

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 14, 2015  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, January 14, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon, Commissioner Cashman and Commissioner Stifflear, Commissioner Ryan and Commissioner Fiascone

**ABSENT:** Commissioner Johnson and Commissioner Unell

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the September 10 and October 8, 2014 meeting. Commissioner Cashman motioned to approve the minutes of September 10, 2014, as amended. Commissioner Crnovich seconded. The motion passed unanimously. Commissioner Ryan motioned to approve the minutes of October 8, 2014. Commissioner McMahon seconded. The motion passed unanimously.

**Findings and Recommendations**

**A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties – Special Use Permit to Allow a Planned Development.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions.

Commissioner Stifflear motioned to approve the findings and recommendations for case A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties for a Special Use Permit to Allow a Planned Development. Commissioner Crnovich seconded. The motion passed unanimously.

**10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions.

Commissioner McMahon motioned to approve the findings and recommendations for 10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a

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New 3-Story Building with Surface Parking Lot. Commissioner Cashman seconded. The motion passed unanimously.

### **Scheduling of Public Hearings**

- A-34-2014 – Village of Hinsdale – Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance.
- A-35-2014 – Salt Creek Club – Major Adjustment to a Planned Development to Construct a New Clubhouse.

### **Exterior Appearance/Site Plan Review**

Chairman Byrnes introduced the cases and invited the applicant to come forward.

Chris Leach, Attorney for the applicant introduced himself and summarized the request. He asked the Commission if they would prefer to discuss the two cases together or separate.

Chairman Byrnes suggested discussing them separately and the Commission concurred.

### **12 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for Exterior Changes and Façade Improvements.**

Mr. Leach indicated he would start with 12 Salt Creek and summarized the specific request. He provided the Commission with the substantial features of the proposal and then introduced the team.

Bill Dvorak introduced himself and explained the proposed changes in more detail.

Steve Saunders, architect for the project, introduced himself and began his presentation. He discussed the proposed changes to the architecture, as well as the proposed materials to be used, indicating that they would be very similar to the materials that already existed.

General discussion ensued regarding the scope of work to be completed and the proposed changes.

Michael Trippeddi, landscape architect for the site, introduced himself and identified the additional landscaping proposed as a result of the changes.

General discussion ensued regarding the proposed location of the mechanical equipment and why the proposed location was needed. The Commission questioned the removal of the oak tree and Mr. Trippeddi indicated why it needed to be removed to locate the mechanical equipment.

Commissioner Cashman stated that he liked where they were at in the proposal. He indicated that he was happy with everything but the screening proposed for the mechanical equipment and felt that it should contain brick to match the existing materials in the building.

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General discussion ensued regarding parking allocation and the material for the mechanical screening.

Several Commissioners commended the applicant on the revised drawings and their willingness to work with the Commission.

General discussion continued regarding the mechanical equipment screening.

Mr. Dvorak indicated that since they were splitting the cost with the tenants, it was a cost issue.

Chairman Byrnes indicated that given the number of times the applicant had been back before them, he would be supportive of allowing the applicant to move forward if they could supply the requested changes before they went to the Village Board.

Commissioner McMahon motioned to approve exterior appearance for façade changes and exterior improvements at 12 Salt Creek, subject to the applicant submitting revisions for the mechanical screening, with a combination of brick and louvers, to provide more constancy between the existing building and screening. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner McMahon motioned to approve the site plan for the façade changes and exterior improvements at 12 Salt Creek. Commissioner Crnovich seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

### **10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for a New 3-Story Building with Surface Parking Lot.**

Mr. Leach introduced the case and summarized the proposal. He wanted to specifically note that, while not required, the applicant still intended to provide underground detention to manage the site's storm water.

Mr. Saunders thanked the Commission again and presented the differences between this proposal and the building included in the Planned Development proposal. He then went on to describe the architecture and proposed material for the new building.

General discussion ensued regarding the proposed architecture and Commissioner Cashman questioned why certain features had been eliminated. He indicated that he liked certain aspects of the original proposal that were removed and suggested that they consider revisiting some of those features. Specifically a continuation of the glass between the first and second floor windows on the east and west elevations.

Mr. Saunders indicated that the reduction in scale played a large role in the changes.

Commissioner Cashman stated that he appreciated the applicant's efforts. He complemented them for sticking with the project, as well as acknowledging and addressing the Commission's

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original concerns. He then indicated that he really liked the transition of the proposals and was excited to see it come to fruition.

Mr. Trippeddi summarized the landscaping for proposed for the site.

Chairman Byrnes entertained questions and comments from the Graue Mill residents, which included confirmation as to the location of the seven trees proposed to be removed on the site.

Commissioner Stifflear summarized his conversation he had with staff regarding the street parking and required street widths. He indicated that following their conversation he was satisfied with the response from the Village Engineer and that he had no additional concerns.

General discussion ensued and the Commission once again thanked the applicant for their efforts and investment in the office park.

Chairman Byrnes offered some final thoughts and indicated overall he was comfortable with the architecture and the project, provided they revise the drawings to include the comments from Commissioner Cashman to address the east and west elevations.

Commissioner Cashman motioned to approve exterior appearance for the new three-story building and surface parking lot at 10 Salt Creek, subject to the applicant submitting revisions to the east and west elevations, prior to the Village Board meeting. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner Crnovich motioned to approve the site plan for the new three-story building and surface parking lot at 10 Salt Creek. Commissioner McMahon seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

### **Adjournment**

Commissioner Cashman moved to adjourn. Commissioner Fiascone seconded and the meeting adjourned at 8:42 p.m. on January 14, 2015.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

## **HINSDALE PLAN COMMISSION**

**RE: 12 Salt Creek – Med Properties – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: January 14, 2015**

**DATE OF BOARD OF TRUSTEES – 1<sup>ST</sup> READING: February 3, 2015**

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### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 12 Salt Creek Lane (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is improved with a multi-story office building.
3. The applicant is proposing the following changes to the property:
  - Two new entrances along the south face, including canopies over both entrances and
  - New screening for the mechanical equipment
  - Install additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site
4. The Commission was complimentary of the changes and the applicant’s reinvestment into the office park.
5. While the Commission generally supported the proposal, they agreed that the appearance of the mechanical screening could be improved and recommended that the applicant look at something that was more in keeping with the existing building materials. As such, they recommended a screening that consisted of bricks and louvers that would complement the existing building materials while still allowing the appropriate air flow and circulation.
6. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, 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, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the January 14, 2015 Plan Commission meeting.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 12 Salt Creek Lane, subject to the condition that they submit, prior to first reading at the Board of Trustees, revised mechanical screening as described in the statements above.

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### **THE HINSDALE PLAN COMMISSION**

By: \_\_\_\_\_ Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

## **HINSDALE PLAN COMMISSION**

**RE: 10 Salt Creek – Med Properties – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: January 14, 2015**

**DATE OF BOARD OF TRUSTEES – 1<sup>ST</sup> READING: February 3, 2015**

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### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 10 Salt Creek Lane (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is currently a vacant site.
3. The applicants are also the owners of 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street.
4. The applicant is proposing a new 3-story medical office building with a new surface parking lot containing 94 parking spaces. An additional 14 spaces will be available for street parking, on Salt Creek Lane, which is a private road.
5. Certain residents from Graue Mill introduced themselves and confirmed the number and location of the trees being removed.
6. While the Commission generally supported the proposal, they agreed that the appearance of the building would be improved by removing the brick between the 1<sup>st</sup> and 2<sup>nd</sup> story windows, over the large center windows, on the east and west elevations.
7. The Commission was appreciative of the applicant’s efforts and complimented them on the proposal. Several Commissioners commended the applicant for not only sticking with the project, but for acknowledging and addressing several of their previous concerns regarding the original proposal for this site.
8. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, 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, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the January 14, 2015 Plan Commission meeting.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 10 Salt Creek Lane, subject to the condition that they submit, prior to first reading at the Board of Trustees, revised east and west elevations with the changes discussed above.

