



MEETING AGENDA

PLAN COMMISSION
Wednesday, January 10, 2024
7:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT** (Non-Agenda Items)
- 4. APPROVAL OF MINUTES** – December 13, 2023
- 5. SCHEDULING OF PUBLIC HEARINGS** – No discussion will take place regarding the requested applications except to determine a time and date for the public hearing – The next regular Plan Commission meeting is scheduled to take place on Thursday, February 15, 2024
 - a) Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue – **Scheduling of a Public Hearing**
- 6. ADJOURNMENT**

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, December 13th, 2023**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, December 13, 2023, at 7:30 p.m., roll call was taken.

PRESENT: Commissioners Laurel Haarlow, Cynthia Curry, Jim Krillenberger, Mark Willobee, Anna Fiascone, Scott Moore, and Chairman Steve Cashman

ABSENT: Commissioner Gerald Jablonski, Julie Crnovich

ALSO PRESENT: Robb McGinnis, Director of Community Development

Public Comment on Non-Agenda Items

Chairman Cashman asked for public comments.

Approval of Minutes – November 8, 2023

Hearing no comments, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to approve the November 8, 2023, draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Fiascone, and Chairman Steve Cashman
NAYS:	None
ABSTAIN:	Commissioner Willobee, and Moore
ABSENT:	Commissioner Jablonski, Crnovich

Sign Permit Review

a) Case A-39-2023 – 1 Salt Creek Lane – UChicago Medicine / Advent Health – Installation of Two (2) Wall Signs and Installation of New Sign Faces on Seven (7) Existing Ground Signs

Gary Potts owner of Professional Permits was present to represent UChicago Medicine / Advent Health. Mr. Potts stated that the project is to re-face all seven of the existing signs, and add two new wall signs that will be facing Ogden Avenue. Mr. Potts noted that sign number two in the packet stated the illumination is internal, for sign number two it is already internal this information was just not noted in the packet. There are no changes in illumination on any of the free standing signs.

Commissioner Haarlow stated that the proposal looks good and she has no additional comments. Commissioner Curry had no comments. Commissioner Krillenberger asked what the colors are of the signs. Mr. Potts stated black, white, and tan. Commissioner Willobee, Fiascone, and Moore had no additional comments.

A motion was made by Commissioner Willobee seconded by Commissioner Moore to approve Case A-39-2023 – 1 Salt Creek Lane – UChicago Medicine / Advent Health – Installation of Two (2) Wall Signs and Installation of New Sign Faces on Seven (7) Existing Ground Signs. The motion carried by a roll call vote of 7-0 as follows:

AYES: Commissioners Haarlow, Curry, Krillenberger, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Jablonski, Crnovich

b) Case A-41-2023 – 5817 S. Madison Street – Nourished – Sign Permit Review – Installation of One (1) Permanent Window Sign

Brittney Jelinek was present to represent Nourished. Ms. Jelinek provided an overview of the business. Nourished already has a small farm house outside of Downtown Hinsdale and the owner is now expanding her business. This new location will be a grocery retail store. The signage will be similar to all the neighboring stores in that plaza.

Commissioner Moore, Fiascone, Willobee had no comments. Commissioner Krillenberger asked where the farm house is located. Ms. Jelinek stated that the farm house is located on 111 S. Vine, he had no other comments. Commissioner Curry stated that this business is great and will bring interest to that shopping mall strip. Commissioner Haarlow had no further comments.

A motion was made by Commissioner Krillenberger seconded by Commissioner Curry to approve Case A-41-2023 – 5817 S. Madison Street – Nourished – Sign Permit Review – Installation of One (1) Permanent Window Sign. The motion carried by a roll call vote of 7-0 as follows:

AYES: Commissioners Haarlow, Curry, Krillenberger, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Jablonski, Crnovich

Adjournment

Chairman Cashman asked for a motion to adjourn. Motion carried with a unanimous voice vote to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the December 13, 2023.

The meeting was adjourned at 7:40 PM after a unanimous voice vote of 7-0.

