

Approved

**DRAFT
MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
FEBRUARY 11, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, February 11, 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, Commissioner Johnson

ABSENT: Commissioner Unell

ALSO PRESENT: Sean Gascoigne, Village Planner, Robert McGinnis, Director of Community Development/Building Commissioner

Approval of Minutes

The Plan Commission reviewed the minutes from the January 14, 2015 meeting. Commissioner Ryan motioned to approve the minutes of January 14, 2015 as submitted. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

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

Chairman Byrnes provided a brief summary of the discussion that took place on these agenda items 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 a New 3-Story Building with a Surface Parking Lot. Commissioner Cashman seconded. The motion was passed unanimously.

**Plan Commission Minutes
February 11, 2015**

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

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

Commissioner Cashman motioned to approve the findings and recommendations for 10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for a New 3-Story Building with a Surface Parking Lot. Commissioner McMahon seconded. The motion was passed unanimously.

A-35-2014 – Salt Creek Club – Exterior Appearance/Site Plan Review to Construct a New Clubhouse at 830 N. Madison

Staff stated that in light of new information regarding the revoking and rescinding of the original Planned Development for this property, the Major Adjustment was no longer required and the application now is simply for Exterior Appearance/Site Plan Review.

Pete Coules, attorney for the applicant, introduced himself and summarized the request. He clarified for the record that the proposed addition is a 2-story addition and not a 3-story. Mr. Coules stated that the proposed addition would only include the area that is currently concrete and would enclose and increase the remodeled kitchen and bathrooms of the clubhouse. He added that additional striped parking would be provided on the north and west side of property to satisfy the parking requirement. Mr. Coules also stated that no hardscape would be added and no variances are required.

Vince Caprio, architect, summarized the changes, proposal and proposed materials stating that the addition would match the existing buildings on the property.

Commissioner Crnovich questioned whether there were additional lights. Mr. Coules confirmed there would not be additional lighting in the parking lot area.

The Commission was very complimentary of the proposal.

Commissioner Cashman motioned to approved the Exterior Appearance Plan for Case A-35-14 – Salt Creek Club – 830 N. Madison. Commissioner McMahon seconded. Motion passed unanimously.

Commissioner Johnson motioned to approved the Site Plan Review for Case A-35-14 – Salt Creek Club – 830 N. Madison. Commission McMahon seconded. Motion passed unanimously.

Case A-34-2014 – Village of Hinsdale – Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance

Plan Commission Minutes
February 11, 2015

Chairman Byrnes introduced Case A-34-2014 – Village of Hinsdale – Text Amendment to Section 11-401.

Commissioner Cashman motioned to open the public hearing at 7:50 p.m. Commissioner McMahon seconded. Motion passed unanimously.

The Commission heard a presentation from Robert McGinnis, Director of Community Development Director/Building Commissioner regarding the proposed language as it relates to the Certificate of Zoning Compliance. The Commission understood the need for the amendment and suggested minor changes to the proposed language.

Commissioner Cashman motioned to approve the Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance with corrections to the language in Item 4b to read “Mechanical Equipment Replacement” and the line under Item 4i to remain. Commissioner Fiascone seconded. Motion was unanimously approved.

Other Business

Chairman Byrnes announced that Sean Gascoigne, Village Planner will be leaving the Village of Hinsdale and moving on to a new position in Bloomingdale. The Commission wished Sean well on his new position. Sean Gascoigne thanked the commissioners for their well wishes.

Chairman Byrnes asked for a motion to adjourn. Commissioner Johnson moved to adjourn. Commissioner Cashman seconded. Motion was unanimously approved and the meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Robert McGinnis
Director of Community Development
Building Commissioner

HINSDALE PLAN COMMISSION

RE: 830 N. Madison – Salt Creek Club – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: February 11, 2015

DATE OF BOARD OF TRUSTEES MEETING – 1ST READING: March 2, 2015

FINDINGS AND RECOMMENDATION ON REMAND FROM THE BOARD OF TRUSTEES

I. FINDINGS

1. Salt Creek Club (the “Applicant”), represented by Peter Coules, submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 830 N. Madison (the “Subject Property”).
2. The Subject Property is located in the OS Open Space District and is improved with a membership organization that contains a main clubhouse, several pools, tennis courts, paddle courts, a paddle court clubhouse, as well as several accessory maintenance buildings.
3. The Commission heard an explanation for Village Staff that summarized the request. Staff explained that while the proposal started as a Major Adjustment to a Planned Development, they were made aware during the process, that the original Planned Development approved in 2006, had been repealed, revoked and rescinded, due to failure to secure permits and begin work. As such, staff explained that the request before them would only be for the approval of exterior appearance and site Plan Review.
4. At the February 11, 2015 Plan Commission meeting, the Plan Commission heard a presentation from the applicant and reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site for the construction of a new clubhouse.
5. The Commission requested additional information regarding the proposal, which included questions about landscaping, parking and the proposed building.
6. The attorney for the applicant indicated that as a result of the notice, he had been notified by the attorneys for two neighbors regarding lighting issues on the site, which he explained was not the subject of the proposal before the Commission.
7. The Commission appreciated the neighbor’s concerns, but agreed that those issues were unrelated to the request before them, and as such, should not have any bearing on this request.
8. The Commission complemented the applicant on the architecture of the clubhouse and the overall project, stating that it would be a great improvement.

9. The attorney for the applicant requested that it be noted on the record, that none of the voting Commissioners were members of the Salt Creek Club and the Commissioners confirmed.
10. The Plan Commission finds that based on the Application and the evidence presented at the public meetings, and based on the submitted plans, 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 site plans and various plans submitted and considered for the February 11, 2015, Plan Commission meeting, prepared by Caprio Prisby Architects.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes," zero (0) "Nayes," and one (1) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans for 830 N. Madison – Salt Creek Club.

Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes," zero (0) "Nay," and one (1) "Absent," recommends on remand that the President and Board of Trustees approve the site plans for 830 N. Madison – Salt Creek Club.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Robb McGinnis, Director of Community Development/Building Commissioner
Cc: Kathleen A. Gargano, Village Manager
Date: March 2, 2015
Re: Report for Board Action – First Reading
 Applicant: Salt Creek Club
 Request: Site Plan/Exterior Appearance Approval for a new clubhouse at 830 N. Madison

BACKGROUND

Application

The Village of Hinsdale 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. *It should be noted that in light of new information provided during the process, staff was made aware of Ordinance O2008-27, which repealed, revoked and rescinded the Planned Development Ordinance originally approved for this site in 2006 (O2006-61). As such, this request has been revised to only require exterior appearance/site plan approval.*

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. While the process does not require a public hearing, pursuant to Section 11-604E(3), because the subject property falls within 250' of a single-family residential district, the application is subject to the same notification requirements as a public hearing. These requirements have been satisfied and the applicant has furnished staff with the required documentation.

Description of property and existing use

The site is at 830 N. Madison. 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 that 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, which was subsequently rescinded in 2008 due to failure to secure permits and begin construction (see attached ordinances). 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:

	Required/Allowed	Provided/Proposed
Height	30'-0"	17'-8 ¾"

Front Yard Setback	100'-0"	100'-0"
Interior Side Yards	50'-0"/50'-0"	277'-0"/344'-0"
Rear Yard Setback	50'-0"	133'-0"
F.A.R.	.20	.04 (15,619.34 S.F.)
Parking	106	108

Property History

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

Plan Commission Action

At the February 11, 2015 Plan Commission meeting, the Commission reviewed the application submitted for 830 N. Madison Street regarding the construction of a new clubhouse. Following a motion to approve site plans and exterior appearance, the Plan Commission, on an 8-0 vote, recommended approval of site plans and exterior appearance for a new clubhouse at 830 N. Madison.

Motion

Should the Board feel the request is appropriate, the following motion would be suggested:

MOTION: Move that the Board of Trustees approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for the Construction of a New Clubhouse on the Property Located at 830 N. Madison Street – Salt Creek Club."

Attach:

Draft Ordinance

Draft Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE
PLANS FOR THE CONSTRUCTION OF A NEW CLUBHOUSE ON THE PROPERTY
LOCATED AT 830 N. MADISON STREET - SALT CREEK CLUB**

WHEREAS, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to proposed redevelopment and construction at the membership organization located at 830 N. Madison Street, Hinsdale, Illinois (the "Subject Property"), from applicant Salt Creek Club (the "Applicant"); and

WHEREAS, the Subject Property is located in the Village's OS Open Space District and is improved with a main clubhouse, several pools, tennis courts, paddle courts, a paddle court clubhouse, and several accessory maintenance buildings. The Applicant is a membership organization and seeks to redevelop the site through partial demolition of the existing clubhouse, construction of a new clubhouse, and parking lot resurfacing and striping (collectively, the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 11, 2015. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of eight (8) in favor, zero (0) against, and one (1) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Proposed Improvements. The recommendation is set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees, having considered the Findings and Recommendation of the Plan Commission, find that the Application and Plans satisfy the standards established in both Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated 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 Site Plan and Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior

Appearance Plan and Site Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, subject to the conditions set forth in Section 3 of this Ordinance.

SECTION 3: Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit A**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **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.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. 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 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this _____ day of _____, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2015, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

