

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JANUARY 8, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, January 8, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the November 13, 2013 meeting. Commissioner Cashman motioned to approve the minutes of November 13, 2013, as amended. Commissioner McMahon seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training Facility on the Second Floor.

Chairman Byrnes stated this public hearing would be scheduled for February 12, 2014.

Exterior Appearance/Site Plan Review

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

Steven Kolber, architect for the applicant, introduced himself and provided a history of the proposal, indicating that they were coming back with a different parking lot design, based on the Commission's comments and responses from the first proposal. He then addressed the presentation boards and continued explaining the proposed changes from the original proposal, which included pushing the parking lot to the north and providing extensive landscaping.

He then indicated that with the revisions proposed, he felt that the parking lot and vehicles would be almost entirely shielded from view by the residents on the south.

Commissioner Stifflear asked Mr. Kolber to speak to the neighborhood and the concerns originally presented by the neighbors.

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General discussion ensued regarding the existing parking situation and how the new proposal would impact the neighbors to the south. He then indicated that he had reached out to the Police Chief regarding the suggestion to use street parking and they had received a response that he was not in favor of giving up any of those spaces.

General discussion ensued regarding existing street parking in the area.

Mr. Kolber explained the reasoning for his client's desire to have the additional parking and other feedback from the neighborhood.

Commissioner Crnovich expressed her concerns, which included the use of the drive aisle to the east of the property being cut off and used for tandem parking. She complemented the applicant on the proposed changes and their effort to minimize the Commission's original concerns, but still felt that the proposed driveway, as well as the concept of tandem parking along the east of the property, created too large of a negative impact to the residential component of the neighborhood and that she felt it was not in keeping with the intent of the O-1 District.

Chairman Byrnes appreciated Commissioner Crnovich's comments, but felt that the changes the applicant had made were a significant improvement to the area. He indicated that he also had concerns with the tandem parking area, but was happy with the other improvements.

Mr. Gascoigne indicated that the drive aisle was an existing condition but that based on the Commission's concerns, he would follow up with the Police Chief and the Village Attorney to get their thoughts regarding that portion of the request.

Chairman Byrnes expressed his thoughts and indicated that these challenges are typical any time you have office districts that abut residential.

Commissioner Stifflear offered his thoughts and indicated that given all of the street parking that had been identified and the fact that no parking is technically required, he felt that was sufficient and that a parking lot was not necessary. Especially considering that the code did not allow parking lots in the front or corner side yards.

Commissioner Crnovich suggested alternative solutions to the parking lot and general discussion ensued regarding the surrounding land uses and parking options. She then went on to discuss other concerns she had, including the location of the handicap space and the ability for someone to turn around.

Mr. Kolber confirmed that the proposed drive aisle width met the code which is designed to allow for someone to back out of the handicap spot and turn around in the parking lot.

Commissioner Cashman asked the applicant to identify where the required setback would fall on the existing site plan and general discussion ensued regarding the parking lot placement, in relationship to that setback.

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Mr. Kolber explained his client's position and indicated that they were trying to find the best possible solution to accommodate his client's parking needs.

Commissioner Cashman expressed his concerns and could not see the benefit in providing 5 extra spots considering the impact to the neighborhood, the degree of variation being requested and the feedback the Commission had received regarding the proposal. He complemented the applicant for their effort, but indicated that he could not support it.

General discussion ensued regarding the potential impact to the neighbors and the general impact of parking lots in residential neighborhoods.

Commissioner Crnovich confirmed the variations and which requests would proceed to the Board.

Mr. Gascoigne indicated that he believed that the setback variations would be final at the Zoning Board, but that he thought the others would have to go onto the Board.

Chairman Byrnes appreciated the concerns regarding the parking lot in the corner side yard and questioned whether the Commission should be considering this aspect of the request since the Zoning Board will be considering this as part of their variation requests.

General discussion ensued and certain Commissioners felt that the standards set forth for site plan and exterior appearance approval, still allowed the Commission the ability to make a recommendation with regards to its location on the site.

Commissioner Cashman offered his final thoughts and indicated that he appreciated the applicant's efforts, but reiterated that he couldn't support it.

General discussion ensued summarizing the additional concerns raised by the Commission as well as the need for the handicap spot.

Commissioner Stifflear motioned for the disapproval of the Site Plan for a Reconfigured Surface Parking Lot at 125 W. Second Street. Commissioner Crnovich seconded. The motion passed and the site plan was recommended for denial with the following vote: Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner Crnovich and Commissioner Cashman. Nays: Chairman Byrnes and Commissioner McMahon. Several Commissioners summarized their previous positions and offered final thoughts as to why they were or weren't in favor of the request.

Commissioner Crnovich questioned signage and the location of the dumpster.

The applicant indicated that those details had not been worked out yet.

Commissioner Stifflear motioned for disapproval of Exterior Appearance for a Reconfigured Surface Parking Lot at 125 W. Second Street. Commissioner Crnovich seconded.

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General discussion ensued regarding the scope of the approval and what the Commission should be looking at.

Mr. Gascoigne indicated that the request for exterior appearance in this situation was specific to the request being made, so there was no real need to differentiate between the driveway and the building since the building had already been approved and was not part of this specific request.

The motion passed and the site plan was recommended for denial with the following vote: Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner Crnovich and Commissioner Cashman. Nays: Chairman Byrnes and Commissioner McMahon.

Signage

301 W. 59th Street – Hidden Lakes Apartments – One Ground Sign

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

Mr. Gascoigne confirmed that the applicant did not appear to be present. He explained that the Commission had the discretion to continue the sign to next month's meeting or, if the Commission did not have comments or concerns with the sign, could take action based on their comfort with the proposal.

The Commission indicated that they liked the sign and were fine approving it without the applicant being present.

General discussion ensued regarding why the request was coming before the Plan Commission. Mr. Gascoigne explained that all ground signs must be brought in front of the Plan Commission and also, while the Commission has the authority to approve the requested sign, there were no standards or requirements in the code for this zoning district. As such he indicated that the sign as proposed, had a 7'-0" setback but staff was recommending that they push that back to 10'-0" to be consistent with the requirements for other ground signs in similar districts.

Commissioner Johnson motioned to approve the monument sign at 301 W. 59th Street – Hidden Lakes Apartment, subject to a 10'-0" setback. Commissioner McMahon seconded. The motion passed unanimously.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 8:20 p.m. on January 8, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

DRAFT

HINSDALE PLAN COMMISSION

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

DATE OF PLAN COMMISSION REVIEW: January 8, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 27, 2014

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Steve Kolber (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 125 W. Second Street (the “Subject Property”).
2. The Subject Property is located in the O-1 Specialty Office District and is improved with a multiple-story office building.
3. The applicant is proposing to construct a new surface parking lot for 5 vehicles, which includes one handicap spot, on the existing site.
4. At the October 9th Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site, which included proposed on-site parking, as well as structural improvements. The applicant then withdrew the original parking lot request based on concerns expressed by both the Commission and the neighbors. The intent of the withdrawal was to allow them to move forward on the improvements to the structure, while working on a revised parking lot plan that would hopefully be more acceptable to everyone. The aspects of the proposed plans relative to the structure itself were subsequently approved by the Board of Trustees.
5. The applicant returned on January 8th, with modified plans that proposed a five (5) space parking lot in the corner side yard towards the rear of the lot. The Commission heard a presentation from the applicant regarding the proposed modifications.
6. The Plan Commission was complimentary of the changes and the applicant’s efforts to minimize the impact of the lot by moving it towards the rear of the lot and including landscape screening, but while some Commissioners felt the modifications satisfied their concerns from the original proposal, other Commissioners still expressed concerns with regards to the impact of the proposal to the surrounding neighbors.
7. Certain of the Commissioners felt that the available street parking was sufficient for the proposed use and indicated that they still could not support the current proposal.

8. A majority of the Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has not satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Specifically, members voting in favor of recommending denial are concerned that the proposed plans are unreasonably injurious or detrimental to the use and enjoyment of surrounding residential properties, and that screening of the site does not provide adequate shielding of the parking area from the nearby residential uses, and, as currently designed, is not compatible with the nearby residential uses. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the January 8th, Plan Commission meeting, as well as comments from various nearby residents.

II. RECOMMENDATION

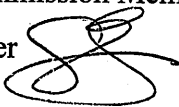
Following a motion to recommend denial of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," two (2) "Nays," and one (1) "Absent," recommends that the President and Board of Trustees deny the site plan and exterior appearance plans for 125 W. Second Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2014.

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: February 12, 2014
Re: Sign Review – 218 W. Ogden Avenue – Hinsdale Animal Hospital

The applicant is proposing to replace an existing ground sign at the property located at 218 W. Ogden Avenue. The site is located in the R-4, Single-Family District and is developed with the Hinsdale Animal Hospital. There is currently a single ground sign in the same general location that is approximately 24 square feet and about 6'-0" tall overall.

The applicant is proposing a new ground sign located at the northern edge of the property along Ogden Avenue to replace the existing sign. According to the application, the proposed sign is approximately 24 square feet (4'-0" tall by 6'-0" wide) and would have white and tan letters on a black background, with the hospital's logo, as depicted in the attached illustrations. While the applicant has provided two options on the attached illustrations, the first option containing a tan frame and posts is their preferred option.

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: RWE Management Company
Address: 16W 361 S. Frontage Rd, Ste 106
City/Zip: Burr Ridge / 60527
Phone/Fax: (630) 734-0883 / 734-0884
E-Mail: jason@rwe-management.com
Contact Name: Jason Sanderson

Contractor

Name: Plainfield Signs
Address: 23838 W. Main St.
City/Zip: Plainfield / 60544
Phone/Fax: (815) 439-1063 / 436-3905
E-Mail: plainfieldsigns.tom@gmail.com
Contact Name: Tom Bowen

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One - R4

SIGN TYPE: Please Select One - Sandblasted on posts

ILLUMINATION Please Select One - NONE

Sign Information:

Overall Size (Square Feet): 24 (6 x 4)

Overall Height from Grade: 4' Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② Deep Purple - PMS 276
- ③ Maroon - PMS 201

Site Information:

Lot/Street Frontage: 11 / Ogden & Vinc

Building/Tenant Frontage: 368.5' on Ogden

Existing Sign Information: 105, 98 on Vinc

Business Name: Hinsdale Animal Hospital

Size of Sign: 24 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Signature of Applicant

Date

12/16/13

Signature of Building Owner

Date

12/16/13

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: _____

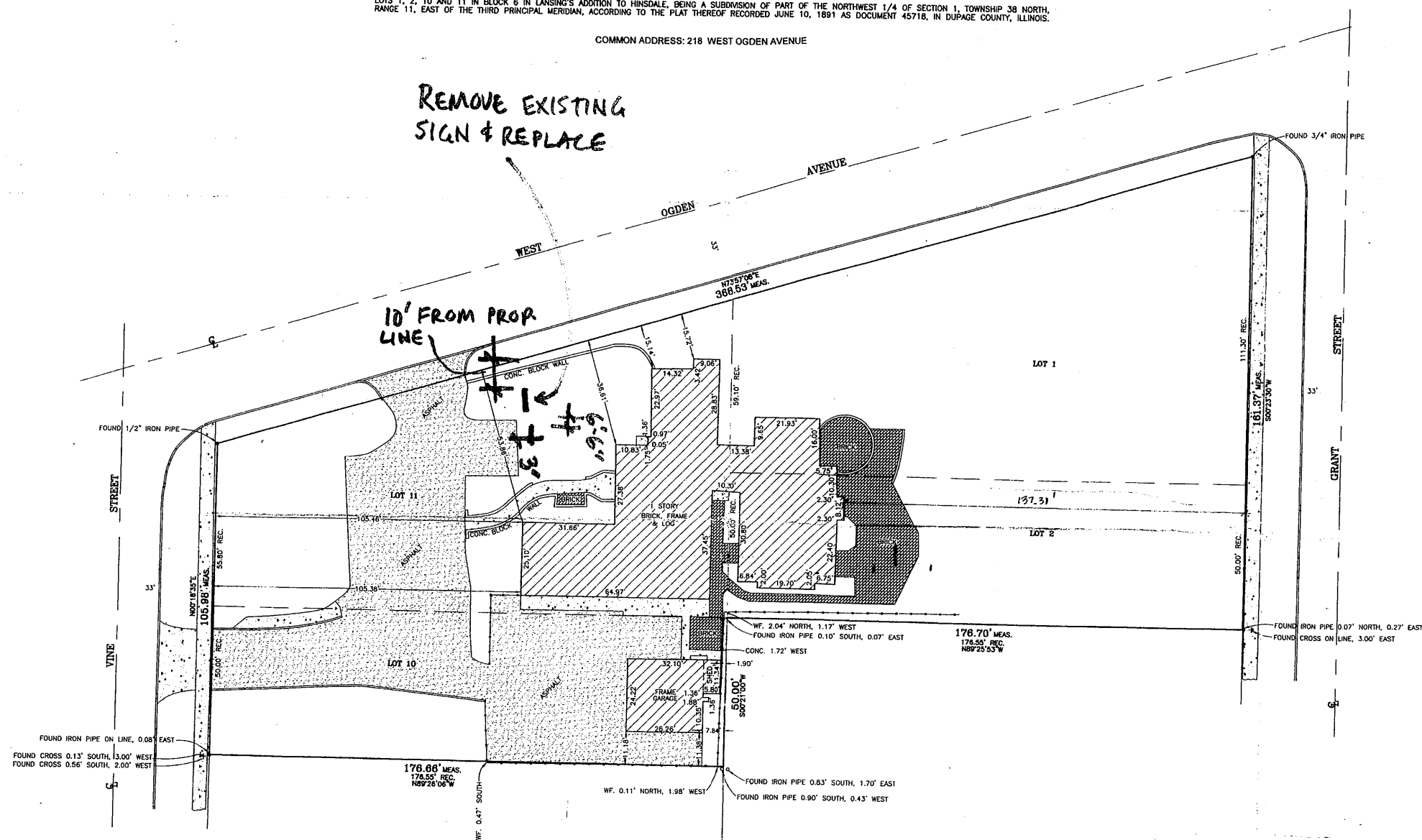
SCHOMIG LAND SURVEYORS, LTD.
PLAT OF SURVEY

LOTS 1, 2, 10 AND 11 IN BLOCK 6 IN LANSING'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1891 AS DOCUMENT 45718, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 218 WEST OGDEN AVENUE

REMOVE EXISTING
SIGN & REPLACE

10' FROM PROP
LINE



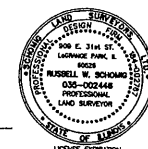
STATE OF ILLINOIS }
COUNTY OF COOK }

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

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

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

BY: Russell W. Schroy
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2446



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

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SURVEYED: MAY 4 2007

BUILDING LOCATED: MAY 4 2007

ORDERED BY: KATHY ARNOLD

PLAT NUMBER: 070565, 106-18 SCALE: 1" = 20'




Posts and border:
Tan PMS 451
Background:
Deep Purple PMS 276
Inline/Heart:
Maroon PMS 201



Posts and border:
White
Background:
Deep Purple PMS 276
Inline/Heart:
Maroon PMS 201

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner
Date: February 12, 2014
Re: 901 N. Elm Street – Med Properties – Exterior Appearance and Site Plan Review Approval for Exterior Modifications and Façade Improvements.