ATTEST: _____
Agnes Maka, Community Development Office



PLAN COMMISSION
MEMORANDUM

DATE: January 5, 2024

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue – **Scheduling of a Public Hearing**

FOR: January 10, 2024 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Montessori Gifted Prep Preschool

Subject Property: 945 S. Garfield Avenue (PINs: 09-12-412-008; 09-12-412-016; 09-12-412-018; 09-12-412-019; 09-12-412-020; 09-12-412-021; 09-12-412-023)

Site Area: Total: 3.4 acres (149,687 square feet)

Existing Zoning & Land Use: IB Institutional Buildings District – Membership Organization (Hinsdale United Methodist Church)

Surrounding Zoning & Land Use:

North: R-1 Single-Family Residential District – Single-family homes; IB Institutional Buildings District – Single-family home

South: R-3 Single-Family Residential District – (across 55th Street) Single-family homes

East: R-1 Single-Family Residential District – Single-family homes

West: R-2 Single-Family Residential District – (across Garfield Avenue) Single-family homes

APPLICATION SUMMARY

The applicant, Montessori Gifted Prep Preschool, requests approval of a Special Use Permit to allow for the operation of child daycare services within a portion of the Hinsdale United Methodist Church building located at 945 S. Garfield Avenue in the IB Institutional Buildings District. In accordance with Section 7-305 of the Zoning Code, child daycare services operated by or for a membership organization (SIC 835) are considered a Special Use in the IB District.

Hinsdale United Methodist Church has also included information in the application packet regarding the accessory use of parking spaces by students from Hinsdale Central High School located several blocks to the west of the site at 5500 S. Grant Street.

No changes are proposed to the building or the site. At this time, the applicant has not provided details on signage. The applicant will be required to obtain approval of a Sign Permit Review by the Plan Commission at a later date once an application is submitted to the Village.



MEMORANDUM

It is requested that the public hearing for this application be scheduled for the next Plan Commission meeting on Thursday, February 15, 2024.

BACKGROUND

On March 2, 2004, by Ordinance No. O2004-12, the Village Board approved a Special Use Permit to allow for the operation of a membership organization with daycare facilities, and a Site Plan and Exterior Appearance Approval to allow for a 10,000 square foot building addition onto the existing 16,095 square foot building utilized by Hinsdale United Methodist Church, new and reconfigured parking lots, landscaping, and other site improvements. On February 1, 2005, by Ordinance No. O2005-05, the Village Board approved a modification to the Exterior Appearance plans to allow for changes to the exterior of the building addition.

Hinsdale United Methodist Church operated a preschool in the existing building for about 52 years, from 1966 to 2018. The Church has been actively seeking a new tenant for the vacant space for several years. In accordance with Section 11-602(I) and (J), approval of a new Special Use Permit is required for the proposed Montessori preschool. The former preschool was terminated longer than 6 months ago and the proposed use will be operated by a separate organization with a different operating plan, necessitating a new review of the proposed operations and impacts.

Additionally, since about 2014, the Church has been leasing parking spaces to Hinsdale Central High School students. The applicant has taken this accessory use into account as part of the Special Use Permit application and parking analysis. The Church currently leases 50 parking spaces to High School students.

The property is surrounded by single-family homes to the north in the R-1 District and IB District, to the south in the R-3 District, to the east in the R-1 District, and to the west in the R-2 District.

REQUEST AND ANALYSIS

Special Use Permit - Montessori Gifted Prep Preschool proposes to occupy approximately 14,347 square feet of the existing 36,596 square foot building for child daycare services. The preschool currently operates a facility in Chicago and is seeking approval to open a second location in Hinsdale.

Per the applicant, the proposed preschool will be of a similar intensity to the previous preschool operated by the Church. As shown on the submitted interior floor plan, the area of the building to be occupied by Montessori Gifted Prep Preschool will include various classrooms, an office, a library, a multipurpose rooms, a kitchen, a meeting room, and storage spaces.

The preschool intends to operate Monday through Friday from 7:00am to 6:00pm. There will be a maximum of 17 staff members and 77 students enrolled, with children ranging between the ages of 6 weeks to 5 years old. The former preschool operated by Hinsdale United Methodist Church was similar in size, with about 15-17 staff members and about 66 children when it closed in 2018.

The majority of children are anticipated to attend the preschool during school day hours from 8:30am to 3:30pm. The remaining children will attend either a half day, from 8:30am to 12:30pm, or a full day between 7:00am to 6:00pm.



