETE

SIGN NOTES:
1. "SPEED LIMIT 20" AND "2 HR PARKING"
2. STOP SIGN
3. "2 HR PARKING"
4. "NO PARKING BETWEEN SIGNS"
5. "PERMIT PARKING ONLY"
6. "PRIVATE PROPERTY AT&T PARKING ONLY"

BENCHMARK:
N2S MONUMENT DUPES 2 (A27288).
MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF OAK BROOK, 2.0 MI NORTH OF CLARENDON HILLS IN SECTION 28, T39N, R11E, TO REACH FROM THE JUNCTION OF US RT 34 AND I. RT 63 PROCEED NORTH 1.5 MI TO STATION LOCATED 30 FT WEST OF BACK OF CURB OF I. RT 63 SOUTHWEST. STATION IS LOCATED 0.5 MI SOUTH OF INTERSTATE 88, 0.1 MI NORTH OF OAK BROOK RD, 38.4 FT EAST OF CENTERLINE OF EXIT RAMP TO OAKBROOK RD, 22 FT EAST OF EDGE-OF-PAVEMENT OF EXIT RAMP TO OAKBROOK RD, 11.5 FT NORTH OF 6 IN SPRUCE TREE, AND 2 FT NORTH OF ORANGE FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.5 FT BELOW CAP. ELEVATION = 684.50 NAD 88 DATUM

NOTE 1:
EAST LINE OF THE WEST 1/2 OF LOTS 7 AND 10.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

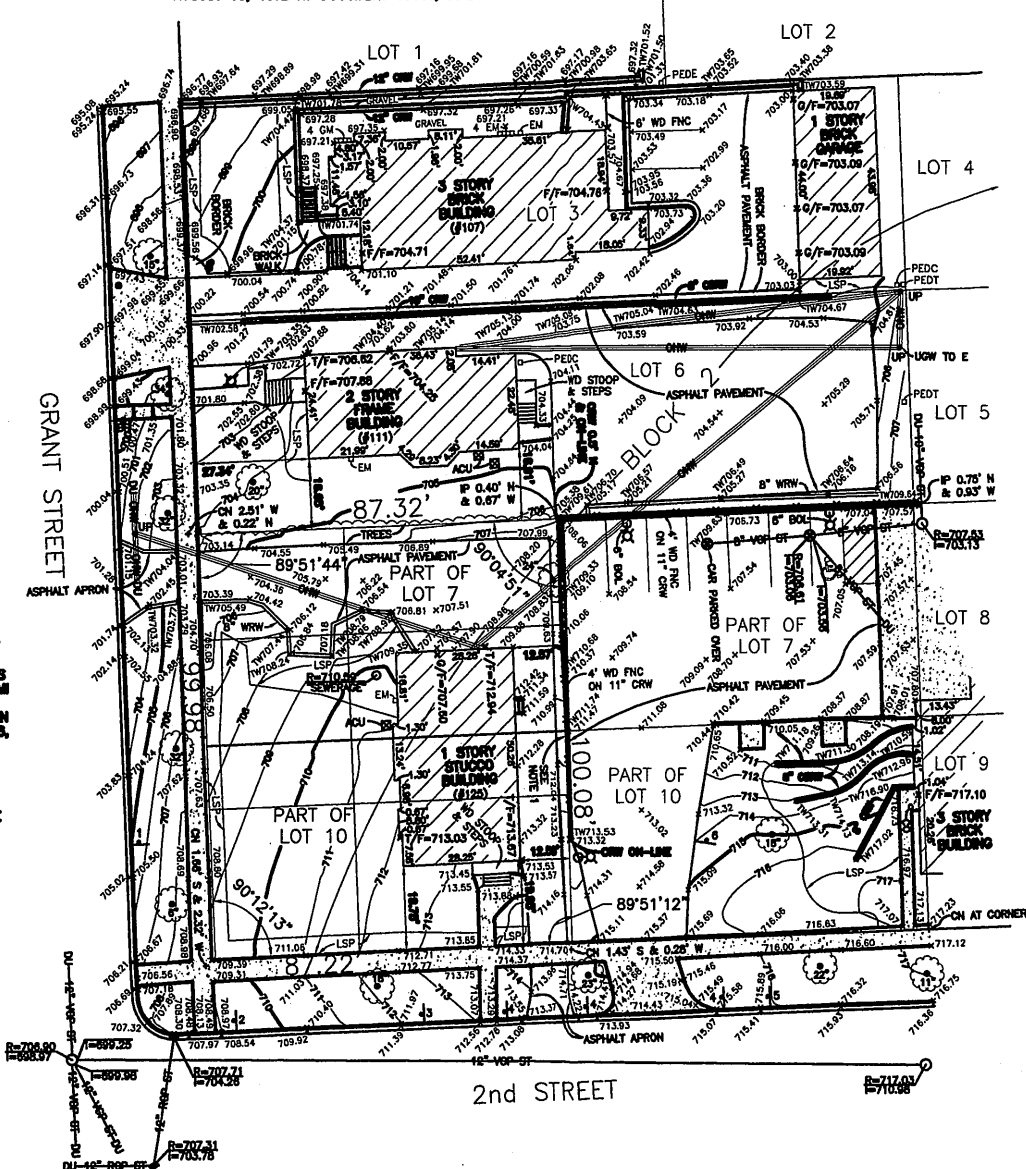
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

DATE: JULY 25, 2013
ORDER NO: 130728
PROJ. NO: 1749
FOR: EMISSIONS ENGINEERING ASSOC., LTD.
PROJ. NAME: CASE'S ADDITION TO HINSDALE
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Professional Design Firm Registration #701-082705

TFW SURVEYING & MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
588 EAST BELVIDERE ROAD · SUITE 413 · GRAYLAKE, ILLINOIS 60139
847-548-8800 FAX 548-8899
tfw@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY

OF
THE WEST 1/2 OF LOTS 7 AND 10, IN BLOCK 2 IN J.L. CASE'S
ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE NORTHWEST 1/4
OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
AUGUST 13, 1872 AS DOCUMENT 18440, IN DU PAGE COUNTY, ILLINOIS.



TOTAL AREA OF TRACT SURVEYED =
8,730 SQUARE FEET OR 0.2004 ACRES

STATE OF ILLINOIS
COUNTY OF LAKE

I, THOMAS F. WILKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THIS PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENTS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYLAKE, ILLINOIS THIS 25th DAY OF JULY, 2013.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2518
LICENSE EXPIRES NOVEMBER 30, 2014