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### **THE HINSDALE PLAN COMMISSION**

By: \_\_\_\_\_ Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Sean Gascoigne, Village Planner 

**Cc:** Kathleen A. Gargano, Village Manager

Robert McGinnis, Director of Community Development/Building Commissioner

**Date:** February 11, 2015

**Re:** Public Hearing: Case A-34-2014 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance

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## DISCUSSION

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### Background

As most are aware, Section 11-401 of the Zoning Code requires that a Certificate of Zoning Compliance (COZC) application be submitted and a certificate approved, prior to any Building Permit being issued. Similarly, an applicant is required to submit the same with any Plan Commission application that has been received, however in these instances a certificate is no longer issued until the permit is approved, since several factors can invariably alter the final proposal and plans. In the recent past, staff has taken similar steps to clarify process and provide a better understanding in regards to the Certificate of Zoning Compliance process. Most notably, when considering Plan Commission applications, we have gone from a system of approving a certificate with conditions, to denying the certificate since the code provides for this, subject to the appropriate approvals being sought and approved through the appropriate Commissions. Similarly, the Building Department has fought with similar clarity issues when dealing with building permits that don't require an entitlement process. A COZC application and certificate are required for every permit being submitted and many times, these applications are for items such as water heaters, furnaces and electrical upgrades, which still require permits but are irrelevant to the zoning of a property. As such, the Building Department is requesting that the Plan Commission and Village Board discuss and consider a text change that would exclude a requirement for a COZC application for these types of building permit requests.

### Request

The recommended language would simply exclude the requirement that a certificate be obtained for certain innocuous permit requests such as those mentioned above. As such, staff is recommending a text amendment to the following underlined changes to Section 11-401 (Certificate of Zoning Compliance):

C. Certificate Required: Except for permits for improvements expressly waived in this section, and except where expressly or waived by another provision of this code, unless a certificate of zoning compliance shall have first been obtained from the village manager:

1. The construction, reconstruction, remodeling, alteration, or moving of any structure, except signs, shall not be commenced; and

2. No land vacant on the effective date of this code shall be used or occupied for any purpose, except the raising of crops; and

3. The grading, excavation, or improvement of land preliminary to any construction on or use of such land, other than those associated with landscape improvements, shall not be commenced; and

4. Building or other permits pertaining to the construction, reconstruction, remodeling, alteration, or moving of any structure or the use of any land or structure, excluding permits for:

- a. Suppression/Detection
- b. Mechanical Equipment
- c. Fences
- d. Interior Remodeling
- e. Roofing
- f. Irrigation
- g. Elevators
- h. Electrical (when no other work and/or permit would be required)
- i. Plumbing (when no other work and/or permit would be required),

~~shall not be issued by the village; and~~

5. No home occupation shall be established or maintained; and

6. No temporary use shall be established or maintained, except as provided in subsection 9-103C1 of this code; and

7. No land shall be annexed to the village.

In any case where a certificate of zoning compliance is not required under this code, the manager shall, on written request, issue a certificate of such fact.

By adding the underlined language above, a Certificate of Zoning Compliance would still be required for almost all standard permits (and nothing would change for requests requiring any type of entitlement process), but would eliminate the need to obtain them for permits that have absolutely no impact on zoning, such as those described above.

### **Committee and Village Board Action**

At the Zoning and Public Safety meeting of October 27<sup>th</sup> and the Village Board meeting of November 4<sup>th</sup>, both heard a presentation from staff regarding the proposed amendment and unanimously moved to recommend that the application be referred to the Plan Commission for review and consideration of a Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance.

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# PLAN COMMISSION APPLICATION

### **Applicant**

E-Mail: N/A

**E-Mail:**

**E-Mail:**

**E-Mail:**

3)

## II. SITE INFORMATION

Address of subject property: N/A

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

Brief description of proposed project: Text Amendment to Section 11-401C, as it relates to requirements for a Certificate of Zoning Compliance.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A

South: N/A

East: N/A

West: N/A

Proposed zoning and land use: N/A

**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: Text Amendment to Section 11-401C, as it relates to the requirements for a Certificate of Zoning Compliance

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: Text Amendment - N/A

The following table is based on the N/A Zoning District.

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

\* Must provide actual square footage number and percentage.

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

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 23rd day of October, 2014, I/we have read the above certification, understand it, and agree to abide by its conditions.

Kathleen A. Gangano  
Signature of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

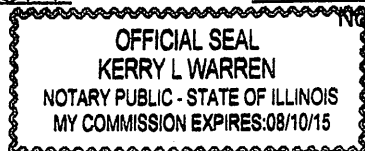
Kathleen A. Gangano  
Name of applicant or authorized agent

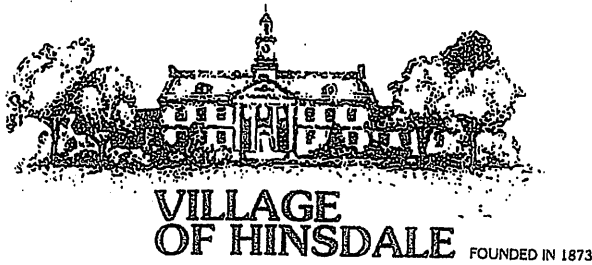
\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 23 day of October, 2014.

Kerry L. Warren  
Notary Public





**COMMUNITY DEVELOPMENT  
DEPARTMENT  
ZONING CODE TEXT AND MAP  
AMENDMENT APPLICATION**

**Must be accompanied by completed Plan Commission Application**

Is this a:    Map Amendment ☐    Text Amendment ☒

**Address of the subject property** N/A

**Description of the proposed request:** Text Amendment to Section 11-401C as it relates to requirements for a Certificate of Zoning Compliance.

**REVIEW CRITERIA**

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.  
The Certificate of Zoning Compliance is intended to confirm zoning compliance with certain applications. The changes that are being proposed are for permits that would have no zoning requirements or implications.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.  
N/A
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.  
N/A



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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

The proposed changes would allow a quicker turn around on permits that have no impact or relationship to zoning requirements. The specific permit applications that would be exempt from a Certificate of Zoning Compliance, will be specific and listed in any accompanying documents.

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

N/A

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Sean Gascoigne, Village Planner



**Cc:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

**Date:** February 11, 2015

**Re:** Public Hearing for Case A-35-2014

Applicant: Salt Creek Club

Request: Public Hearing for Major Adjustment to a Planned Development and Site Plan/Exterior Appearance Approval at 830 N. Madison

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## BACKGROUND

### Application

The Village of Hinsdale has received an application from Pete Coules of Hinsdale, Illinois on behalf of Salt Creek Club requesting a major adjustment to the existing planned development which also includes exterior appearance and site plan review approval for the property located at 830 N. Madison. The applicant is proposing to demolish certain parts of the existing clubhouse and replace and modernize the facility.

### Major Adjustment to the Existing Planned Development

#### Process

Pursuant to Article 11, Section 11-603(L) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan or if it is determined that the changes are not within substantial compliance with the approved plan, shall refer it back to the Plan Commission for further hearing and review. While the Board has the authority to hear and approve adjustments, the applicant has acknowledged that the proposed changes are not in substantial conformity with the originally approved plans. As such, because they are not required to appear before the Village Board initially, they will proceed directly to the Plan Commission to consider the major adjustment. Due to the nature of the request, this application would require a public hearing.

Notice of this public hearing was published in the Hinsdalean on January 22, 2015. Section 11-303C requires the Village Manager to refer every application for which the Code requires a hearing to the Plan Commission, Zoning Board of Appeals or the Historic Preservation Commission, whichever is applicable

no later than 60 days following the submission of the application. The applicant filed its submission on December 15, 2014. Per Section 11-301H, the applicant has the capacity to file the Major Adjustment to the Planned Development application concurrent with the exterior appearance and site plan approval application for 830 N. Madison, which is included in this request. Due to the fact that the Major Adjustment request must be scheduled for a public hearing, the request for the exterior appearance and site plan review for the clubhouse will begin discussions with that on February 11, 2015. The two processes will then continue concurrently through the remainder of the process.