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for exterior improvements, of the existing building's façade, as well as the installation of a decorative aluminum fence for a children's play area at the existing office building at 901 N. Elm Street. The site is improved with a multi-story commercial building in the O-3 General Office District. As illustrated in the attached drawings, the substantial changes to the exterior include:

1. Installation of a new 5'-0" tall, decorative protective fence surrounding the children's play area required for the daycare.
2. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
3. Installation of a new canopy above the north entry.
4. Removal of the existing white shutters from all windows.
5. New sconce lighting for north entrance.
6. New recessed aluminum and glass bi-parting automatic doors.
7. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.

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

Med Properties
901 Elm Street
Building Renovation

Village of Hinsdale, IL
Exterior Appearance and Site Plan Review Application

January 10th, 2014

Landscape Architect
Trippiedi Design, P.C.
902 Sundew Court
Aurora, IL 60504
630.375.9400

Surveyor
Mackie Consultants, LLC
9575 West Higgins RD, Suite 500
Rosemont, IL 60018
847.696.1400



FITZGERALD
ARCHITECTURE | PLANNING | DESIGN

156 N Jefferson Street, Suite 111
Chicago, IL 60661
312.724.7404



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION FOR OFFICE DISTRICTS

I. GENERAL INFORMATION

Applicant

Name: Med.Properties - Anthony Davidson
Address: 40 Skokie Blvd, Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7308 / 897-7333
E-Mail: adavidson@medpropertiesgroup.com

Owner

Name: Salt Creek Campus LLC
Address: 40 Skokie Blvd, Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@medpropertiesgroup.com

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

Name: Fitzgerald APD - Daniela Fitzgerald
Title: Architect
Address: 156 N Jefferson St, Suite 111
City/Zip: Chicago, IL 60661
Phone/Fax: (312) 724-7400 / 724-4444
E-Mail: dfitzgerald@fitzgeraldapd.com

Name: Trippiedi Design - Michael Trippiedi
Title: Landscape Architect
Address: 902 Sundew Court
City/Zip: Aurora, IL 60504
Phone/Fax: (630) 375-9400 / 375-9497
E-Mail: michael@trippiedidesign.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: 901 Elm Street

Property identification number (P.I.N. or tax number): 09 - 01 - 207 - 008
06 - 36 - 405 - 018

Brief description of proposed project: Renovation of existing parking lot entrance by adding new
ADA ramp, new canopy, new entry doors, new curb ramp, and new landscaping; Addition of
fenced in children's play area on Southwest side of building with new fence and landscaping.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and
includes the center line of Elm St to the West. It is adjacent to Ogden on the South. Site includes
a variety of mature trees, including Pear and Spruce.

Existing zoning and land use: O-3/Med. Office

Surrounding zoning and existing land uses:

North: 907 Elm - O-3/Med. Office

South: B-3/Car Dealership

East: 2 Salt Creek - O-3/Vacant

West: 908 Elm - O-3/Med. Office

Proposed zoning and land use: O-3/Med. Office

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

☒ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 901 Elm Street

The following table is based on the O-3 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	95,903
Minimum Lot Depth	125	125	125	300'
Minimum Lot Width	60	100	80	322'
Building Height	30	40	60	33.4'
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	43.41'
Corner Side Yard Setback	35	25	25	58.59'
Interior Side Yard Setback	10	10	10	N/A
Rear Yard Setback	25	20	20	69.02'
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	34,835 SF / 95,903 SF = .36 (existing non-conforming)
Maximum Total Building Coverage*	80%	80%	50%	N/A
Maximum Total Lot Coverage*			50%	69.4% (proposed) 66.6% (existing)
Parking Requirements	1 / 275 NSF 23,484 NSF / 275 = 85			99 (proposed) 98 (existing)
Parking front yard setback			25'	11' Ogden side (existing)
Parking corner side yard setback			25'	40.5'
Parking interior side yard setback			10'	N/A
Parking rear yard setback			20'	28.7'
Loading Requirements			1	1
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: _____

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 9 day of January, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

Signature of applicant or authorized agent

Anthony Davidson
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 9th day of
January, 2014.

[Signature]
Notary Public

OFFICIAL SEAL
KARIN J WALTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/21/14



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

Address of proposed request: 901 Elm Street

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.

Existing open spaces will be preserved, no new construction is planned in these areas with the exception of an outdoor play area at the west side of the building.

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

Existing construction will be preserved. We will match existing materials to add a new ramp, entry canopy and new entry doors.

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

The new entry canopy and entry doors will incorporate current building elements to bring an updated, modern look to the building; addressing current needs while preserving the character of the surrounding buildings.

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.

Proposed site improvements include: 1) updated landscaping to building foundation and parking lot perimeters, 2) the addition of a new outdoor play area, and 3) reconfiguration of the entrance peninsula walkway to provide pedestrian accessibility and site furniture.

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

The existing height will not be modified.

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 proportions of the existing facade will not be modified. The proposed ramp and entrance canopy will maintain the proportions of the existing facade.

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 fenestration will not change.

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

The existing solids and voids will remain unchanged.

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 existing relationship of buildings and structures to open space will remain unchanged. The new fence surrounding the play area has limited visual impact on the building.

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 existing porches and projections will remain unchanged except for the addition of the ramp and entrance canopy.

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

Existing materials are unchanged. New fencing and railings will match existing and the new canopy will incorporate aluminum and glass to add a modern look and feel to the entry.

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

Existing roof will remain unchanged.

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.

Existing exterior walls are unchanged. We propose to remove some landscaping that has an overgrown appearance and replace them with fresh plantings.

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 size and mass of the existing buildings are unchanged.

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.

Horizontal and vertical character are 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.

See above comments.

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 modifications to the Zoning Code are being requested.

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

No modifications to easements or right-of-ways are being requested.

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 modification to existing topography or natural features is being proposed.

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

The new design does not adversely impact surrounding properties.

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.

The site circulation will remain unchanged.

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

The proposed screening plan will remove old, overgrown arbor vitae and replace with fresh screening.

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

Existing landscaping is being improved with new plantings at the west side of the building and at entry points.

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 Special Use is being requested.

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.

Existing topography and site drainage are unchanged.

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.

Existing utilities will remain unchanged.

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

No modifications to public uses are proposed.

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

The proposed new use is identical to existing use and will not adversely affect public health, safety or welfare.

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: Med Properties

Owner's name (if different): Salt Creek Campus, LLC

Property address: 901 Elm Street

Property legal description: [attach to this form]

Present zoning classification: O-3, General Office District

Square footage of property: 34,835 GSF

Lot area per dwelling: N/A

Lot dimensions: 300' x 322'

Current use of property: Professional Office

Proposed use: ☐ Single-family detached dwelling
☒ Other: Professional Office

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

Brief description of request and proposal:

Renovation of North building entrance and addition of children's fenced in play area at Southwest.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>43.41'</u>	<u>25' min</u>
interior side(s)	<u>N/A / N/A</u>	<u>N/A / N/A</u>

Provided:**Required by Code:**

corner side	58.59"	25' min
rear	69.02'	20' min
Setbacks (businesses and offices):		
front:	42.17'	40' min
interior side(s)	N/A / N/A	N/A / N/A
corner side	41.83'	40' min
rear	N/A	40' min
others:		
Ogden Ave. Center:	100'	100' min
York Rd. Center:	N/A	N/A
Forest Preserve:	N/A	N/A

Building heights:

principal building(s):	33.4'	60'
accessory building(s):	N/A	

Maximum Elevations:

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

Dwelling unit size(s): N/A

Total building coverage: N/A

Total lot coverage: 69.4% (proposed)
66.6% (existing) 50%

Floor area ratio: .36 (existing) .35

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

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

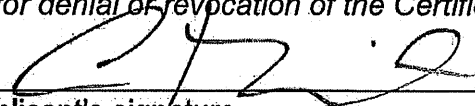
Number of off-street parking spaces required: 85

Number of loading spaces required: 1

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

Anthony Daviasan
Applicant's printed name

Dated: January 9, 2014.

PARCEL 1:

LOT 3 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

ALTA/ACSM LAND TITLE SURVEY

PROPERTY DESCRIPTION:

PARCEL 1:

LOT 3 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33623 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280 DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-022897 AS AMENDED BY DOCUMENT R89-022897 AS AMENDED BY DOCUMENT R89-072898, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C6 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 1410 020133556 WITH AN EFFECTIVE DATE OF OCTOBER 22, 2013, AND HAS BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.

A. TITLE EXCEPTION NO. J 17. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-06918, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27228. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

B. TITLE EXCEPTION NO. K 18. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE TO THE VILLAGE OF HINSDALE RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-06917, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27228. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

C. TITLE EXCEPTION NO. L 19. (PROPERTY SUBJECT TO GRANT OF EASEMENT RECORDED SEPTEMBER 23, 1989 AS DOCUMENT R89-57056. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

D. TITLE EXCEPTION NO. M 20. (PROPERTY SUBJECT TO NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33623 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280. AFFECTS PARCEL 1. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

E. TITLE EXCEPTION NO. N 21. (PROPERTY SUBJECT TO EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-022897 AND AMENDED BY DOCUMENT R89-072897, RECORDED JUNE 20, 1989 FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. AFFECTS PARCEL 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

F. TITLE EXCEPTION NO. O 22. (PROPERTY SUBJECT TO LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DOWNERS NATIONAL BANK OF CHICAGO RECORDED JUNE 11, 1973 AS DOCUMENT R73-33623 AND SUPPLEMENTARY DECLARATION RECORDED AS DOCUMENT R73-107322 AND SUPPLEMENTARY DECLARATION OF LICENSE RECORDED AS DOCUMENT NO. R73-117083. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

G. TITLE EXCEPTION NO. P 23. (PROPERTY SUBJECT TO SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33623, RECORDED JUNE 11, 1973. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

H. TITLE EXCEPTION NO. Q 24. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1989 AS DOCUMENT R89-30059. AFFECTS PARCEL 1. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

I. TITLE EXCEPTION NO. R 25. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1989 AS DOCUMENT R89-30060. AFFECTS PARCEL 1. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

J. TITLE EXCEPTION NO. S 26. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1989 AS DOCUMENT R89-30058. AFFECTS PARCEL 1. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

K. TITLE EXCEPTION NO. T 27. (PROPERTY SUBJECT TO GAS MAIN EASEMENT MADE BY PAUL SCHWENDELER TO NORTHERN ILLINOIS GAS COMPANY RECORDED APRIL 7, 1970 AS DOCUMENT R70-10292. AFFECTS PARCEL 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

L. TITLE EXCEPTION NO. U 28. (PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED MAY 21, 2001 AS DOCUMENT R2001-85841. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

M. TITLE EXCEPTION NO. V 29. (PROPERTY SUBJECT TO OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 28, 2003 AS DOCUMENT R2003-200111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-020685, AND SUPPLEMENTARY DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. R2006-020684. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

N. TITLE EXCEPTION NO. AS 35. (PROPERTY SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED AUGUST 1, 2008 AS DOCUMENT R2008-120585. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

2. THE EASEMENTS SHOWN ARE A GRAPHICAL REPRESENTATION OF THE RECORD DOCUMENTS AS NOTED.

3. BEARINGS BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.

5. SURVEY WAS BASED ON FIELD WORK COMPLETED ON 11-14-13. AS OF THAT DATE, THERE DOES NOT APPEAR TO BE SITE USE AS A SOLID WASTE DUMP, LUMP OR SANITARY LANDFILL. HOWEVER, SINCE THIS IS NOT OUR AREA OF EXPERTISE, AN ENVIRONMENTAL REPORT (BY OTHERS) SHOULD BE PERFORMED FOR THE SITE TO HAVE THIS DETERMINED, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

6. CONTACT J.U.L.L.E. AT 1-800-882-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING.

7. A TOTAL OF 83 STANDARD PARKING STALLS AND 4 HANDICAP STALLS WERE COUNTED ON 11-14-13 AS STRIPPED.

8. STREETS FALLING WITHIN THE OFFICE PARK OF HINSDALE, PER DOC. NO. R2002-243817 ARE PRIVATE STREETS. THERE ARE NO KNOWN NO CHANGES IN RIGHT OF WAY.

9. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA SHOWN DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (SUBJECT TO MAP INTERPRETATION AND SCALING AT 1:500) SAID DESIGNATIONS BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 17043C0803H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, FOR COMMUNITY NUMBER 17043, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING:

ACCORDING TO THE VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT, THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT IS ZONED O-3. AS PROVIDED BY THE VILLAGE OF HINSDALE, THE TABLE OF COMPLIANCE FOR ZONE O-3 IS AS FOLLOWS:

MINIMUM LOT AREA (S.F.)	20,000
MINIMUM LOT DEPTH	125 FEET
MINIMUM LOT WIDTH	80 FEET
BUILDING HEIGHT	80 FEET
NUMBER OF STORIES	5
FRONT YARD SETBACK	25 FEET
CORNER SIDE YARD SETBACK	25 FEET
INTERIOR YARD SETBACK	10 FEET
REAR YARD SETBACK	20 FEET
MAXIMUM FLOOR AREA RATIO (F.A.R.)	35
MAXIMUM TOTAL BUILDING COVERAGE	60%

NOTE: THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.

