

**MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING - PLAN COMMISSION
APRIL 8, 2014
MEMORIAL HALL
3:30 P.M.**

Chairman Byrnes called the meeting to order at 3:30 p.m., Tuesday, April 8, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Cashman

ALSO PRESENT: Lance Malina, Village Attorney, Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the March 12, 2014 meeting. Commissioner McMahon motioned to approve the minutes of March 12, 2014. Commissioner Crnovich seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

901 N. Elm Street – Med Properties - Site Plan/Exterior Appearance Approval for Façade and Exterior Improvements (Remanded Back from the Board of Trustees).

Chairman Byrnes provided a timeline and explained why the application was being remanded back to the Plan Commission.

Bill Dvorak introduced himself and provided a brief summary of the changes they had made as a result of comments from the Board of Trustees. These changes included the relocation of the new play area for Village Children's Academy and various façade improvements to the existing building.

Chairman Byrnes summarized what he believed to be the Board's major concerns and encouraged the Plan Commission to consider this building in the context of the entire office park, rather than an individual building.

Mr. Dvorak continued with his presentation and explained that MedProperties was going to be a large property owner in the office park. He provided a list of the buildings they currently own, as well as changes proposed for their additional sites and buildings within the office park.

General discussion ensued regarding the various properties in the office park and ownership of those properties.

Plan Commission Minutes

April 8, 2014

Dani Fitzgerald, architect, identified the changes that they had made as a result of the comments from the Board of Trustees, including the provision for two different styles for the canopy on the north elevation.

General discussion ensued regarding the proposed façade changes and how they fit within the scope of the office park with regards to the architectural style. The Commission discussed the rationale behind the designs for both canopy options, as well as the removal of the shutters.

Ms. Fitzgerald continued with her presentation and summarized the proposed changes to the playground. She stated that the Board had wanted them to consider relocating the playground due to concerns with the visibility and the general location. She indicated that they were able to analyze the current parking situation and eliminate six spots, thereby shifting the playground away from Ogden and satisfying both concerns, while increasing the degree of landscaping.

General discussion ensued regarding the new proposal for the landscape area and how the children would access the playground. The applicant explained how the access worked and indicated that, as a result of the Plan Commission's previous concerns, they had added fence along Elm Street to fully enclose the front yard, as well as substituted wood chips in the playground area instead of the synthetic turf.

Commissioner Crnovich complemented the applicants on the presented revisions to the play area.

General discussion ensued regarding the reduction in lot coverage and the Commission requested that the applicant correct that information prior to the Board meeting as this was a positive change.

Chairman Byrnes expressed some concern with how the children access the play area. He questioned the ability to put a door on the west elevation.

Shamus Byrnes, architect for the Village Children's Academy, indicated that due to internal floor plan, as well as the elevation of the first floor, that wasn't feasible.

General discussion ensued and while the Commissioner's agreed it wasn't the most ideal situation, they appreciated that the applicant was working with what they had.

Mike Trippedi, Landscape Architect for the project, introduced himself and summarized the landscape changes as a result of the relocation of the children's play area and other site plan modifications. He described the different plant materials as well as how the design evolved with the changes.

General discussion ensued regarding the landscaping plans. The Commission discussed the different plant material being used as well as the different trees that were proposed to be removed.

Plan Commission Minutes

April 8, 2014

Chairman Byrnes questioned if it was the applicant's intent to "modernize" or improve the remaining sites that they owned.

Mr. Dvorak confirmed and indicated that each building had a slightly different appeal that they would need to tend to and that the idea was to keep the existing architecture intact, while making small modifications to enhance the appearance and give it a modern look.

Commissioner Stifflear summarized his thoughts and expressed his concerns with the design. He indicated that he felt the architecture was more contradictory than complementary.

Commissioner Johnson appreciated the other thoughts but felt that the proposed changes were a welcomed breath of fresh air and was complimentary of the changes.

General discussion ensued regarding the changes and how many of the changes came to be.

Commissioner Crnovich echoed the concerns of Commissioner Stifflear and indicated that she liked the idea of maintaining the Georgian architecture on the north entrance, versus the proposed canopy options.

General discussion ensued regarding the canopy on the north entrance and the general architecture in the context of the entire office park, as several of the Commissioners had differing opinions on what they preferred.

Paul Kopecki, owner of MedProperties, introduced himself and summarized his thoughts behind the design. He indicated that the buildings were all built in the 1970's and the intent was to maintain the Georgian/Colonial style, while adding some modern enhancements that speak to the cutting edge and modern medicine that the tenants will be practicing in the campus.

General discussion ensued regarding the architecture and the applicant's intent with the design.

Commissioner McMahon complemented the changes and stated that she felt the applicant had maintained the classic architecture while providing just enough of the contemporary to update the look.

Discussion continued regarding the canopy options and the make-up of the tenant space in the building. Mr. Dvorak indicated that Adventist had walked through the building and was very supportive of the changes and were encouraged by the improvements being made.

General discussion ensued regarding the existing parking lots and how the parking and circulation would operate with the daycare. The applicant indicated that this was not a typical daycare with regards to the drop-offs and that most of the children are there all day, with very few being picked up mid-day. They went on to explain that they must park because the daycare requires that every child be brought in by their guardian and are required to sign in.

Plan Commission Minutes

April 8, 2014

General discussion ensued regarding the preference on the canopy color. The Commission generally agreed that of the two canopy's, most preferred the black canopy or Option 1.

Commissioner Crnovich indicated her preference of those two, but stated that she still preferred an entrance similar to that of the Village Hall or the library.

Chairman Byrnes appreciated the comments and summarized his thoughts. He indicated that while he understood the concerns, the front or main façade of the building facing Ogden Avenue was maintaining the Georgian/Colonial appeal and that the north entrance served as more of a secondary entrance and to that extent, he wasn't as concerned about the proposed change and didn't have an opinion on which option they went with.

General discussion ensued regarding campus signage and the applicant indicated that they were working through that and would come back to the Commission with a sign package for the entire campus. They went on to discuss the campus as a whole and the benefit it brought to Hinsdale.

Commissioner Stifflear complemented the applicant on the changes that were made. He went on to state that he could possibly get on board with the proposed façade changes if he was seeing the vision for the whole campus, but as one building he didn't see how it was consistent with area as required by the code and wouldn't support it.

Commissioner Johnson felt that the intent of the code was to discourage dramatic differences between neighboring buildings, but that because the applicant owned so many of the buildings in the office park and was looking to do this consistently throughout, she didn't necessarily feel that applied in this situation.

Mr. Dvorak appreciated the comments and indicated that with the cancer treatment center as a neighbor, they were already seeing a departure from the typical colonial architecture of the office park and didn't feel this building was varying that greatly.

General discussion ensued regarding the architectural consistency in the office park.

Commissioner Johnson motioned for Exterior Appearance Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street, with Option 1 for the canopy. Commissioner McMahon seconded.

General discussion ensued and the Commissioners offered final thoughts.

The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner McMahon and Commissioner Johnson.

Nays: Commissioner Stifflear and Commissioner Crnovich

Commissioner Stifflear motioned for Site Plan Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street. Commissioner Crnovich seconded. The motion passed unanimously.

Plan Commission Minutes

April 8, 2014

Mr. Malina explained what the Commission needed to do to read the Findings into the record and summarized the draft Findings.

The Commission offered some thoughts on changes and amendments to the Findings they were provided. The changes recommended are part of the document in the case file.

Mr. Gascoigne summarized the recommended changes to the Commission.

Commissioner Johnson motioned for the approval of the draft findings, as amended. Commissioner McMahon seconded. The motion passed unanimously.

Adjournment

Commissioner Stifflear moved to adjourn. Commissioner Johnson seconded and the meeting adjourned at 4:55 p.m. on April 8, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: 901 N. Elm Street – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: February 12, 2014 and April 8th, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014

FINDINGS AND RECOMMENDATION ON REMAND FROM THE BOARD OF TRUSTEES

I. FINDINGS

1. Med Properties (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 901 N. Elm Street (the "Subject Property").
2. The Subject Property is located in the O-3 General Office District and is improved with a multiple-story office building that will be home to both Village Children's Academy who will be relocating to this location from 40 S. Clay, as well as general medical offices to occupy the remainder of the building..
3. At the February 12th Plan Commission meeting, the Plan Commission reviewed the applicant's site plan and exterior appearance plans relative to redevelopment of the site, which included:
 - a. Installation of a new 5'-0" tall, decorative protective fence surrounding the children's play area required for the daycare.
 - b. 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.
 - c. Installation of a new canopy above the north entry.
 - d. Removal of the existing white shutters from all windows.
 - e. New sconce lighting for north entrance.
 - f. New recessed aluminum and glass bi-parting automatic doors.
 - g. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.
4. Certain Commissioners at the February 12, 2014 Plan Commission meeting expressed concern with the location, appearance and size of the proposed play equipment but were ultimately satisfied with this given the inability to locate it anywhere else on the site and the limited visibility from Ogden.
5. Certain Commissioners at the February 12, 2014 Plan Commission meeting expressed interest in seeing additional trees on the site to offset those being removed due to the Emerald Ash Borer, however most Commissioners agreed that the remaining and proposed plantings were sufficient given the layout of the site and the existing landscaping.

6. At the February 12, 2014 Plan Commission meeting, the site plan and exterior appearance plans were recommended for approval on a vote of four (4) Ayes, one (1) Nay and one (1) Absent.
7. On March 18th, 2014, the Village Board heard a presentation from the applicant and remanded the matter back to the Plan Commission to consider possible revisions to the location of the children's play area for Village Children's Academy, and to consider concerns expressed regarding the architectural changes to the building's façade. Regarding the location of the proposed play area, the Board suggested the applicant consider analyzing the current parking demand and determine if all of the existing parking was required by code for the proposed uses, with the goal of potentially freeing up additional space elsewhere on the site for the play area.
8. At a special Plan Commission meeting on April 8th, 2014, the applicant made a presentation which included the following changes to the site/landscape plan and elevations from the original proposal:
 - a. The required parking spaces were calculated for the proposed uses and the applicant determined that they are able to eliminate six (6) additional parking spaces, thereby freeing up additional land to push the play area further to the north and away from Ogden Avenue and minimizing its visibility.
 - b. Due to the relocation of the children's play area, the applicant revisited the proposed landscape plan and has made several adjustments. The original plan proposed the removal of 15 trees (12 of these were affected by the Emerald Ash Borer (EAB)), replacing 5 of those, resulting in a net loss of 10 trees. The applicant's revised plan proposes to remove 31 trees (including the same 12 affected by the EAB), but proposes to replace 23 of those resulting in a net loss of 8 trees, or two less than the previous plan.
 - c. As a result of safety concerns raised by certain Commissioners, the applicant has extended the fence that currently terminates at the southern edge of the children's play area, and now extends north to meet up with the existing fence along Ogden Avenue, thus enclosing the front yard of the site. A new gate will also be provided to allow restricted access to and from the property.
 - d. The applicant provided two options in response to concerns raised regarding its contrast to the remaining features of the building. The original canopy was a natural unpainted steel element while the two new options have been redesigned slightly, with one option being painted black to match the railings and other components in the vicinity, and the other option has been painted white to match the window surrounds and façade features.
9. At the April 8th, 2014 Plan Commission special meeting, the Commission offered the following thoughts regarding Exterior Appearance:
 - a. Certain Commissioners felt that the per Section 11-606E, proposed changes to the canopy on the north elevation were not consistent with the other buildings

in the office park, while others felt that the proposed changes offered slight distinctions to the façade and welcomed the changes. In addition, a Commissioner also expressed concern with the removal of the shutters and its impact on the overall appearance of the building. In any event, the Commission agreed that if approved, any future development by this property owner attempt to maintain consistency.

- b. While concerns were raised regarding appearance of the entrance gate between the pillars on the south entrance, most Commissioners recognized and agreed that it provided a necessary safety measure consistent with the use and found it acceptable.
10. At the April 8th, 2014 Plan Commission special meeting, the Commission offered the following thoughts regarding Site Plan: The entire Commission was complimentary of the site plan, specifically as it related to the changes to the playground and the reduction of overall lot coverage, which they felt were extremely positive.
11. The Plan Commission generally finds that based on the Application and the evidence presented at the public meetings, and based on the Applicant's plan revisions and efforts to address concerns raised, the Applicant has 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. Among the evidence relied upon by the Plan Commission were the revised site plans and various plans submitted and considered for the April 8th, 2014, Plan Commission meeting, prepared by Trippiedi Design.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed revised exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of three (3) "Ayes," two (2) "Nayes," and one (1) "Absent," recommends on remand that the President and Board of Trustees approve the exterior appearance plans for 901 N. Elm Street subject to the condition that the applicant use "Option 1" for the canopy as included in Exhibit "B" of the attached ordinance.