### **Exterior Appearance and Site Plan Review Application**

#### **Process**

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 the code was enacted unless careful consideration is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604C
2. Section 11-606E

Due to the nature of the request, this application would require a meeting before the Plan Commission. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application. The applicant filed its submission on December 15, 2014. Per Section 11-301H, the applicant has the capacity to file this request, concurrently with the Major Adjustment application which is included in this request. Due to the fact that the Major Adjustment to the Planned Development request must be scheduled for a public hearing, the request for the exterior appearance and site plan review for the clubhouse will begin discussions with that on February 11, 2015. The two processes will then continue concurrently through the remainder of the process.

#### **Description of property and existing use**

The site is at 830 N. Madison and The property is currently zoned OS which is the Open Space District intended to recognize the existence of major open space and recreational areas in the Village. It is intended to apply to all public open space of notable quality and to major private open spaces such as golf courses and cemeteries.

Section 7-205 provides membership sports and recreation clubs are special uses in the OS District.

The surrounding zoning and land uses are as follows:

**North:** R-2, Single-Family Residential

**East:** R-2, Single-Family Residential

**South:** R-2, Single-Family Residential

**West:** R-2, Single-Family Residential (Institute of Basic Life Principles (IBLP))

The applicant received approval for a Planned Development in 2006 (see attached ordinance). The existing property is approximately 9 acres and contains a main clubhouse, several pools, tennis courts, paddle courts, a paddle court clubhouse, as well as several accessory maintenance buildings.

The attached Hinsdale Zoning map highlights the subject property.

### **Request**

The applicant, Salt Creek Club is proposing the partial demolition and construction of a new clubhouse at 830 N. Madison Street, within the Salt Creek Membership Club which is a special use in the O-3 District. The proposal also includes the resurfacing and restriping of existing pavement, to confirm compliance for the required parking. The pavement currently exists, but is not striped, so the applicant is proposing to resurface and restripe the existing area, to satisfy these requirements.

The table included in the applicant's submittal compares the existing zoning with the request made by the applicant. Based on the information provided by the applicant, the proposed clubhouse will not require any waivers and will not create any non-conformities. The following chart outlines the affected bulk regulations for the proposed clubhouse:

	<b>Required/Allowed</b>	<b>Provided/Proposed</b>
<b>Height</b>	30'-0"	17'-8 ¾"
<b>Front Yard Setback</b>	100'-0"	100'-0"
<b>Interior Side Yards</b>	50'-0"/50'-0"	277'-0"/344'-0"
<b>Rear Yard Setback</b>	50'-0"	133'-0"
<b>F.A.R.</b>	.20	.04 (15,619.34 S.F.)
<b>Parking</b>	106	108

### **Property History**

A review of the zoning maps finds that the property has been zoned O-3 since at least 1989.

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**VILLAGE OF HINSDALE**

**ORDINANCE NO. 02006-61**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT,  
PLANNED DEVELOPMENT, SITE PLANS,  
AND EXTERIOR APPEARANCE PLANS  
FOR A NEW BUILDING PROJECT AT THE  
SALT CREEK CLUB LOCATED  
AT 830 NORTH MADISON STREET  
(Plan Commission Case No. A-17-2006)**

WHEREAS, the Salt Creek Club (the "Applicant") is the legal title owner of the property totaling approximately 8.93 acres in area and commonly known as 830 North Madison Street (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is improved with a private membership sports and recreation club, having a club house, detached garage, tennis building, swimming pools, tennis courts and volleyball courts along with an accessory parking lot; and

WHEREAS, the membership sports and recreation club is currently classified in the OS Open Space District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Applicant proposes the development of a planned development, which would encompass the Subject Property and would also include the removal and replacement of the existing tennis building with an approximate 6,796-square-foot building at the site of the existing membership sports and recreation club on the Subject Property; and

WHEREAS, the Applicant seeks (i) a special use permit and planned development approval authorizing a membership sports and recreation club and a planned development on the Subject Property, (ii) modifications of certain regulations in the Hinsdale Zoning Code to accommodate the existing and proposed building expansion, (iii) site plan approval, and (iv) exterior appearance approval; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the application on July 12, 2006, pursuant to notice thereof properly published in the Hinsdale Doings on June 22, 2006, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission

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recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-17-2006, incorporated herein by reference as though fully set forth; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees, at a public meeting on July 19, 2006, considered the Application, the Findings and Recommendations of the Plan Commission, and all of the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Membership Sports and Recreation Club and Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, hereby approves a special use permit authorizing a membership sports and recreation club and a planned development on the Subject Property, and approves the planned development detailed plan prepared by J. Michael Meissner Architects P.C. and dated July 15, 2005 in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approvals granted in this Section 3 are subject to the conditions stated in Section 7 of this Ordinance.

Section 3. Approval of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Site Plans"), subject to the conditions stated in Section 6 of this Ordinance.

**Section 4. Approval of Exterior Appearance Plans.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 6 of this Ordinance.

**Section 5. Modifications of Certain Zoning Code Regulations.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, grants to the Applicant the following modification to the Hinsdale Zoning Code, subject to the conditions provided in Section 6 of this Ordinance: Additional off-street parking spaces need not be provided for the proposed new building and the off-street parking shown on the Approved Detailed Plan is approved.

**Section 6. Conditions on Approvals.** The approvals granted in Sections 2, 3, 4, and 5 of this Ordinance are granted expressly subject to all of the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Compliance with Approved Plans.** All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.



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**Section 7. Violation of Condition or Code.** Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

**Section 8. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 9. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.


PASSED this 15th day of August 2006.

AYES: TRUSTEES TUGGLE, WILLIAMS, SMITH, ORLER, JOHNSON AND FOLLETT.

NAYS: NONE

ABSENT: NONE

APPROVED this 15th day of August 2006.

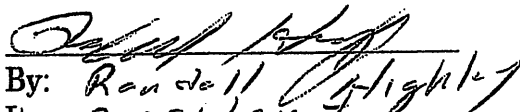
  
Village President

ATTEST:

  
Village Clerk



**ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:**

  
By: Randall Wright  
Its: President

Date: Aug 2, 2006

Psdata/ord&res/pc/2006/a172006 - 830 north Madison salt creek club

Z:\PLS\Village of Hinsdale\Plan Commission\July 12, 2006\a172006 - 830 north madison salt creek club rev.DOC

EXHIBIT A  
LEGAL DESCRIPTION

THAT PART OF TRACT 1 IN THE PLAT OF SURVEY OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1950, AS DOCUMENT NO. 584124, DESCRIBED AS FOLLOWS: COMMENNCING AT THE NORTHEAST CORNER OF SAID TRACT 1 AND RUNNING THENCE SOUTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF TRACT 1, BEING ALSO THE WEST LINE OF MADISON STREET, A DISTANCE OF 14.86 FEET FOR A POINT OF BEGINNING: THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF TRACT 1 A DISTNACE OF 551.08 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS WEST A DISTNACE OF 232.76 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 47 SECONDS WEST A DISTANCE OF 109.88 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 109.88 FEET; THENCE NORTH 88 DGEREEES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 395.62 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF TRACT 1 A DISTANCE OF 659.72 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS EAST A DISTANCE OF 626.62 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 830 North Madison Street, Hinsdale.