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

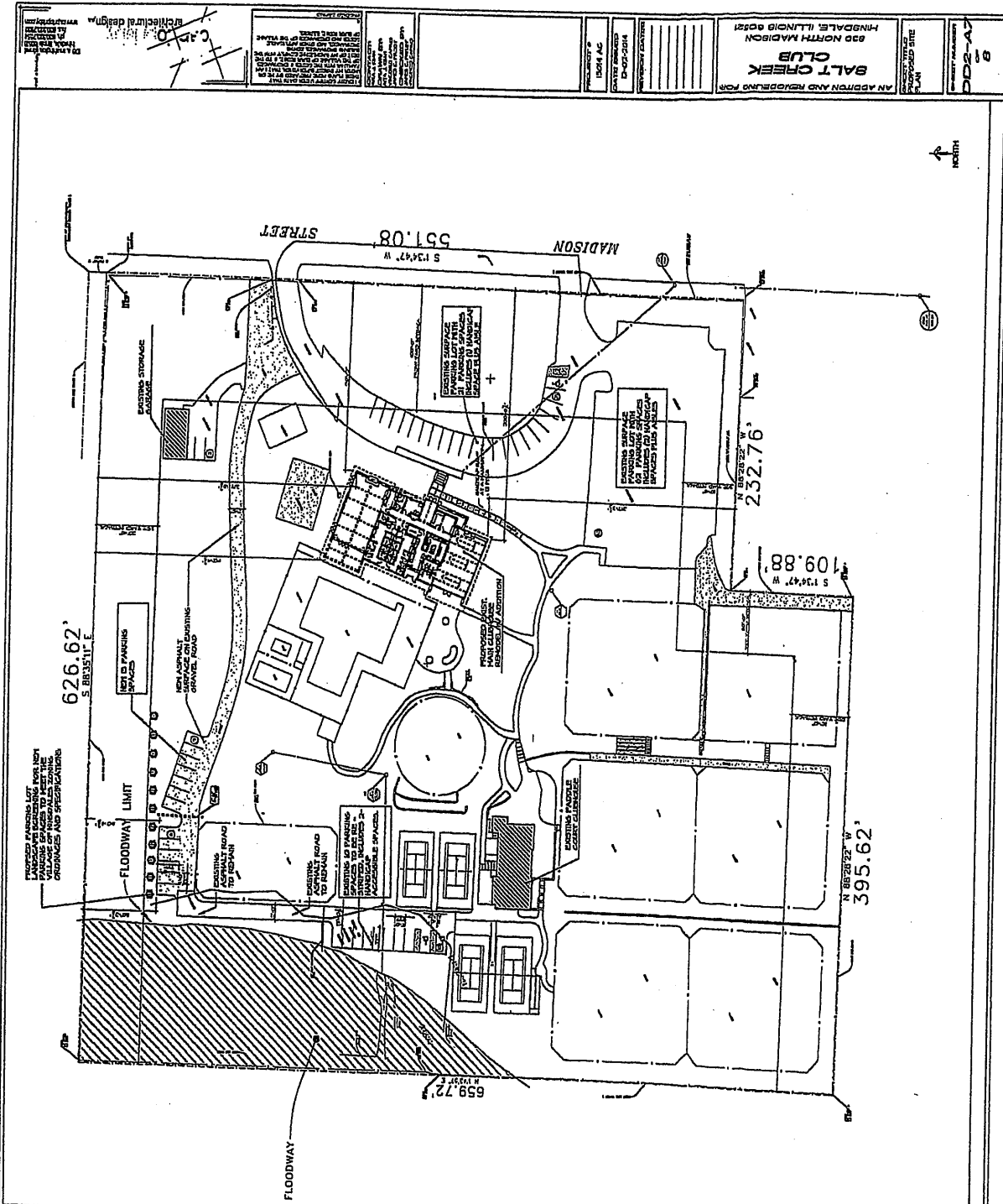
By: _____

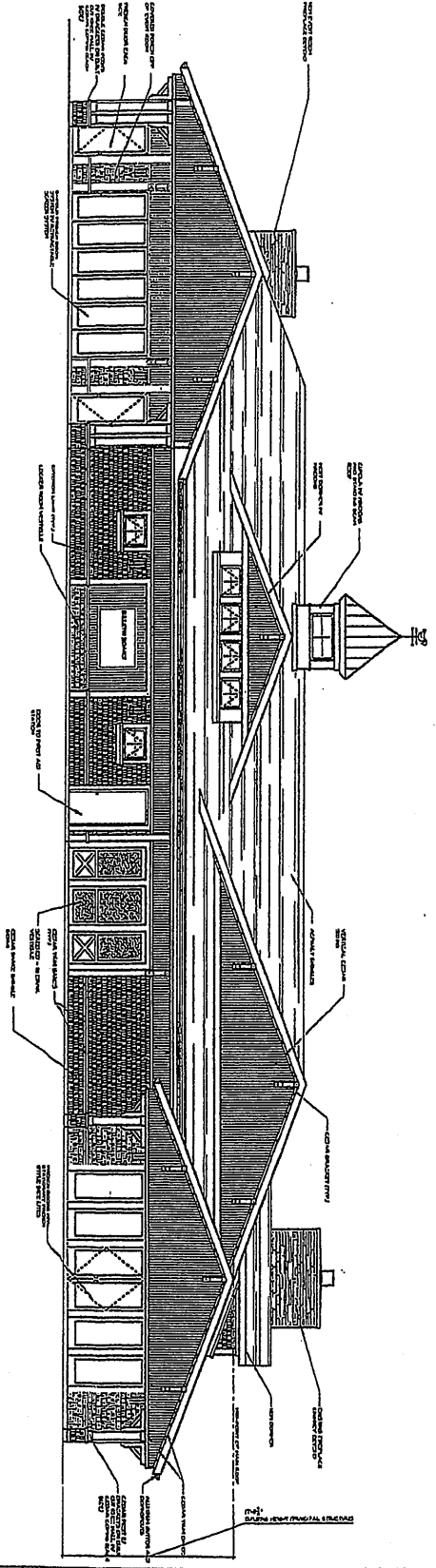
Its: _____

Date: _____, 2015

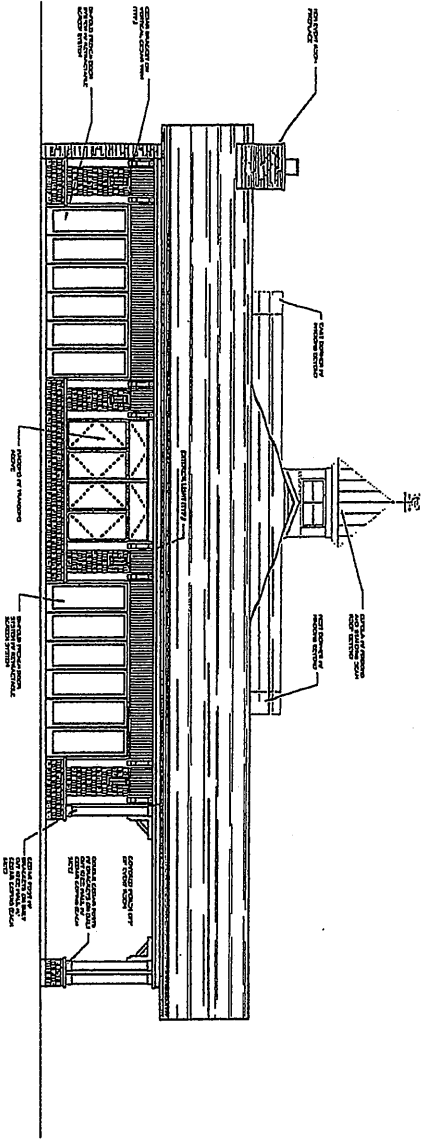
EXHIBIT A

**APPROVED SITE PLANS AND EXTERIOR APPEARANCE PLANS
(ATTACHED)**





WEST ELEVATION



NORTH ELEVATION

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

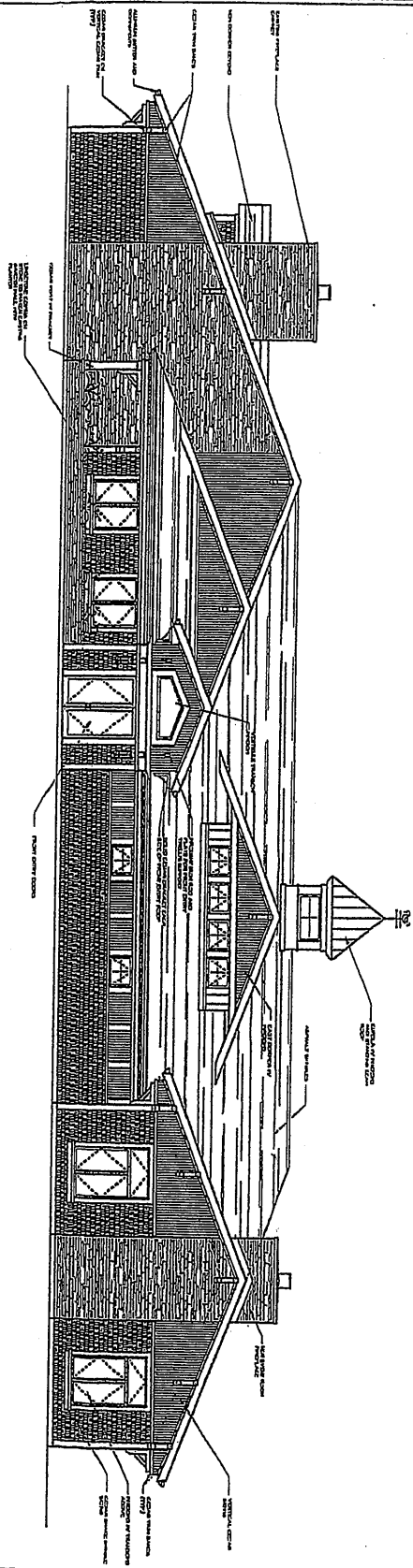
DESIGNED BY
ARCHITECTURAL DESIGN

OWNER: SALT CREEK CLUB
930 NORTH MADISON
HINSDALE, ILLINOIS 60521

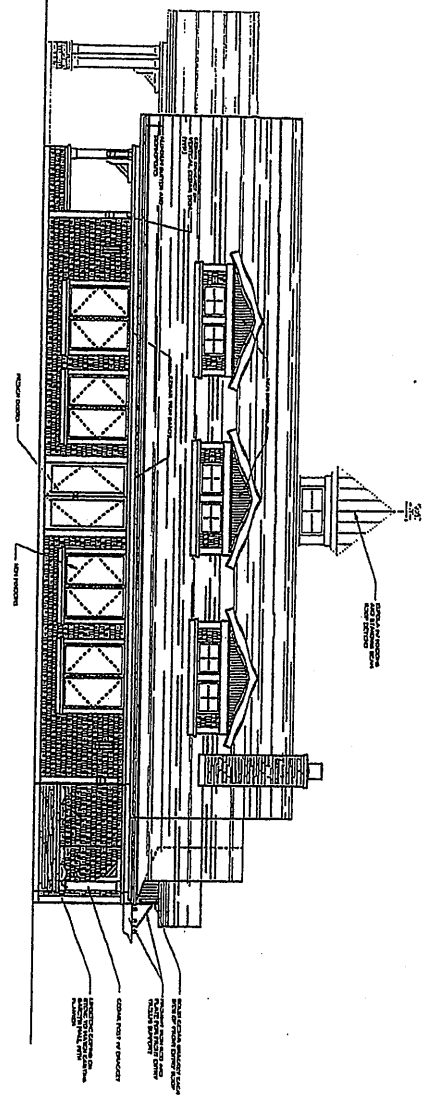
DATE: 10-1-77

PROJECT NO. 10-1-77

EAST ELEVATION

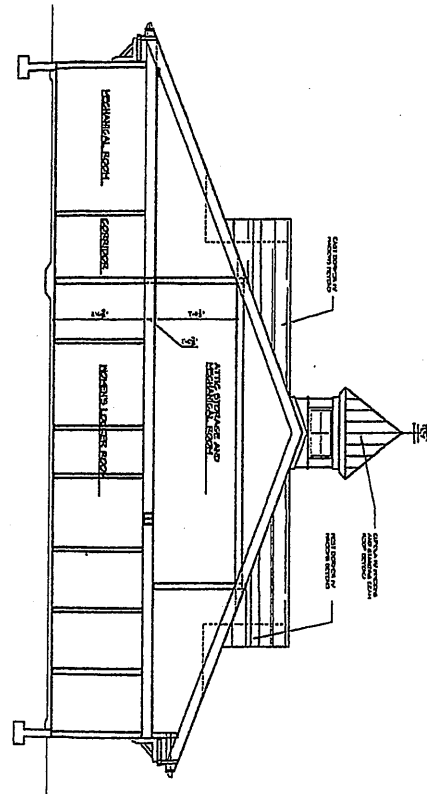


SOUTH ELEVATION



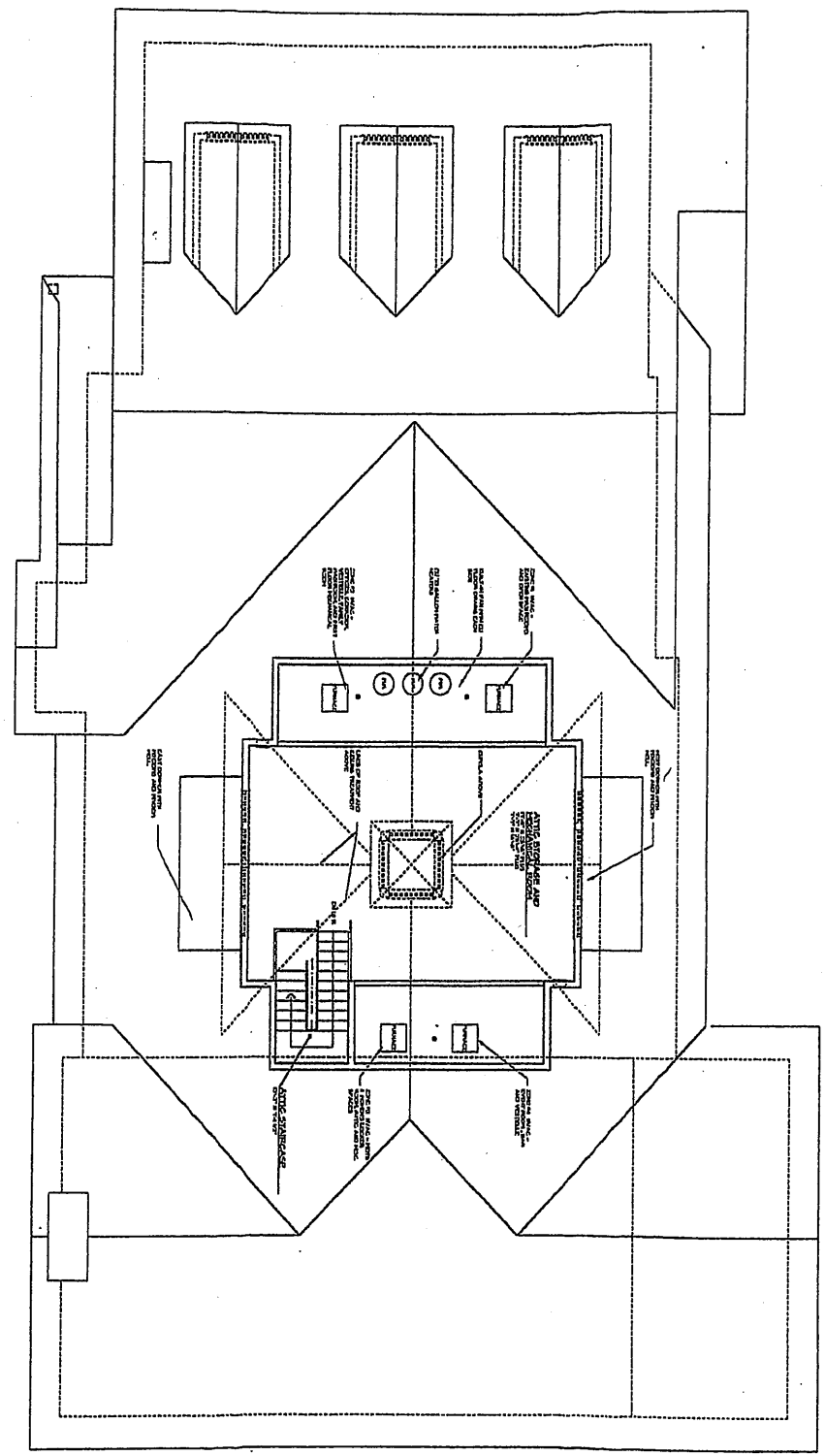
CDG-A4 8	AN ADDITION AND REMODELING FOR SALT CREEK CLUB 630 NORTH MADISON HINSDALE, ILLINOIS 60521	PROJECT LOCATION HINSDALE, ILLINOIS	ARCHITECT CDG-A4 12-05-2014	CLIENT SALT CREEK CLUB 12-05-2014	NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IBCS. 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 6. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES. 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE. 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE. 14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.	CDG-A4 Architectural design