TABLE A OPTIONS

CHECKED IF INCLUDED

- | | |
|--------|---|
| 1. | <input checked="" type="checkbox"/> MONUMENTATION |
| 2. | <input checked="" type="checkbox"/> ADDRESS(ES) |
| 3. | <input checked="" type="checkbox"/> FLOOD ZONE |
| 4. | <input checked="" type="checkbox"/> LAND AREAS |
| 5. | <input checked="" type="checkbox"/> ELEVATIONS |
| 6.(A) | <input checked="" type="checkbox"/> CURRENT ZONING CLASSIFICATION |
| 6.(B) | <input checked="" type="checkbox"/> CURRENT ZONING CLASSIFICATION AND RESTRICTIONS |
| 7.(A) | <input checked="" type="checkbox"/> BUILDING DIMENSIONS |
| 7.(B) | <input checked="" type="checkbox"/> BUILDING AREAS/EXTERIOR FOOTPRINTS |
| 8. | <input checked="" type="checkbox"/> OTHER BUILDING AREAS |
| 9. | <input checked="" type="checkbox"/> BUILDING HEIGHT |
| 10. | <input checked="" type="checkbox"/> VISIBLE IMPROVEMENTS |
| 11. | <input checked="" type="checkbox"/> PARKING STRIPING |
| 12.(A) | <input checked="" type="checkbox"/> DETERMINATION OF PARTY WALLS |
| 12.(B) | <input checked="" type="checkbox"/> DETERMINATION OF PARTY WALLS(PLUMB) |
| 13.(A) | <input checked="" type="checkbox"/> UTILITIES OBSERVED EVIDENCE |
| 13.(B) | <input checked="" type="checkbox"/> UTILITIES OBSERVED EVIDENCE BY PLANS & MARKINGS |
| 14. | <input checked="" type="checkbox"/> GOVERNMENTAL AGENCY REQUIREMENTS |
| 15. | <input checked="" type="checkbox"/> NAMES OF ADJOINING OWNERS |
| 16. | <input checked="" type="checkbox"/> DISTANCE TO NEAREST INTERSECTING STREET |
| 17. | <input checked="" type="checkbox"/> RECTIFIED PHOTOGRAPHY |
| 18. | <input checked="" type="checkbox"/> EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION |
| 19. | <input checked="" type="checkbox"/> CHANGES IN RIGHT OF WAY |
| 20. | <input checked="" type="checkbox"/> EVIDENCE OF WASTE DUMP |
| 21.(A) | <input checked="" type="checkbox"/> LOCATION OF WETLANDS(DELINEATED BY OTHERS) |
| 21.(B) | <input checked="" type="checkbox"/> LOCATE IMPROVEMENTS WITHIN OFFSITE EASEMENT |
| 22. | <input checked="" type="checkbox"/> PROFESSIONAL LIABILITY INSURANCE |

CLIENT:

FOXFOR, LLC

12 SALT CREEK LANE, SUITE 200
HINSDALE, ILLINOIS 60521
(630)-887-1705

DESIGNED

DRAWN

APPROVED

DATE

SCALE

BY

RWO

DAG

11-15-13

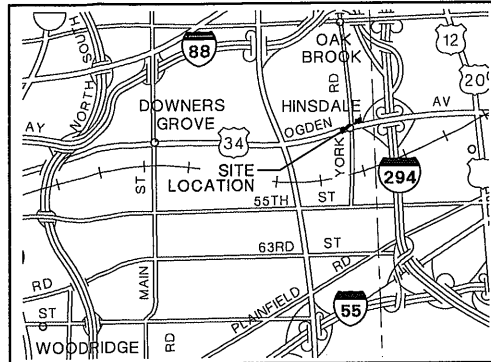
1" = 60'

ALTA/ACSM LAND TITLE SURVEY LOT 3 - OFFICE PARK OF HINSDALE HINSDALE, ILLINOIS

SHEET

1 OF 1

PROJECT NUMBER: 2383
© MACKIE CONSULTANTS LLC, 2013
ILLINOIS FIRM LICENSE 184-002684

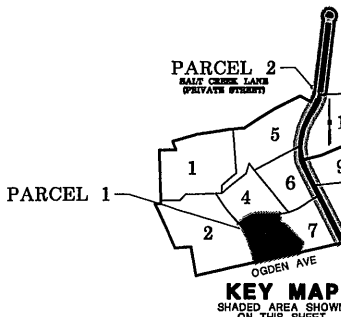


LEGEND:

- | | |
|---|--------------------------|
| — | SANITARY SEWER |
| — | STORM SEWER |
| — | COMBINED SEWER |
| — | WATER MAIN |
| — | FORCE MAIN |
| — | UNDERDRAIN |
| — | CABLE TV LINE |
| — | ELECTRIC LINE |
| — | FIBER OPTIC LINE |
| — | GAS LINE |
| — | TELEPHONE LINE |
| — | OVERHEAD WIRE |
| — | FENCE |
| — | GUARDRAIL |
| — | BUSH LINE |
| — | TREE LINE |
| — | RAILROAD |
| — | EDGE OF WATER |
| — | MANHOLE (STMH/SAMH) |
| — | CATCH BASIN (CB) |
| — | INLET (INL) |
| — | FLARED END SECTION (FES) |
| — | VALVE VAULT (VV) |
| — | VALVE BOX (VB) |
| — | BUFFALO BOX (BB) |
| — | FIRE HYDRANT (FH) |
| — | AUXILIARY VALVE (AV) |
| — | CLEANOUT (CO) |
| — | BOLLARD (BOL) |
| — | GAS VALVE (GV) |
| — | ELECTRIC MANHOLE (EMH) |
| — | TELEPHONE MANHOLE (TMH) |
| — | HANDHOLE (HH) |
| — | TRAFFIC SIGNAL BOX (TSB) |
| — | TRAFFIC SIGNAL (TS) |
| — | LIGHT (LHT) |
| — | GROUND LIGHT (GLHT) |
| — | POWER POLE (PP) |
| — | GUY WIRE (GW) |
| — | CABLE PEDESTAL (PEDC) |

LEGEND (CONT.):

- | | |
|---|---------------------------|
| — | ELECTRIC PEDESTAL (PEDE) |
| — | TELEPHONE PEDESTAL (PEOT) |
| — | SIGN |
| — | MAILBOX (MB) |
| — | CHAIN LINK FENCE |
| — | AIR CONDITIONER UNIT |
| — | BOTTOM OF WALL |
| — | DEED |
| — | DUCTILE IRON PIPE |
| — | ELECTRIC METER |
| — | FINISHED FLOOR |
| — | GRADE FLOOR |
| — | GRADE AT FOUNDATION |
| — | GAS METER |
| — | INVERT |
| — | MEASURED |
| — | POLYVINYL CHLORIDE PIPE |
| — | RECORD |
| — | REINFORCED CONCRETE PIPE |
| — | RETAINING WALL |
| — | SANITARY |
| — | STORM |
| — | TOP OF FOUNDATION |
| — | TOP OF PIPE |
| — | TOP OF WALL |
| — | TRANSFORMER |
| — | CONCRETE (CONC) |
| — | GRAVEL |
| — | HOT MIX ASPHALT (HMA) |
| — | BUILDING |
| — | BARRIER CURB |
| — | B 6.12 CURB & GUTTER |
| — | DEPRESSED CURB |



KEY MAP

SHADED AREA SHOWN ON THIS SHEET

STATE OF ILLINOIS)

COUNTY OF COOK)S.S.

— SALT CREEK HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
— CHICAGO TITLE INSURANCE COMPANY
— GENERAL ELECTRIC CAPITAL CORPORATION, AS ADMINISTRATIVE
AGENT FOR THE LENDERS AND THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(b), 7(a), 7(b), 7(c), 8, 9, 11(c), 13, 14, 15, 17, 18 AND 21 OF SAID "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 11-14-13. DATE OF PLAT OR MAP: NOVEMBER 20, 2013.

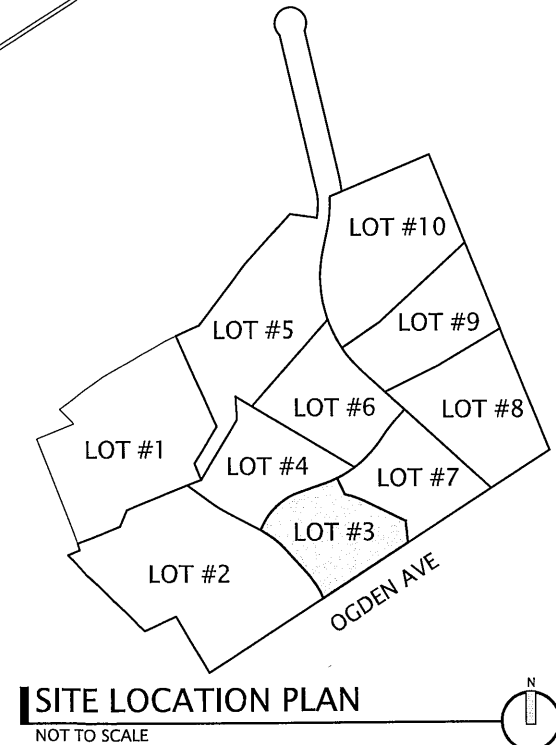
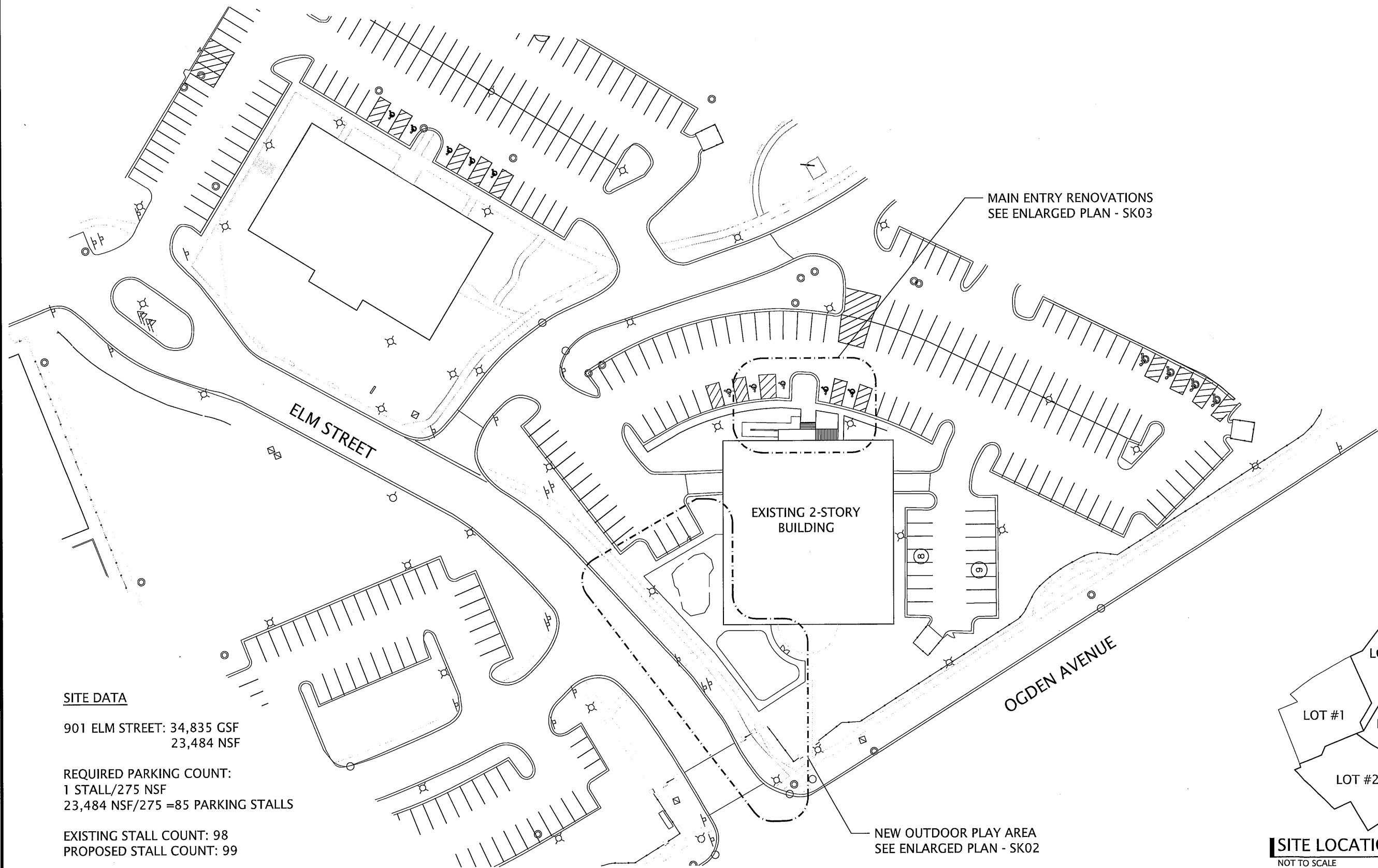
RUSSELL W. OLSEN

EMAIL: rolsen@msckleinnull.com

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718

LICENSE EXPIRES: NOVEMBER 30, 2014

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



SITE DATA

901 ELM STREET: 34,835 GSF
23,484 NSF

REQUIRED PARKING COUNT:
1 STALL/275 NSF
23,484 NSF/275 = 85 PARKING STALLS

EXISTING STALL COUNT: 98
PROPOSED STALL COUNT: 99

EXISTING SITE PLAN

1/64" = 1'-0"



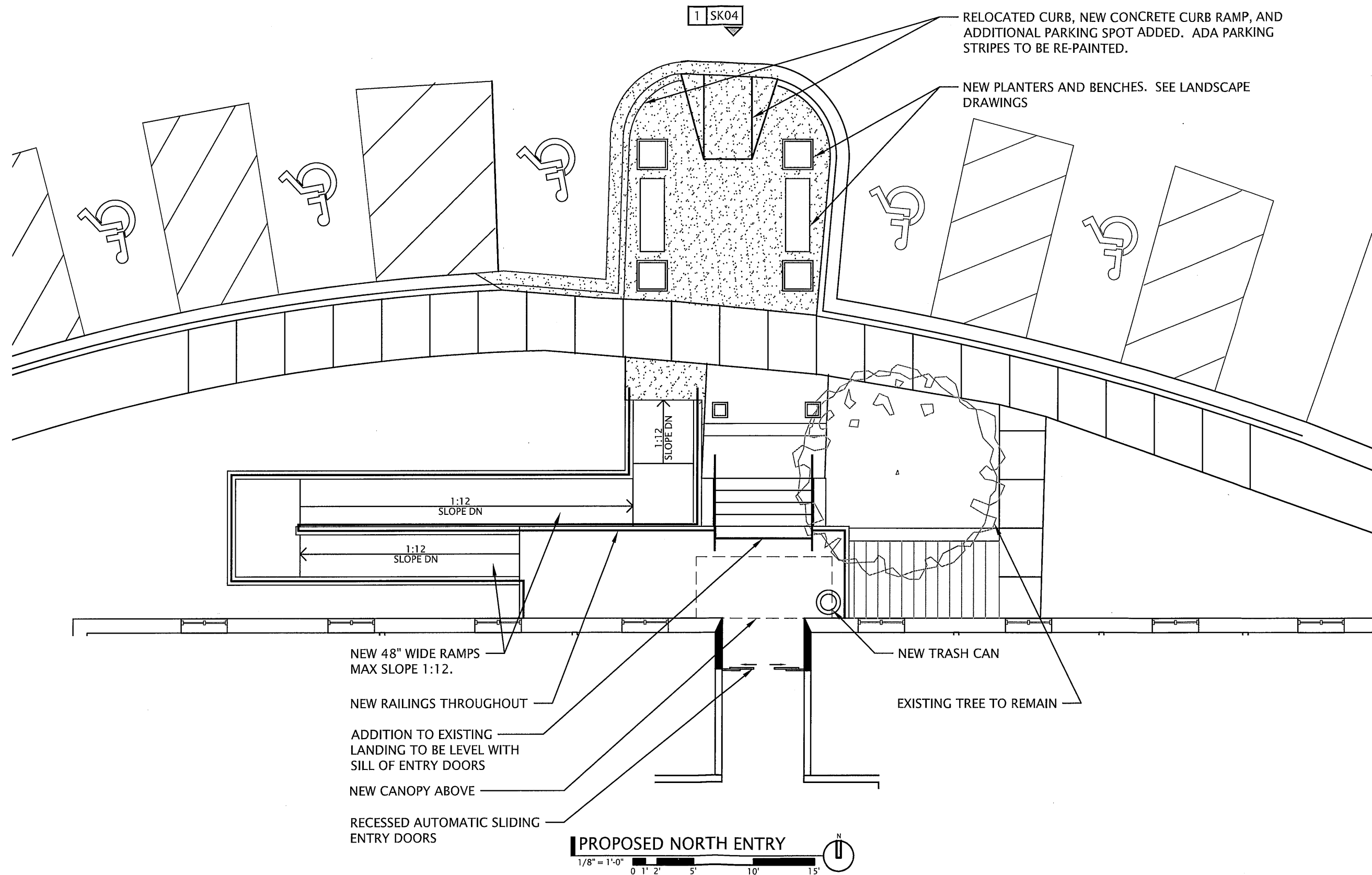
FITZGERALD
ARCHITECTURE | PLANNING | DESIGN