# Exhibit B - Approved Detailed Plan Approved site Plans

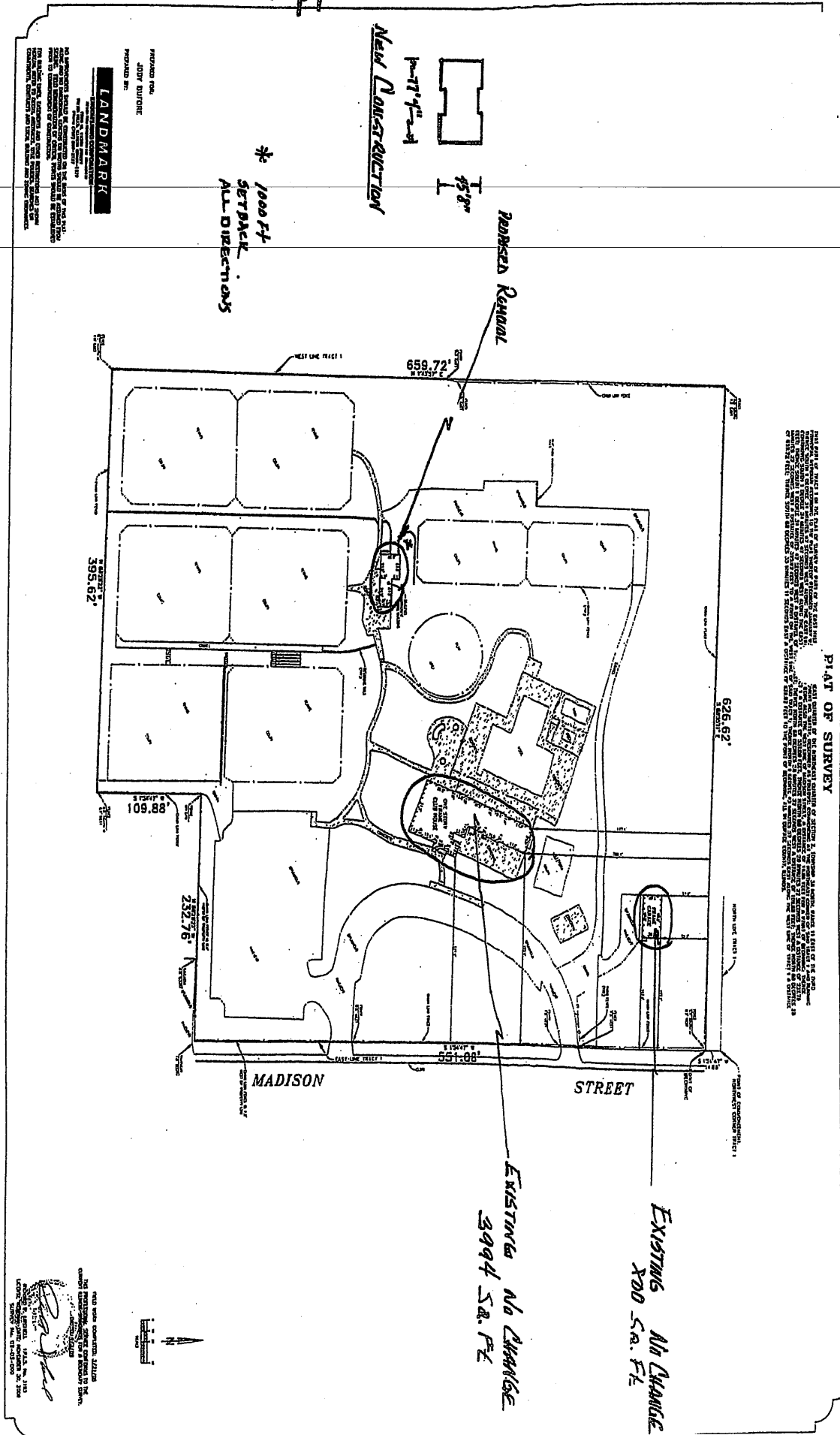
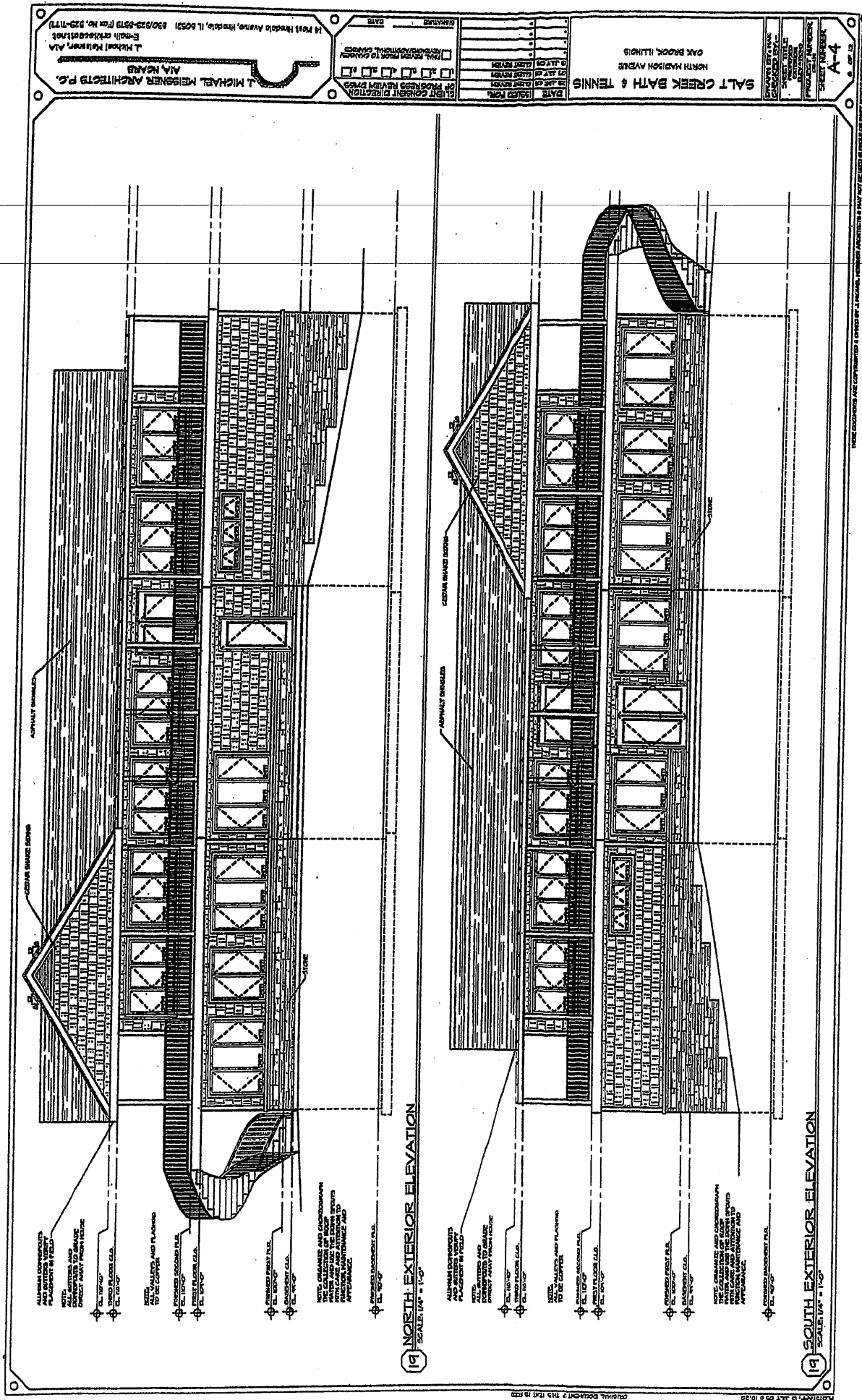