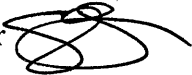
Following a motion to recommend approval of the proposed revised site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nay," and one (1) "Absent," recommends on remand that the President and Board of Trustees approve the site plan plans for 901 N. Elm 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: June 11, 2014
Re: 901 N. Elm Street - Sign Permit Review – Village Children's Academy

SIGN PERMIT REVIEW

The applicant is proposing the installation of a wall sign at the subject property. The site is located on the corner of Elm Street and Ogden and is the home to the recently approved Village Children's Academy. The property is zoned O-3 General Office District. The sign would be white channel letters with black trim and would be non-illuminated, as illustrated on the attached drawings. The proposed sign would be approximately 67 square feet (1'-8" x 40'-3") and the proposed location is on the east elevation, as depicted on the attached site plan.

Subsection 9-106J of the Zoning Code provides the requirements for wall signs in the O-3 District and allows one square foot per foot of building frontage, up to a maximum of 100 square feet. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

Attachment

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

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

Applicant

Name: michael kovar
Address: 401 north cass ave.
City/Zip: westmont, il. 60559
Phone/Fax: (630) 901-4176 / 630-960-3927
E-Mail: michaelkovar91@hotmail.com
Contact Name: mike kovar

Contractor

Name: kovar signs
Address: 401 north cass ave.
City/Zip: westmont , il. 60559
Phone/Fax: (630) 901-4176 / 630-960-3927
E-Mail: michaelkovar91@hotmail.com
Contact Name: mke kovar

ADDRESS OF SIGN LOCATION: 901 elm st. hinsdale, il.

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 67.08 40'-3" x 1'8"
(42' x 2')

Overall Height from Grade: 15 Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② BROWN Black
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: 122'0"

Existing Sign Information:

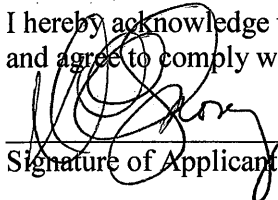
Business Name: VILLAGE CHILDRENS ACADEMY

Size of Sign: _____ Square Feet

Business Name: VILLAGE CHILDREN'S ACADEMY

Size of Sign: 30 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

6-4-14
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 30 x \$4.00 = 120 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Kolar SIGNS.com

"Signs... They don't cost money,
they make money"

401 N. Cass Ave Westmont, IL 60559

office 630-968-4176

fax 630-960-3927

cell 630-901-4176

Date:

Start Date:

Terms:

CUSTOMER

VILLAGE CHILDRENS ACADEMY

ADDRESS

CITY, STATE, ZIP

PHONE #'S

PROPOSAL

"THE VILLAGE CHILDRENS ACADEMY "

20" NON ILLUMINATED FORMED CHANNEL LETTER 5" DEEP CAN
BLACK WITH WHITE FACES
483" LONG DESIGN TO BE STUD MOUNTED AND EPOXY CEMENTED
TO WALL OF 901 NORTH ELM HINSDALE, IL.

483"
20" **THE VILLAGE CHILDRENS ACADEMY**

Special Instructions

SUB TOTAL

DISCOUNT

TOTAL

All materials are guaranteed as stated above. All work is to be completed in a workman like manner in accordance to standard practices and specifications submitted. Any modification from the specifications above involving extra costs will be performed only upon an authorized written order and will become a charge above and beyond the above authorized proposal. Delays in performing the work described above due to weather, strikes, or other events beyond our control are understood reasonable. Homeowner is to have fire, flood and other needed insurance on the address listed above. All payments are due upon completion.

Proposed By:

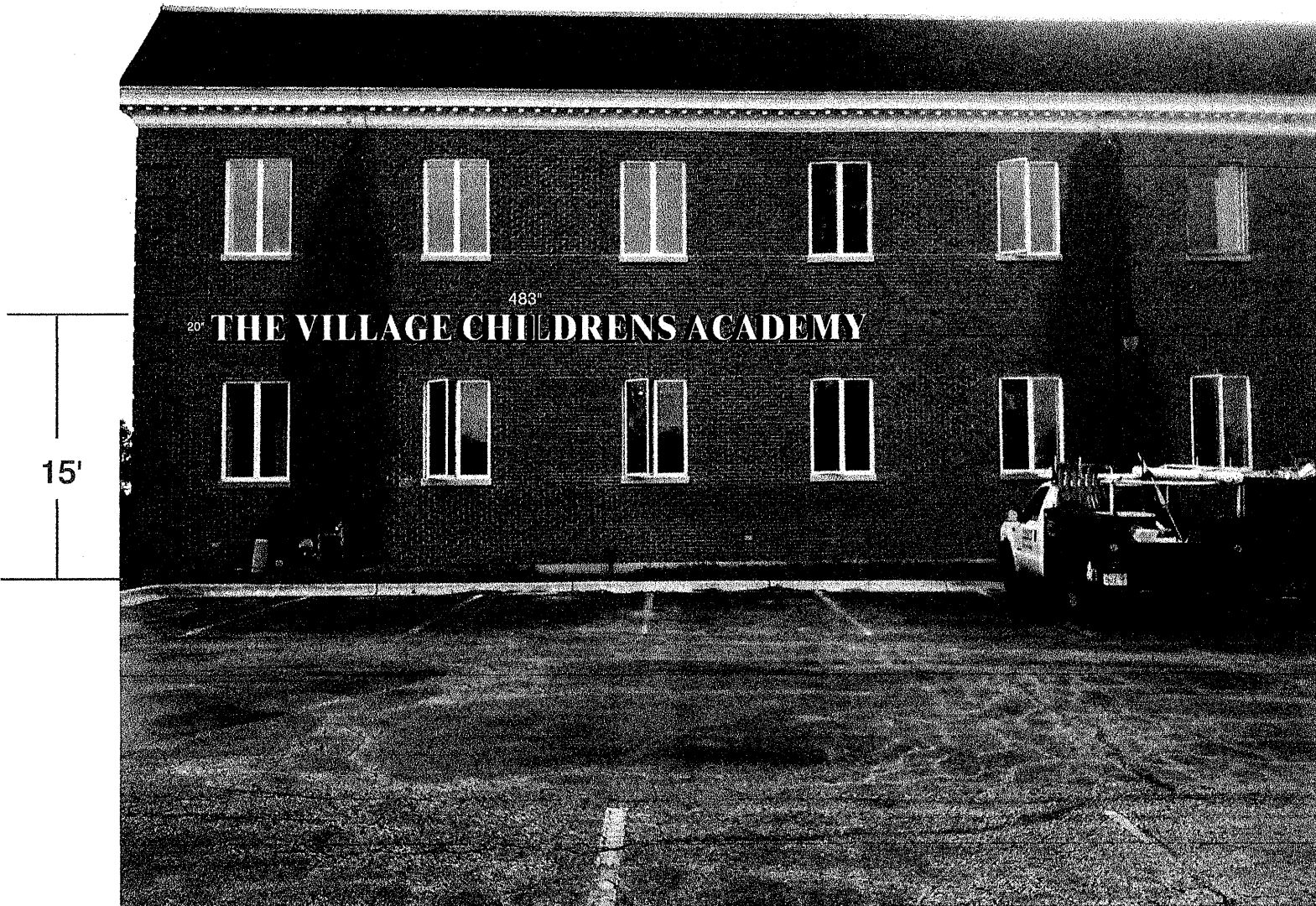
Authorized Signature

Date

TO ACCEPT THIS PROPOSAL AS STATED ABOVE, PLEASE SIGN AND DATE.


Authorized Signature

Date



Kövar
Signs
968-4176
Westmont
Outdoor/Window Complete Sign Making

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: May 14, 2014
Re: Public Hearing for Case A-13-2014
Applicant: Shred415
Request: Special Use Permit for a Physical Fitness Facility at 230 E. Ogden Avenue

The applicant is proposing a Personal Training Facility to be located on a portion of the main level in the commercial building located at 230 E. Ogden Avenue in the B-3 General Business District and is requesting approval of a special use to allow the business. As stated in Paragraph 5-105C(11), physical fitness/personal training facilities are special uses in the B-3.

According to the applicant's submittal, the facility will consist of a 1,500 square foot workout studio, as well as men's and women's locker rooms, a children's play area, a receptionist's area, a general office and a utility room. The remainder of the main level, as well as the lower level, is occupied by Molecular Imaging while the upper level is vacant and according to the building owner, is being marketed towards medical office uses.

It is requested that the public hearing for the Special Use be scheduled for June 11, 2014.

Attachment

Cc: President Cauley and Village Board of Trustees



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Shred415 Hinsdale, LLC
Address: 230 E Ogden Avenue, First Floor
City/Zip: Hinsdale, IL 60521
Phone/Fax: (773) 230-5336 / (312) 583-2508
E-Mail: matt@shred415.com

Owner

Name: 230 East Ogden, LLC
Address: 945 South Vine Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 258-2384 /
E-Mail: RAJ@phsol.com

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

Name: Peter Coules, Jr.
Title: Attorney
Address: 15 Salt Creek Lane, Suite 312
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 920 - 0406 / 630 920 1338
E-Mail: peter@donatellcoules.com

Name: Jeff Leven, Techno Ltd.
Title: Architect
Address: 67 E. Madison Ste 1405
City/Zip: Chicago, IL 60603
Phone/Fax: (312) 920-0600 / (312) 920 0061
E-Mail: jeff1@technoltd.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) None
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 230 E. Ogden Avenue, First Floor, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 20 - 9033

Brief description of proposed project: operation of a physical fitness studio

General description or characteristics of the site: Present building is a conforming B-3 property

Existing zoning and land use: B - 3

Surrounding zoning and existing land uses:

North: 0 - 3

South: R - 4 and B - 1

East: B - 3

West: B - 3

Proposed zoning and land use: B - 3 with a special use of a physical fitness facility

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

☐ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested: Physical Fitness
Facility (7991)

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 230 East Ogden Avenue, Hinsdale, IL 60521

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

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

* Must provide actual square footage number and percentage.

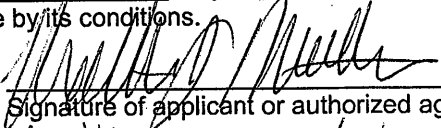
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: None.

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 4th day of March, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

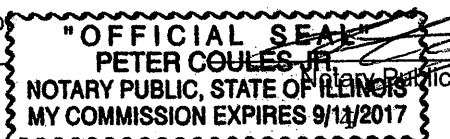

Signature of applicant or authorized agent
Matthew J. Micheli
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 4th day of March, 2014





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 230 East Ogden Avenue, Hinsdale, IL 60521

Proposed Special Use request: A physical fitness facility (7791) on a B-3 zoned property

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

REVIEW CRITERIA

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

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

The use is an allowable use in the B-3 Zoning District, as a Special Use. The B-3 District is a general business district that is intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes. Shred415 Hinsdale, a fitness studio on Ogden Avenue, meets this criteria.

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

A fitness studio located on Ogden Avenue is a relatively low intensity of use for the property, and will therefore not have an adverse impact on the adjacent properties nor on the public health, safety, or general welfare of the area (see attached plan for space, as it shows there is no outside use for the property except for parking spaces).

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

The work out studio will be sound proof so as not to disturb the other tenants in the building located above, below and to the south of Shred415 Hinsdale's space. It will not interfere in any way with the use and development of the neighboring property.

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

No changes to any public facilities are necessary. The use of the property as a fitness studio has no negative impact on any public services.

5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The property will be utilizing Ogden Avenue for access and will therefore cause no congestion on residential streets.

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

There will be no impact or destruction of significant features, as the only work performed to the property will be inside the existing structure.

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

That is a correct statement.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

This is not applicable as there are no standards regarding the adaptation of the existing empty space into a fitness studio. Shred415 Hinsdale will be a first class fitness studio. They currently exist with three other facilities located in Chicago and Northfield.