MEMORANDUM

Pick-Up & Drop-Offs - Child pick-up and drop-offs will operate in the same manner as the former preschool operated by the Church, with one-way traffic traveling from the west to east side of the site. Vehicles will enter off of Garfield Avenue, pick-up and drop-offs will take place at the covered entrance on the east side of the building, and vehicles will exit onto Park Avenue / 9th Court. The applicant has provided a table showing the estimated number of staff and children pick-up and drop-offs during different time periods. The majority of children will be dropped-off between 8:15am-8:30am and will be picked-up between 3:15pm-3:30pm. The one-way route through the site can accommodate stacking for 24 vehicles, with additional stacking spaces in the adjacent parking lot drive aisles.

Parking - There are currently 105 parking spaces on site. In accordance with Section 9-104(J), child daycare services are required to provide 1 parking space for each employee plus 1 space for each 10 children, or 3 for each 1,000 square feet of net floor area, whichever is greater. Membership organizations are required to provide 1 parking space for each 250 square feet of net floor area or 1 for each 4 persons of auditorium design capacity, whichever is greater. Based on the parking analysis, the Church is required to provide 56 spaces and the Montessori Gifted Prep Preschool is required to provide 31 spaces. A total of 87 parking spaces is required, which meets Zoning Code requirements.

A summary table of anticipated parking usage between Hinsdale United Methodist Church, Montessori Gifted Prep Preschool, and accessory High School student parking has been provided in the application packet for review. The operating hours and days for the Church, preschool, and student parking are staggered and therefore it does not appear that there will be a parking issue based on the data provided by the applicant.

Parking for the Church primarily occurs on Sunday's during the daytime, with about 40 estimated parking spaces used. The Church has stated that their operations have been altered since the pandemic as more church attendance now takes place virtually, which has reduced parking usage on site. Various community groups also use the Church for meetings throughout the week, with an estimated maximum of 70 spaces used. Special events or funerals may also take place throughout the year.

The Montessori School will use spaces in the north parking lot and plans to primarily use only 17 parking spaces for staff members.

The Church currently leases 50 parking spaces to High School students in the east parking lot on weekdays between 7:00am-4:00pm. Student parking is not allowed during evenings, school events, or weekends. Hinsdale United Methodist Church stated that they have not experienced parking issues since they began leasing spaces to High School students in 2014 and when the former preschool was still operating.

REVIEW PROCESS

Special Use Permit – Pursuant to Section 11-602, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.