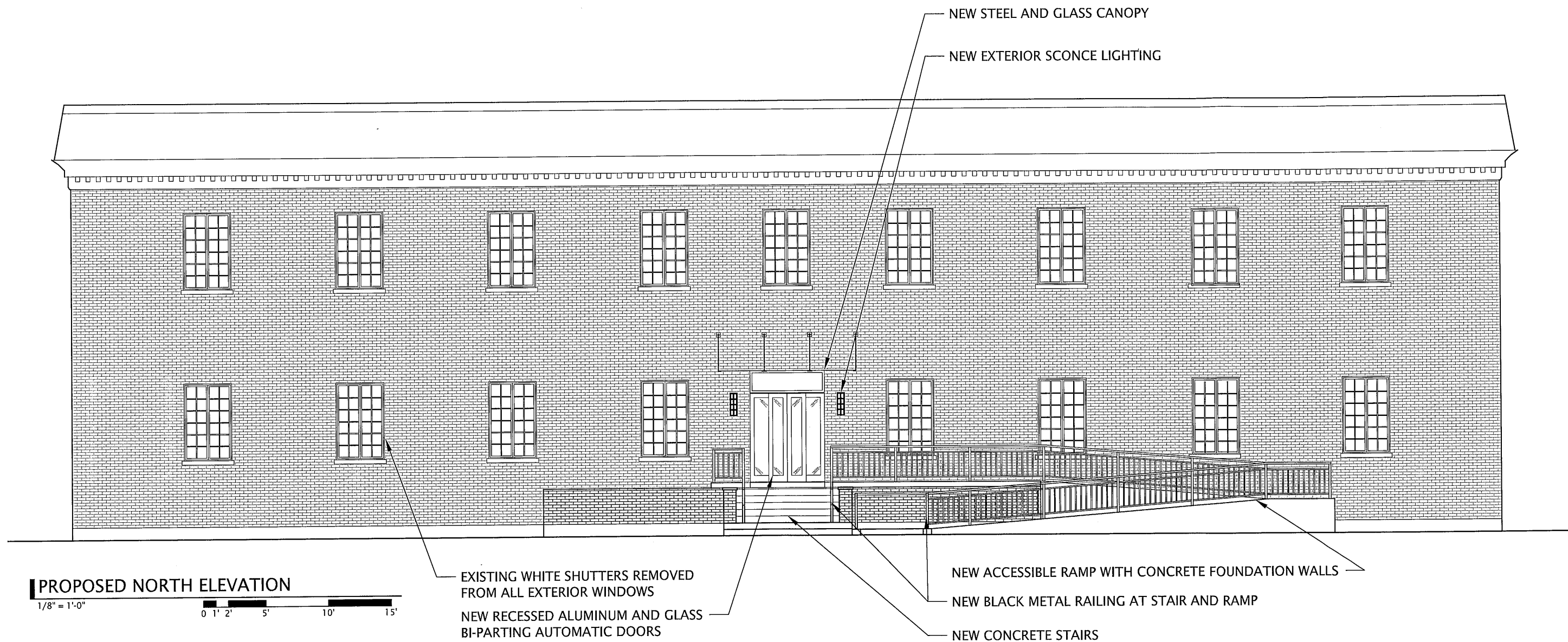
156 N. Jefferson, Suite 111 | Chicago, IL 60661
P. 312 724 7400 | F. 312 724 4444
www.FitzgeraldAPD.com

CLIENT: 901 ELM STREET - HINSDALE IL - BUILDING RENOVATION
SKETCH NO: SK01 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW
FILE NAME: 13294.00_XSITE PLAN.DWG

PROJECT NO: 13294.00
DRAWN BY: MK DATE: 1.9.2014

RSF: N/A







RENDERING OF PROPOSED SOUTH OUTDOOR PLAY AREA

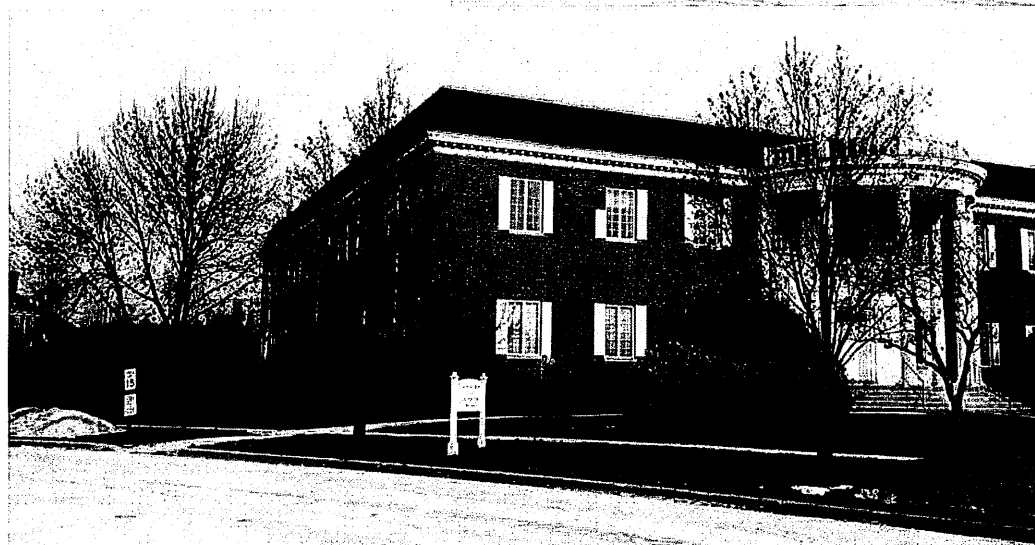


PHOTO OF EXISTING SOUTH ENTRY

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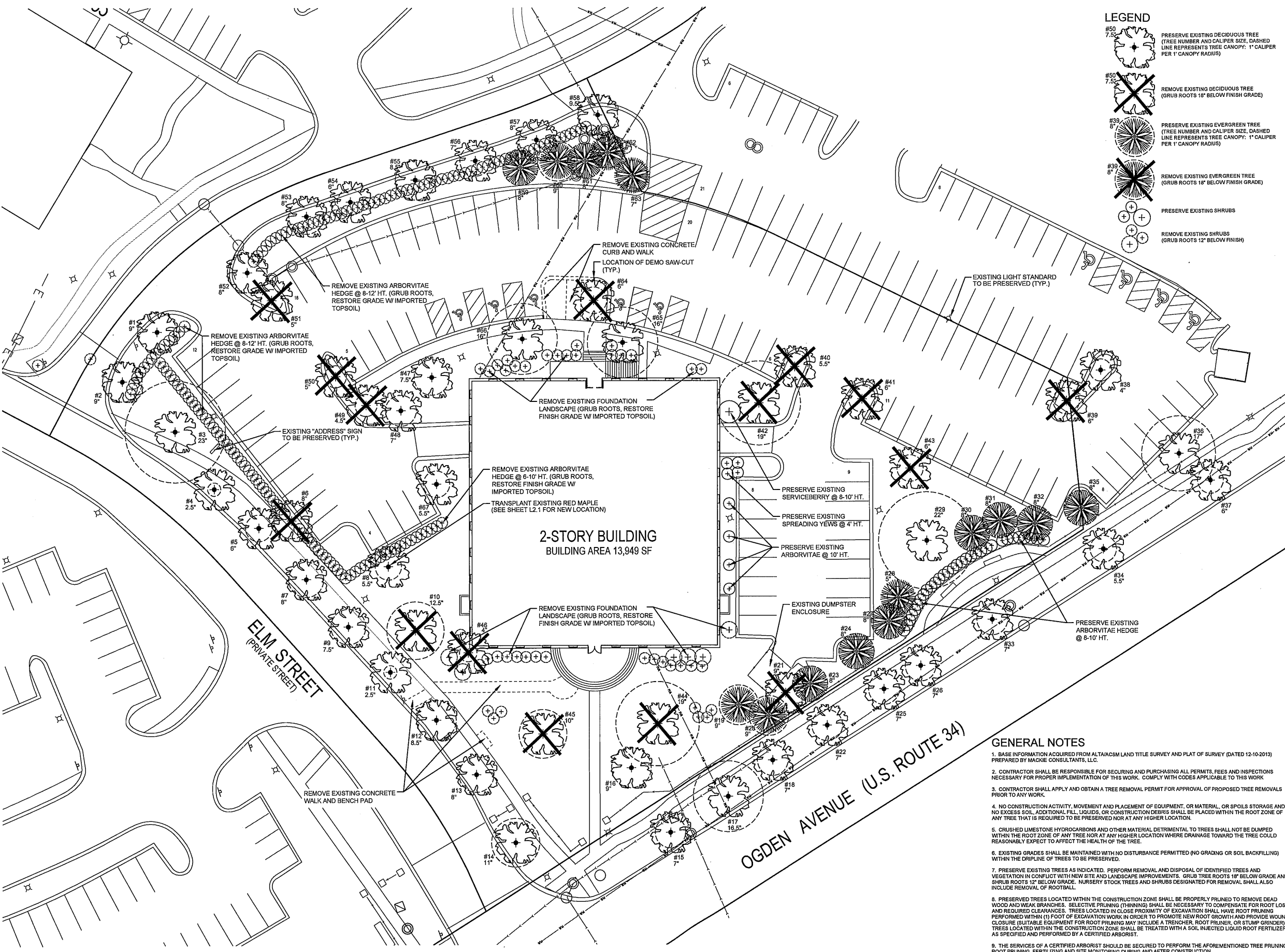
CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION	RSF: N/A
SKETCH NO: SK05 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW	PROJECT NO: 13294.00
FILE NAME: 13294.00_XEXTERIOR.DWG	DRAWN BY: MK DATE: 1.9.2014



PHOTO OF EXISTING NORTH ENTRY



RENDERING OF PROPOSED NORTH OUTDOOR PLAY AREA



LEGEND

- PRESERVE EXISTING DECIDUOUS TREE (TREE NUMBER AND CALIPER SIZE, DASHED LINE REPRESENTS TREE CANOPY, 1" CALIPER PER 1' CANOPY RADIUS)
- REMOVE EXISTING DECIDUOUS TREE (GRUB ROOTS 18" BELOW FINISH GRADE)
- PRESERVE EXISTING EVERGREEN TREE (TREE NUMBER AND CALIPER SIZE, DASHED LINE REPRESENTS TREE CANOPY, 1" CALIPER PER 1' CANOPY RADIUS)
- REMOVE EXISTING EVERGREEN TREE (GRUB ROOTS 18" BELOW FINISH GRADE)
- PRESERVE EXISTING SHRUBS
- REMOVE EXISTING SHRUBS (GRUB ROOTS 12" BELOW FINISH)

1 TREE PRESERVATION AND REMOVAL PLAN
SCALE: 1" = 20'-0"

- GENERAL NOTES**
1. BASE INFORMATION ACQUIRED FROM ALTA/ACSM LAND TITLE SURVEY AND PLAT OF SURVEY (DATED 12-10-2013) PREPARED BY MACKIE CONSULTANTS, LLC.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
 3. CONTRACTOR SHALL APPLY AND OBTAIN A TREE REMOVAL PERMIT FOR APPROVAL OF PROPOSED TREE REMOVALS PRIOR TO ANY WORK.
 4. NO CONSTRUCTION ACTIVITY, MOVEMENT AND PLACEMENT OF EQUIPMENT, OR MATERIAL, OR SPOILS STORAGE AND NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED NOR AT ANY HIGHER LOCATION.
 5. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIAL DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD REASONABLY EXPECT TO AFFECT THE HEALTH OF THE TREE.
 6. EXISTING GRADES SHALL BE MAINTAINED WITH NO DISTURBANCE PERMITTED (NO GRADING OR SOIL BACKFILLING) WITHIN THE DROPLINE OF TREES TO BE PRESERVED.
 7. PRESERVE EXISTING TREES AS INDICATED. PERFORM REMOVAL AND DISPOSAL OF IDENTIFIED TREES AND VEGETATION IN CONFLICT WITH NEW SITE AND LANDSCAPE IMPROVEMENTS. GRUB TREE ROOTS 18" BELOW GRADE AND SHRUB ROOTS 12" BELOW GRADE. NURSERY STOCK TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL ALSO INCLUDE REMOVAL OF ROOTBALL.
 8. PRESERVED TREES LOCATED WITHIN THE CONSTRUCTION ZONE SHALL BE PROPERLY PRUNED TO REMOVE DEAD WOOD AND WEAK BRANCHES. SELECTIVE PRUNING (THINNING) SHALL BE NECESSARY TO COMPENSATE FOR ROOT LOSS AND REQUIRED CLEARANCES. TREES LOCATED IN CLOSE PROXIMITY OF EXCAVATION SHALL HAVE ROOT PRUNING PERFORMED WITHIN (1) FOOT OF EXCAVATION WORK IN ORDER TO PROMOTE NEW ROOT GROWTH AND PROVIDE WOUND CLOSURE (SUITABLE EQUIPMENT FOR ROOT PRUNING MAY INCLUDE A TRENCHER, ROOT PRUNER, OR STUMP GRINDER). TREES LOCATED WITHIN THE CONSTRUCTION ZONE SHALL BE TREATED WITH A SOIL INJECTED LIQUID ROOT FERTILIZER AS SPECIFIED AND PERFORMED BY A CERTIFIED ARBORIST.
 9. THE SERVICES OF A CERTIFIED ARBORIST SHOULD BE SECURED TO PERFORM THE AFOREMENTIONED TREE PRUNING, ROOT PRUNING, FERTILIZING AND SITE MONITORING DURING AND AFTER CONSTRUCTION.
 10. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.