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

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

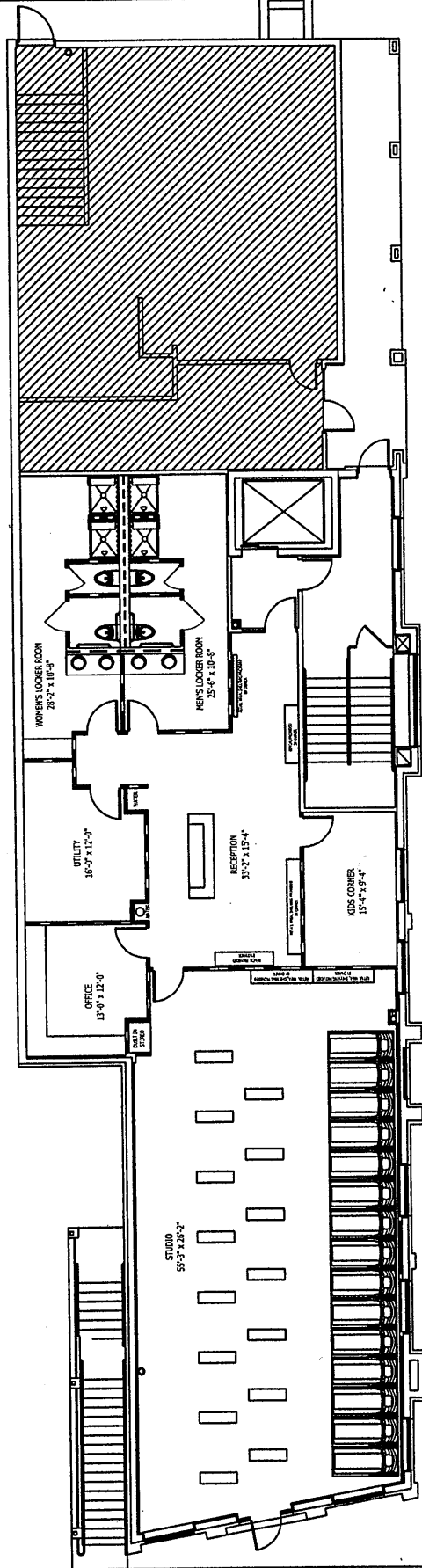
A fitness studio along Ogden Avenue is convenient for users, will not impact residential areas, and will lead Clients of the fitness studio to utilize other businesses along Ogden Avenue and York Road in Hinsdale.

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

Being along Ogden Avenue and in the B- 3 Zoned Property, this is the best location for a fitness studio. Further, the subject property has plenty of on-site parking for the requested use.

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

The design of the fitness studio is well thought out in that the studio is the furthest point from any Residential Structure and the studio will also be sound proof.



SHEET TITLE:

SPACE PLAN

JOB NO.:

DATE:

SCALE:

12.04.13

NTS

DRAWN BY:

SD

SHRED
HINSDALE, IL

TECHNO LTD.

ARCHITECTURE • INTERIOR DESIGN • FACILITY MANAGEMENT
67 EAST MADISON STREET, SUITE 1405
CHICAGO, ILLINOIS 60603
TELEPHONE 312.920.0060 FAX 312.920.0061

Application for Certificate of Zoning Compliance

VILLAGE OF HINSDALE

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: Shred415 Hinsdale, LLC

Owner's name (if different): 230 East Ogden, LLC

Property address: 230 East Ogden Avenue, Hinsdale, IL 60521

Property legal description: [attach to this form]

Present zoning classification: B - 3

Square footage of property: N/A

Lot area per dwelling: N/A

Lot dimensions: N/A

Current use of property: B-3 Building, already approved and built

Proposed use: ☐ Single family dwelling
☐ Other: _____

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

Brief description of request and proposal:

The request is for a special use to construct a physical fitness
studio in an existing building that is a conforming B-3 structure
and no variations are needed.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

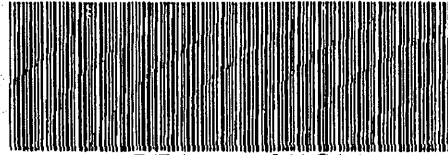
front:	<u>N/A</u>	<u>/</u>
interior side(s)	<u>N/A</u>	<u>/</u>
corner side	<u>N/A</u>	<u>/</u>
rear	<u>N/A</u>	<u>/</u>



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

173
FIBS: AMERICAN TITLE
ORDER # 1713393



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.06,2007 RHSP 11:33 AM
DEED 09-01-209-004
003 PAGES R2007-215579

THE GRANTOR(S) Santo Albanese, of the City of Hinsdale, County of , State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 230 East Ogden, LLC . an Illinois Limited Liability Corporation of 230 E. Ogden Ave., Hinsdale, IL of the County of , all interest in the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-01-209-014-0000, 09-01-209-004-0000

Address(es) of Real Estate: 230 E. Ogden Ave., Hinsdale, IL

Dated this 26th day of November, 20 07

Santo Albanese

STATE OF ILLINOIS
DEC.-6.07
DUPAGE COUNTY

1653.75
0000078746
REAL ESTATE
TRANSFER TAX
01653.75
FP3266E11

Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ

R2007-215579

DUPAGE COUNTY RECORDER

Exhibit "A" – Legal Description

Lot 22 and the North half of Lot 23 in Hinsdale Highlands, being a subdivision of part of the Northeast quarter of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 8, 1922 as document No. ~~15000~~ in DuPage County, Illinois

155000

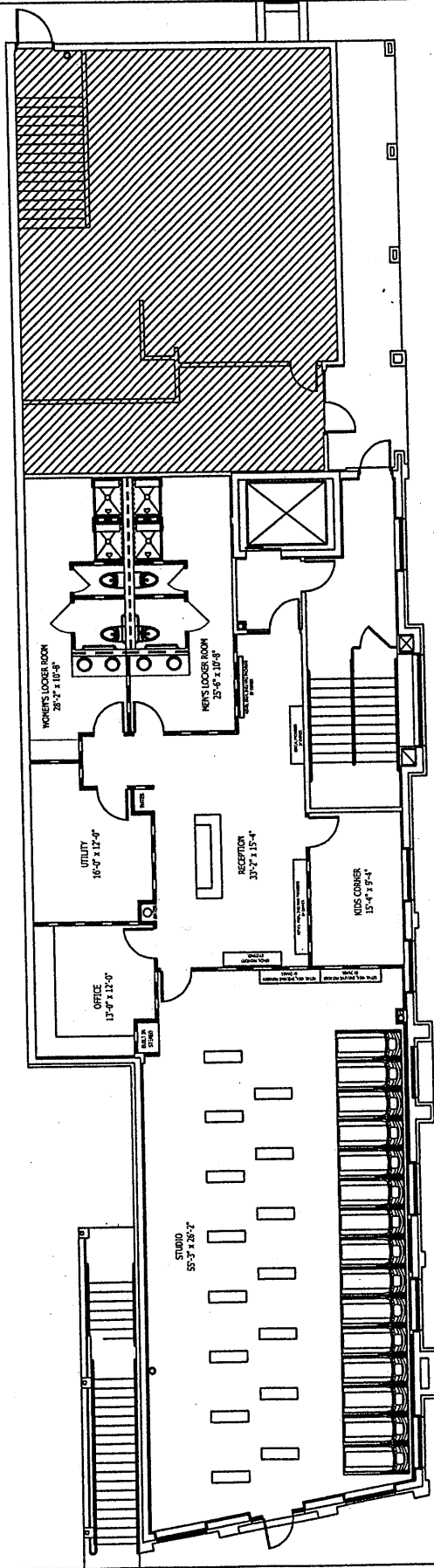
Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ

R2007-215579

DUPAGE COUNTY RECORDER



SHEET TITLE:

SPACE PLAN

JOB NO.:

DATE:

SCALE:

12.04.13

NTS

DRAWN BY:


SD

SHRED
HINSDALE, IL

TECHNO LTD.

ARCHITECTURE • INTERIOR DESIGN • FACILITY MANAGEMENT
67 EAST MADISON STREET, SUITE 1405
CHICAGO, ILLINOIS 60603
TELEPHONE 312.920.0060 FAX 312.920.0061

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: May 14, 2014
Re: 330 Chestnut Street – Hinsdale Land Restoration and Preservation, LLC. – Exterior Appearance and Site Plan Review Approval for the construction of a new two-story commercial building and associated site improvements

REQUEST

The applicant, Hinsdale Land Restoration and Preservation, LLC., is requesting approval of exterior appearance and site plans to allow for the construction of a new two-story office building, with a surface parking lot, at 330 Chestnut Street. The site is currently unimproved and has, for several years, been used to store surplus railroad materials by the Burlington Northern Santa Fe (BNSF) Railroad. The site is in the B-3 General Business District and is directly across Chestnut from the backside of Grant Square, and immediately adjacent to the Village parking lot to the east and a multi-tenant commercial building due west of the subject property.

According to the applicant's submittal, the proposed building would be a total of approximately 5,100 square feet and have an F.A.R. of 21% versus the permitted 50% allowed. In addition the total proposed coverage would be 47%, versus the allowed 90%.

BACKGROUND

There have been two identified proposals on this stretch of land, clearly neither of which were ever developed. In 2004, the Plan Commission considered an application proposing the construction of a lifestyle housing condominium project that consisted of three buildings varying in height between one and two stories. In addition, the applicant proposed 14 off-street parking spaces. As a lifestyle housing application, this proposal included several waivers from the setbacks. Prior to the 2004 proposal, it appears that the same applicant received approval for a Planned Development, consisting of seven freestanding office buildings, but included the land immediately to the east where the Village's parking lot now exists.

Due to the challenges of the site, its unique geometry, as well as its proximity to the adjacent BNSF railway, the site has created multiple challenges for those looking to propose anything on the property, which is why it has remained vacant and functioned as material storage for many years. Over the past several years the Village has attempted to enforce clean up on the site, but given the number of times the ownership has changed hands, it has remained a constant challenge to determine an owner and ultimately pursue enforcement.

Given these constraints and the uniqueness of the property, the applicant also realized the need to obtain several variations to place almost anything on the property given its extraordinary width and very shallow depth. As a result, in addition to the site plan and exterior appearance approvals, the applicant also applied for several variations. The applicant has identified these requests on the cover sheet of their submittal, as well as by outlining them in the General Plan Commission application.

The public hearing regarding these variations took place at the Zoning Board of Appeals on March 19th, 2014. The requested variations are as follows:

- 5' front yard building setback vs. code required 25' (5-110(C))
- 1' rear yard setback vs. code required 20' (5-110(C))
- 0' rear yard landscape buffer vs. code required 10' (9-107(A))
- 2'1" front yard landscape buffer vs. code required 10' (9-107(A))
- 2'1" front yard setback for parking lot and driveway turnaround vs. code required 25' (5-110(C))
- Relief to permit parking in the front yard (9-104 (G)2b)
- Elimination of loading space; 1 required (9-105(D))

At the Zoning Board of Appeals meeting of March 19th, the Commission acknowledged the concerns of a neighbor regarding parking issues and confirmed that the issues were largely a result of the traffic from the Village Children's Academy. Director McGinnis indicated that Village Children's Academy was expected to move out of the 40 S. Clay location in the near future. The Commission requested that the Village look into this and then unanimously approved (6-0) all of the variation requests, subject to the Village looking into existing parking concerns expressed by the neighbor. Pursuant to the Commission's request, Director McGinnis has since made Chief Bloom aware of the Commission's direction and the Police Department has indicated that they will do what they can to look into the matter.

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 approval; 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

Mr. Sean Gascoigne and
Members of the Village of Hinsdale Plan Commission:

My wife Sharon and I are the directors of the Hinsdale Land Restoration and Preservation LLC, which owns the vacant lot at 330 Chestnut.

I am sorry that I cannot attend this meeting in person as I have a previous engagement out of state. I've managed to attend all of the previous zoning meetings and have been able to adjust my schedule to make future meetings.

My wife and I have lived in Hinsdale for 20 years and restored two historic homes; we currently reside on Washington Street in a historic home built in 1870. We took over the task of finding a solution to the parcel of land at 330 Chestnut after watching various previous attempts to overbuild on it. We plan to be in Hinsdale for many years to come and would like to convert this eyesore into a special spot in downtown, one that will be preserved and part of the village for many decades to come.

Mike Culligan, a 30-year resident of Hinsdale and principal of Culligan Abraham Architects, took on the task of designing a building that referenced the historic nature of our village, the railroad and surrounding architecture. Mike was given unbounded control to create a beautiful space and a building that would stand the test of time. By limiting the size of the structure and surrounding it in green space, I am confident he's achieved the goal of making our community better through this thoughtfully-designed building and ample garden space.

We sincerely hope you'll find this exterior appearance and site layout in keeping with the architectural and planning standards of Hinsdale. A significant amount of time and energy has gone into addressing various zoning issues and aesthetics, which has in part driven the architecture. I've personally reached out to the direct neighbors for input and support. What has been submitted to the Plan Commission is our best attempt to address all concerns with direct neighbors, and at this point I know of no one who is opposed to the exterior appearance or the vision of our proposal to improve this site.

We hope you find it pleasing and acceptable, and again my apologies for not being able to attend the meeting.

Sincerely
Dave Habiger

May 6, 2014

Mr. Sean Gascoigne
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Re: 330 Chestnut Street

Mr. Gascoigne:

I understand VoH Plan Commission will consider site plan and exterior appearance of the proposed new 2-story building at 330 Chestnut Street on 5.14.14.

It is extremely important to me that site plan, building scale, building appearance and materials selection all be correct because I am a neighbor who will spend every day forward looking at the final product.

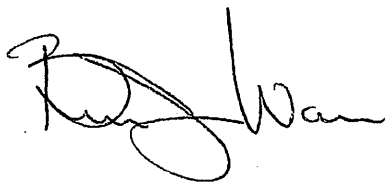
I have studied the site plan, elevations and model through the eyes of a Hinsdale resident of 25-years and registered architect and construction professional with over 35-years' experience on all building types including National Landmark restoration.

