

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: David Kennedy- PPK Architects, P.C.
Owner's name (if different): Garfield Crossing LLC
Property address: 26-32 E. 1st St.
Property legal description: See attached
Present zoning classification: B-2, Central Business District
Square footage of property: 33,313 SF
Lot area per dwelling: N/A
Lot dimensions: 250'-4" x 133'-0"
Current use of property: Retail
Proposed use: Single-family detached dwelling
 Other: Retail/ Business
Approval sought: Building Permit Variation
 Special Use Permit Planned Development
Site Plan Exterior Appearance
 Design Review
 Other: _____

Brief description of request and proposal:

Demolish existing one story commercial building and build a two story retail/ office building.

Plans & Specifications: Submitted under separate cover.

	Provided:	Required by Code:
Yards:		
front:	0'-6"	0'-0"
interior side(s)	70'-8"	0'-0"
corner side	1'-4"	0'-0"
rear	24'-0"	20'-0"
Setbacks (businesses and offices):		
front:	0'-6"	0'-0"
interior side(s)	70'-8"	0'-0"

	Provided:	Required by Code:
corner side	1'-4"	0'-0"
rear	24'-0"	20'-0"
others:	N/A	
Ogden Ave. Center:	N/A	
York Rd. Center:	N/A	
Forest Preserve:	N/A	
Building heights:		
principal building(s):	26' +/- (36') ¹	30'-0" (36'-0" per sect. 5-110 G(2))
accessory building(s):	N/A	
Maximum Elevations:		
principal building(s):	N/A	
accessory building(s):	N/A	
Dwelling unit size(s):	N/A	
Total building coverage:	38%	80%
Total lot coverage:	99%	100%
Floor area ratio:	0.78	2.5
Accessory building(s):	N/A	
Spacing between buildings:	[depict on attached plans]	
principal building(s):	N/A	
accessory building(s):	N/A	
Number of off-street parking spaces required: 95-99		
Number of loading spaces required: 1		

Statement of applicant:

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

By: 
Applicant's signature

David M. Kennedy
Applicant's printed name

Dated: 1/15/2013

¹ 26' +/- to roof deck

36' max. to roof screening arch. merit allowance- see attached diagram.

Legal Description for Garfield Crossing Property

Lots 1 and 4, together with the east half of vacated alley lying west and adjoining said lots, in block 5 in the town of Hinsdale being a subdivision of the northwest quarter (except railroad lands) of section 12, township 38 north, range 11 east of the third principal meridian, according to the plat thereof recorded August 14, 1866 as document 7738, In Du Page County, Illinois.



N O R T H E L E V A T I O N

NT3

GARFIELD CROSSING - IN PROGRESS

PPK ARCHITECTS 1.16.13

VILLAGE OF HINSDALE

CONDITIONAL Certificate of Zoning Compliance

Subject to satisfaction of the conditions of approval listed below, the Village has determined that, based on the information included in the Zoning Board of Appeals File for the southwest corner of First Street and Garfield Avenue – Garfield Crossing, LLC., regarding Zoning Variations and other requests for zoning relief and approvals in 2013, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Garfield Crossing, LLC. – Clay Naccarato

Address or description of subject property:

Southwest Corner of First Street and Garfield Avenue

Use or proposal for subject property for which certificate is issued:

A mixed use development, including the construction of a two-story structure, with a new surface parking lot, a first floor consisting of retail and the second floor consisting of retail and/or office.

Plans reviewed, if any: *See attached plans, if any.*

Conditions of approval of this certificate:

The approval provided by this Certificate is CONDITIONAL only and is subject to the applicant applying for and obtaining the necessary variations/waivers and related approvals as they relate to the proposed improvements. The specific conditions that must be met are as follows:

1. The Zoning Board of Appeals must approve all necessary Zoning Variations that the Zoning Board of Appeals has authority to grant as they relate to the proposed improvements. These variations include, but are not limited to, variations to Sections:
 - 9-107(A)(1) to allow no landscape buffer, in lieu of the 10'-0" landscape buffer required, along the rear (west) of the proposed parking lot.

- 9-101E to allow the proposed parking lot to have a 0'-0" rear (west) yard setback, in lieu of the 20'-0" rear yard setback required.
2. The Zoning Board of Appeals must recommend to the Board of Trustees with a positive recommendation supported by four or more affirmative votes, all necessary Zoning Variations as they relate to the proposed improvements. These variations include, but are not limited to, variations to Sections:
 - 9-105(C)(1) to allow a loading space that would open onto a building facade facing a public right of way.
 - 9-107(A)(2) to allow a parking lot with no interior parking lot tree, in lieu of the one parking lot tree, as required.
 - 9-106J(5)(b) to allow two wall signs higher than 20'-0" or the bottom of the second story window, as required.
 3. The applicant must apply for, and the Plan Commission must make a recommendation on to the Board of Trustees, the necessary waivers as they relate to the proposed improvements. These waivers include, but are not limited to:
 - A waiver for height to allow a height of 36'-0", in lieu of the required 30'-0", which is permitted pursuant to Section 5-110G(2) provided the Plan Commission find that the feature exhibits architectural merit. While the information provided identifies almost all of the structure meeting the 30'-0" building height requirement as defined by the zoning code, your request to allow the turret to extend beyond the 30'-0" height would necessitate this waiver.
 - A waiver from 9-104 for a deficiency in parking. Pursuant to Section 9-104D(5) the applicant may pay to the Village, a per space fee of two thousand five hundred dollars (\$2,500.00) in lieu of providing these spaces, if the applicant satisfies the standards set forth in said section, to the satisfaction of the Board of Trustees.
 4. The Board of Trustee's must adopt an Ordinance that grants the following requests which includes the aforementioned variations (as stated in Section 2 above) and waivers (as stated in Section 3 above):
 - Approvals pursuant to Subsection 11-503F pertaining to Standards for Variations; and

- Approvals subject to Subsection 11-604F pertaining to Standards for Site Plan Approval; and
- Approvals subject to Subsection 11-606E pertaining to Standards for Building Permits (Exterior Appearance Review), which refers to Subsection 11-605E Standards and considerations for Design Review Permit.

Note: other conditions may be attached to approval of any pending zoning application.

NOTE ALL OF THE FOLLOWING CAREFULLY:

The conditional approval granted in this certificate has been granted based on the information provided to the Village and the Village's understanding of the facts and circumstances related to the proposal at this time. If (a) any information provided to the Village changes, (b) any new information is becomes available or is discovered, or (c) the Village's understanding of the facts and circumstances otherwise changes, then this certificate may be rescinded.

This certificate does not signify Building Code Review or approval and is not authorization to undertake any work without such review and approval where either is required. See the Hinsdale Building Code for details.

Before any structure to which this certificate is applicable may be occupied or used for any purpose, a Certificate of Occupancy must be obtained. See Section 11-402 of the Hinsdale Zoning Code and the Hinsdale Building Code for details.

Subject to an extension of time granted pursuant to the Hinsdale Zoning Code, this certificate shall become null and void six months after the date on which it was issued unless construction, reconstruction, remodeling, alteration, or moving of a structure is commenced or a use is commenced.

If this certificate is issued in violation of the provisions of the Hinsdale Zoning Code, whether intentionally, negligently, or innocently, then it shall be void *ab initio* and shall give rise to no rights whatsoever.

By: 
Village Manager

Dated: January 16, 2013