MEMORANDUM

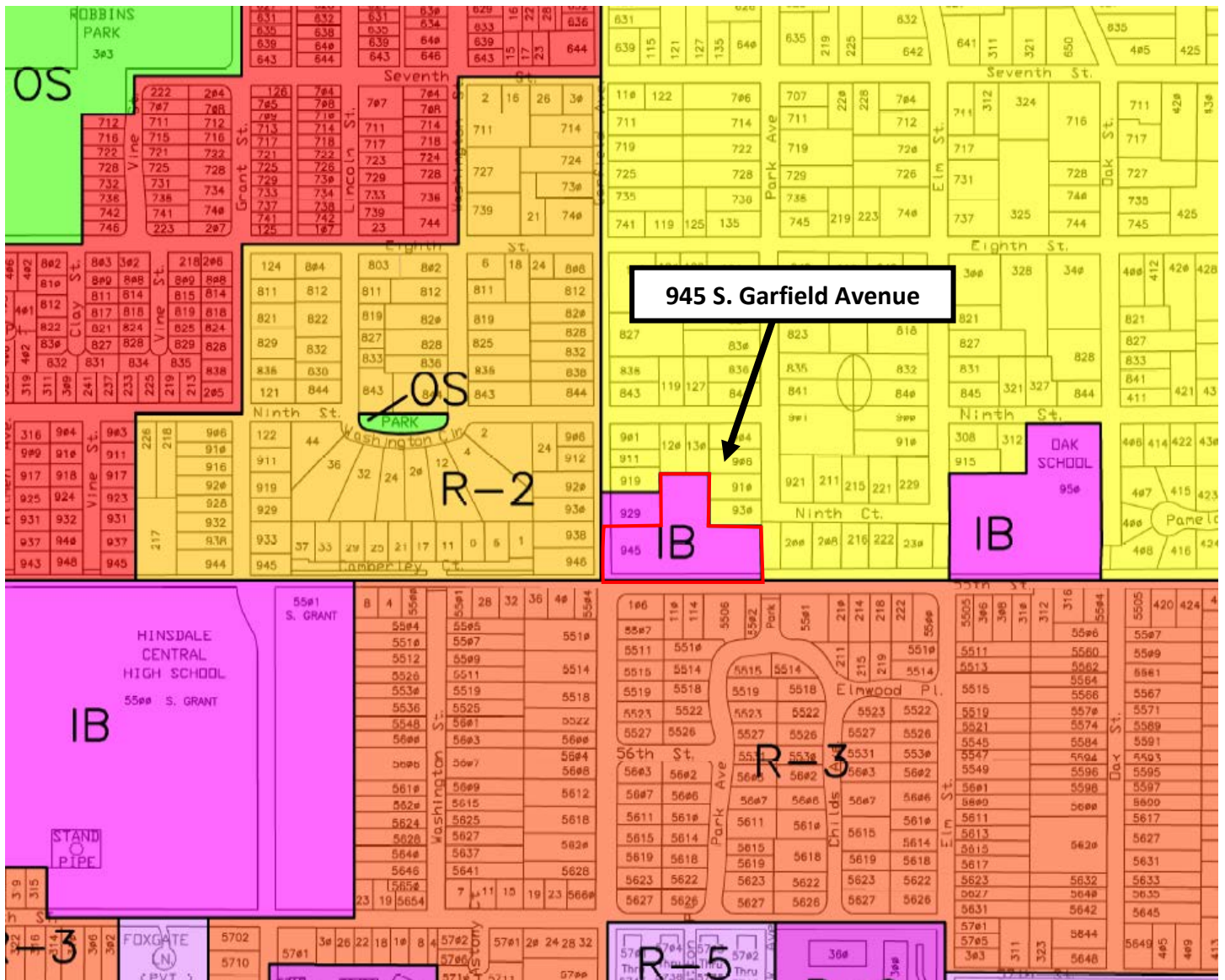
Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees shall either deny the application or, by ordinance duly adopted, shall grant the special use permit, with or without modifications or conditions. The failure of the Board to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the special use permit.

No Special Use Permit shall be recommended or granted unless the applicant shall establish that the Standards listed in Section 11-602(E) are met.