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ARCHITECTURE [PLANNING] DESIGN

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TRIPEDI
design
LANDSCAPE ARCHITECTURE

902 SUNDEW COURT
AURORA, IL 60504
P. 630.375.9400 F. 630.375.9497

MED PROPERTIES
BUILDING RENOVATION
901 N. ELM ST.
HINSDALE, IL 60521

REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

TREE PRESERVATION AND REMOVAL PLAN

DRAWN BY: MRT | REVIEWED BY: MRT

PROJECT #: 13294.00

L1.1



MED PROPERTIES
BUILDING RENOVATION
901 N. ELM ST.
HINSDALE, IL 60521

REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

TREE SURVEY TABLE

DRAWN BY: MRT

REVIEWED BY: MRT

PROJECT #: 13294.00

L1.2

TREE SURVEY

No.	Species	Size (DBH)	Condition	Proposed Action
1	Chanticleer Pear	9"	Good	Preserve
2	Chanticleer Pear	9"	Good	Preserve
3	Burr Oak	23"	Good to Fair	Preserve
4	Chanticleer Pear	2.5"	Good	Preserve
5	Chanticleer Pear	6"	Good	Preserve
6	Green Ash	8"	Poor, in decline due to Bronze Bore	Remove
7	Chanticleer Pear	8"	Good	Preserve
8	Red Maple	5.5"	Good	Transplant on site
9	Chanticleer Pear	7.5"	Good	Preserve
10	White Ash	12.5"	Fair	Remove - in conflict with new landscape improvements
11	Chanticleer Pear	2.5"	Good	Preserve
12	Chanticleer Pear	8.5"	Good	Preserve
13	Chanticleer Pear	8"	Good	Preserve
14	Chanticleer Pear	11"	Good	Preserve
15	Norway Maple	7"	Good to Fair	Preserve
16	Red Oak	9"	Good	Preserve
17	Walnut	16.5"	Fair, prune branch w/ decay	Preserve
18	Norway Maple	7"	Good	Preserve
19	Colorado Spruce	9"	Good	Preserve
20	Colorado Spruce	9"	Good to Fair	Preserve
21	White Ash	9"	Good to Fair	Remove
22	Norway Maple	7"	Good	Preserve
23	Colorado Spruce	8"	Good to Fair	Preserve
25	Norway Maple	7"	Good	Preserve
26	Norway Maple	7"	Good	Preserve
27	Colorado Spruce	8"	Good	Preserve
28	Colorado Spruce	5"	Good to Fair	Preserve
29	Pin Oak	22"	Good	Preserve
30	Colorado Spruce	8"	Good to Fair	Preserve
31	Colorado Spruce	8"	Good to Fair	Preserve
32	Colorado Spruce	8"	Good to Fair	Preserve
33	Norway Maple	7"	Good	Preserve
34	Norway Maple	5.5"	Fair to Poor, frost crack	Preserve
35	Colorado Spruce	8"	Good	Preserve
36	Horsechestnut	17"	Fair	Off site - no action
37	Norway Maple	6"	Good	Off site - no action
38	Norway Maple	4"	Fair	Off site - no action
39	White Ash	6"	Good to Fair	Remove
40	White Ash	5.5"	Poor, in decline due to Bronze Bore	Remove
41	White Ash	6"	Poor, in decline due to Bronze Bore	Remove
42	Green Ash	19"	Poor, in decline due to Bronze Bore	Remove
43	White Ash	6"	Good to Fair	Remove
44	Crabapple	19"	Fair to Poor	Remove
45	Crabapple	10"	Fair to Poor	Remove - in conflict with new landscape improvements
46	Crabapple	4"	Good to Fair	Remove - in conflict with new landscape improvements
47	Armstrong Red Maple	7.5"	Good to Fair	Preserve
48	Armstrong Red Maple	7"	Good to Fair	Preserve
49	Red Maple	4.5"	Poor, partially dead w/ trunk decay	Remove
50	White Ash	5"	Poor, in decline due to Bronze Bore	Remove
51	White Ash	5"	Poor, in decline due to Bronze Bore	Remove
52	Chanticleer Pear	8"	Good	Preserve
53	Chanticleer Pear	8"	Good	Preserve
54	Chanticleer Pear	6"	Good	Preserve
55	Chanticleer Pear	8.5"	Good	Preserve
56	Chanticleer Pear	7"	Good	Preserve
57	Chanticleer Pear	8"	Good	Preserve
58	Chanticleer Pear	9.5"	Good	Preserve
59	Colorado Spruce	8"	Good	Preserve
60	Colorado Spruce	9"	Good	Preserve
61	Colorado Spruce	8"	Good to Fair	Preserve
62	Colorado Spruce	7"	Good to Fair	Preserve
63	Colorado Spruce	7"	Good to Fair	Preserve
64	White Ash	6"	Poor, in decline due to Bronze Bore	Remove - in conflict with new landscape improvements
65	Red Oak	16"	Good to Fair	Preserve
66	American Linden	16"	Good to Fair	Preserve
67	Red Maple	5.5"	Good	Preserve

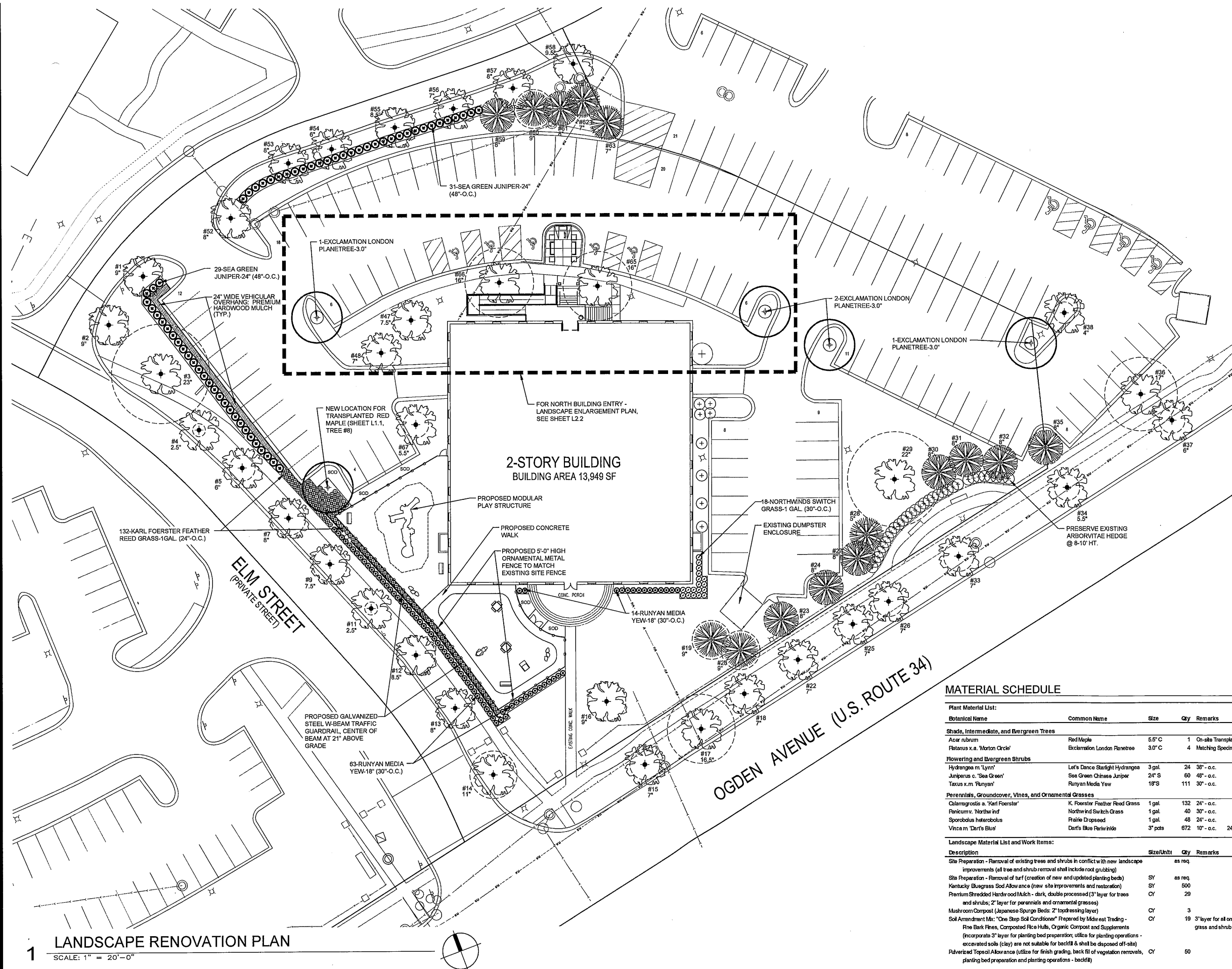
Description	General Criteria
Excellent	The tree is typical of the species, has less than 5% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
Good	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
Good to Fair	The tree is typical of species and/or has less than 20% deadwood in the crown, only one of two minor problems that are easily corrected with normal care.
Fair	The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to minimize the impact of future stress and to insure continued health.
Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay of structural defect, insects, disease, or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
Dead	Less than 10% of the tree shows signs of life.

LANDSCAPE RENOVATION PLAN

DRAWN BY: MRT | REVIEWED BY: MRT

PROJECT #: 13294.00

L2.1



Plant Material List:				
Botanical Name	Common Name	Size	Qty	Remarks
Shade, Intermediate, and Bergreen Trees				
Acer rubrum	Red Maple	5.5' C	1	On-site Transplant
Petalas x.e. 'Morton Circle'	Exclamation London Planetree	3.0' C	4	Matching Specimens
Flowering and Bergreen Shrubs				
Hydrangea m 'Lynn'	Let's Dance Starlight Hydrangea	3gal	24	36" - o.c.
Juniperus c. 'Sea Green'	Sea Green Chinese Juniper	24" S	60	48" - o.c.
Taxus x.m. 'Pumpan'	Rumay Media Yew	18" S	111	30" - o.c.
Perennials, Groundcover, Vines, and Ornamental Grasses				
Oslemagrostis a. 'Karl Foerster'	K. Foerster Feather Reed Grass	1 gal.	132	24" - o.c.
Panicum v. Northw ind	Northwind Switch Grass	1 gal.	40	30" - o.c.
Sporobolus heterobolus	Prairie Dropped	1 gal.	48	24" - o.c.
Vinca m 'Dart's Blue'	Dart's Blue Periwinkle	3 p.cts	672	10" - o.c. 24/16" - 28/16"

Description	Size/Unit	Qty	Remarks
Site Preparation - Removal of existing trees and shrubs in conflict with new landscape improvements (all trees and shrubs that include root grubbing)		as req.	
Site Preparation - Removal of turf (creation of new and updated seating beds)	SY	as req.	
Kentucky Bluegrass Seed Allowance (new site improvements and restoration)	SY	500	
Premium Shredded Hardwood Mulch - dark, double processed (3" layer for trees and shrubs; 2" layer for perennials and ornamental grasses)	CY	29	
Mushroom Compost (Japanese Sauge Beds; 2" topdressing layer)	CY	3	
Sol Amendment Mix: "One Step Soil Conditioner" Prepared by Midwest Trading - Fine Bark Flakes, Composted Rice Hulls, Organic Compost and Supplements (incorporate 3" layer for planting bed preparation; utilize for planting operations - excavated soils (also are not suitable for backfill & shall be disposed off-site)	CY	19	3" layer for all ornamental grass and shrub beds
Pulverized Topsoil Allowance (utilize for finish grading, back fill of vegetation removals, planting bed preparation and planting operations - backfill)	CY	50	



EXP. DATE 8-31-2015

MED PROPERTIES
BUILDING RENOVATION
901 N. ELM ST.
HINSDALE, IL 60521

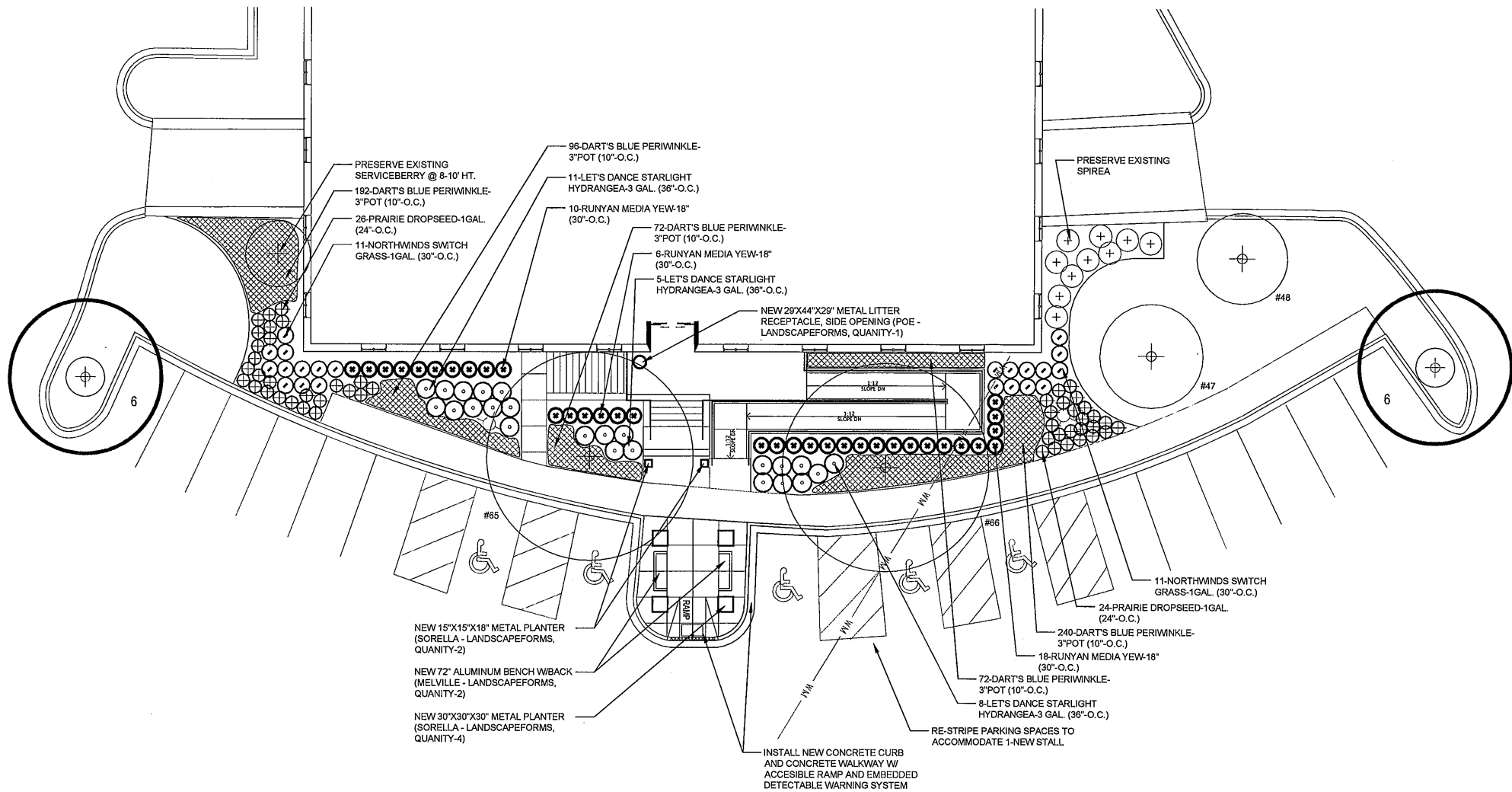
REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