	PREPARED BY CDG-A4 12-05-2014	CHECKED BY CDG-A4 12-05-2014	APPROVED BY CDG-A4 12-05-2014	SCALE 1/8" = 1'-0"	DATE 12-05-2014	SHEET NO. 8

A EAST - WEST BUILDING SECTION



SALT CREEK CLUB 830 NORTH MADISON HINSDALE, ILLINOIS 60521		AN ADDITION AND REMODELING FOR SALT CREEK CLUB EAST - WEST BUILDING SECTION	PROJECT NO. 02-001-001 DATE 02-001-001	DRAWN BY DATE	CHECKED BY DATE	SCALE 1/8" = 1'-0"	SHEET NO. 8 OF 8
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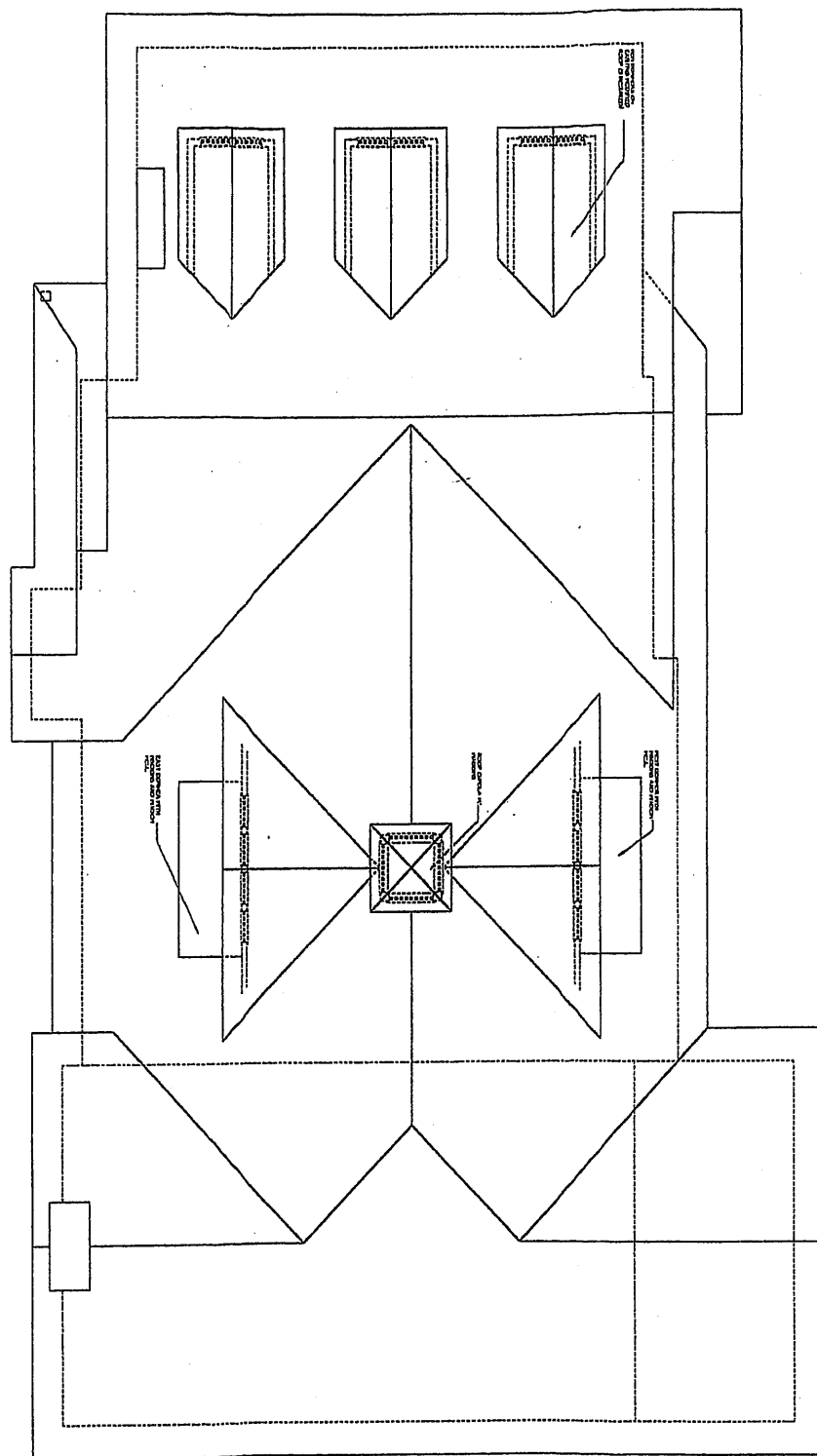
ATTIC FLOOR PLAN



→ NORTH

<p>DD2-AS S</p>	<p>AN ADDITION AND REMODELING FOR SALT CREEK CLUB 830 NORTH MADISON HINDALE, ILLINOIS 60521</p>	<p>DATE: 12-03-2004 BY: J. A. C.</p>	<p>PROJECT: 12-03-2004 BY: J. A. C.</p>	<p>REVISIONS: 1. 12-03-2004 2. 12-03-2004 3. 12-03-2004 4. 12-03-2004 5. 12-03-2004 6. 12-03-2004 7. 12-03-2004 8. 12-03-2004 9. 12-03-2004 10. 12-03-2004</p>	<p>DESIGNED BY: J. A. C. CHECKED BY: J. A. C. APPROVED BY: J. A. C.</p>	<p>PROJECT LOCATION: 830 NORTH MADISON, HINDALE, ILLINOIS 60521 PROJECT NO.: 12-03-2004 PROJECT NAME: AN ADDITION AND REMODELING FOR SALT CREEK CLUB</p>	<p>DESIGNED BY: J. A. C. CHECKED BY: J. A. C. APPROVED BY: J. A. C.</p>
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DD2-A3
B