Exhibit C - Approved Exterior Appearance Plans

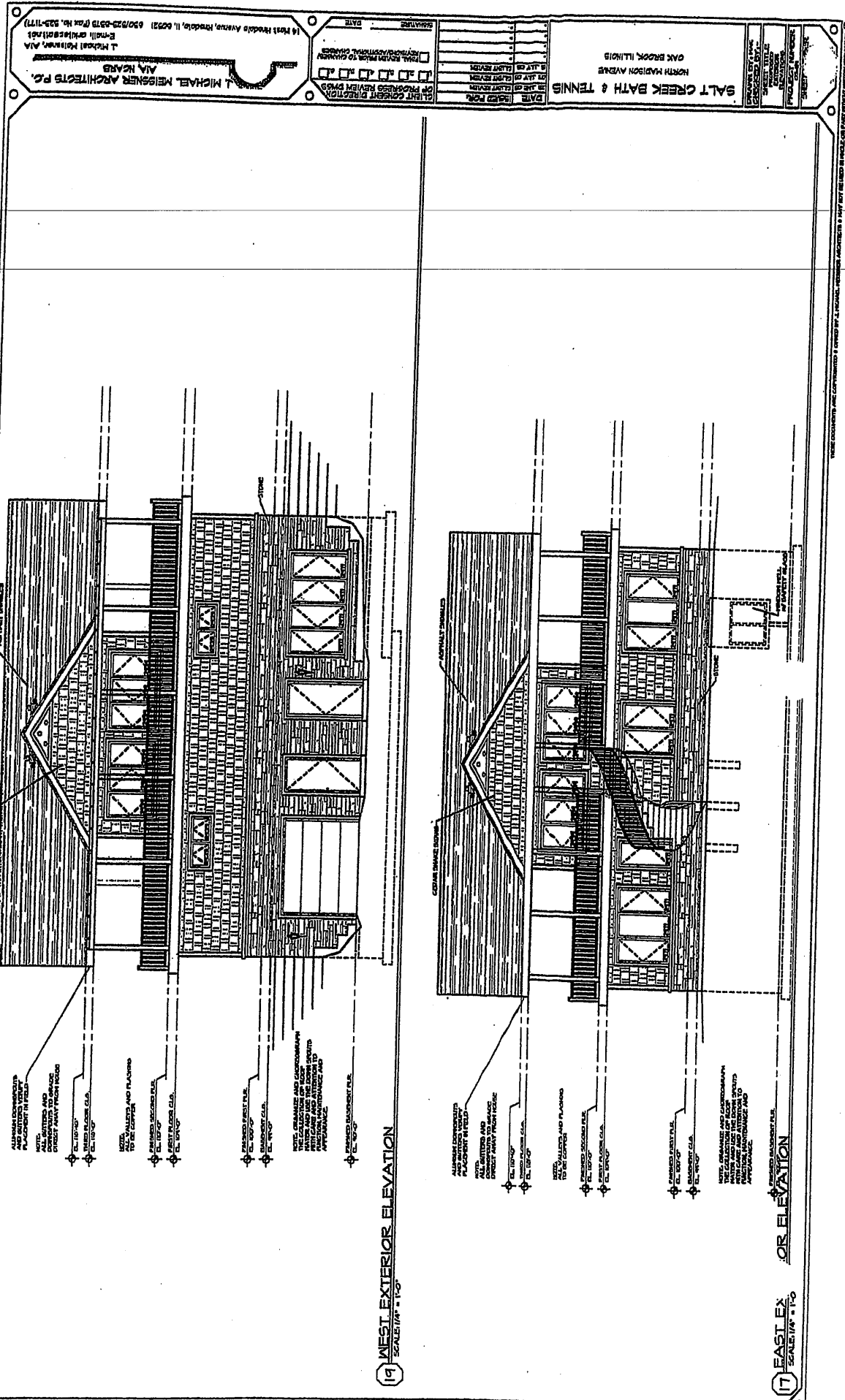
131



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# Exhibit B- Approved Detailed Plan

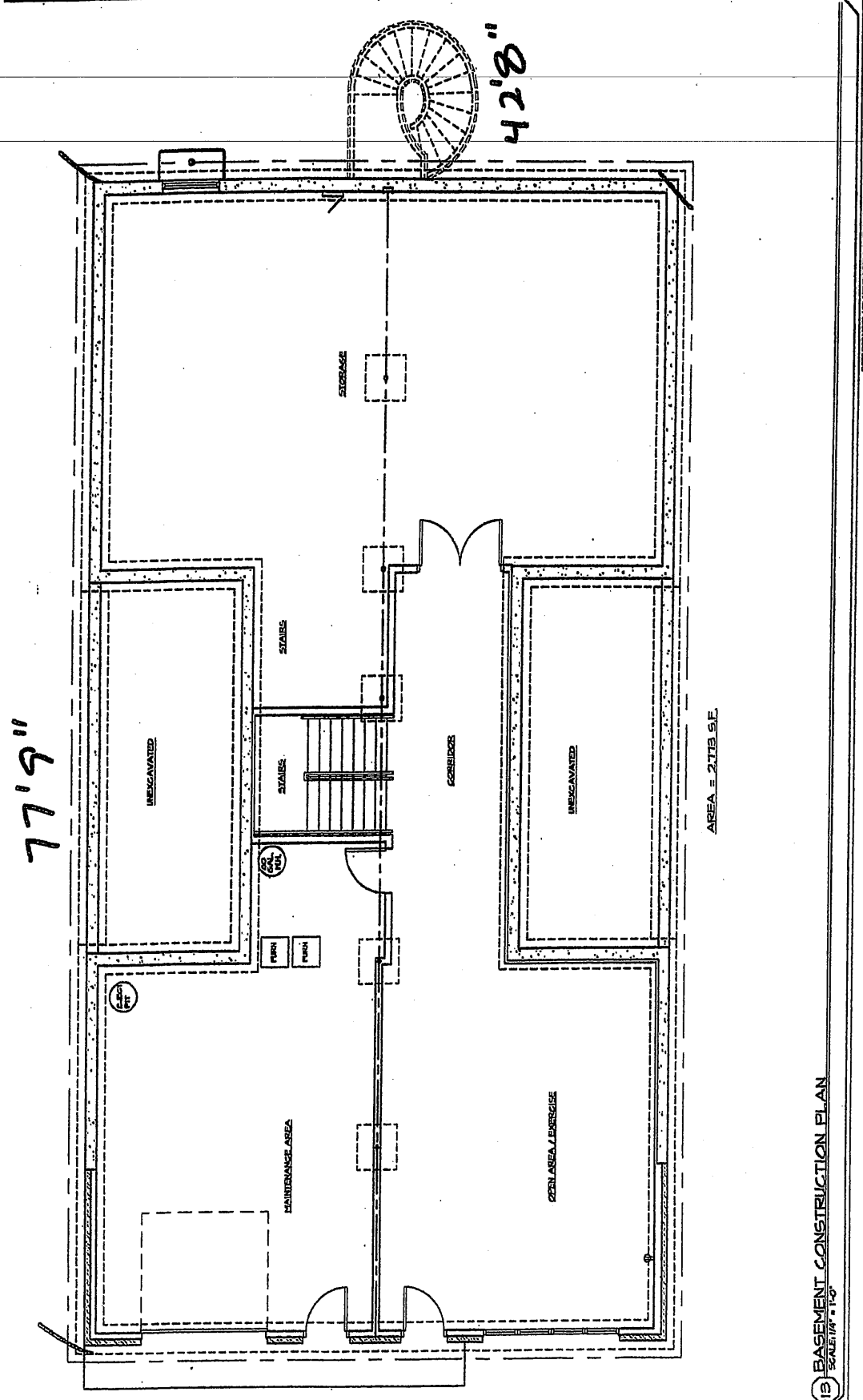
## Exhibit C- Approved Exterior Appearance Plans