The historic interpretation of architect's design captures the context of historic Hinsdale. The site plan, building mass and materials proposed for 330 Chestnut Street all work, and work well, within the fabric that is Hinsdale. In short, it's a very good design.

I encourage unanimous approval by VoH Plan Commission. To avoid losing the uniquely successful character of this design, I recommend no changes.

I am available to discuss with you or Plan Commission Members any aspect of my opinion or whole hearted support of the site plan and exterior appearance proposed for 330 Chestnut Street.

Thank you.

A handwritten signature in black ink, appearing to read "Bruce J. Wance". The signature is fluid and cursive, with a large loop at the end.

Bruce J. Wance, AIA, LEED AP, BD+C
122 South Clay Street
Hinsdale, Illinois 60521

H: 630-323-8379

C: 773-414-5301

E: bruce.wance@gmail.com

Tim Thompson
111 S. Vine
Hinsdale, IL 60521

April 30, 2014

Members of the Village of Hinsdale Plan Commission:

As a neighbor across the street from the proposed improvement on 330 Chestnut, I'd like to offer my strong support for the building and site plan submitted to this committee.

This lot has gone unimproved since the Village was established and due to numerous issues has been commercially challenged to build on. Past proposals consumed the entire lot and dominated the space in a manner that found little support. This proposal creates the opposite and has strong support.

We now have a long time resident willing to fix the problem and create a beautiful space that improves our town. The choice of Culligan and Abraham Architects is also reassuring as they have spent the last 30 years creating great structures in Hinsdale.

Please approve this exterior appearance and site layout as presented. As a longtime resident and neighbor it has my unbounded support.

Sincerely,

Tim Thompson

Sean Gascoigne

From: Thomas Heinz <thomaspheinz@gmail.com>
Sent: Monday, April 21, 2014 3:14 PM
To: Sean Gascoigne
Subject: Proposal for 330 Chestnut St.

Mr. Sean Gascoigne and
Members of the Village of Hinsdale Plan Commission:

My wife and I have lived at 116 S. Vine St. in Hinsdale for almost 36 years. We are the second house south of the tracks on the west side of Vine St. and have been following the development proposals for 330 Chestnut St. over the past decade or so, as it is directly across the tracks at the end of our street.

We have been concerned in the past with some suggested uses of this property, but the building currently proposed by Mr. Dave Harbiger and designed by Culligan Abraham Architecture definitely meets with our approval.

I have been in attendance at the past two village meetings and have listened with interest as questions were raised by committee members and neighborhood residents regarding the current proposal. And I am impressed at how the concerns that were raised and/or suggestions that were put forth at these hearings were addressed by Mr. Harbiger and his architects and have been incorporated into the current proposal, which I believe to be most satisfactory.

My wife and I would like to go on record as being in favor of the approval of said proposal so that the project can move forward in an expedient manner.

We look forward to the addition of this well-designed building to our neighborhood.

Respectfully submitted,
Thomas P. Heinz

FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

Zoning Calendar: V-01-14

Petitioner: Hinsdale Land Restoration and Preservation, LLC

Meeting held: Public Hearing was held on Wednesday, March 19, 2014 at 7:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdlean on February 27, 2014.

Premises Affected: Subject Property is commonly known as 330 Chestnut Street, Hinsdale, Illinois and is legally described as:

LOTS 4,5,6 AND 7 IN CHESTNUT STREET COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2001 AS DOCUMENT R2001-203762, EXCEPTING THEREFROM THAT PART OF LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 15 DEGREES 09 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 4, THENCE SOUTH 74 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.5 FEET; THENCE NORTH 34 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS

Subject: In this application for variation, the applicant requests relief from the front and rear yard setbacks set forth in 5-110, 9-104, and 9-107 in order to construct a new commercial building on the site.

Facts: This property is located in the B-3 Business District in the Village of Hinsdale and is located on the south side of Chestnut Street between Vine and Clay. The property is irregularly shaped and has a total square footage of approximately 24,090. The maximum FAR is 50% or 12,045. The Total Lot Coverage is 90% or approximately 21,681 square feet.

Action of the Board:

Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met and recommended approval. One of the factors taken into account was the unique shape of this lot and its proximity to the railroad tracks.

A motion to recommend approval was made by Member Moberly and seconded by Member Giltner subject to the Village looking into the existing parking issues in this area to see what, if anything, can be done to address the congestion.

AYES:

Members Connelly, Moberly, Neiman, Giltner, Biggert, and Chairman Braselton

NAYS:

None

ABSTAIN:

None

ABSENT:

Member Callahan

THE HINSDALE ZONING BOARD OF APPEALS



Chairman Debra Braselton

Filed this 16th day of April, 2014, with the office of the Building Commissioner.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Hinsdale Land Restoration and Preservation LLC
Address: 15 Salt Creek Lane Suite 312
City/Zip: Hinsdale IL 60241-2964
Phone/Fax: (415) 830 / 0649
E-Mail: forestbeach@gmail.com

Owner

Name: Sharon Habiger
Address: 133 North Washington St
City/Zip: Hinsdale IL
Phone/Fax: (630) 655 / 1413
E-Mail: forestbeach@gmail.com

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

Name: Mike Culligan (architect)
Title: Owner
Address: 148 W. Burlington Ave.
City/Zip: Clarendon Hills IL 60514
Phone/Fax: (630) 655 / 9417
E-Mail: mc@culliganabraham.com

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

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

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

II. SITE INFORMATION

Address of subject property: 330 N. Chestnut Street Hinsdale

Property identification number (P.I.N. or tax number): 09 - 12 - 109 - 017

Brief description of proposed project: Office Building

General description or characteristics of the site: Flat rectangular site covered in gravel.

Existing zoning and land use: B-3 (storage and dumping)

Surrounding zoning and existing land uses:

North: O-2

South: R-4

East: 1B

West: B-3

Proposed zoning and land use: B-3

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 330 CHESTNUT AVENUE HINSDALE IL

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250	24,090
Minimum Lot Depth	125'	~67.59
Minimum Lot Width	50'	~479.24
Building Height	30'	28'-9"
Number of Stories	2	2
Front Yard Setback	25' GRANTED VARIANCE OF 5')	5'-10"
Corner Side Yard Setback	NA	NA
Interior Side Yard Setback	10'	145'-10"
Rear Yard Setback	20' GRANTED VARIANCE OF 1')	1'-4"
Maximum Floor Area Ratio (F.A.R.)*	12,045 (50%)	5,170 (21%)
Maximum Total Building Coverage*	NA	NA
Maximum Total Lot Coverage*	21,681 (90%)	11,140 (47%)
Parking Requirements	APPLICABLE AREA FOR PARKING= 2,450 SF 1 SPACE PER 250 SF= 10 SPACES	10
Parking front yard setback	25' (GRANTED VARIANCE OF 2'-1")	10'-5"
Parking corner side yard setback	NA	NA
Parking interior side yard setback	25'	54'-7"
Parking rear yard setback	0'-0" FOR YARD ABUTTING TRACKS	0'-0"
Loading Requirements	1 (GRANTED VARIANCE FOR 0)	0
Accessory Structure Information	NA	NA

* 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: HIGHLIGHTED AREAS THAT SHOW A LACK COMPLIANCE HAVE BEEN ADDRESSED VIA VARIANCES GRANTED BY

THE ZONING BOARD OF APPEALS ON 3.19.14. SEE ARCHITECTURAL SHEET 1 AND 3 FOR FURTHER INFORMATION REGARDING GRANTED VARIANCES.

0'-0" PARKING REAR YARD SETBACK REFERENCES CODE SECTION 5-110 G11 REGARDING REAR YARDS CONTINGUOUS WITH RAILROAD

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 31st day of Jan, 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]
Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 31 day of Jan, 2014.

Christine M. Gericke
Notary Public

4

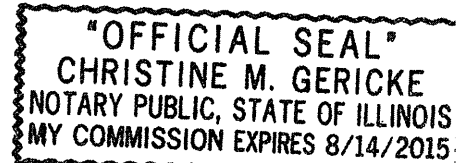


TABLE OF COMPLIANCE

Address of subject property: 330 CHESTNUT AVE

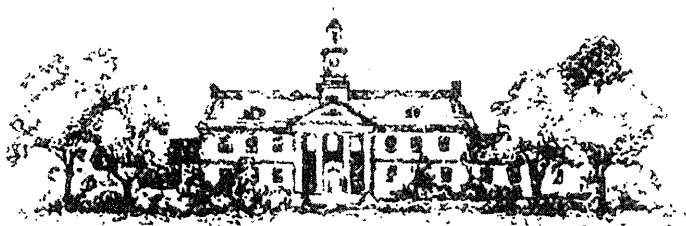
The following table is based on the B-3 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	24,090 SF.
Minimum Lot Depth	125'	125'	125'	~ 67.59'
Minimum Lot Width	50'	20'	50'	~ 479.24
Building Height	30'	30'	30'	28'-9"
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	5'-10" (5'-0" GRANTED VARIANCE)
Corner Side Yard Setback	25'	0'	25'	NA
Interior Side Yard Setback	10'	0'	10'	145'-10"
Rear Yard Setback	20'	20'	20'	1'-4" (1'-0" GRANTED VARIANCE)
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	5,170 (21%)
Maximum Total Building Coverage*	N/A	80%	N/A	NA
Maximum Total Lot Coverage*	90%	100%	90%	11,140 (47%)
Parking Requirements			10	10
Parking front yard setback	25'	0'	25'	10'-5" (2'-1" GRANTED)
Parking corner side yard setback	25'	0'	25'	NA
Parking interior side yard setback	10'	0'	25'	54'-7"
Parking rear yard setback	20'	20'	20'	0'-0" SEE 5-110 G11
Loading Requirements			1	0 (0 GRANTED VARIANCE)
Accessory Structure Information (height)	15'	15'	15'	NA

* 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:

HIGHLIGHTED AREAS REFERENCE ZONING VARIATIONS GRANTED 3.19.14,
SEE ARCHITECTURAL SHEET 1 FOR FURTHER INFORMATION



VILLAGE OF HINSDALE

FOUNDED IN 1837

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 330 Chestnut 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.

PLEASE SEE ATTACHED

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

SEE ATTACHED
FOR RESPONSES

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

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

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.

SEE ATTACHED FOR RESPONSES

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.

PLEASE SEE ATTACHED

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

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

EXTERIOR APPEARANCE REVIEW CRITERIA FOR 330 CHESTNUT STREET

1. The proposed building is positioned on the site to allow for landscaped gardens to the East and West at the street level and a sunken garden provides additional open landscaped gardens for the North and South elevations. The building has been carefully integrated onto the site to reduce the scale from all sides and better relate to the scale of the surrounding structures.
2. With few exceptions all of the buildings on Chestnut that are in close proximity to the proposed building are brick. The proposed materials for the building are a common brick facade with metal clad dormers, columns and trellises. The roof will be a metal standing seam roof with metal flashing and gutters. The existing concrete retaining walls will be integrated into the design of the new building at the South elevation. Wide expanses of glass will be used at the East and West elevations to allow for views to the gardens.
3. The general character of the neighborhood is a mix of industrial, commercial and institutional buildings north of the railroad tracks and residential South of the tracks. Most of these structures are two stories in height. The streetscape on Chestnut is generally filled with parking lots and loading docks. We have viewed our site as an opportunity to soften this area with landscaping and buffer the sounds generated by the trains to the south and vehicles to the north. Our building takes its cues from the urban context of warehouse structures that are historically found along the Burlington Northern line and homes to the south with simple gable ended roof forms.
4. The existing site work including a parking lot to the west, curb cuts for future access to the property and all underground storm and sewer work has been completed by the previous property owner and we have positioned our building to incorporate this existing work into our project. Landscaping now is nonexistent and will be used extensively over the whole project site. Vehicular access will be provide with a parking lot west of the building and a circular drive east of the building. A new sidewalk will connect our property with those to the east and west and provide pedestrian access to our building on the north side. Handicap ramps will provide access to the building on the south side and will help integrate the existing concrete retaining walls with our building. Vehicular traffic patterns will be minimally altered with the new circular drive and will be improved with the expansion of the parking lot to the west.
5. The height of our proposed structure is under that allowed by code and is compatible with the buildings on Chestnut and residences South of The railroad tracks. To help reduce the bulk of the proposed building a simple pitched roof was used.
6. In an effort to help reduce the perceived length of the proposed building the front façade (Chestnut Street elevation) has been designed with a garden courtyard between the two main structures enclosed by a garden wall and trellised arbor above. The landscaping buffer between the sidewalk and the building will be done to soften the visual impact and further integrate the building and landscape.
7. The proportions and placing of the openings are a direct result of the site. The north façade (Chestnut Street) has limited desirable views thus the openings are mostly small punched openings in masonry. Glass walls with doors are recessed off the street and provide access and light into the building at the east and west sides. This expanse of glass wraps around to the east and west providing views to the gardens. The south façade abuts the tracks and openings are kept to a minimum to help with sound and the visual disturbance of the trains going by.
8. The rhythm of solids and voids are integral to the design and are used to breakdown the size and bulk of the building.
9. The building has been placed in the center of the lot to help incorporate landscaping between the existing parking lots and buildings on Chestnut Street.