North

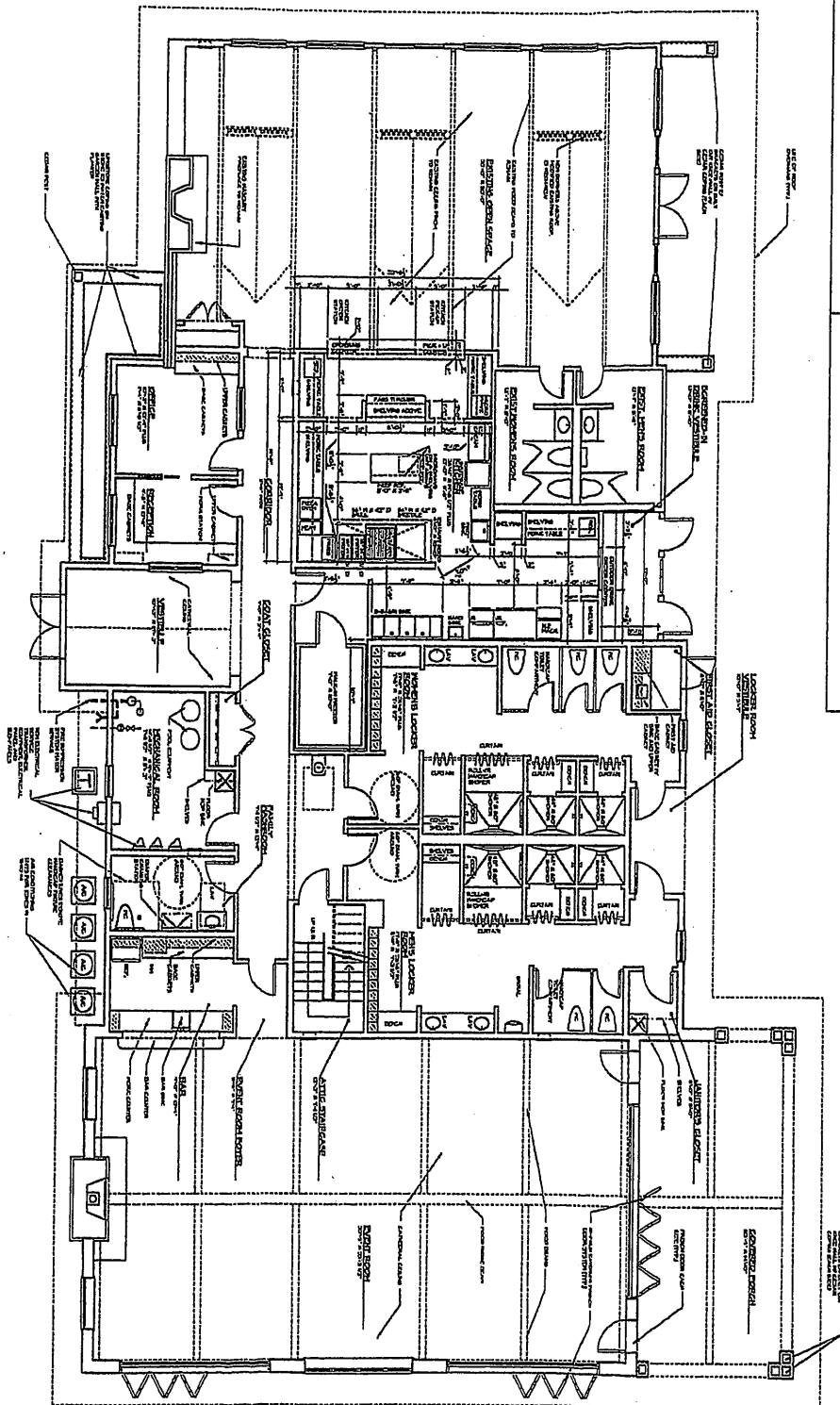
AN ADDITION AND REMODELING FOR
**SALT CREEK
CLUB**
830 NORTH MADISON
MINDALE, ILLINOIS 60521

TOLBERT S
B014 AC
CAYNE ASSOCIATES LX-67-1014
DIVISION BATTLES

PROPERTY EVIDENCE FACTOR CASE THAT
NAMES PLANS MOVED PRODUCE BY THE DE
PORTER BY EVIDENCE SUBMITTED THAT I AM
FAMILIAR WITH THE SITES & CIRCUMSTANCES
OF THE VILLAGE OF EARL ROSE, & TO THE
BEST OF MY KNOWLEDGE MY EVIDENCE WITHIN
THESE CIRCUMSTANCES REMAIN
UNCHANGED AND MY OTHER AFFIDAVITS
FACTS AND CIRCUMSTANCES OF THE VILLAGE
OF EARL ROSE, ILLINOIS

CAD/DWG
architectural design

FIRST FLOOR PLAN



BUILDING CODE INFORMATION		PROPOSED BUILDING INFORMATION	
BUILDING CODE, 2008 INTERNATIONAL BUILDING CODE	FIRST FLOOR PLAN	3	7155 S.F.
MECHANICAL CODE, 2008 INTERNATIONAL MECHANICAL CODE	MECHANICAL PLAN	3	1194 S.F.
ELECTRICAL CODE, 2008 NATIONAL ELECTRIC CODE	ELECTRICAL PLAN	3	6944 S.F.
FIRE CODE, 2002 INTERNATIONAL FIRE CODE	FIRE PLAN	3	6944 S.F.
CONSTRUCTION TYPE, TYPE V - A	ASSEMBLY GROUP A3		
HEIGHT LIMITATIONS, 3 STORIES			

SALT CREEK CLUB

600 NORTH MADISON
HINSDALE, ILLINOIS 60521

AN ADDITION AND REMODELING FOR

PROJECT TITLE: FIRST FLOOR

PROJECT NUMBER: DD2-A1

DATE: 10/20/2014

DESIGNED BY: [Signature]

PROJECT LOCATION: [Address]

PROJECT CONTACT: [Phone/Email]

PROJECT STATUS: [Status]

PROJECT NOTES: [Notes]

PROJECT DRAWING: [Drawing Info]

PROJECT ARCHITECT: [Firm Name]

EXISTING CLUBHOUSE FLOOR PLAN

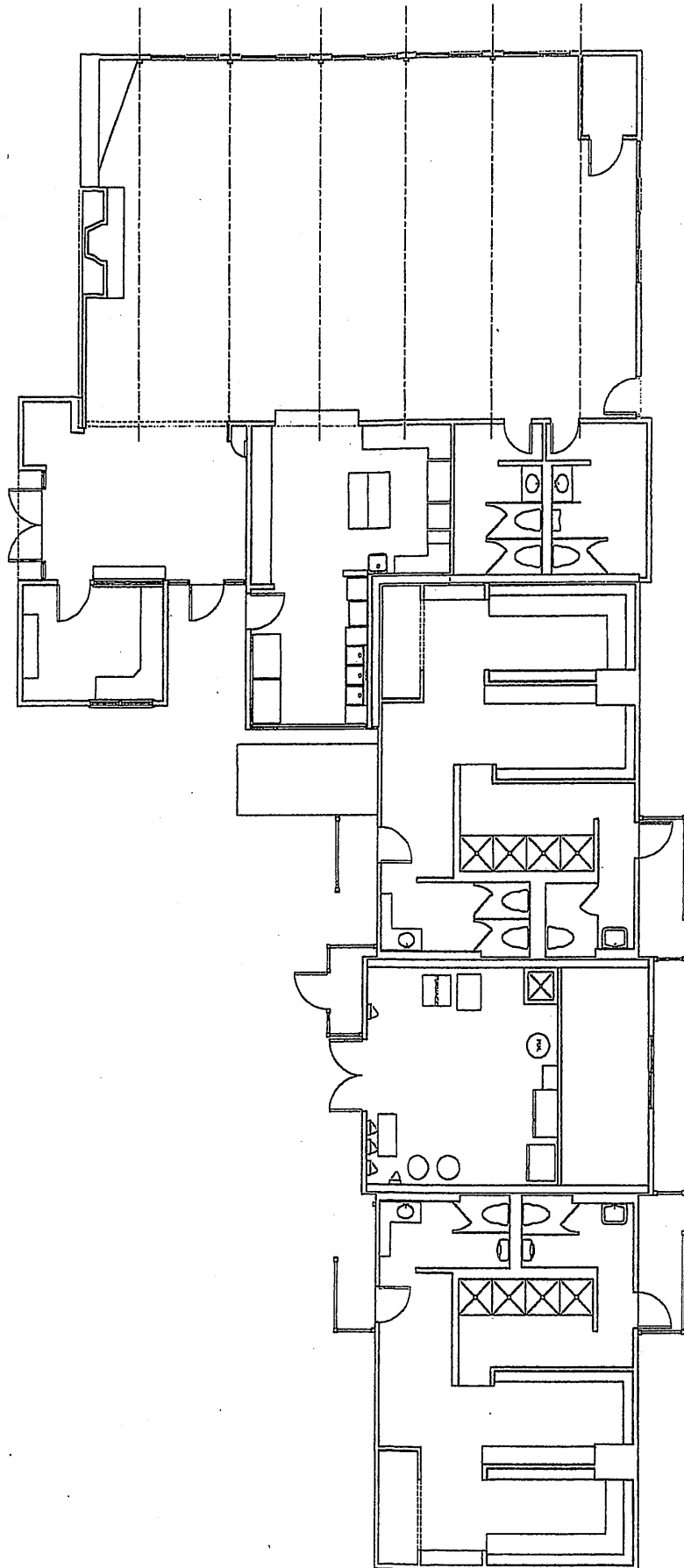


EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

RE: 830 N. Madison – Salt Creek Club – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: February 11, 2015

DATE OF BOARD OF TRUSTEES MEETING – 1ST READING: March 3, 2015

FINDINGS AND RECOMMENDATION ON REMAND FROM THE BOARD OF TRUSTEES

I. FINDINGS

1. Salt Creek Club (the "Applicant"), represented by Peter Coules, submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 830 N. Madison (the "Subject Property").
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4. At the February 11, 2015 Plan Commission meeting, the Plan Commission heard a presentation from the applicant and reviewed the applicant's site plan and exterior appearance plans relative to redevelopment of the site for the construction of a new clubhouse.
5. The Commission requested additional information regarding the proposal, which included questions about landscaping, parking and the proposed building.
6. The attorney for the applicant indicated that as a result of the notice, he had been notified by the attorneys for two neighbors regarding lighting issues on the site, which he explained was not the subject of the proposal before the Commission.
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THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.



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

Steve J. Wolsfeld
Signature of applicant or authorized agent

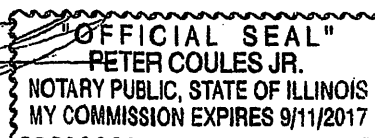
STEVEN J WOLSFELD
Name of applicant or authorized agent
General Manager

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 10th 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, by 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.



**VILLAGE
OF HINSDALE**

FOUNDED IN 1873

**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.

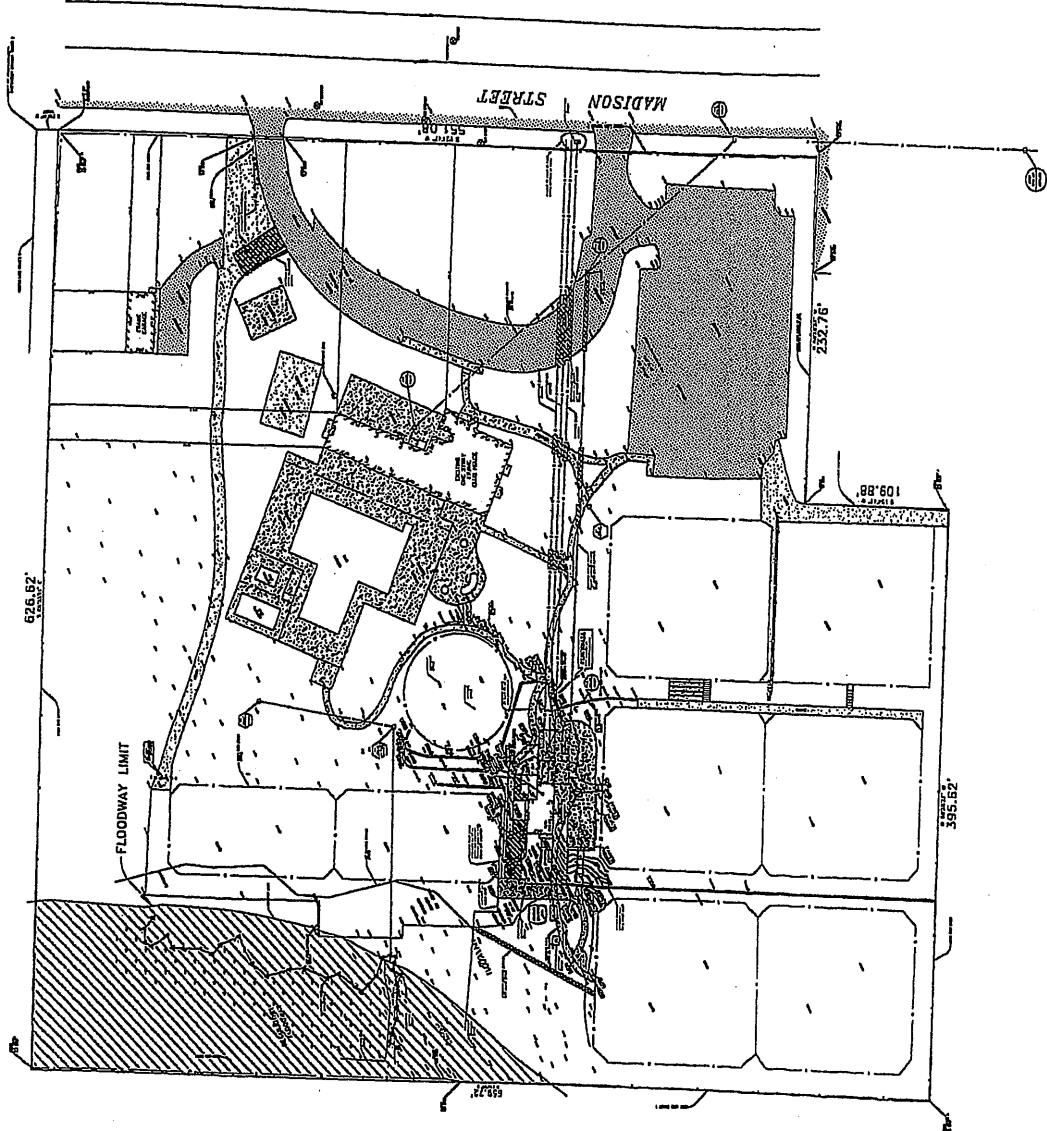
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provisions for the creation or preservation of open space or for its continued maintenance. Not Applicable

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.