NORTH BUILDING ENTRY -
LANDSCAPE ENLARGEMENT PLAN

DRAWN BY: XX | REVIEWED BY: XX

PROJECT #: 13294.00

L2.2




1 NORTH BUILDING ENTRY - LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

GENERAL NOTES

1. BASE INFORMATION ACQUIRED FROM ALTA/ACSLAND TITLE SURVEY AND PLAT OF SURVEY (DATED 12-10-2013) PREPARED BY MACKIE CONSULTANTS, LLC.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, AND REPORT ANY MISTAKES OR DISCREPANCIES TO THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
4. QUANTITY LISTS ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR MUST CONFIRM ALL MATERIAL AND SUPPLY SUFFICIENT MATERIAL TO COMPLETE THE PROJECT AS DRAWN. SHRUB HEDGE QUANTITIES ARE BASED ON LINEAR FOOTAGE AND SPECIFIED SPACING CALCULATIONS AND ARE ONLY GRAPHICALLY ILLUSTRATED TO INDICATE LOCATION.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND ACQUIRED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS. NO BARE ROOT PLANT MATERIAL SHALL BE ALLOWED. NURSERY STOCK SHALL BE EITHER BALLED OR BURLAPPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
6. THE REQUIREMENTS FOR PLANT MATERIAL MEASUREMENT, BRANCHING AND BALL SIZE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK" (CURRENT EDITION) BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL PULVERIZED TOPSOIL, MUSHROOM COMPOST, AND SOIL AMENDMENT MIXES FOR USE IN ALL PLANTING OPERATIONS. TREE AND SHRUB BACKFILL, PLANTING BED PREPARATION AND PLANTER BACKFILL, PLANTING BEDS CONTAINING SHRUB ROSES, PERENNIALS, VINES, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH A THREE INCH (3") LAYER OF "ONE STEP SOIL CONDITIONER" PREPARED BY MIDWEST TRADING. ANNUAL BEDS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH THREE INCHES (3") OF MUSHROOM COMPOST. ALL BEDS SHALL BE RAISED TWO INCHES (2") ABOVE FINISHED GRADE.
8. PLANTING BEDS CONTAINING SHRUB ROSES, PERENNIALS, VINES, AND ORNAMENTAL GRASSES SHALL BE MULCHED WITH A TWO INCH (2") LAYER OF PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED). GROUNDCOVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A TWO INCH (2") LAYER OF MUSHROOM COMPOST. ALL SHRUB BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED). ALL TREES UNDER A SEVEN INCH (7") CALIPER TO HAVE A MINIMUM SIX FOOT (6") DIAMETER MULCH SAUCER. ALL LARGE TREES OVER A SEVEN INCH (7") CALIPER TO HAVE A MINIMUM NINE FOOT (9") DIAMETER MULCH SAUCER. PLANTING BED EDGES AND TREE SAUCERS SHALL REQUIRE A SPADE CUT EDGE BETWEEN LAWN AND MULCHED AREAS.
9. TURF AREAS IDENTIFIED AS SOD SHALL BE SODDED WITH A PREMIUM KENTUCKY BLUEGRASS BLEND CONTAINING A SOIL MINERAL BASE (PEAT SOD IS UNACCEPTABLE). USE SOD STAPLES ON SLOPES AS NECESSARY TO PREVENT SHIFTING OR SLIPPAGE OF NEWLY INSTALLED SOD. CONTRACTOR TO PERFORM REMOVAL OF EXISTING TURF IN CONFLICT WITH THE NEW TURF ZONES AND TO RESTORE ANY DAMAGED TURF OUTSIDE OF THESE ZONES WITH SOD.
10. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ON TO PAVEMENTS AND OFF SITE. AT THE END OF THE DAY, THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO AREAS OUTSIDE OF THE CONSTRUCTION ZONE.
11. PRESERVE EXISTING TREES AND LANDSCAPE AS INDICATED. REMOVE AND DISPOSE OF EXISTING VEGETATION IN CONFLICT WITH THE NEW LANDSCAPE IMPROVEMENTS SPECIFIED ON THE TREE PRESERVATION AND REMOVAL PLAN (SHEET L1.1). GRUB TREE ROOTS 18" BELOW GRADE AND SHRUBS ROOTS 12" BELOW GRADE. NURSERY STOCK TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL ALSO INCLUDE REMOVAL OF ROOTBALL. PLANT REMOVAL OPERATIONS SHALL REQUIRE THAT LANDSCAPE MATERIALS SPECIFIED FOR REMOVAL SHALL BE IMMEDIATELY LOADED ON TO TRUCKS FOR DISPOSAL OFF SITE.
12. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
13. CONTRACTOR SHALL PERFORM FINISH-GRADING OPERATIONS FOR THOSE SITE AREAS THAT PERTAIN TO THE LANDSCAPE RENOVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND SPREADING TOPSOIL FOR USE IN FILLING SURFACE DEPRESSIONS CREATED BY VEGETATION REMOVAL, PLANTING OPERATIONS AND FINISH-GRADING OPERATIONS. FINISHED GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL, AND SHALL BE UNIFORM IN BETWEEN GRADING CONTROLS.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Kathleen A. Gargano
Robert McGinnis, Director of Community Development/Building Commissioner
Date: February 12, 2014
Re: 40 S. Clay – Exterior Appearance Review and Site Plan Review

REQUEST

The applicant is requesting approval of exterior appearance and site plans to consider the screening of mechanical equipment on the east building at 40 S. Clay. The site is improved with a multi-story commercial building in the O-2 Limited Office District and contains the medical offices for DuPage Medical Group. The screening is being proposed to shield the necessary mechanical equipment, to be located on the roof of the existing structure. As illustrated in the attached documents, the screening being proposed is a series of louvered panels that will be painted to match the exterior of the building.

Other

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

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

attachment

cc: President Cauley and the Village Board of Trustees



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Winn & 12 LLC
Address: 9440 Enterprise Drive
City/Zip: Mokena, IL 60448
Phone/Fax: (708-768-6762) 708-478-7667 /
E-Mail: dmenza@lfirealestate.com

Owner

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

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

Name: Frank Talbert, Principal
Title: Architect, Proteus Group
Address: 223 West Erie
City/Zip: Chicago, IL 60054
Phone/Fax: (312) 337-7800/312-337-7805
E-Mail: ftalbert@proteusgroup.net

Name: Brian Decker, President
Title: Structural Engineer, Sound Structures, Inc.
Address: 1835 Rohlwing Road, Suite C
City/Zip: Rolling Meadows, IL 60008
Phone/Fax: (847)749-0923/888-870-1716
E-Mail: brian@rlma.net

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) None
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 40 S. Clay, Hinsdale, IL

Property identification number (P.I.N. or tax number): 09 -12 - 100 - 011 and 09-12-100-012

Brief description of proposed project: Roof top HVAC and Equipment screen for both East and West connected existing buildings. Also, remove non-functioning brick chimney during roof replacement on East Building.

General description or characteristics of the site: The site is L- Shaped with approx. 3.244 acres – improved in the mid-1950's with the Eastern most 2 story multi-tenant medical office building with a second connected building added in the mid-1960's. The structure is located mostly at the NW of Clay Street and Chestnut street or the NE Corner of Chestnut Street and Madison Street

Existing zoning and land use: O-2 – used as a medical office building

Surrounding zoning and existing land uses:

North: R-4 –used as single family residential

South: B-3 – used as general business

East: O-2-used as office building/R-5 – used as multiple family residential

West: R-4 – used as single family residential

Proposed zoning and land use: No change – O-2

f

f

f

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

Site Plan Disapproval 11-604

Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

Special Use Permit 11-602E

Special Use Requested: _____

Map and Text Amendments 11-601E

Amendment Requested: _____

Planned Development 11-603E

Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 40 S. Clay Street

The following table is based on the 0 - 2 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)		25,000		141,320sf
Minimum Lot Depth		125		238.31' @ east, 597.10' @ west
Minimum Lot Width		100		169.20' @ north, 338.21' @ south
Building Height		40		33'-8" @ top of gable; 22' typical
Number of Stories		3		3
Front Yard Setback		25		34.85'
Corner Side Yard Setback		25		35.16'
Interior Side Yard Setback		10		21.43'
Rear Yard Setback		20		Not applicable
Maximum Floor Area Ratio (F.A.R.)*		.50		Existing: 72,460sf + (.5 x 8,686sf cellar parking) = 76,803sf / 141,320sf = .54
Maximum Total Building Coverage*		NA		20,440sf / 141,320sf = 14.5%
Maximum Total Lot Coverage*		80%		91,000sf / 141,320sf = 65%
Parking Requirements		170		Existing: 175 exterior parking spaces + 18 interior parking spaces
Parking front yard setback		25		25'
Parking corner side yard setback		25		35'
Parking interior side yard setback		10		10'
Parking rear yard setback		20		Not applicable
Loading Requirements		1		1
Accessory Structure Information		15' height		Not applicable

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: the site was developed in mid-1950's and mid-1960's – other than the proposed roof top HVAC/ Equipment screening and removal of the non-functioning chimney – the remainder of the work

will not change the exterior appearance of the buildings.

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 10th day of January, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Joe Bochenski

agent for manager
Name of applicant or authorized agent

Winniz LLC

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 10th day of

January, 2014



BARBARA D. [Signature] Notary Public
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 11, 2015



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

Address of proposed request: 40 South Clay Street, Hinsdale

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

Since the existing building and site are being retained in every possible way, the existing open spaces are not being altered and are not applicable to the project review.

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

New roof-top air handling units with equipment screens - see attached response.

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

Since the existing building and site are being retained in every possible way, the existing general design is not being altered and is not applicable to the project review.

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.

Since the existing site is being retained in every possible way, the existing general site development is not being altered and is not applicable to the project review.

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

Since the existing building is being retained in every possible way, the existing height is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing front facade is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing opening proportions are not being altered and are not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing front facade solid/void rhythm is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing rhythm of spacing/buildings on streets is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing rhythm of entrance porch/projections is not being altered and is not applicable to the project review.

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.

New roof-top air handling units with equipment screens - see attached response.

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

New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. However, a non-functioning brick chimney will be removed permanently.

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.

New roof-top air handling units with equipment screens - see attached response.

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.

Since the existing building is being retained in every possible way, the existing building scale is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing directional expression of front elevation is not being altered and is not applicable to the project review.

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.

New roof-top air handling units with equipment screens - see attached response.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

New roof-top air handling units with equipment screens-see attached response.

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

Since the existing structure and landscaping are being retained in every possible way, the existing structure and landscaping are not being altered and are not applicable to the project review.

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.

Since the existing building is not changing its permitted use (offices for doctors of medicine) and the existing site is not being altered, this item is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

REVIEW CRITERIA

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

The existing building materials from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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.

The existing building materials and textures from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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 facades and appurtenances from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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

The existing building from ground to roof will be matched where items are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

REVIEW CRITERIA – Site Plan Review

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

The existing site is being retained in every possible way. The existing building from ground to roof will be matched where items are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed. These roof-top screens will provide shielding for the residential neighbors to the west and north.

Note: See attached East Wing Building and West Wing Building Elevations and roof screen information.

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: Winn & 12 LLC

Owner's name (if different): same

Property address: 40 S. Clay Street

Property legal description: [attach to this form]

Present zoning classification: O-2, Limited Office District

Square footage of property: 141,320 SF

Lot area per dwelling: N/A

Lot dimensions: per x plan

Current use of property: Medical Office Multi- Tenant

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

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

Brief description of request and proposal:

Roof top HVAC/Equipment Screens plus removal of non-functioning Chimney structure

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>34.85'</u>	<u>25'</u>
interior side(s)	<u>21.4' /</u>	<u>10' /</u>

Provided:**Required by Code:**

corner side	<u>35.16'</u>	<u>25'</u>
rear	<u>N/A</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>34.85'</u>	<u>25'</u>
interior side(s)	<u>21.4' /</u>	<u>10' /</u>
corner side	<u>35.16'</u>	<u>25'</u>
rear	<u>N/A</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>200'</u>
York Rd. Center:	<u>N/A</u>	<u>200'</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>3 stories</u>	<u>3 stories</u>
accessory building(s):	<u>N/A</u>	<u>-</u>

Maximum Elevations:

principal building(s):	<u>33'-8" max</u>	<u>40'</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>14.5%</u>	<u>N/A</u>
--------------------------	--------------	------------

Total lot coverage:	<u>65%</u>	<u>80%</u>
---------------------	------------	------------

Floor area ratio:	<u>.54</u>	<u>.50</u>
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Accessory building(s):	<u>N/A</u>	
------------------------	------------	--

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>N/A</u>	<u></u>	<u></u>
accessory building(s):	<u>N/A</u>	<u></u>	<u></u>

Number of off-street parking spaces required: 170

Number of loading spaces required: 1

Statement of applicant:

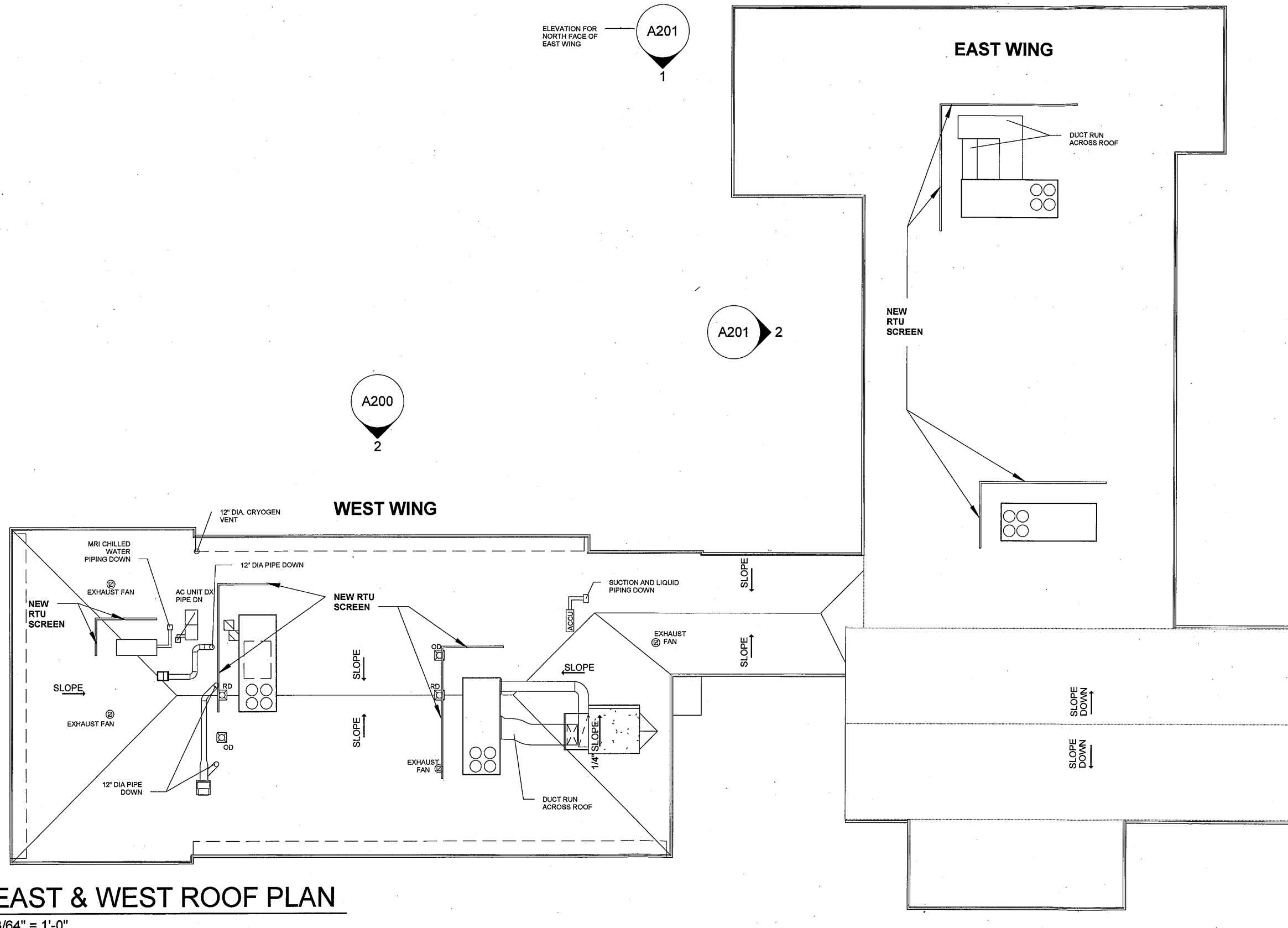
I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: [Signature]
Applicant's signature

Joseph Budzinski, agent for manager
Applicant's printed name Wim & 12 LLC

Dated: January 10, 2014.

© 2013 PROTEUS GROUP - FILE: C:\Users\jpalmieri\Documents\13-024.02 DMG HINSDALE- EAST WING - C&S - CENTRAL_jpalmieri.rvt



1 EAST & WEST ROOF PLAN

SCALE: 3/64" = 1'-0"

3/64" = 1'-0"

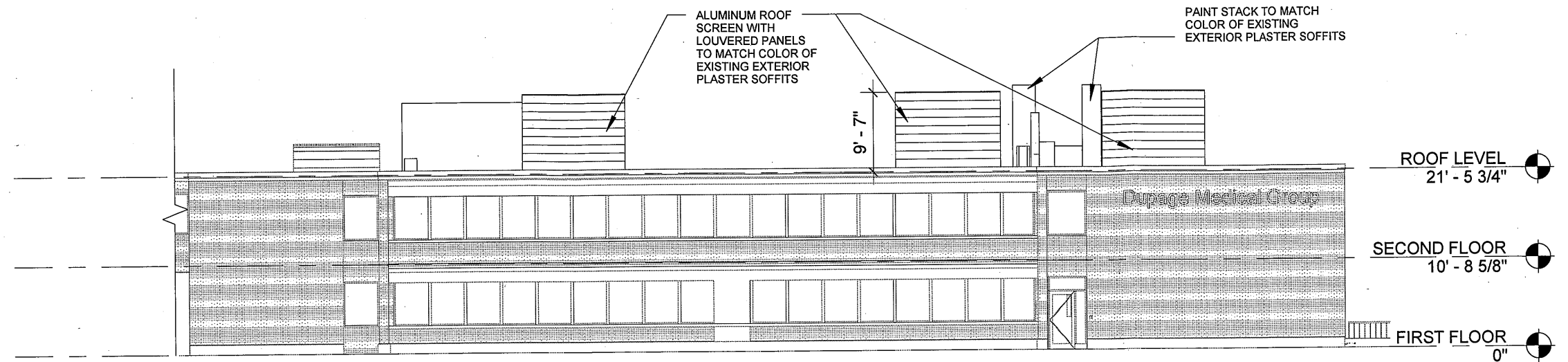
PROTEUS GROUP

DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

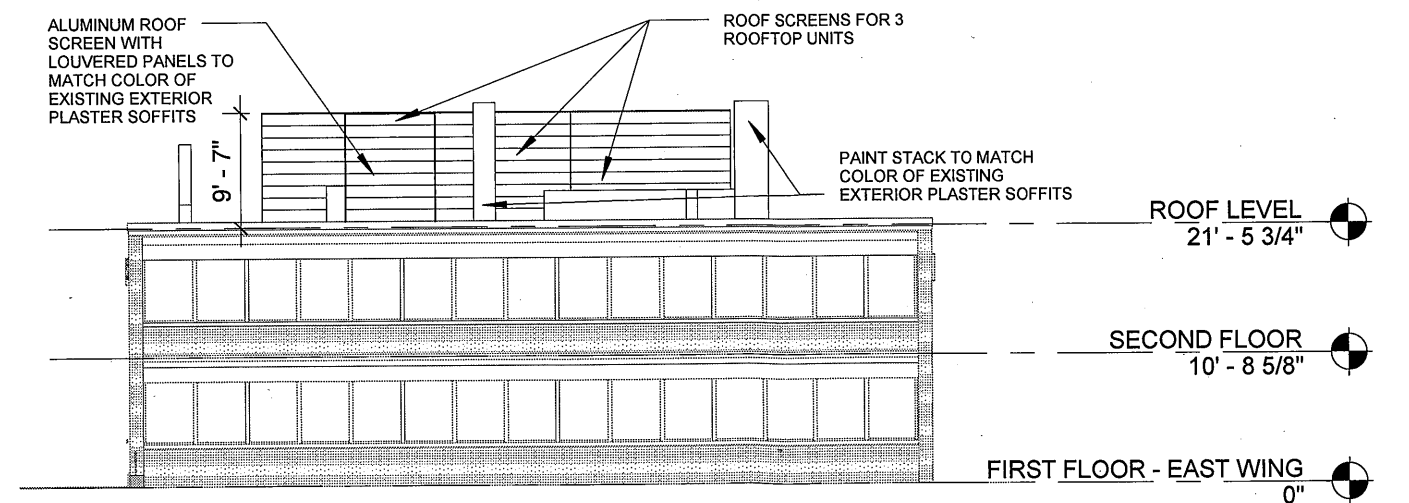
ISSUED FOR: VILLAGE REVIEW

DRAWN BY	CHECKED BY
JP	GM
SHEET ISSUE DATE	
01/10/14	
PROJECT NUMBER	
13-024.02	
A100	

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2 NORTH ELEVATION - WEST WING
1/16" = 1'-0"



1 WEST ELEVATION - WEST WING
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

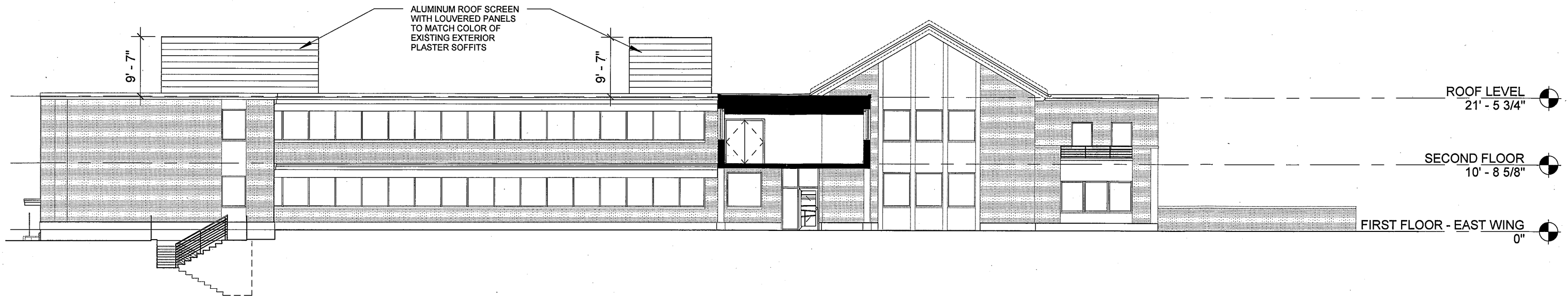
PROTEUS GROUP

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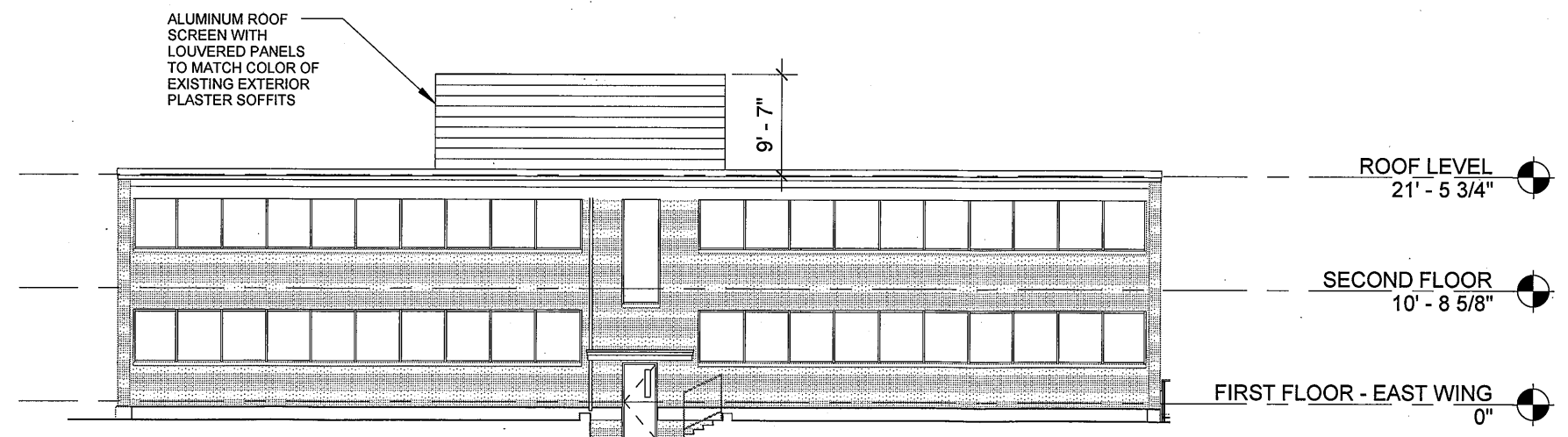
ISSUED FOR: VILLAGE REVIEW

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JP	GM
SHEET ISSUE DATE	
01/10/14	
PROJECT NUMBER	
13-024.02	
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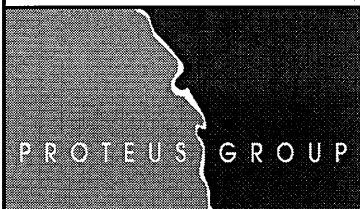


2 WEST EXTERIOR ELEVATION - EAST WING
1/16" = 1'-0"



1 NORTH ELEVATION - EAST WING
1/16" = 1'-0"

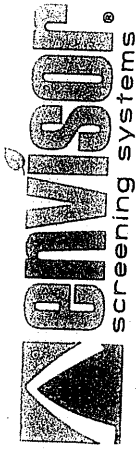
SCALE: 1/16" = 1'-0"



DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

ISSUED FOR: VILLAGE REVIEW

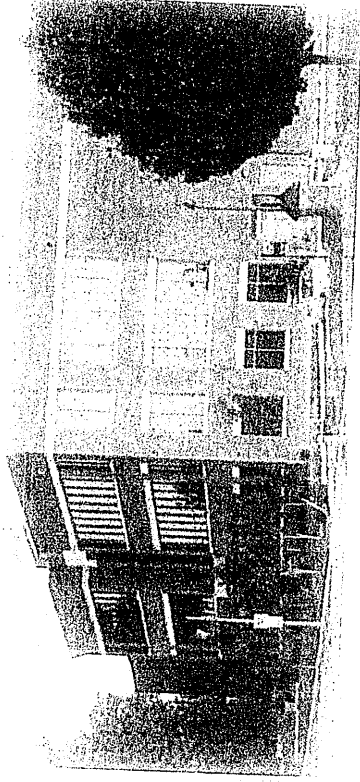
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01/10/14	
PROJECT NUMBER	
13-024.02	
A201	



An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, customized screening solutions that integrate with their building design, all with no rooftop penetration.

Our patented equipment screens also provide a viable solution for municipal screening code requirements on everything from HVAC units to

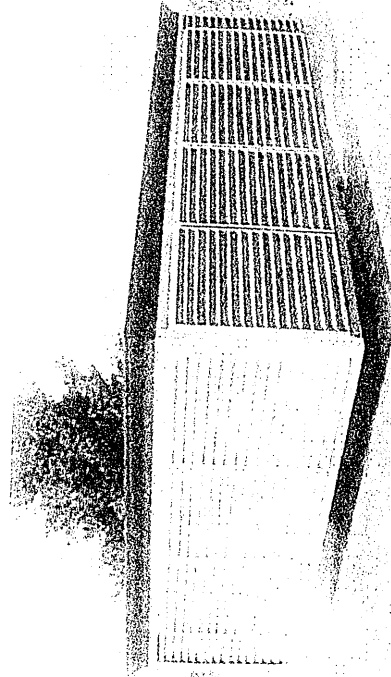


The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

Customizing a screen to fit your needs is easy...