10. Entrance porches provide a covered area at the east and west ends of the proposed building and are setback from the garden wall and courtyard to help with views from the street. This provides a direct connection to the pedestrian traffic from the east and from those parking in the lot to the west.
11. All exterior building materials will be authentic and will give our building the timeless qualities of a building that has always been there.
12. The roof shapes are simple gable ended structures that are in keeping with the residences to the south.
13. The Chestnut Street elevation has a 3 foot garden wall that connects to the main structure and runs parallel with the sidewalk. This wall visually breaks down the mass of the buildings and connects the two structures. A trellis is overhead and allows for landscaping to further soften the appearance from the street. The sunken garden positioned between the two building masses is similar to the building on Clay to the west.
14. The scale of the building is in keeping with all neighboring buildings and all the placement of gardens, windows, door openings, porches and balconies have been done to take advantage of desirable views and provide visual screening where necessary (tracks and road).
15. The directional expression of the front elevation (Chestnut St.) due to the nature of the long narrow lot is mostly horizontal. This is the general feel when approaching by car or foot and is further emphasized by the railroad tracks and concrete retaining walls to the south. The interior courtyard helps negate a long building and provides relief and interest to the streetscape on Chestnut.
16. Not applicable.

**SITE PLAN REVIEW CRITERIA
FOR
330 CHESTNUT STREET**

1. The site plan as proposed meets all standards required by the Zoning Code with respect to the proposed use.
2. The proposed site plan does not interfere with easements and rights of way.
3. The proposed site plan will transform what is now an abandoned landfill into a gardened paradise.
4. The proposed site plan provides for a sidewalk that enhances and connects the retail buildings to the east with the buildings to the west. The enjoyment and use of all surrounding properties will benefit from this proposed plan.
5. The proposed site plan does not negatively change or effect the vehicular traffic as the existing parking area will remain and be expanded as required. The foot traffic will be enhanced by the new sidewalk.
6. The site will blend the landscape and building and provide visual screening in appropriate ways that do not negatively impact the surrounding neighborhood. Where relief is necessary from the Railroad tracks to the south the concrete retaining walls will have trellises creating visual softness.
7. The proposed structures and landscaping exceed anything that exists in the general area and will be a positive influence to the general feel of the neighborhood.
8. Not applicable.
9. The proposed site plan does not create unreasonable drainage or erosion problems.
10. The proposed site plan has been a direct response to the multitude of utility systems that are on the property and allows for maintenance as needed.
11. Not applicable.
12. The proposed site plan does not affect the public health, safety or general welfare.

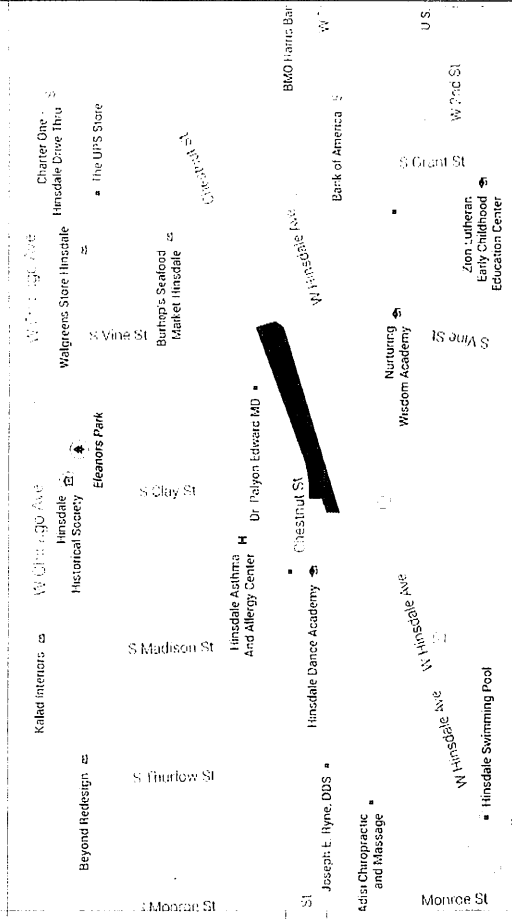
TABLE OF CONTENTS

- 1 SITE OVERVIEW
- 2 PLAT OF SURVEY
- 3 SITE PLAN
- 4 LANDSCAPE PLAN
- 5 FIRST FLOOR PLAN
- 6 SECOND FLOOR PLAN
- 7 BASEMENT FLOOR PLAN
- 8 NORTH AND SOUTH ELEVATIONS
- 9 EAST AND WEST ELEVATIONS
- 10 PERSPECTIVES

ZONING INFORMATION

GRANTED VARIATIONS 3.19.14		CODE SECTION
BUILDING	5'-0" FRONT YARD BUILDING SETBACK	5-110(C)
BUILDING	1'-0" REAR YARD BUILDING SETBACK	5-110(C)
PARKING/DRIVE	0'-0" LANDSCAPE BUFFER REQUIREMENT FOR REAR YARD	9-107(A)
PARKING/DRIVE	2'-1" LANDSCAPE BUFFER FOR FRONT YARD	9-107(A)
PARKING/DRIVE	2'-1" FRONT YARD SETBACK (PARKING/TURNAROUND)	5-110(C)
PARKING/DRIVE	PARKING ALLOWED IN FRONT YARD	9-104(G) 2b
MISC.	0 LOADING SPACES REQUIRED	9-105(D)
B-3 DISTRICT - 24,090 SF. LOT AREA		PROPOSED
MINIMUM LOT AREA	6,250 SF.	24,090 SF.
MINIMUM LOT DEPTH	125'	67.5'
MINIMUM LOT WIDTH	50'	474.24'
BUILDING HEIGHT	30'	28'-4"
NUMBER OF STORIES	2	2
FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE	5'-10"
CORNER SIDE YARD BUILDING SETBACK	N/A	N/A
INTERIOR SIDE YARD BUILDING SETBACK	10'	145'10"
REAR YARD BUILDING SETBACK	1'-0" PER GRANTED ZONING VARIANCE	1'-4"
FLOOR AREA RATIO	50% OF LOT AREA= 12,045 SF.	5.110(21%)
TOTAL BUILDING COVERAGE	90% OF LOT AREA= 21,681 SF.	11.140(47%)
PARKING REQUIREMENTS	FOR OFFICE 1 PER 250 F.A.R.	10
FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	2'-3" GARDEN WALL- 10'-5" PARKING
CORNER YARD SETBACK	N/A	N/A
REAR YARD SETBACK	0' PER GRANTED ZONING VARIANCE	0' PER GRANTED ZONING VARIANCE
LANDSCAPE BUFFER (SIDE YARD)	10'	25'
LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE	2'-2"
LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	0'-0"
LOADING REQUIREMENTS	0' PER GRANTED ZONING VARIANCE	0
ACCESSORY STRUCTURE INFORMATION	N/A	N/A

VICINITY MAP



AREA MAP



[illegible]

- ADHANT
- CONCRETE
- CATION BUSH
- CONCEPT
- HYDRANT
- LIGHT
- SANITARY MANHOLE
- SIGN
- SQUARE CURB DRAIN
- STONE MANHOLE
- TELEPHONE MANHOLE
- UNSHOWN MANHOLE
- WATER MANHOLE
- WATER POWDER PUMP

[illegible]

TELEPHONE LINE : 011-26103733

Vine Street

Vicinity Map
(No Scale)

[illegible][illegible]

STATE OF ILLINOIS,
COUNTY OF HANE,

vs.

W.S. NIKELBELL CONSULTANTS LLC, ELIZABETH PROH-COOPER, INDEMNIFIED AND RELEASED HAVE
PETITIONED THE CLAT OF TOPOGRAPHIC SURVEYOR HAS MADE NO INVESTIGATION OR REPLY PRESENT
FOR THE ELEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE
BANKING, ON ANY OTHER FACTS WHICH AN ALLEGED TITLE SEARCH MAY DISCLOSE. THIS
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MAPPING STANDARDS FOR

PRINTED AT MONTGOMERY ILLINOIS ON 11/27/79 10:59

GEORGE H. DEULAVIK P.L.D. 2500 EXPIRATION DATE 11/30/2014
STACY L. STEWART P.L.D. 2415 EXPIRATION DATE 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 134-004766

1990年12月25日

**Hinsdale Land Restoration
and Preservation, LLC**
390 Chestnut Street

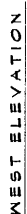
CULLIGAN ABRAHAM
ARCHITECTURE
culliganabraham.com 830.685.9417

PLAT OF SURVEY
1/16" = 1'-0"

Page 1 of 2

571

5714



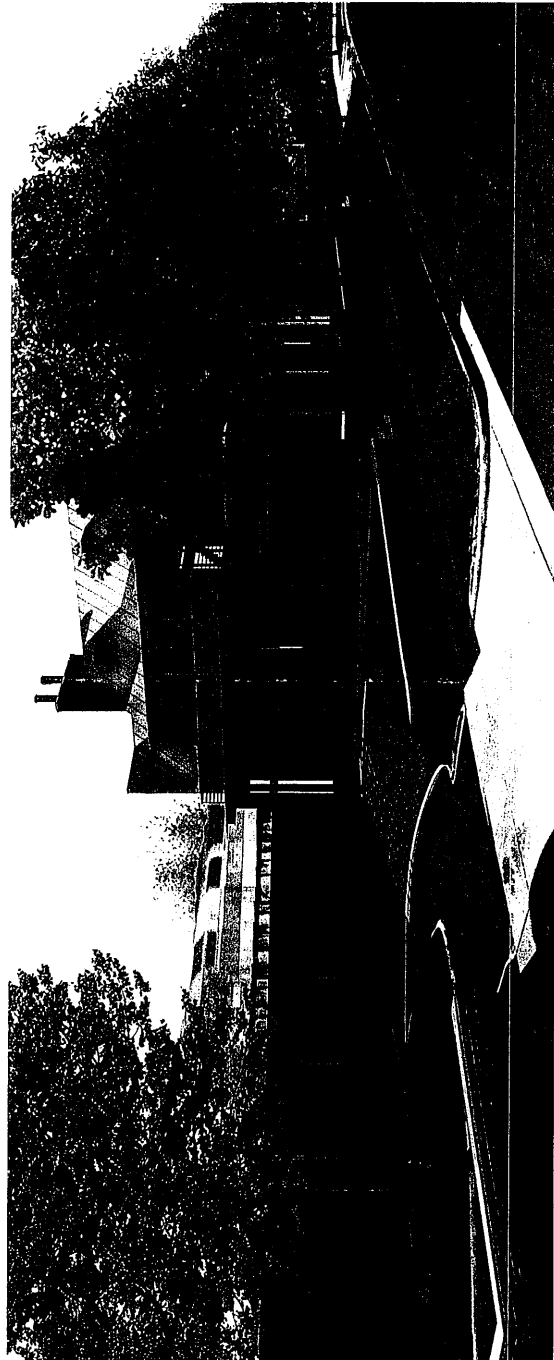
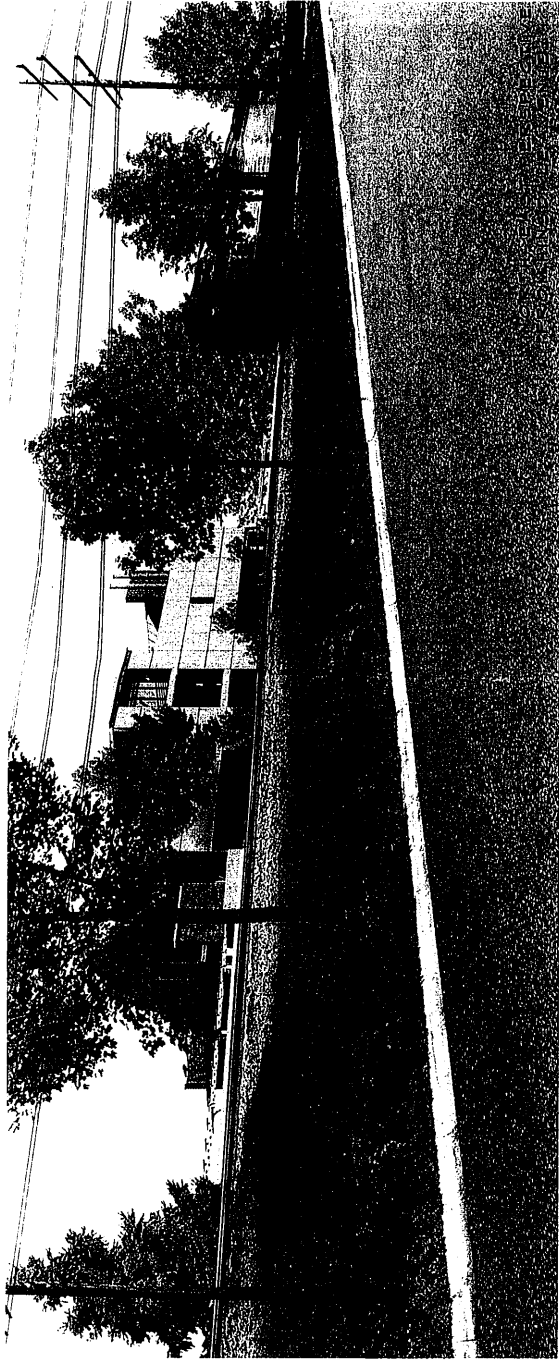
EAST ELEVATION