VILLAGE OF HINSDALE**ORDINANCE NO. 02008-27****AN ORDINANCE REPEALING, REVOKING AND RESCINDING
THE SPECIAL USE THAT GIVES A PLANNED DEVELOPMENT
APPROVAL****PURSUANT TO ORDINANCE NO. 02006-61**

WHEREAS, on August 15, 2006, the Board of Trustees of the Village of Hinsdale ("Board of Trustees") adopted Ordinance No. 02006-61, titled "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);" and

WHEREAS, Subsection 11-603D4(f) of the Hinsdale Zoning Code provides that construction of a planned development must commence within one year after the approval of a final plan, and a "[f]ailure to commence construction within such period shall . . . automatically render void the final plan approval and all approvals of the planned development and all permits based on such approvals;" and

WHEREAS, the Salt Creek Club, as the Applicant for the planned development and legal title owner of the property subject to the planned development ("Applicant"), has failed to apply for building permits with the Village and commence construction of the planned development within one year after the approval of the final plan for the planned development as required by Subsection 11-603D4(f) of the Hinsdale Zoning Code; and

WHEREAS, it is the intent of the Board of Trustees by adoption of this Ordinance, to duly repeal, revoke and rescind the planned development approved pursuant to Ordinance No. 02006-61.

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

Section 1. Recitals Incorporated. The recitals set forth above are incorporated herein by reference as though fully set forth.

Section 2. Repeal, Revocation and Rescission of the Special Use that Gives a Planned Development Approval Pursuant to Ordinance No. 02006-61. The planned development approved pursuant to Ordinance Number 02006-61, titled "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);"

is hereby revoked, repealed and rescinded pursuant to Subsection 11-603D4(f) of the Hinsdale Zoning Code.

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. 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.

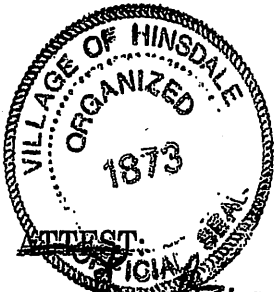
PASSED this 3rd day of June, 2008.

AYES: Trustees Follett, Cauley, Orler, Schultz

NAYES: Trustee Smith

ABSENT: Trustee Williams

APPROVED this 3rd day of June, 2008.



Michael D. Woerner

Michael D. Woerner, Village President

Barbara Johanson Grigola

Barbara Johanson Grigola, Village Clerk

By Christine M. Burton
Deputy Village Clerk

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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

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.

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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.

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.

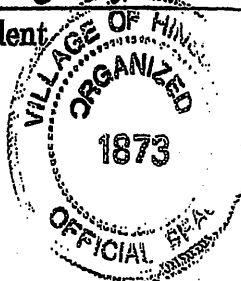
NAYS: NONE

ABSENT: NONE

APPROVED this 15th day of August 2006.



Village President

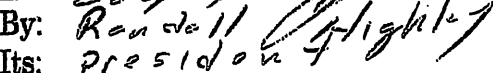


ATTEST:



Village Clerk

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


By: Randall P. Light
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\172006 - 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 DGEREES 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.

THE FOLLOWING SUBJECTS REFERRED TO THE
CLERGY MEMBERS OF THE CHURCH OF THE
UNITED METHODIST CHURCH, SOUTH
AT THE ANNUAL CONFERENCE, 1964

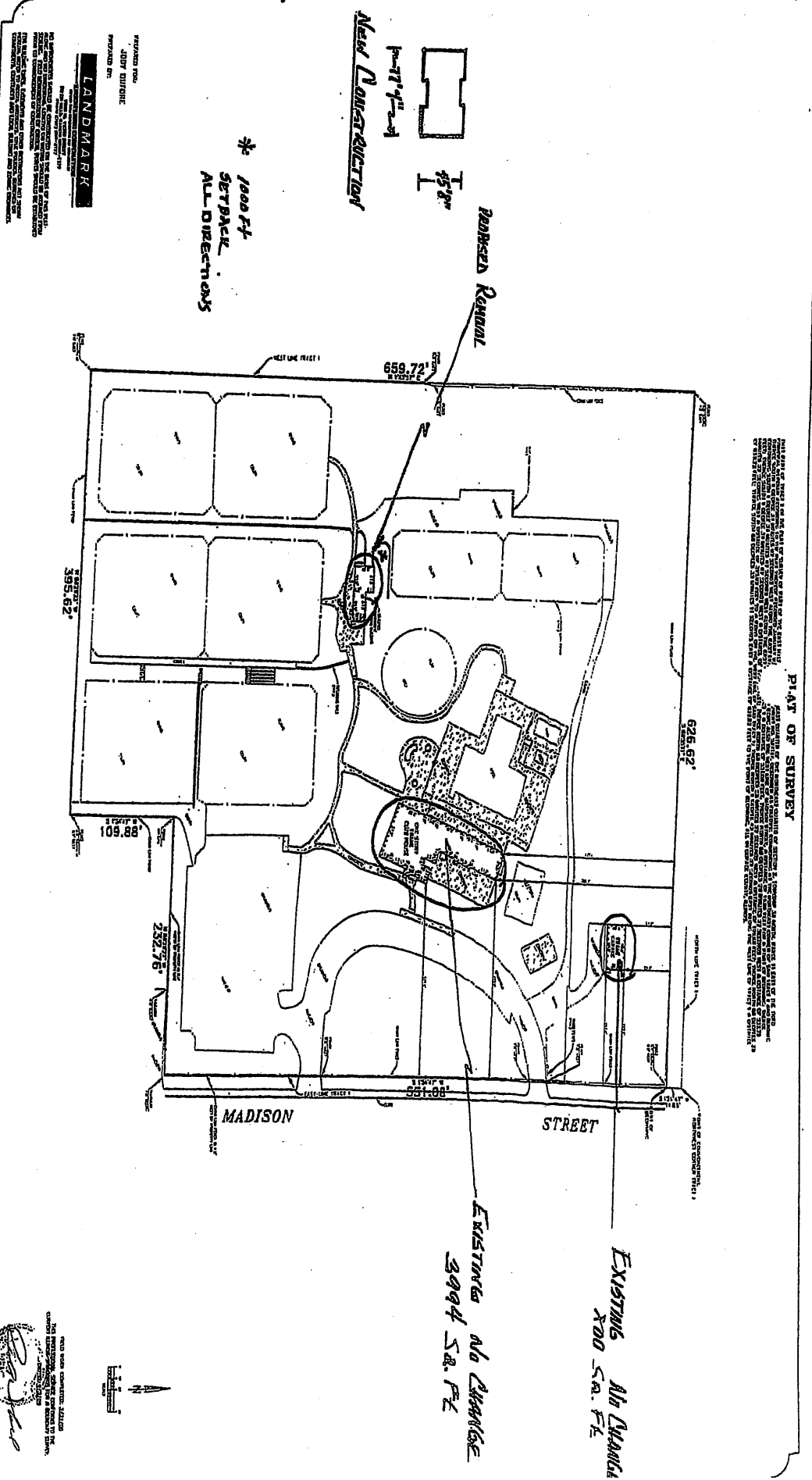
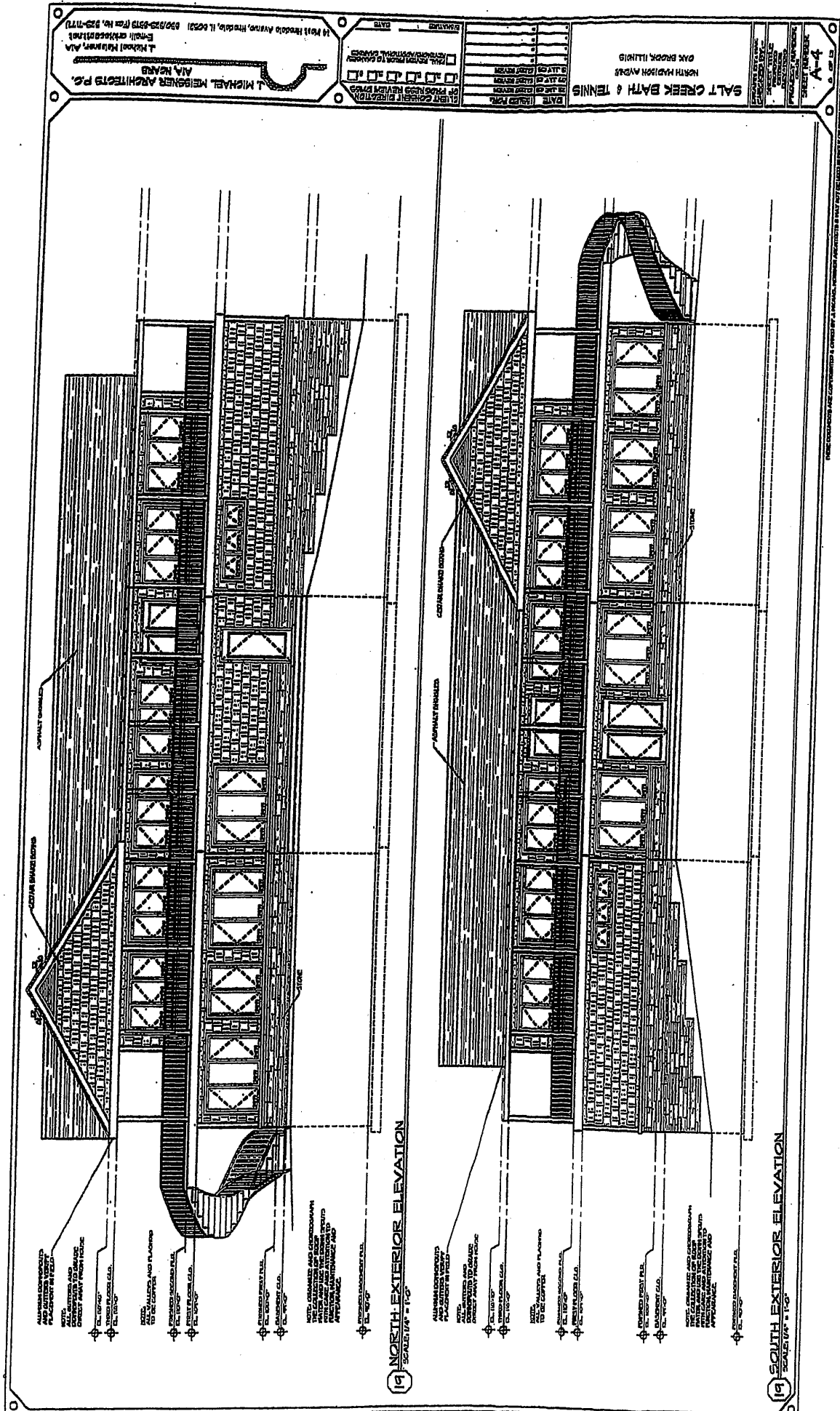