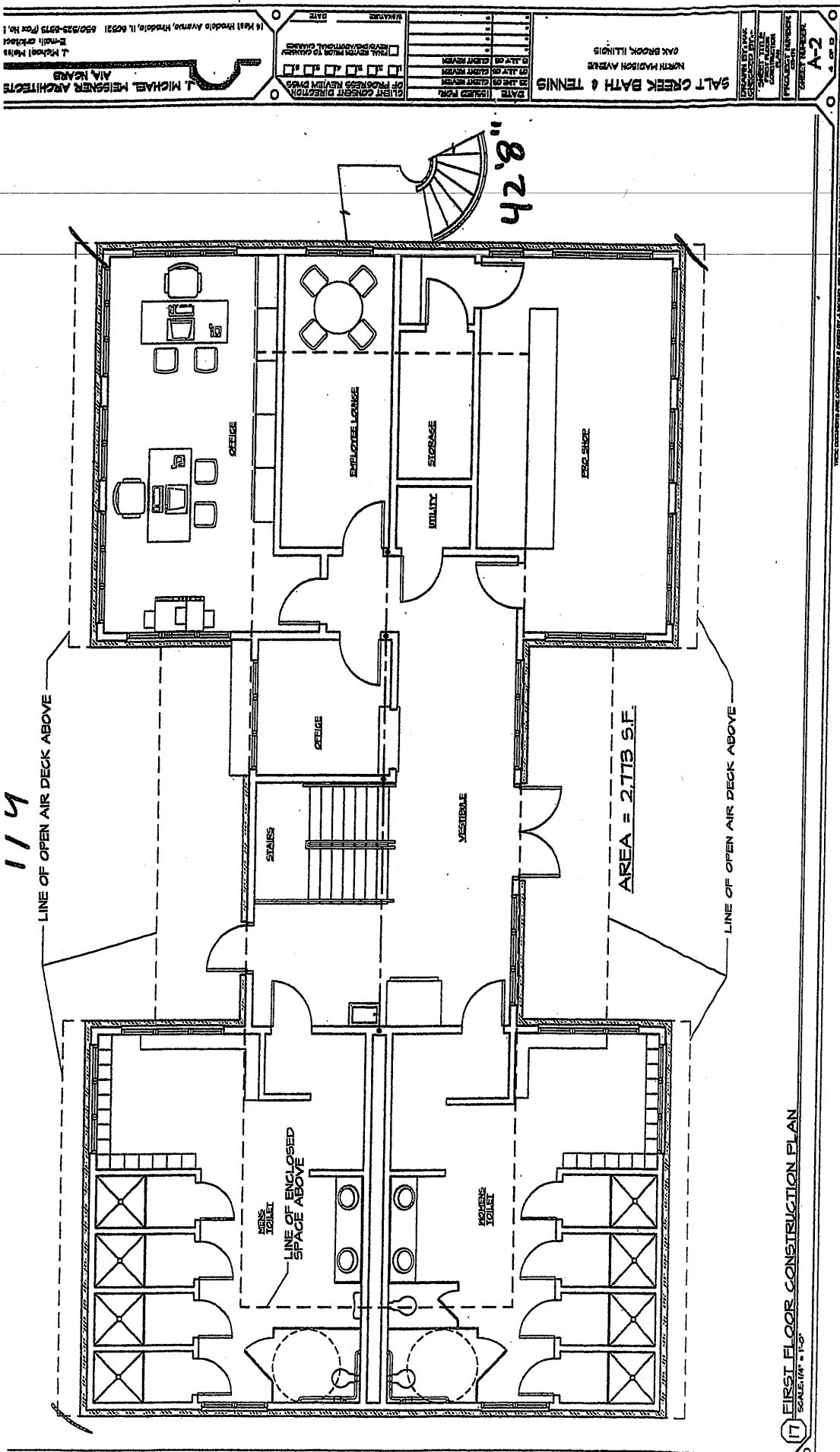
# Exhibit B - Approved Detailed Plans Approved Site Plans

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J. MICHAEL WEISBERG ARCHITECT 1400 N. HARRIS AVENUE, SUITE 100 CHICAGO, ILLINOIS 60642		DATE: _____ SHEET NO.: _____ OF _____		SALT CREEK BATH & TENNIS NORTH HARRIS AVENUE CHICAGO, ILLINOIS		SHEET NO.: _____ OF _____	
--	--	---	--	--	--	------------------------------	--



## 511



135

17 SECOND FLOOR CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"







**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Steve Wolsfeld, General Manager

Address: 830 N. Madison St.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 323-7890 / Ext. 2

E-Mail: saltcreek2@comcast.net

**Owner**

Name: Salt Creek Club

Address: 830 N. Madison St.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 323 / 7890

E-Mail: saltcreek2@comcast.net

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

Name: Vincenzo Caprio, Architect, ALA

Title: Caprio Prisby Architectural Design, PC

Address: 106 S. Washington St.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 323-7554 Ext. 101 / (630) 323-7615

E-Mail: vcaprio@caprioprisby.com

Name: Peter Coules, Jr.

Title: Attorney

Address: 15 Salt Creek Lane, #312

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 920-0406 / (630) 920-1338

E-Mail: peter@donatellcoules.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) Unknown, but do not believe any commissioners are Members.

2) \_\_\_\_\_

3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 830 N. Madison Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 022 - 070 - 001

Brief description of proposed project: Proposed demolition of 75% of the existing Salt Creek Club's Main Clubhouse. Rebuilding and expanding the Main Clubhouse. Also proposed are the addition of thirteen (13) new parking spaces.

General description or characteristics of the site: Salt Creek Club is a social, swim, and racquet club.

Existing zoning and land use: a P.U.D. with underlying zoning of O-S

Surrounding zoning and existing land uses:

North: R-2 Single Family Residential District

South: R-2 Single Family Residential District

East: R-2 Single Family Residential District

West: R-2 Single Family Residential District

Proposed zoning and land use: Same as existing

**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: 830 N. Madison St., Hinsdale, IL 60521

The following table is based on the OS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
	Section 7-210	
Minimum Lot Area (s.f.)	40,000.00 SF	388,786.05 SF
Minimum Lot Depth	150'	626'
Minimum Lot Width	250'	551' (front) 659' (Rear)
Building Height	30'0" (Maximum)	17'-8 3/4"
Number of Stories	Not Applicable	Not Applicable
Front Yard Setback	100'-0"	100'-0"
Corner Side Yard Setback	100'-0"	Not Applicable
Interior Side Yard Setback	50'	277' and 344'
Rear Yard Setback	50'	133'
Maximum Floor Area Ratio (F.A.R.)*	20 x(388,786.05 S.F.)= 77,757.21 S. F.	15,619.34 sq ft.
Maximum Total Building Coverage*	Not Applicable	Not Applicable
Maximum Total Lot Coverage*	Not Applicable	Not Applicable
Parking Requirements	Required spaces: 106	Existing Spaces: 95 New Spaces Provided: 13 Total Parking Spaces: 108
Parking front yard setback	Not Applicable	Not Applicable
Parking corner side yard setback	Not Applicable	Not Applicable
Parking interior side yard setback	Not Applicable	Not Applicable
Parking rear yard setback	Not Applicable	Not Applicable
Loading Requirements	Not Applicable	Not Applicable
Accessory Structure Information	Not Applicable	Not Applicable

\* Must provide actual square footage number and percentage.

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

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

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

[Signature]  
Signature of applicant or authorized agent

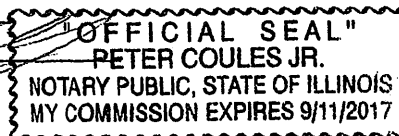
\_\_\_\_\_  
Signature of applicant or authorized agent

STEVEN J WOLFELD  
Name of applicant or authorized agent  
General Manager

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 10<sup>th</sup> day of  
December, 2014.

[Signature]  
Notary Public





**MAJOR ADJUSTMENT TO PLANNED  
DEVELOPMENT**  
**COMMUNITY DEVELOPMENT  
DEPARTMENT**

**\*Must be accompanied by completed Plan Commission Application**

**Address of proposed request:** 830 N. Madison St., Hinsdale, IL 60521

**Proposed Planned Development request:** To demolish approx. 75% of the existing Salt Creek Club's Clubhouse and rebuild that portion and enlarge same. Also to add thirteen (13) parking spaces.

**Amendment to Adopting Ordinance Number:** 02006-61

**REVIEW CRITERIA:**

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

The existing Salt Creek Club is a social, racquet and swim club. The existing clubhouse was built over many years and is comprised of numerous additions. Seventy five (75%) percent of the Clubhouse will be demolished, rebuilt and expanded. The new Clubhouse and kitchen will all be modernized and all new utilities will be provided.

The new Clubhouse will match the architecture and color scheme of the Paddle Court Clubhouse which was erected in 2009. The additional impervious sources added and additional FAR are nominal and are code compliant. This includes the renovated and expanded Main Clubhouse and the additional thirteen (13) parking spaces.