Hinsdale Land Restoration
and Preservation, LLC

CULLIGAN ABRAHAM

ARCHITECTURE

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525



Hinsdale Land Restoration
and Preservation, LLC

330 Chestnut Street
Hinsdale, Illinois

CULLIGAN ABRAHAM

ARCHITECTURE

CULLIGANABRAHAM.COM 630.655.9477

TABLE OF CONTENTS

- 1 SITE OVERVIEW
- 2 PLAT OF SURVEY
- 3 SITE PLAN
- 4 LANDSCAPE PLAN
- 5 FIRST FLOOR PLAN
- 6 SECOND FLOOR PLAN
- 7 BASEMENT FLOOR PLAN
- 8 NORTH AND SOUTH ELEVATIONS
- 9 EAST AND WEST ELEVATIONS
- 10 PERSPECTIVES

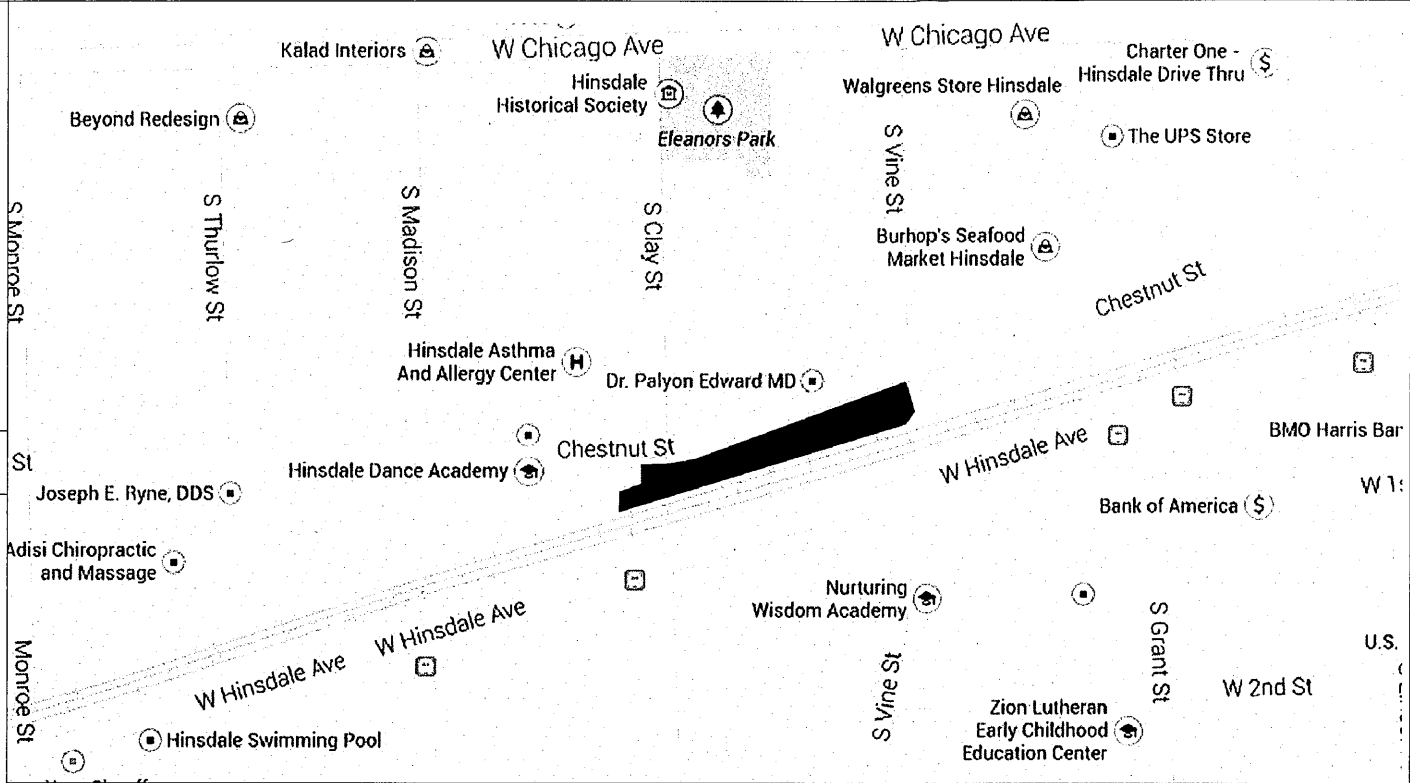
ZONING INFORMATION

	GRANTED VARIATIONS 3.19.14	CODE SECTION
BUILDING	5'-0" FRONT YARD BUILDING SETBACK	5-110(C)
	1'-0" REAR YARD BUILDING SETBACK	5-110(C)
PARKING/DRIVE	0'-0" LANDSCAPE BUFFER REQUIREMENT FOR REAR YARD	9-107(A)
	2'-1" LANDSCAPE BUFFER FOR FRONT YARD	9-107(A)
	2'-1" FRONT YARD SETBACK (PARKING/TURNAROUND)	5-110(C)
	PARKING ALLOWED IN FRONT YARD	9-104(G) 2b
MISC.	0 LOADING SPACES REQUIRED	9-105(D)

B-3 DISTRICT - 24,090 SF. LOT AREA

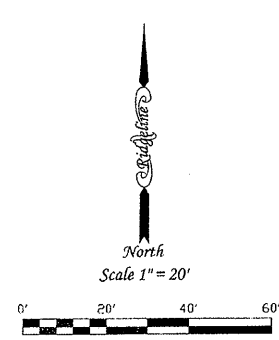
	CODE REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	6,250 S.F.	24,090 S.F.
MINIMUM LOT DEPTH	125'	~67.59'
MINIMUM LOT WIDTH	50'	~479.24'
BUILDING HEIGHT	30'	28'-9"
NUMBER OF STORIES	2	2
FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE	5'-10"
CORNER SIDE YARD BUILDING SETBACK	N/A	N/A
INTERIOR SIDE YARD BUILDING SETBACK	10'	145'10"
REAR YARD BUILDING SETBACK	1'-0" PER GRANTED ZONING VARIANCE	1'-4"
FLOOR AREA RATIO	50% OF LOT AREA= 12,045 S.F.	5,170 (21%)
TOTAL BUILDING COVERAGE	90% OF LOT AREA= 21,681 S.F.	11,140 (47%)
PARKING REQUIREMENTS	FOR OFFICE 1 PER 250 FAR	10
FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	2'-2" GARDEN WALL- 10'-5" PARKING
CORNER YARD SETBACK	N/A	N/A
REAR YARD SETBACK	0' PER GRANTED ZONING VARIANCE	0' PER GRANTED ZONING VARIANCE
LANDSCAPE BUFFER (SIDE YARD)	10'	25'
LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE	2'-2"
LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	0'-0"
LOADING REQUIREMENTS	0 PER GRANTED ZONING VARIANCE	0
ACCESSORY STRUCTURE INFORMATION	N/A	N/A

VICINITY MAP



AREA MAP





ABBREVIATION LEGEND

B/C = BACK OF CURB
B/C/D = BACK OF DEPRESSED CURB
BLC = BUILDING CORNER
CMP = CORRUGATED METAL PIPE
E = EAST
E/LY = EASTERLY
FEX = FENCE CORNER
GUT = GUTTER
(M) = MEASURED DISTANCE
N = NORTH
N/LY = NORTHERLY
RCP = ROUND CONCRETE PIPE
(R) = RECORD DISTANCE
RR SIG = RAIL ROAD SIGNAL
S = SOUTH
S/LY = SOUTHERLY
T/W = TOP OF WALL ELEVATION
W = WEST
W/LY = WESTERLY

SYMBOL LEGEND

ASPHALT
CONCRETE
CATCH BASIN
HYDRANT
LIGHT
SANITARY MANHOLE
SIGN
SQUARE CURB DRAIN
STORM MANHOLE
TELEPHONE MANHOLE
UNKNOWN MANHOLE
WATER MANHOLE
WOOD POWER POLE

LINE TYPE LEGEND

BUILDING SETBACK =
DEPRESSED CURB =
EASEMENT =
FENCE =
CENTERLINE OF OVERHEAD WIRES =
SANITARY SEWER =
STORM SEWER =
WATER LINE =

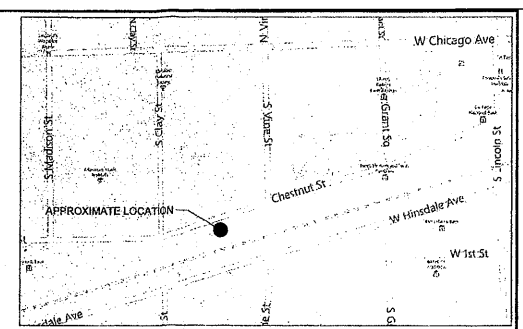
UNDERGROUND UTILITIES PER J.U.I.E.

TELEPHONE LINE = UGT
UGT

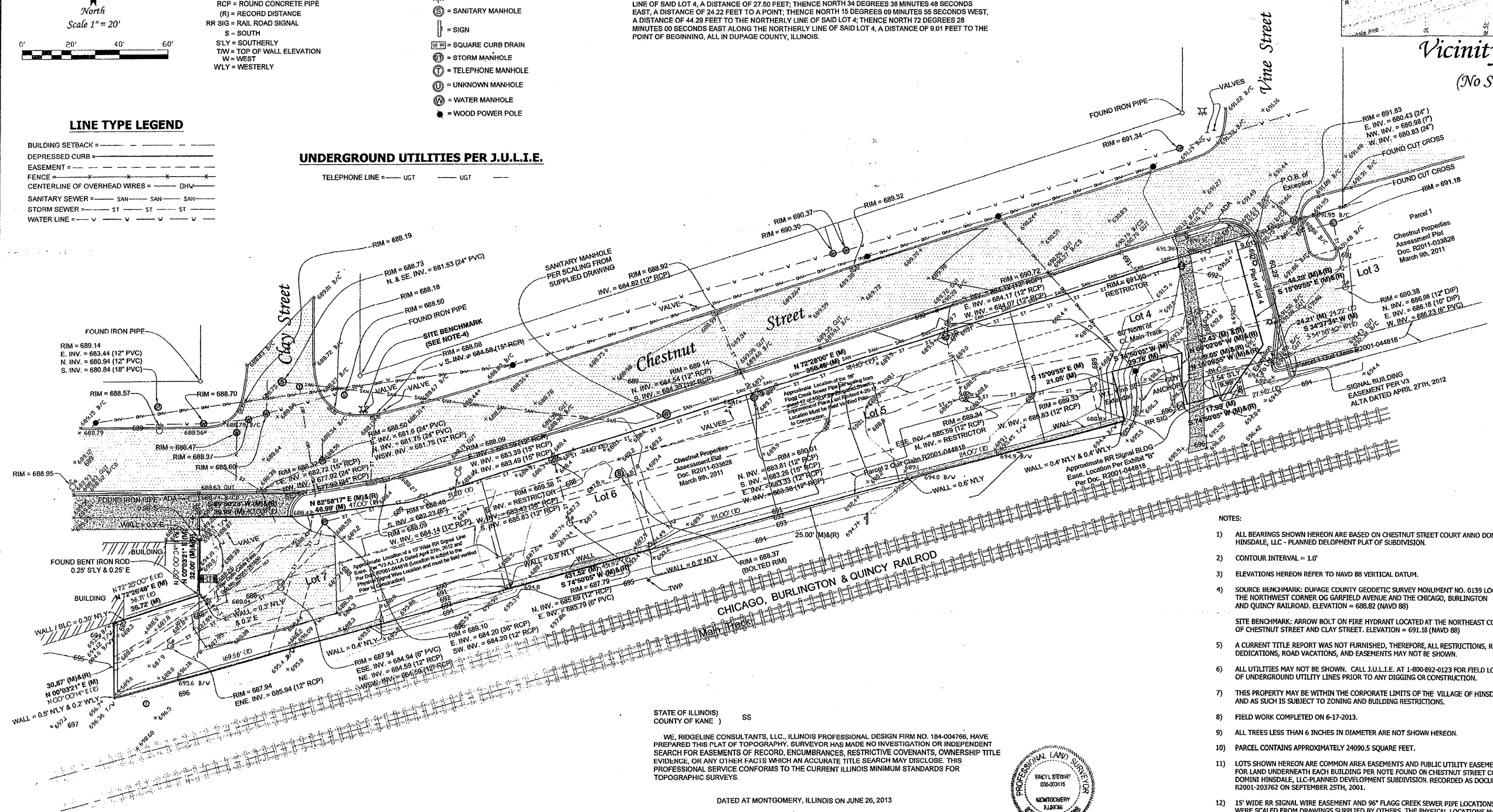
Plat of Topography

LEGAL DESCRIPTION:

LOTS 4, 5, 6 AND 7 IN CHESTNUT STREET COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2001 AS DOCUMENT R2001-203762, EXCEPTING THEREFROM THAT PART OF LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 15 DEGREES 09 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.28 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 74 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.50 FEET; THENCE NORTH 34 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



Vicinity Map
(No Scale)



- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE BASED ON CHESTNUT STREET COURT ANNO DOMINI HINSDALE, LLC - PLANNED DEVELOPMENT PLAT OF SUBDIVISION.
 - CONTOUR INTERVAL = 1.0'
 - ELEVATIONS HEREON REFER TO NAVD 88 VERTICAL DATUM.
 - SOURCE BENCHMARK: DUPAGE COUNTY GEODETIC SURVEY MONUMENT NO. 0139 LOCATED AT THE NORTHWEST CORNER OF GARFIELD AVENUE AND THE CHICAGO, BURLINGTON AND QUINCY RAILROAD. ELEVATION = 688.82 (NAVD 88)
 - SITE BENCHMARK: ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF CHESTNUT STREET AND CLAY STREET. ELEVATION = 691.18 (NAVD 88)
 - A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
 - ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HINSDALE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - FIELD WORK COMPLETED ON 6-17-2013.
 - ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
 - PARCEL CONTAINS APPROXIMATELY 24090.5 SQUARE FEET.
 - LOTS SHOWN HEREON ARE COMMON AREA EASEMENTS AND PUBLIC UTILITY EASEMENTS EXCEPT FOR LAND UNDERNEATH EACH BUILDING PER NOTE FOUND ON CHESTNUT STREET COURT, ANNO DOMINI HINSDALE, LLC-PLANNED DEVELOPMENT SUBDIVISION, RECORDED AS DOCUMENT NO. R2001-203762 ON SEPTEMBER 25TH, 2001.
 - 15' WIDE RR SIGNAL WIRE EASEMENT AND 9" FLAGG CREEK SEWER PIPE LOCATIONS WERE SCALED FROM DRAWINGS SUPPLIED BY OTHERS. THE PHYSICAL LOCATIONS MAY VARY FROM WHAT IS SHOWN HEREON. FIELD VERIFY PRIOR TO ANY CONSTRUCTION.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS PLAT OF TOPOGRAPHY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON JUNE 26, 2013

[Signature]

GEORGE H. SKULAVIK P.L.S. 2580 EXPIRATION DATE 11/30/2014
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 184-004766

1841 AUGUST ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7997 FAX 630-761-1385
Survey is valid only if original seal is shown in red.

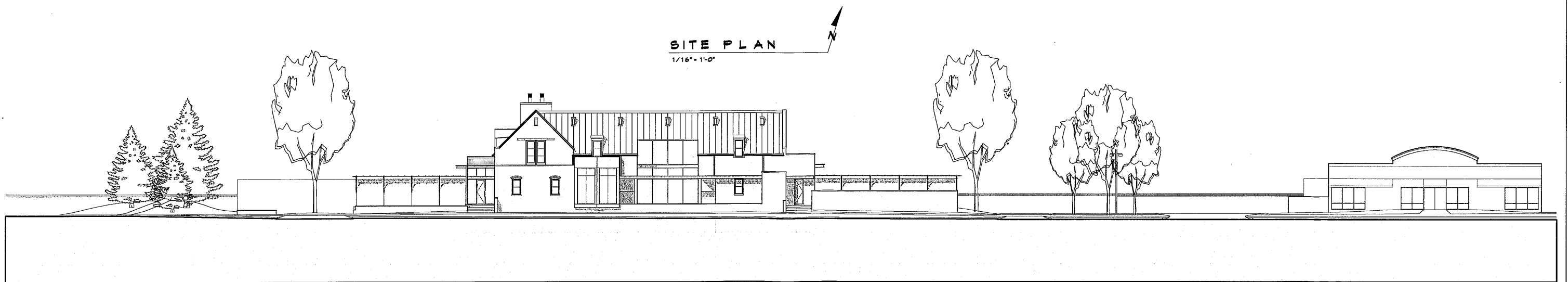
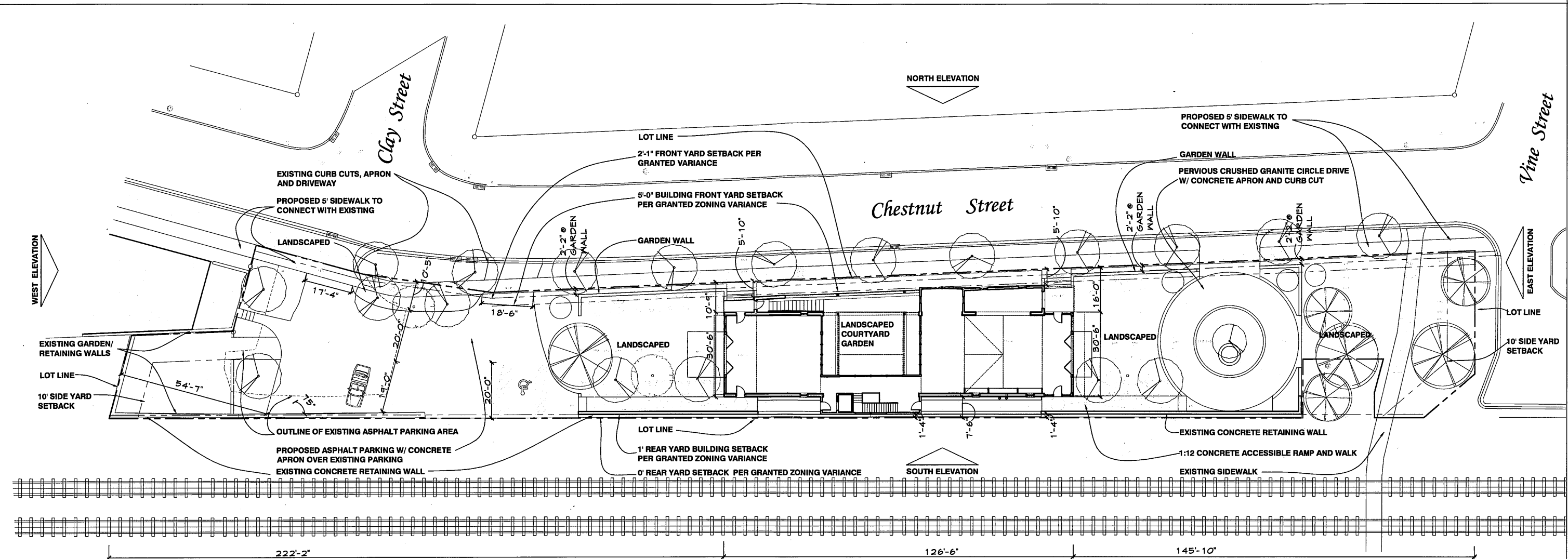


PLAT OF SURVEY
1/16" = 1'-0"

Page 1 of 1

Rev.	Date	Description
1	6/26/2013	Original

Book # 11-75
Drawn By TMS/BJD
Checked By SJS
Date 6/26/2013
Drawn By TMS/BJD
Project Number 2013-0264-TOPO

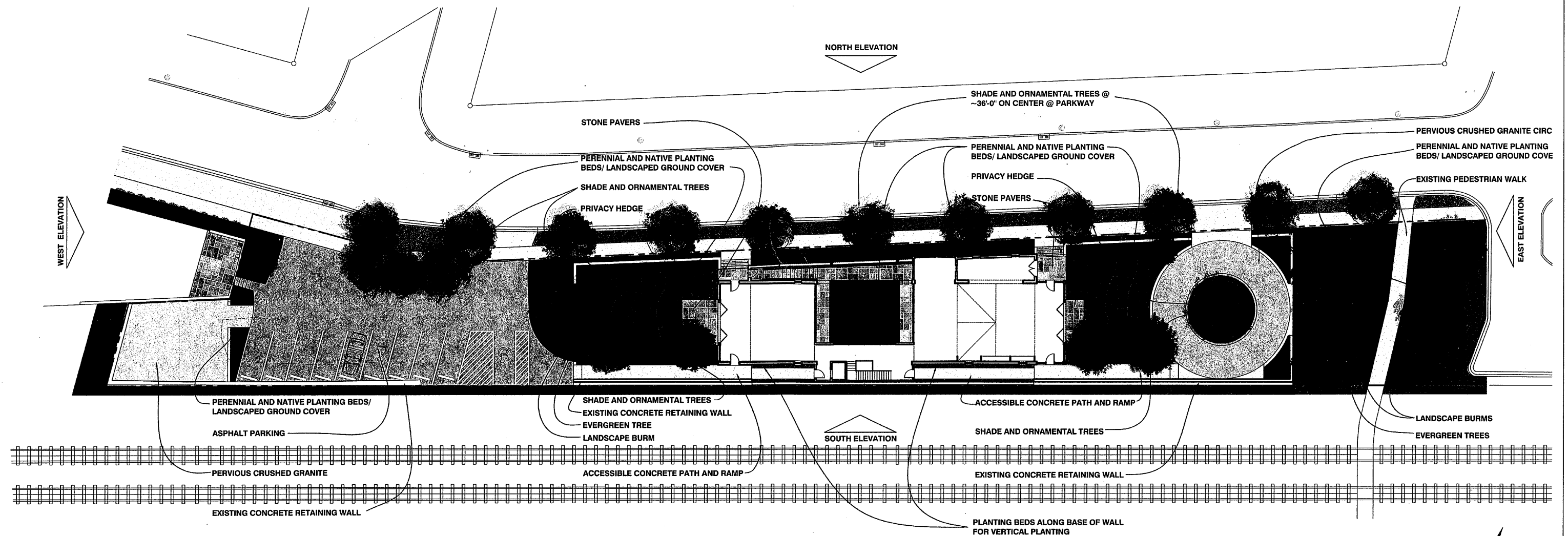


NORTH ELEVATION

1/16" = 1'-0"