Exhibit B - Approved Detailed Plan
 Exhibit C - Approved Exterior Appearance Plans 131



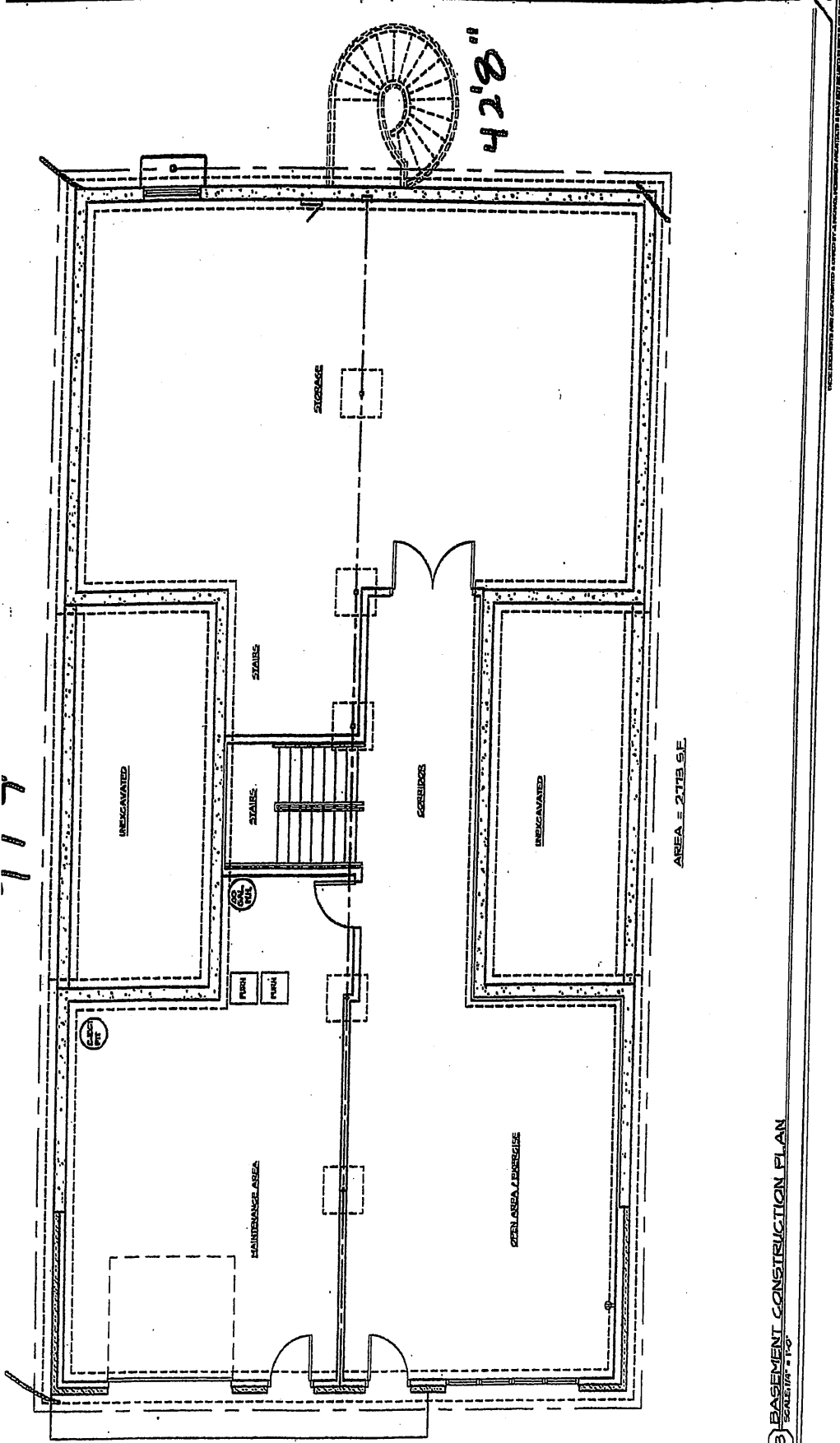


התאחדות המורים והמורות

Exhibit B - Approved Detailed Plans Approved Site Plans

733

14 West Madison Avenue, Rockville, IL 60021 J. MICHAEL MEISNER ARCH AIA, NCARB		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	SALT CREEK BATH & TENNIS NORTH MADISON AVENUE OAK BROOK, ILLINOIS	SHEET NO. 14 TOTAL SHEETS 14
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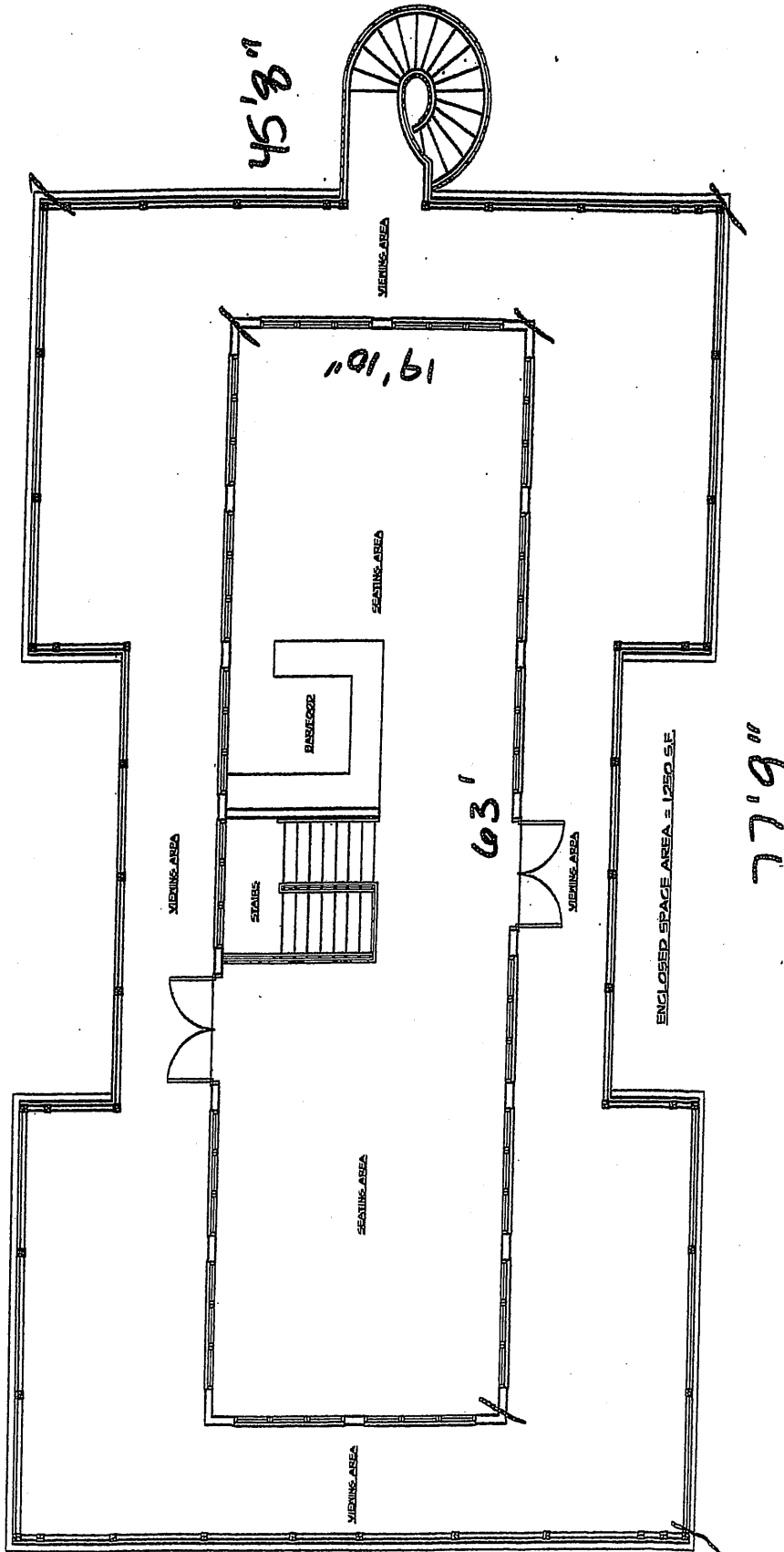
117



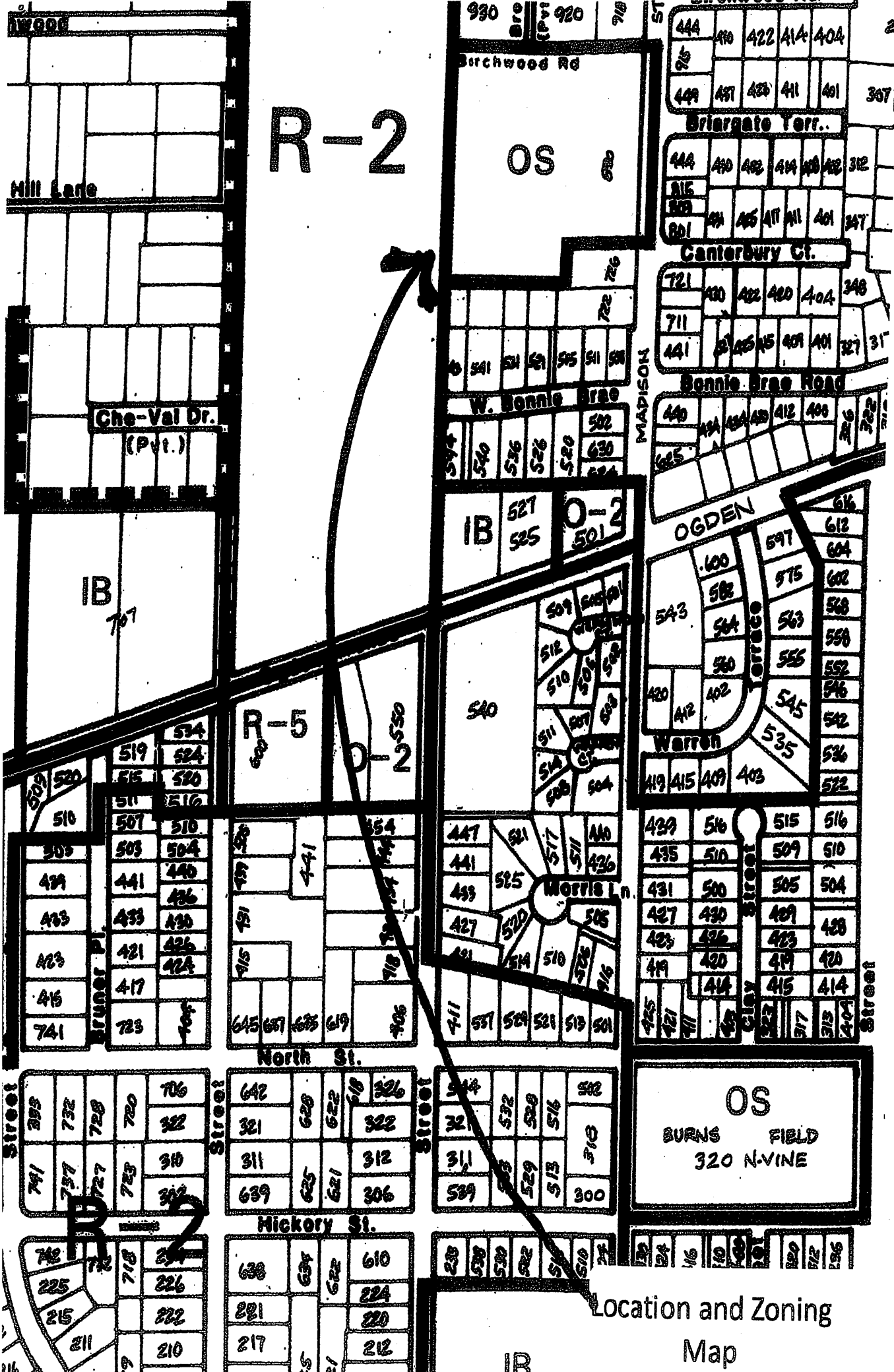
Exhibit B - Approved Detailed Plans Approved Site Plans