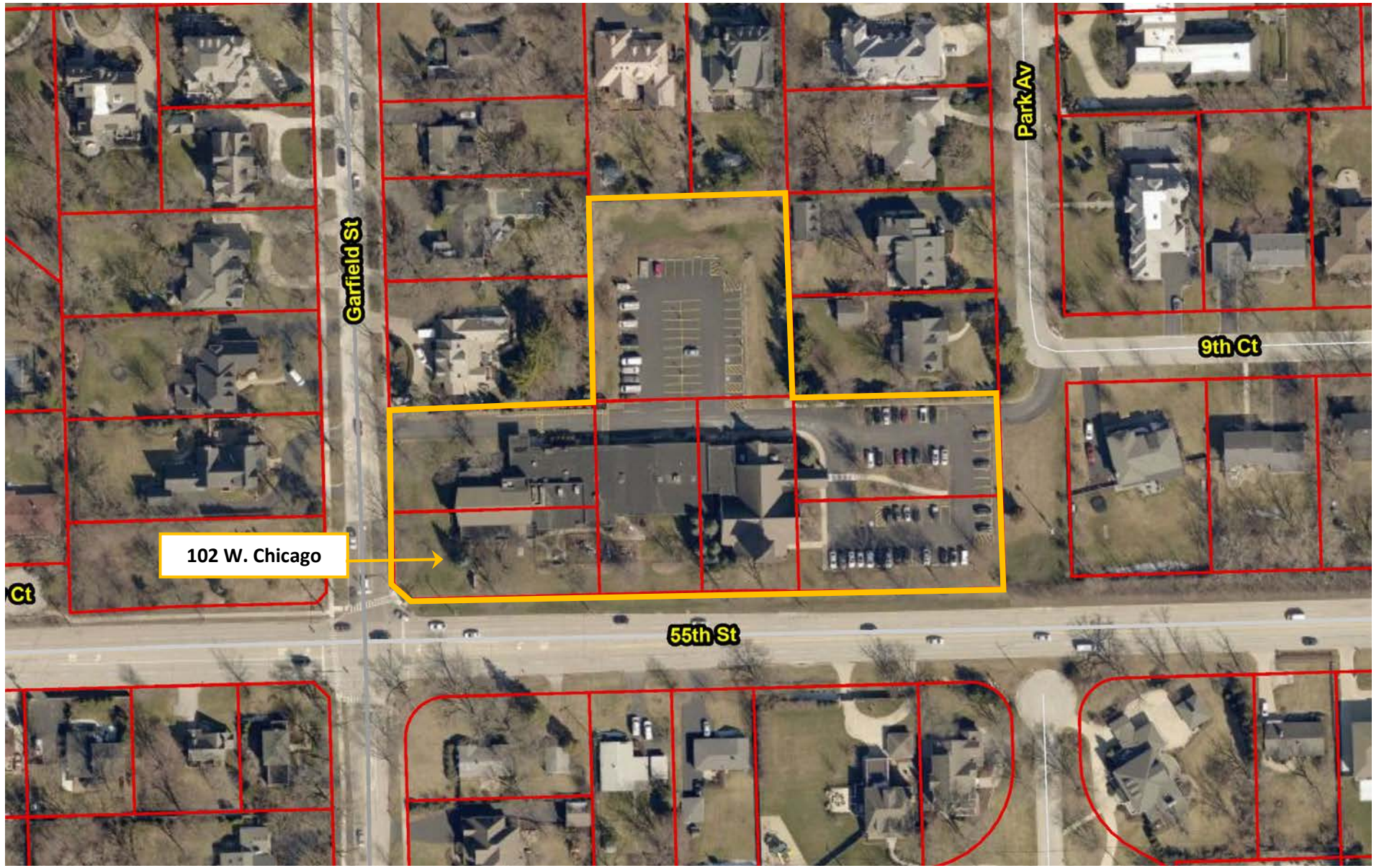
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Special Use Permit Applications and Exhibits

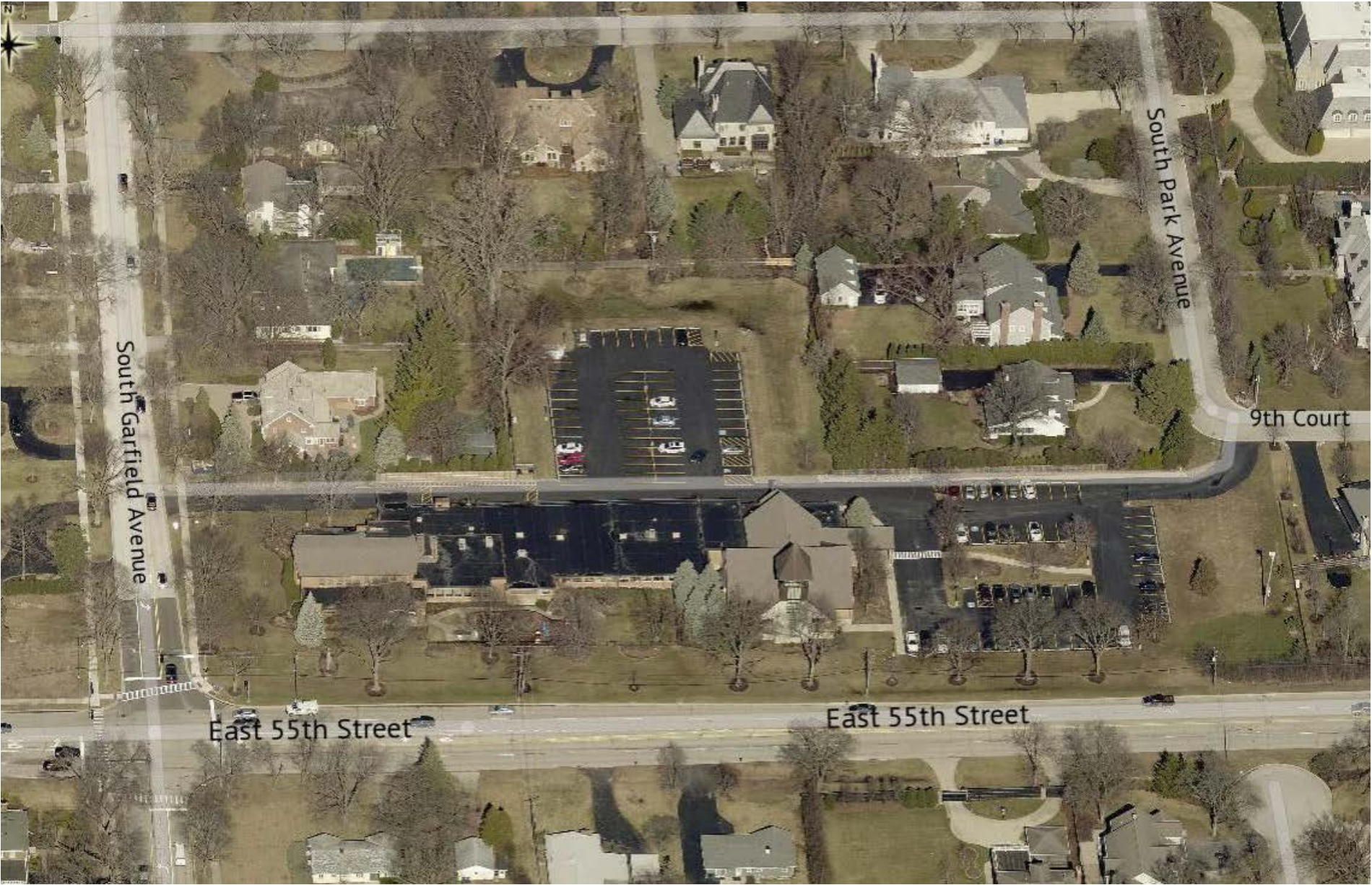
Village of Hinsdale Zoning Map and Project Location