Hinsdale Land Restoration and Preservation, LLC

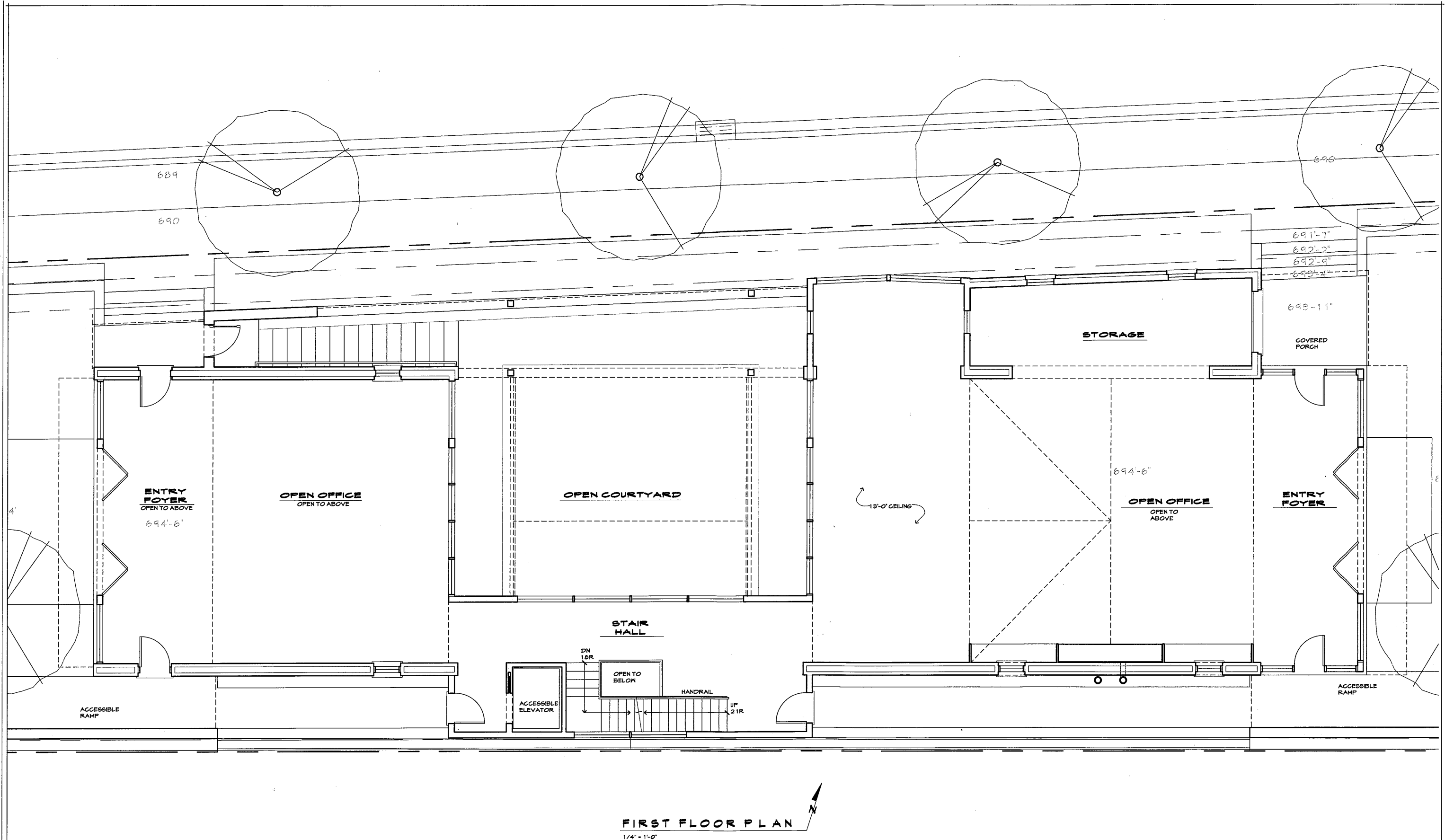
930 Chestnut Street
Hinsdale, Illinois

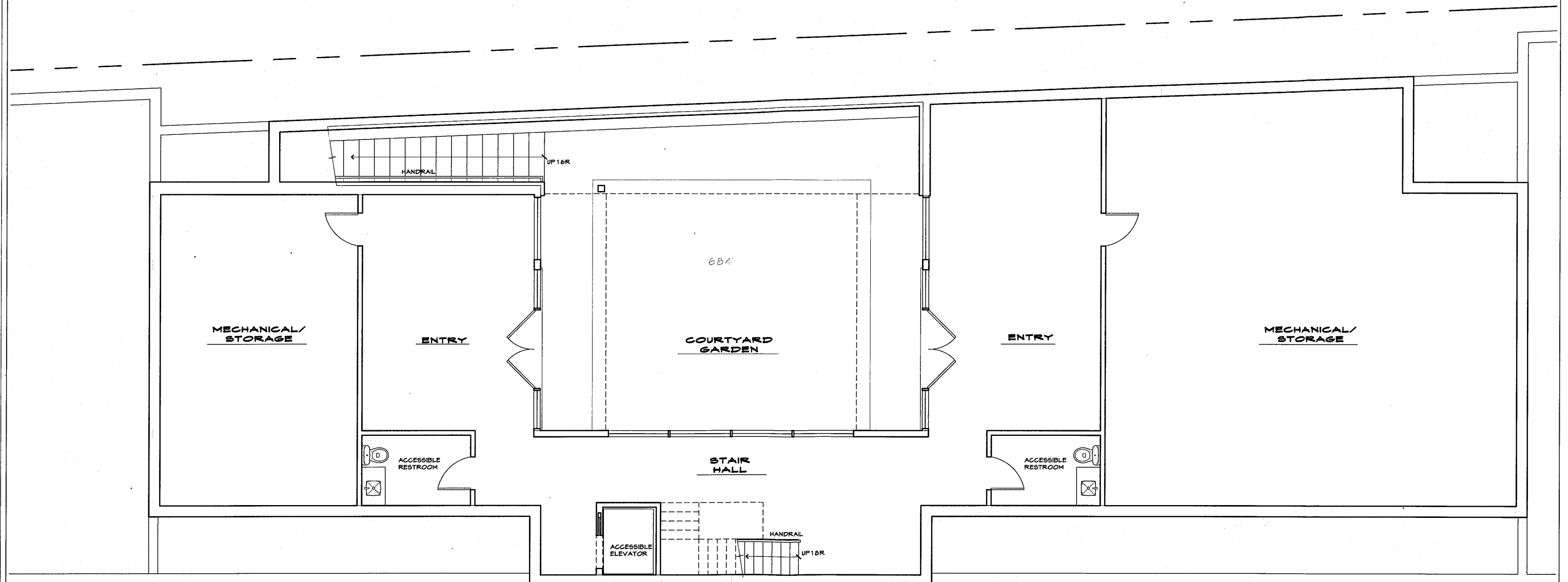


LANDSCAPE PLAN
1/16" = 1'-0"



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





BASEMENT PLAN
1/4" = 1'-0"



METAL TRELLIS AND BRACKETS BEYOND

EXISTING CONCRETE RETAINING WALL

STANDING SEAM METAL ROOF BEYOND

LIMESTONE CAP ON BRICK ROWLOCK COURSE

METAL CLADDING

METAL FRAME WINDOWS

LIMESTONE CAP ON BRICK ROWLOCK COURSE

DECORATIVE METAL VENT STACK WITH METAL STRAPS

METAL CLADDING

SOUTH ELEVATION
1/8" = 1'-0"

METAL GABLE VENT

METAL CLADDING

LIMESTONE CAP ON BRICK ROWLOCK COURSE

COMMON BRICK

METAL FRAME WINDOWS

METAL CLADDING - BAY

METAL CLAD DORMER

STANDING SEAM METAL

LIMESTONE CAP ON BRICK

METAL DOWNSPOUT

LIMESTONE CAP

METAL TRELLIS AND BRACKETS BEYOND

EXISTING CONCRETE RETAINING WALL

GARDEN WALL WITH TAPERED

NORTH ELEVATION
1/8" = 1'-0"

30'-0" ALLOWABLE HEIGHT
28'-0" TO MEDIAN EAVE HEIGHT

14'-0"

10'-0"

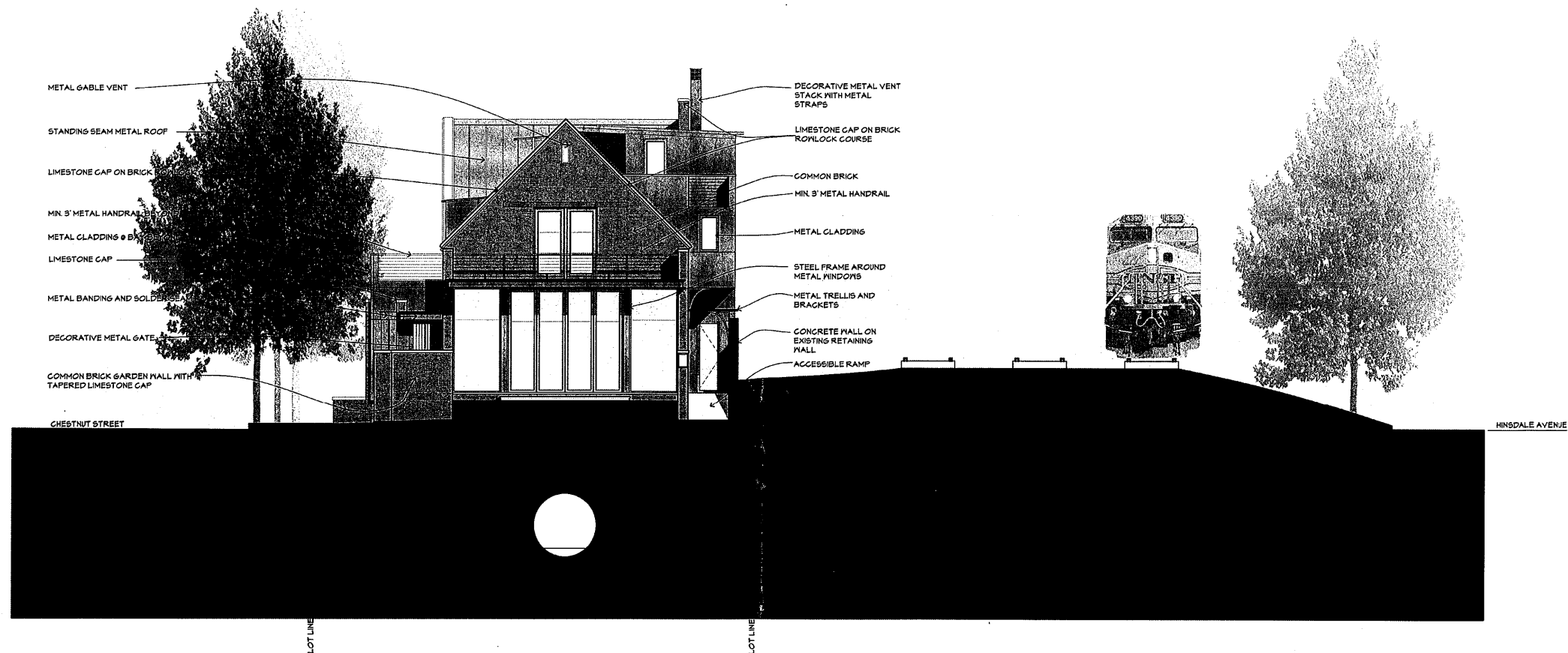
SECOND FLOOR

FIRST FLOOR ELEV. +694.5'

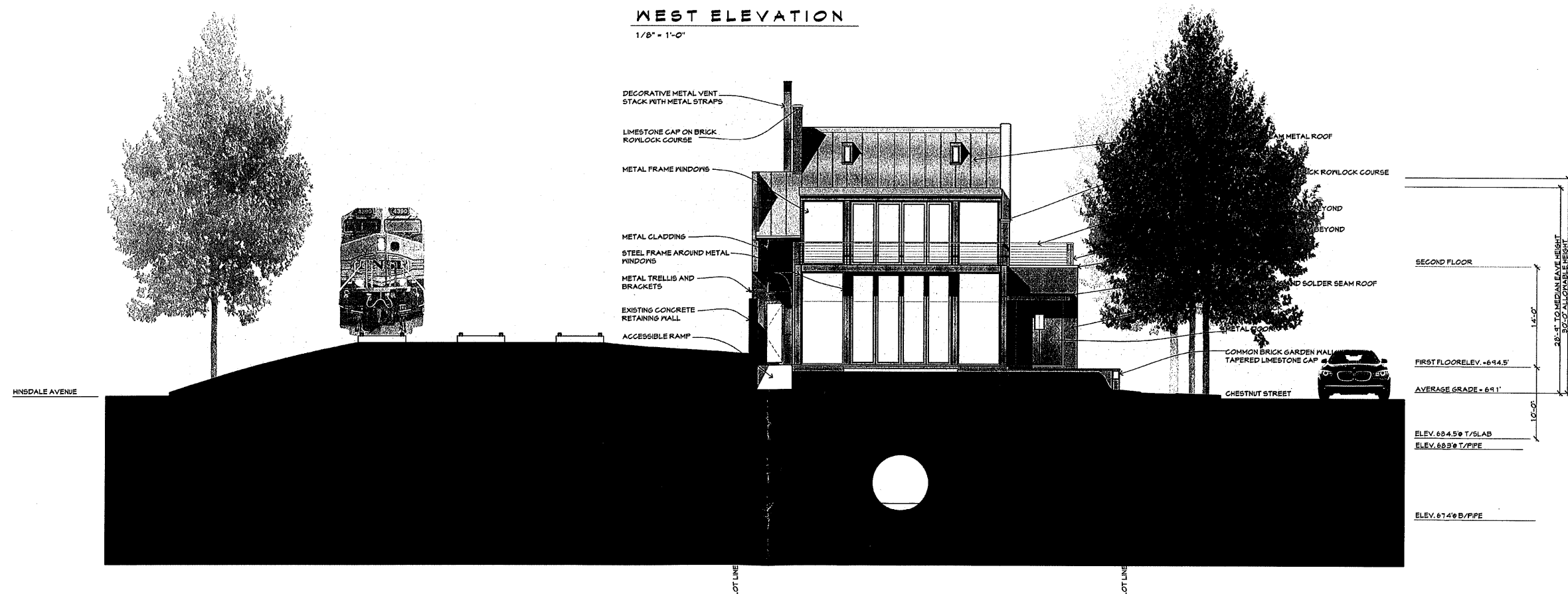
AVERAGE GRADE = 691.1'

ELEV. 684.5' T/SLAB
ELEV. 689' T/PIPE

ELEV. 674' B/P/PE



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