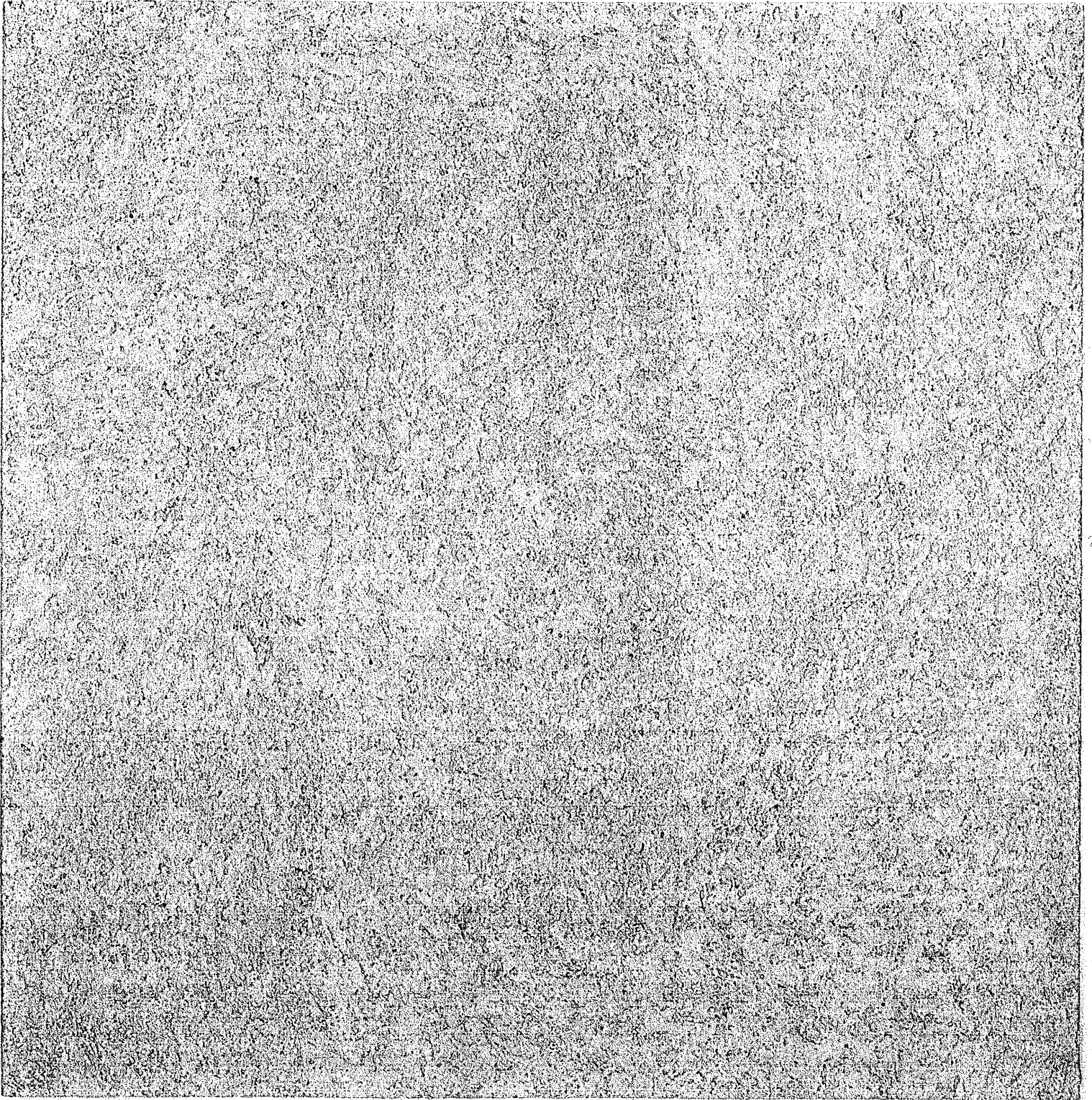
Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! We can customize any feature to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



52" Louver Panels

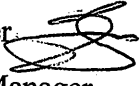
**CUSTOM PAINT COLOR FOR
ROOFTOP HVAC/EQUIPMENT SCREENS -
MATCHES EXTERIOR PLASTER SOFFIT COLOR**

40 SOUTH CLAY STREET, HINSDALE, ILLINOIS



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: February 12, 2014

Re: 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. As stated in the application, the applicant intends to cater to small classes and would operate from 9 a.m. to 9 p.m. doing personal training and some individual classes. The applicant has provided more detail regarding his intended use in the attached business summary.

Attachment

Cc: President Cauley and Village Board of Trustees

February 3, 2014

Village of Hinsdale Plan Commission
19 East Chicago Avenue
Hinsdale, IL. 60521

Re: 35 East First Street B-2 Central Business District special use permit request for physical fitness facility/
personal training facility.

To Chair Byrnes and the Plan Commission members,

The future tenant of this space, Scott Grove, and I, Jamie Zaura, the Architect, are requesting a special use permit for a portion of the second floor located on 35 East First Street.

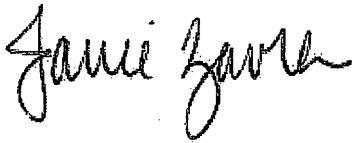
The proposed use of this space will be for fitness activities. The hours of operation will be from 9:00 am to 9:00 pm, Monday through Friday. The goal of the facility is to run two scheduled fitness classes in the morning and two scheduled fitness classes in the evening. When the scheduled classes are not in session the time will be filled with one on one personal training, or small, four person, personal training classes.

The focus of the classes are quality, not quantity, and the amount of participants will be limited to a small group size. Every class is 45 minutes long with a 20 minute gap in between sessions allowing the participants time to leave without overlap of the following class. When a class is in session personal training is not permitted in the same space. Due to the size of the classes parking is not foreseen to be a concern.

The age range of participants varies from age six up to age eighty-four, depending on the class. There is no limit on age, only participant's physical ability.

If you have any additional questions, please feel free to contact me.

Thank you for your time and consideration,



Jamie Zaura, AIA, LEED AP BD + C
Principal and Architect
708.872.4146

Co: Sean Gascoigne, Village Planner



VILLAGE
OF HINSDALE

FOUNDED IN 1873

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: grove Cme.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: jamielz@b45designgroup.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., HINSDALE

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 sq. 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

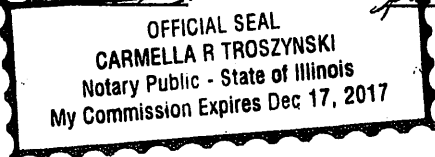
SCOTT GROVE
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 5TH day of

Dec, 2013.



[Signature]
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	<u>0'</u>	<u>0'</u>
rear	<u>L 20'</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>0'</u>	<u>0'</u>
interior side(s)	<u>0' / 0'</u>	<u>0' / 0'</u>
corner side	<u>0'</u>	<u>0'</u>
rear	<u>L 20'</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>L 30'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>L 30'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Dwelling unit size(s):	<u>N/A</u>	<u></u>
Total building coverage:	<u>.75 / 75%</u>	<u>.8 / 80%</u>
Total lot coverage:	<u>100%</u>	<u>100%</u>
Floor area ratio:	<u>~1.5</u>	<u>2.5</u>
Accessory building(s):	<u>N/A</u>	<u></u>

Spacing between buildings: [depict on attached plans]

principal building(s):	<u></u>	<u>N/A</u>	<u></u>
accessory building(s):	<u></u>	<u>N/A</u>	<u></u>

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: _____

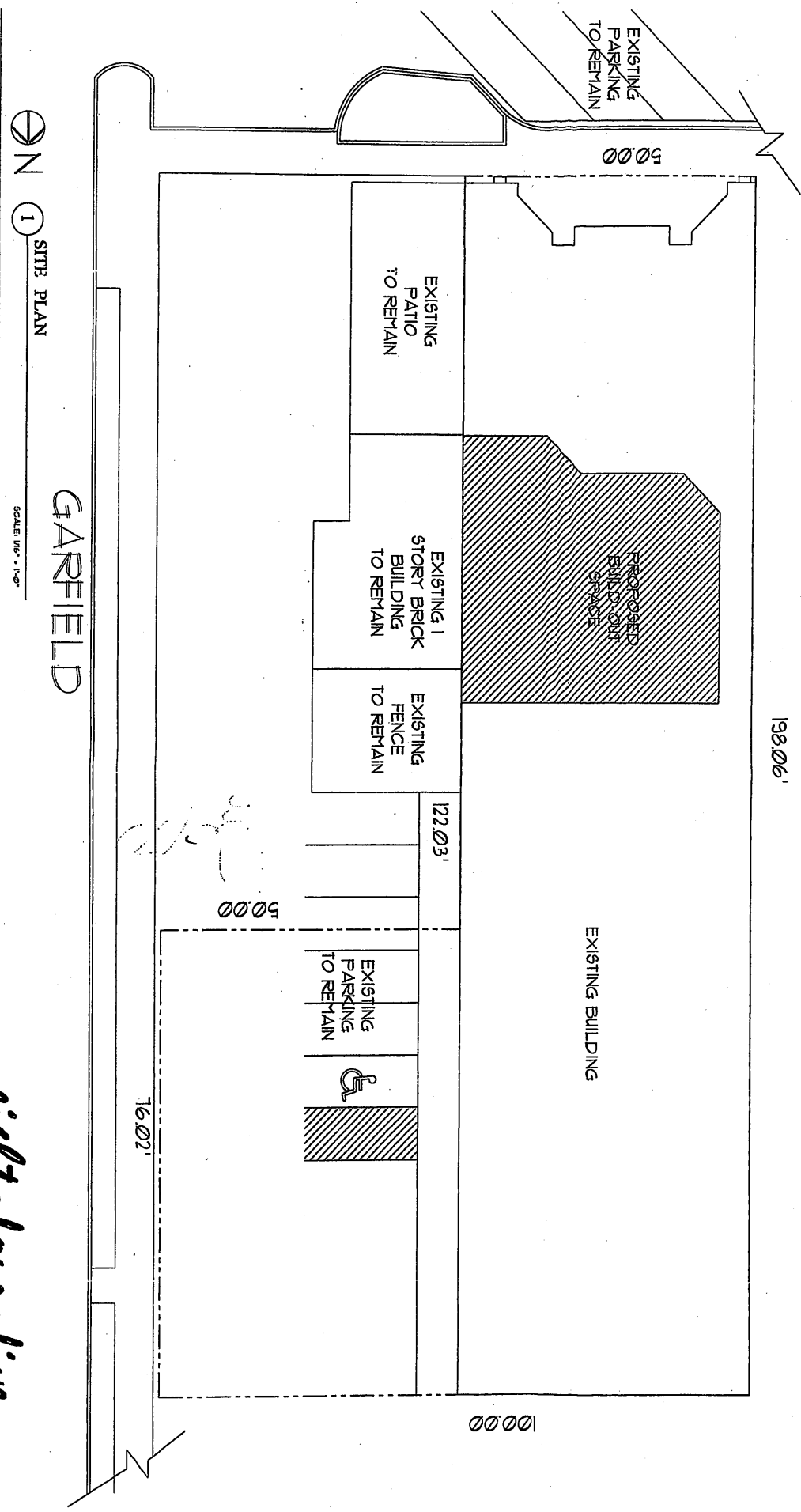
Applicant's signature

SCOTT GROVE

Applicant's printed name

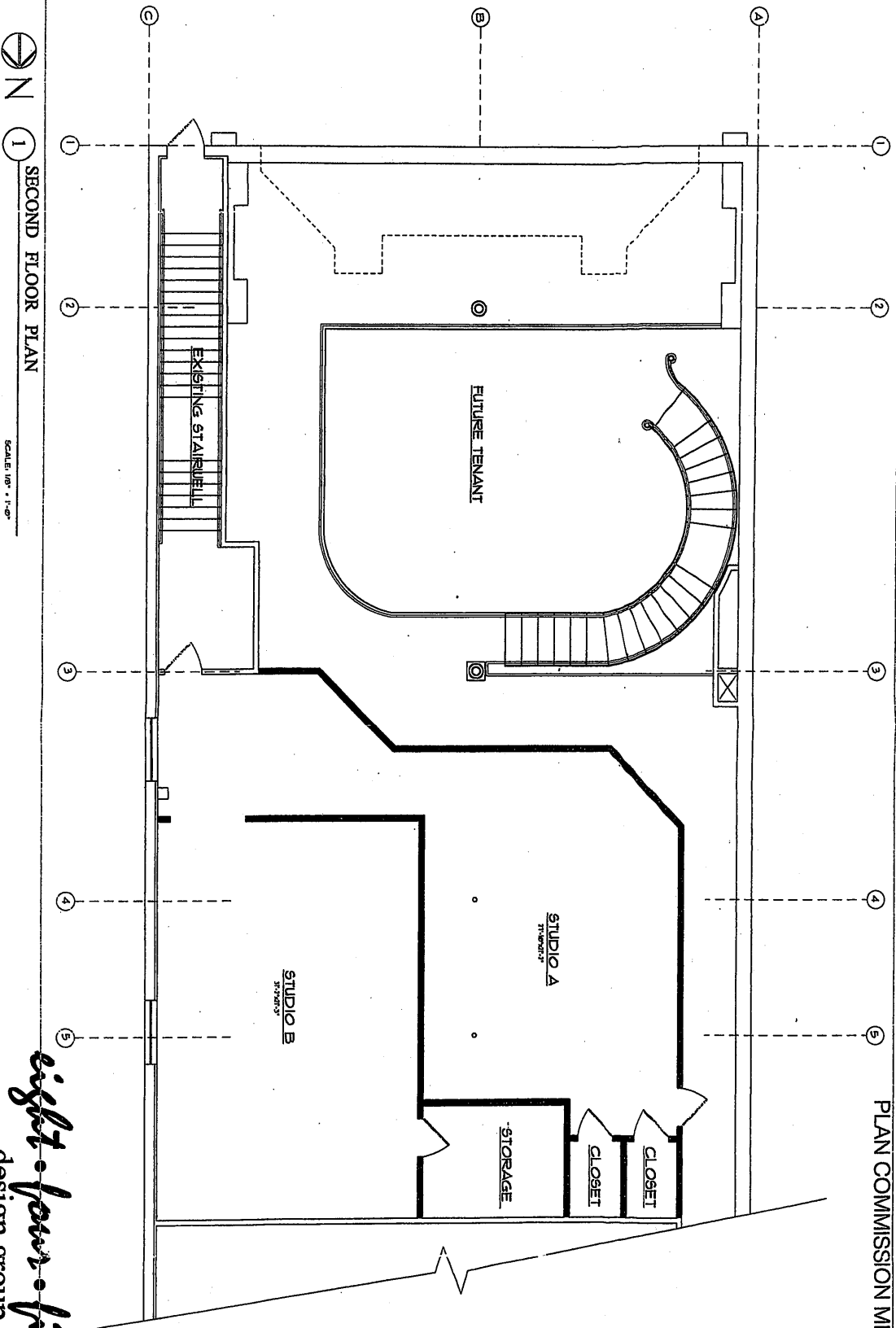
Dated: _____

5th / DEC, 2003



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



eight-forty-five
 design group p.c.
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