135

1. MICHAEL MEISSNER ARCHITECT 100 N. HANCOCK AVENUE, HANCOCK, IL 60531 TEL: 815/233-5555 FAX: 815/233-5555		DATE: _____ SHEET: _____ OF: _____ PROJECT: _____ CLIENT: _____ DESIGNER: _____ CHECKED: _____ APPROVED: _____ SCALE: _____ DRAWN BY: _____ DATE: _____		SALT CREEK BATH & TENNIS NORTH HANCOCK AVENUE DAY BROOK, ILLINOIS		SHEET NUMBER 135	
---	--	---	--	---	--	---------------------	--



17 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"



Location and Zoning
Map

DRAFT

HINSDALE PLAN COMMISSION

RE: 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.

DATE OF PLAN COMMISSION REVIEW: February 11, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: March 2, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, the Village of Hinsdale, submitted an application to Section 11-401 (Certificate of Zoning Compliance), C (Certificate Required), as it relates to requirements for a Certificate of Zoning Compliance.
2. The Plan Commission heard testimony from staff regarding the proposed text amendment at the Plan Commission meeting of February 11, 2015.
3. Certain Commissioners expressed concerns with areas of the proposed amendment, and recommended that the "mechanical equipment", be revised to say "replacement of existing mechanical equipment".
4. In addition to the above, certain Commissioners expressed concern with what was included in the term "landscaping improvements", but were satisfied with staffs response, based on how permits and requirements were already processed.
5. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments. Among the evidence relied upon by the Plan Commission was the testimony given by staff, as well as the applications and supporting documents submitted and considered for the February 11, 2015, Plan Commission meeting.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of eight (8) "Ayes", zero (0) "Nays" and one (1) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended with the recommended changes as stated above.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

Memorandum

To: President Cauley and Village Trustees
From: Robert McGinnis, Director of Community Development/Building Commissioner
Cc: Kathleen A. Gargano, Village Manager
Date: March 2, 2015
Re: Report for Board Action – First Reading
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

DISCUSSION

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 do not 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. Replacement of Existing 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 27th and the Village Board meeting of November 4th, 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.

Plan Commission Action

At the February 11, 2015 Plan Commission meeting, the Commission reviewed the application submitted for a text amendment Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance and recommended, on a 8-0 vote, approval of the request, with the recommendation that in subsection C4, the reference to mechanical equipment be changed to "replacement of existing mechanical equipment", and that the last sentence not be stricken.

Motions

Move that the Board of Trustees approve an "An Ordinance Amending Section 11-401 (Certificate of Zoning Compliance), of the Hinsdale Zoning Code as it Relates to When Certificates of Zoning Compliance are Required."

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 11-401 (CERTIFICATE OF ZONING COMPLIANCE), OF THE HINSDALE ZONING CODE AS IT RELATES TO WHEN CERTIFICATES OF ZONING COMPLIANCE ARE REQUIRED

WHEREAS, the Village of Hinsdale (the "Village") has received an application from the Village of Hinsdale (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code for an amendment to the text of Section 11-401 of the Zoning Code relative to when certificates of zoning compliance are required (the "Application"); and

WHEREAS, the Application has been referred to the Plan Commission of the Village for consideration and a hearing and has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on February 11, 2015, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of eight (8) in favor, zero (0) against and one (1) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-34-2014 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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: **Incorporation.** Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: **Findings.** The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the proposed text amendment set forth below is demanded by and required for the public good.

Section 3: Amendment. Section 11-401 (Certificates of Zoning Compliance), subsection (C) (Certificate Required), of the Hinsdale Zoning Code is hereby amended to read in its entirety as follows:

"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. Replacement of Existing 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."

Section 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. 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 5: 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 _____ day of _____ 2015.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2015, and attested to by
the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

Exhibit A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

RE: 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.

DATE OF PLAN COMMISSION REVIEW: February 11, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: March 3, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, the Village of Hinsdale, submitted an application to Section 11-401 (Certificate of Zoning Compliance), C (Certificate Required), as it relates to requirements for a Certificate of Zoning Compliance.
2. The Plan Commission heard testimony from staff regarding the proposed text amendment at the Plan Commission meeting of February 11, 2015.
3. Certain Commissioners expressed concerns with areas of the proposed amendment, and recommended that the "mechanical equipment", be revised to say "replacement of existing mechanical equipment".
4. In addition to the above, certain Commissioners expressed concern with what was included in the term "landscaping improvements", but were satisfied with staffs response, based on how permits and requirements were already processed.
5. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments. Among the evidence relied upon by the Plan Commission was the testimony given by staff, as well as the applications and supporting documents submitted and considered for the February 11, 2015, Plan Commission meeting.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of eight (8) "Ayes", zero (0) "Nays" and one (1) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended with the recommended changes as stated above.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: (630) 789-7036 /
E-Mail: N/A

Owner

Name: N/A
Address: _____
City/Zip: _____
Phone/Fax: () _____ /
E-Mail: _____

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

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

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

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

- 1) Robert McGinnis - Director of Community Development/Building Commissioner
- 2) Sean Gascoigne - Village Planner
- 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. Gargano
Signature of applicant or authorized agent

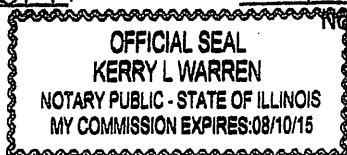
Kathleen A. Gargano
Name of applicant or authorized agent

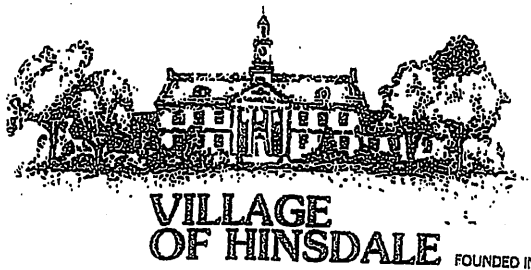
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 23 day of October, 2014.





**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: Robb McGinnis, Director of Community Development/Building Commissioner
Cc: Kathleen A. Gargano, Village Manager
Date: March 11, 2015
Re: 11 E. First Street – Ten Friends – Exterior Appearance and Site Plan Review Approval for Façade Improvements.

BACKGROUND

Application

The Village of Hinsdale has received an application from CVG Architects, Naperville, Illinois on behalf of Ten Friends, requesting approval of exterior appearance and site plans to allow for façade improvements to the existing building at 11 E. First Street. The site is improved with a multi-story commercial building in the B-2, Central Business District.

Process

The applicant, Ten Friends, is proposing facade improvements at 11 E. First Street. 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 11-604
2. Section 11-606

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. 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.

Description of property and existing use

The property is currently zoned B-2, which is the central business district intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping area of the Village. This district is located in the center of the village, adjacent to

commuter facilities, and at the convergence of primary thoroughfares. The bulk standards are intended to reflect the generally more intense development of property in this area.

Section 5-102E(5) provides that beauty shops are a permitted use in the B-2 district.

The 11 E. First Street location is bordered in all directions by properties zoned B-2, Central Business District.

Request

The applicant is requesting approval of exterior appearance and site plans to allow for building façade improvements. The site is improved with a multi-story commercial building in the B-2 Central Business District.

The applicant is proposing improvements to the building elevations, which includes a new sign, externally illuminated with gooseneck lighting.

The applicant is proposing make several changes to the façade with the major changes including:

- Removal of the existing canopy and EIFS panel above the main entrance. The applicant will clean and restore the existing brick and proposes to install a new 13 s.f. (6' x 2.2') sign, which would include 3 new gooseneck lights.
- Relocate the main entrance slightly to the east and replace with a solid wood plan door.
- Remove the existing store front windows and replace with new window units surrounded with black frames. Store front treatment will also include new cedar trim and panel below the storefront windows and crown molding above, and all painted black to match.


Property History

A review of the zoning maps finds that the property has been zoned B-2 since at least 1989.

Attach:

Applicant's Exhibits

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Robert McGinnis MCP, Director of Community Development/Building Commissioner 
Date: February 17, 2015
Re: 8 Salt Creek Lane (formerly 10 Salt Creek Lane) Sign Permit Review - Edward-Elmhurst Healthcare

SIGN PERMIT REVIEW


The applicant is proposing the installation of two wall signs at the subject property. The site is located on the corner of Salt Creek Lane and Tower Lane. The property is zoned O-3 General Office District. The signs would be white channel letters with white trim and would be internally illuminated, as illustrated on the attached drawings. The proposed sign on the south elevation (Elmhurst Hospital Health Center) would be approximately 47.25 square feet (1'5" x 33'4.125") and the proposed sign on the east elevation (Immediate Care) would be approximately 23.22 square feet (1'5" x 16' 4.75"), as depicted on the attached application and 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. In this application, the combined total square footage of the signs is approximately 70.47 sf. 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

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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: Edward-Elmhurst Healthcare
Address: 801 S. Washington Street
City/Zip: Naperville, IL 60540
Phone/Fax: (630) 527-5873/7792
E-Mail: ksopher@edward.org
Contact Name: Kelly Sopher

Contractor

Name: South Water Signs
Address: 924 N. Church Road
City/Zip: Elmhurst, IL 60126
Phone/Fax: (630) 621-6806/4915
E-Mail: pkaminski@southwatersigns.com
Contact Name: Paul Kaminski

ADDRESS OF SIGN LOCATION: 8 Salt Creek Lane, Hinsdale, IL 60521

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 47.23 (17" x 33' 4.125")
Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① White Faces
- ② White Cabinets
- ③ White LED's (internal)

"Elmhurst Hospital Health Center"

Site Information:

Lot/Street Frontage: 8 / 379' Lineal Ft.
Building/Tenant Frontage: 8 / 231' Lineal Ft.