There is not a request for any waivers from any zoning standard of the O-S District (underlying zoning of the parcel).

It is a wonderful upgrade to the property, the Buildings on the property will resemble and does not affect the topography of the Property, and fully meets the spirit of the Planned Development created.



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 830 North Madison, Hinsdale, IL 60521

**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. Has not materially changed and parking spaces added to existing drive and still sixty (60') feet from property line.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. The paddle court clubhouse was erected in 2009 and the materials and colors of the renovated main Clubhouse is going to match same.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. The architecture (same architect) is the same as the existing paddle court clubhouse which is a very nice building that fits the character of the neighborhood.
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. The development on the site adds

parking spaces, thus improving the parking conditions and no trees will be removed in the process. The building will have updated utilities, kitchen and bathrooms, which is a great improvement as the existing building is numerous additions that were erected over time.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The new structure will be below the existing paddle court clubhouse and well below the allowable height in the O-S Zoning Districts.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. The new building will be no wider than the existing structure and much more pleasing to the eye. Also not visible from public ways.
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. As stated above it is similar to the existing Paddle Court Clubhouse
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. It is and same architect. It will meet this criteria.
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. Similar to way it exists and a lot of open space on all sides of building. Also not visual from public way.
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. This criteria is met as can be visualized on the proposed and attached drawings.
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. They are the same as existing Paddle Court Clubhouse which was erected in 2009.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. The addition to the remaining portion of the building will visually improve the existing building and as such will match the existing Paddle Court Clubhouse.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. The plans (attached) are characteristic of the area concerning the proposed facades, walls and landscape.



14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. The scale and mass of the proposed design is visually compatible to the existing Paddle Court Clubhouse and not seen from public way. Also, visually related to the drive into the Salt Creek Club.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character. The direction and orientation is similar to existing building and is orientated with existing driveway.
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.  
Not Applicable

#### REVIEW CRITERIA – Site Plan Review

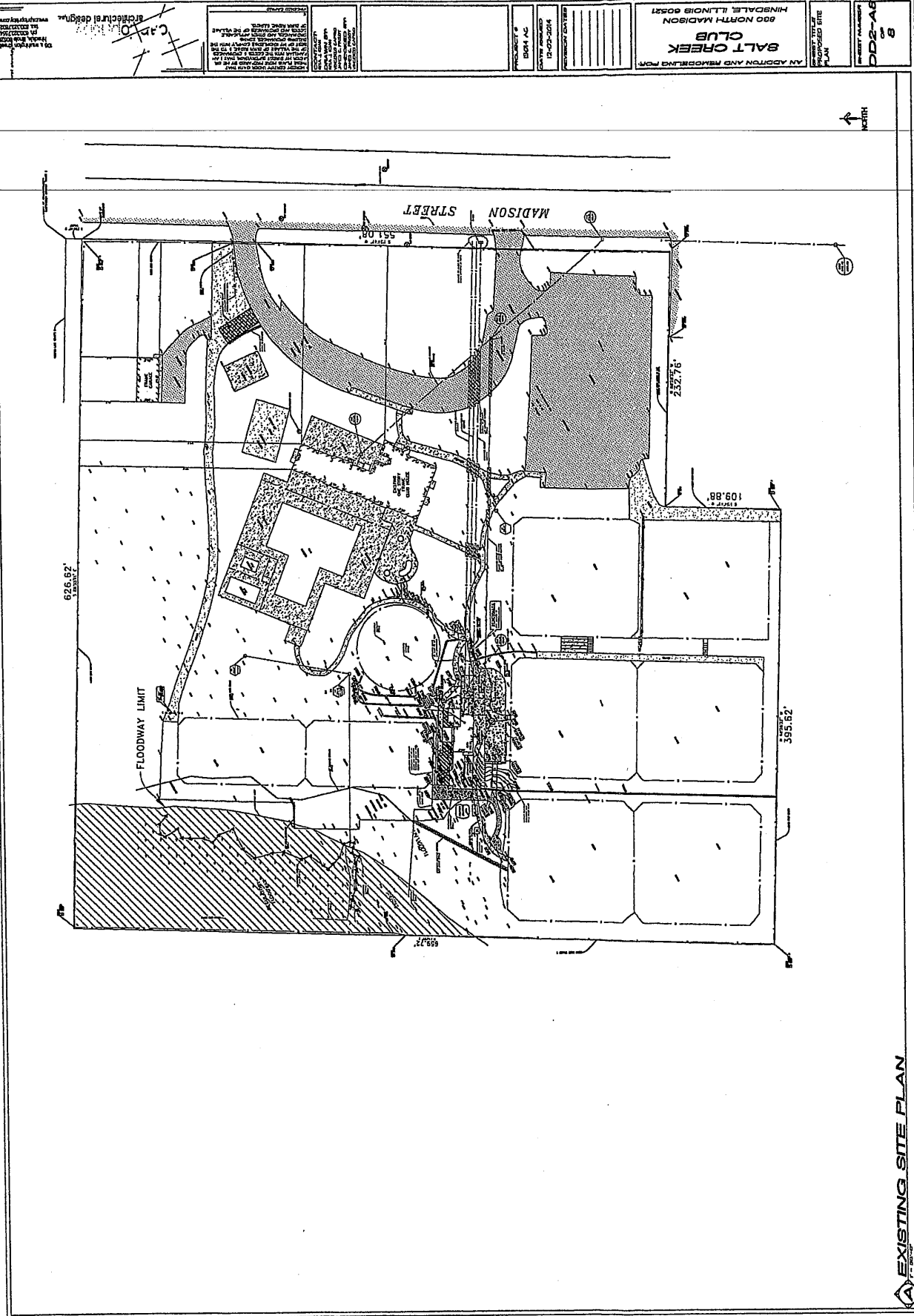
Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application meets the requirements for Site Plan Approval. Briefly describe how this application will meet the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

1. The site plan adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.  
The property was approved as a special use private sports club in 2006 and the underlying zoning is O-S. Also at that time, a Planned development was approved (ordinance 2006-61). No change nor waivers from any zoning requirements are being requested.
2. The proposed site plan does not interfere with easements and rights-of-way.  
This is a correct statement.
3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. Not being impacted as the building pad will be substantially over the existing pad and concrete walkway that exist today. Also the spot chosen for the additional thirteen (13) parking spaces is relatively flat and no trees need to be removed.
4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The additional parking space was chosen as it is sixty (60') feet from the property line and only thirteen (13) spots that will be screened.

5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.  
None
6. The screening of the site provides adequate shielding from or for nearby uses.  
Please see response to number 4 above about the parking and Main Clubhouse is not visible from the street.
7. The proposed structures or landscaping are not unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.The new Main Clubhouse will be a great addition to the property and will match the architecture of the existing Paddle Court Clubhouse.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provisions for the creation or preservation of open space or for its continued maintenance. Not Applicable
9. The proposed site plan does not create unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The proposed plans do not have a negative impact on the drainage nor does it create any erosion issues.
10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. Does not and in fact all the utilities to the Main Clubhouse are being replaced.
11. The proposed site plan provides for required public uses designated on the Official Map. Not Applicable.
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. It does not as the use and number of members will be like today.