Existing Sign Information:

Business Name: NA - New Development

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Paul J. Kaminski
Signature of Applicant

2/4/2015

Date

Kelly K. Sopher
Signature of Building Owner

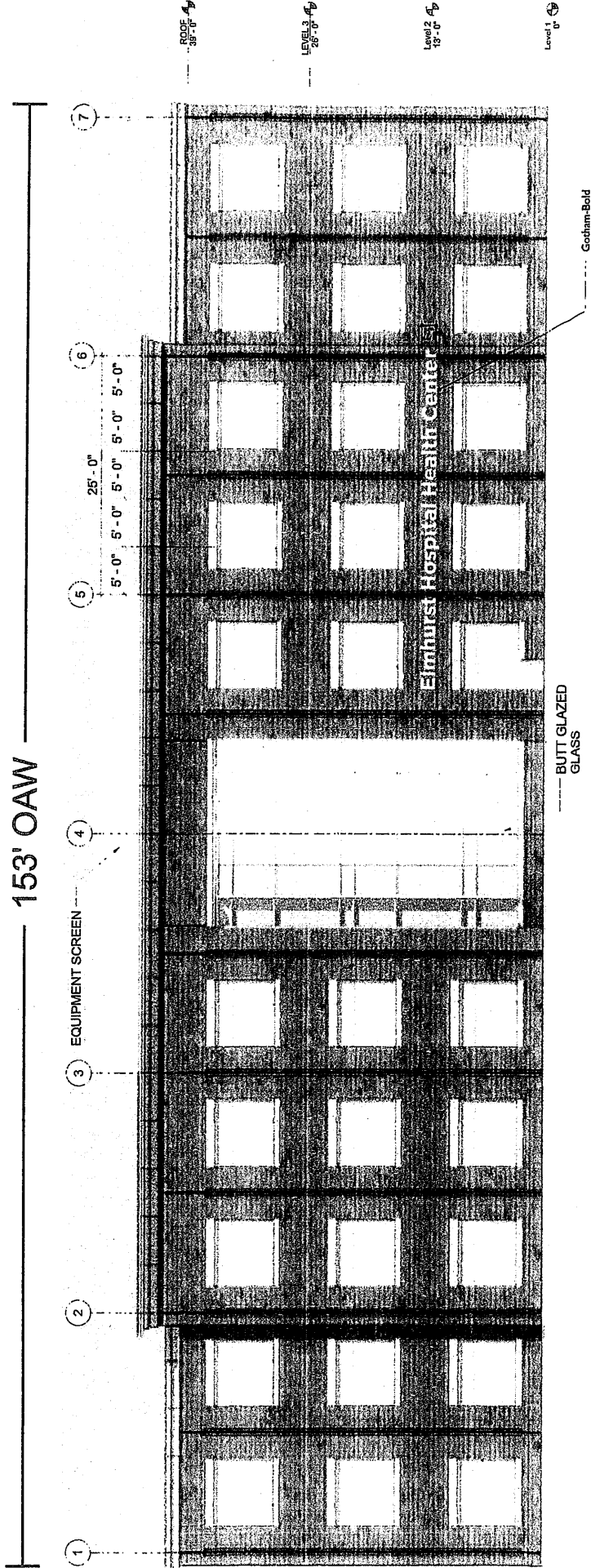
02/04/2015

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Illuminated Channel Letters - South Elevation

1/16" = 1'

SOUTH WATER

SIGNS

934 N Church
Elmhurst, IL 60126
tel: 530 333-4900
fax: 530 333-4815

Client Name

Project Name
Location

00.00.00

11/11/11

11/11/11

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WITHOUT WRITTEN PERMISSION
IS STRICTLY PROHIBITED



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Edward-Elmhurst Healthcare
Address: 801 S. Washington Street
City/Zip: Naperville, IL 60540
Phone/Fax: (630) 527-5873/7792
E-Mail: ksopher@edward.org
Contact Name: Kelly Sopher

Contractor

Name: South Water Signs
Address: 924 N. Church Road
City/Zip: Elmhurst, IL 60126
Phone/Fax: (630) 621-6806/4915
E-Mail: pkaminski@southwatersigns.com
Contact Name: Paul Kaminski

ADDRESS OF SIGN LOCATION: 8 Salt Creek Lane, Hinsdale, IL 60521

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 23.22 (17" x 16'-4.75")

Overall Height from Grade: 13 Ft.

Proposed Colors (Maximum of Three Colors):

- ① White Faces
- ② White Cabinets
- ③ White LED's (internal)

"Immediate Care"

Site Information:

Lot/Street Frontage: 8 / 379' Lineal Ft.

Building/Tenant Frontage: 8 / 231' Lineal Ft.

Existing Sign Information:

Business Name: NA - New Development

Size of Sign: _____ Square Feet

Business Name: _____

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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.

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Signature of Applicant

2/4/2015
Date

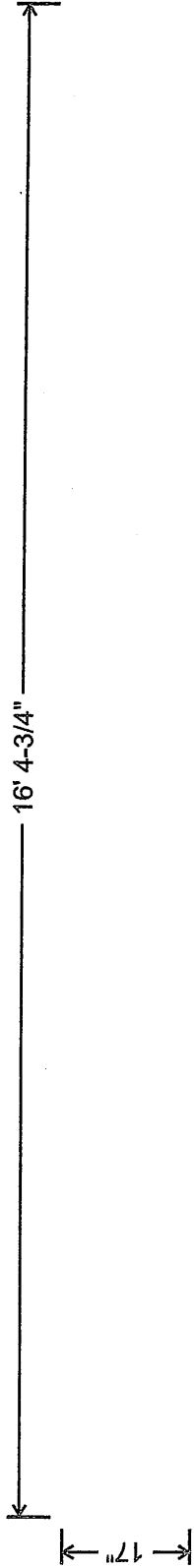
Kelly K. Sopher
Signature of Building Owner

02/04/2015
Date

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



5" Deep fabricated aluminum channel letters with std. 040 aluminum pre-finished white coil returns, .063 cinched alum. backs

3/16" #7328 white acrylic faces with std. 1" White trimcap attached with white retaining screws

Internally illuminated with white LED lighting with remote power supplies located inside building - **Exact Location TBD & access required for wiring**

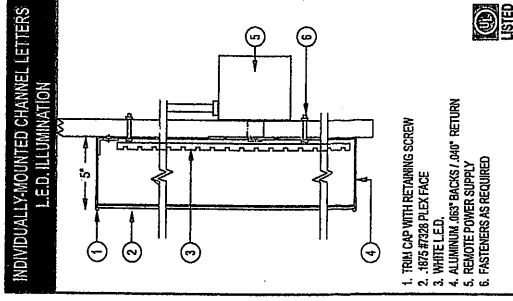
Letters mounted flush to brick building exterior sleeve anchors

Different anchors may be required based on final wall cut section & substrates

LED Illumination Not To Exceed 50 Candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of sign face.

Illuminated Channel Letters - East Elevation

1/2" = 1'



SOUTH WATER

SIGNS

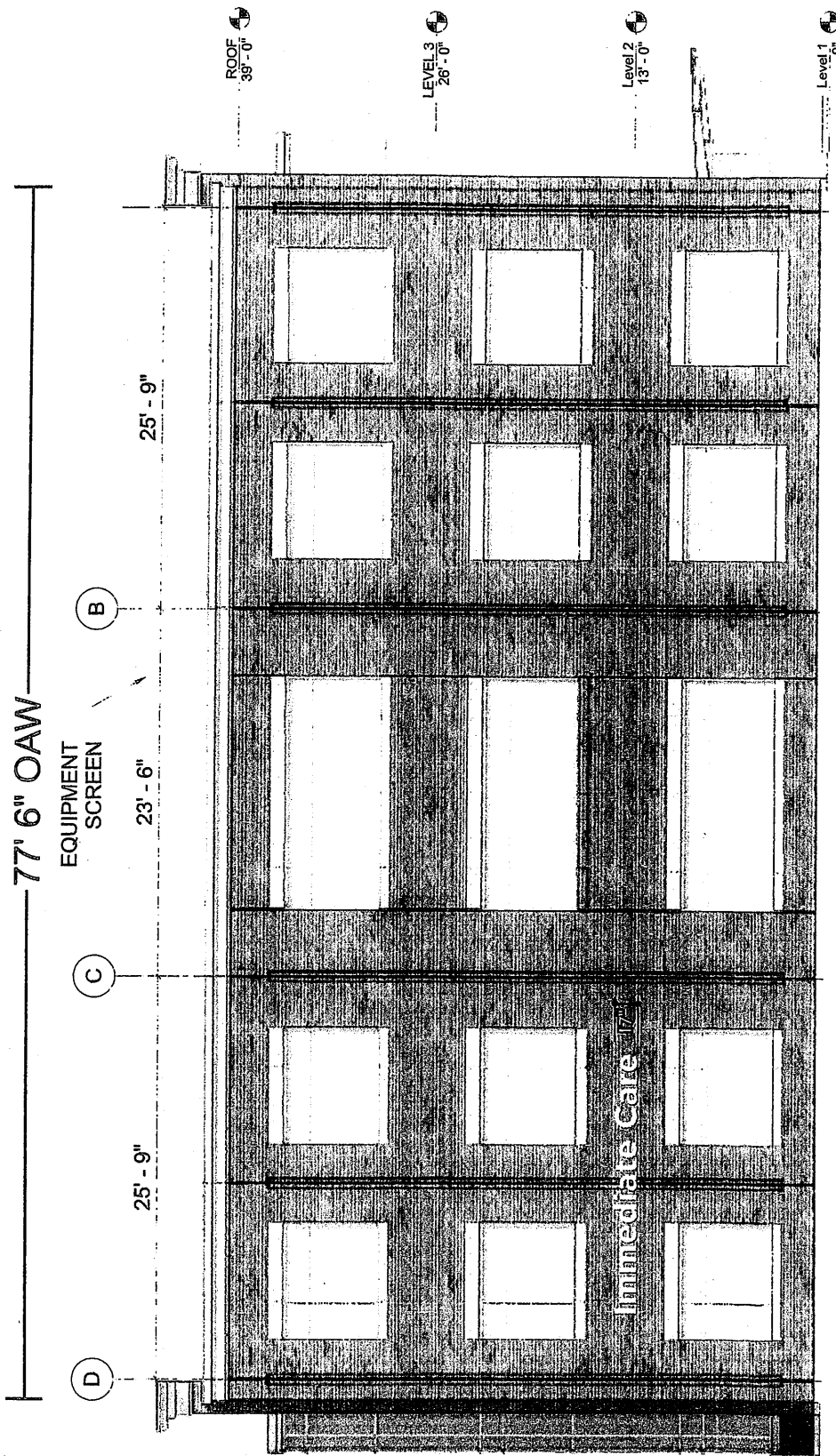
934 N Church
Elmhurst, IL 60126
TEL: 630 333 4306
FAX: 630 333 4315

Client Name

Project Name
Location

00.00.00

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SOUTH WATER SIGNS, INC.



Illuminated Channel Letters - East Elevation
 3/32" = 1'

SOUTH WATER

SIGNS

934 N Church
 Elmhurst, IL 60126

tel: 630 333 4900
 fax: 630 333 4915

Client Name

Project Name
 Location

##

00.00.00

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