PROJECT NAME  
**SALT CREEK CLUB**

PROJECT NO.  
**DD2-A8**

DATE  
**12-03-2014**

PROJECT NO.  
**DD2-A8**

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**DD2-A8**

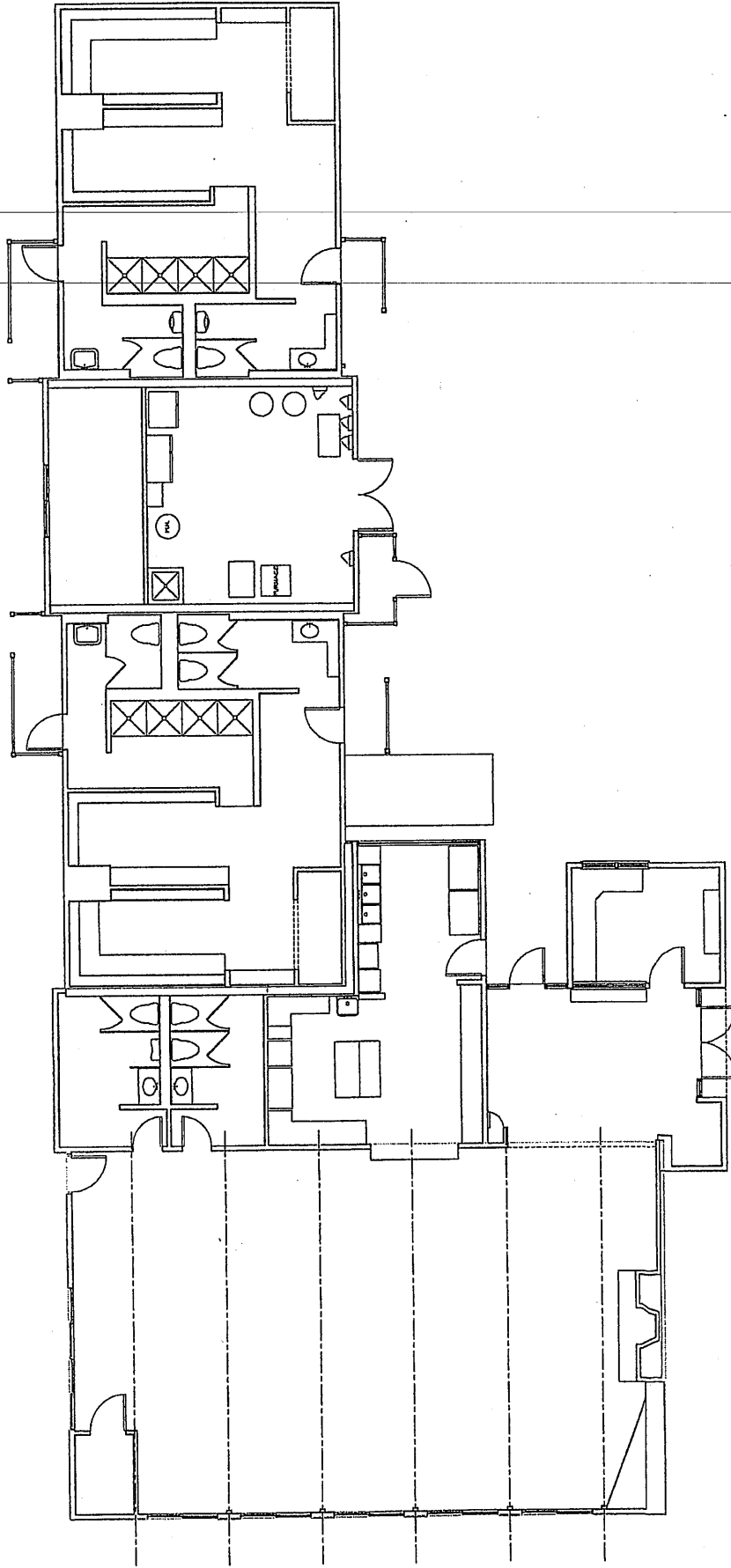
PROJECT NO.  
**DD2-A8**

PROJECT NO.  
**DD2-A8**

PROJECT NO.  
**DD2-A8**

PROJECT NO.  
**DD2-A8**





EXISTING CLUBHOUSE FLOOR PLAN



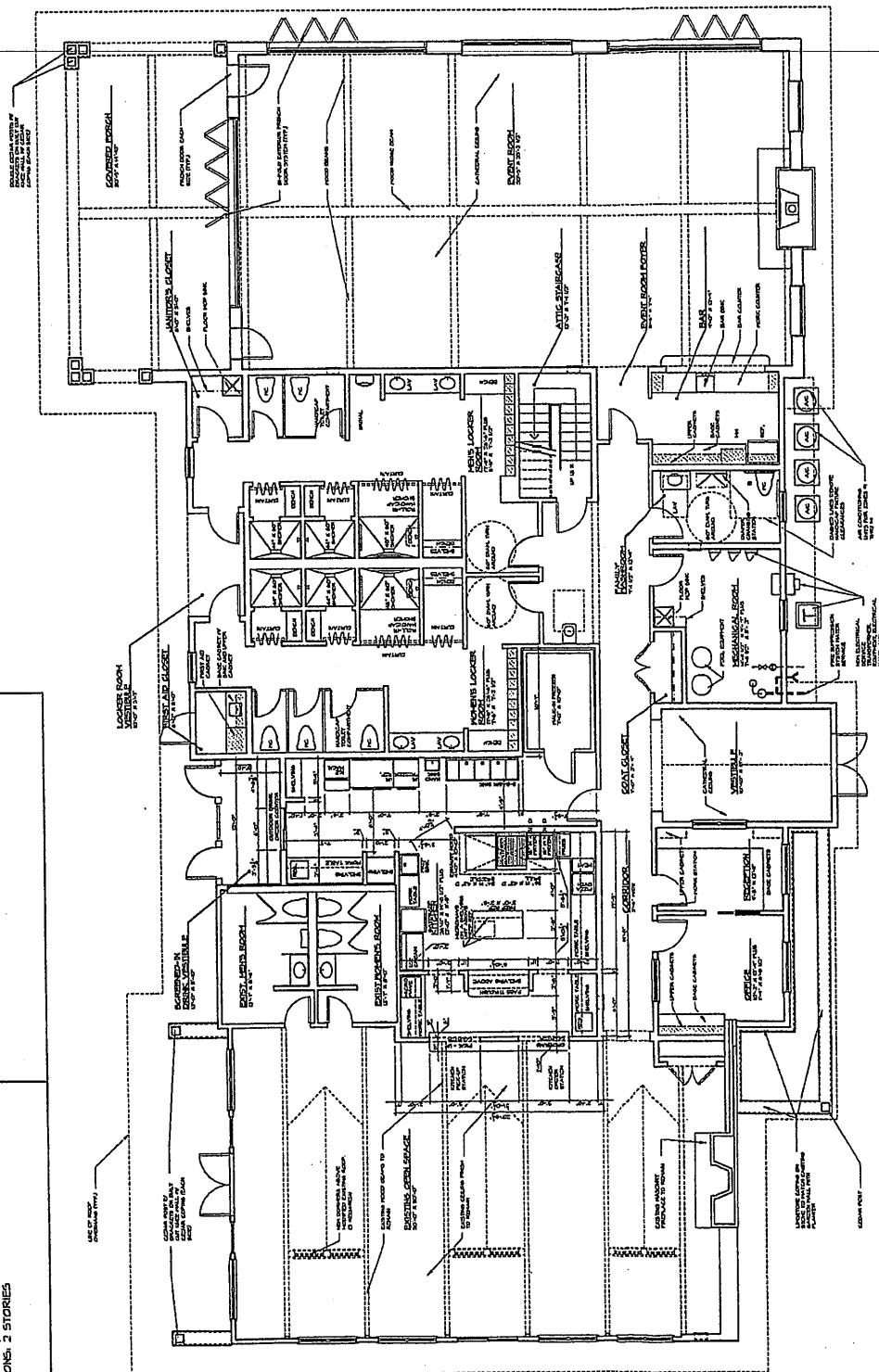






## PROPOSED BUILDING INFORMATION

FIRST FLOOR PLAN	=	7,155 S.F.
ATTIC FLOOR PLAN	=	1,184 S.F.
TOTAL SQUARE FOOTAGE	=	8,344 S.F.



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**A FIRST FLOOR PLAN**  
U-4 - F-0

AN ADDITION AND REMODELING FOR  
SALT CREEK CLUB  
680 NORTH MADISON  
HINSDALE, ILLINOIS 60521

EXHIBIT TITLE  
FIRST FLOOR  
PLAN

DD2-A1  
OF  
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