Aerial View – 945 S. Garfield Avenue



Birds Eye View – 945 S. Garfield Avenue



Street View – 945 S. Garfield Avenue



Street View – 945 S. Garfield Avenue





I. GENERAL INFORMATION

Name: Hinsdale United Methodist Church
Address: 945 S. Garfield St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 325-1280 /
E-Mail: zsf3@aol.com (Zed Francis)

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

1) N/A

2)

3)

II. SITE INFORMATION

Address of subject property: 945 S. Garfield St.

Property identification number (P.I.N. or tax number): 09 - 12 - 412 - 008
See more attached.

Brief description of proposed project: Applicant is seeking Special Use approval to operate its Montessori Gifted Prep Preschool
program as Child Daycare Services

General description or characteristics of the site: Property is owned by Hinsdale United Methodist Church, which still
operated its church at the Property. HUMC previously operated a preschool in the proposed space to be used by the Applicant for 52 years
until the closure of the program in June of 2018.

Existing zoning and land use: IB District

Surrounding zoning and existing land uses:

North: R-1

South: R-3

East: R-1

West: R-2

Proposed zoning and land use: IB; Child Daycare Services

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: Child Daycare Services

☐ 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: 945 S. Garfield

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	80,000	149,687
Minimum Lot Depth	250	186
Minimum Lot Width	200	598
Building Height	40	30
Number of Stories		
Front Yard Setback	50	61.2
Corner Side Yard Setback	35	35.5
Interior Side Yard Setback	25	35.5
Rear Yard Setback	50	200
Maximum Floor Area Ratio (F.A.R.)*	0.5	0.24
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	86 Spaces	105 Spaces
Parking front yard setback	25	n/a
Parking corner side yard setback	25	26.2
Parking interior side yard setback	25	5
Parking rear yard setback	10	9.7
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

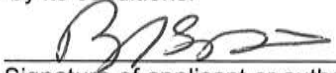
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____


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.

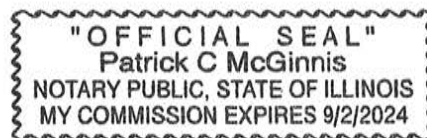
On the 14th, day of November, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent
ZED S. FRANCIS
Name of applicant or authorized agent
Hinsdale United Methodist Church


Signature of applicant or authorized agent
Monterro Gifted Prep
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 14th day of
November, 2023.


Notary Public



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: Montessori Gifted Prep

Owner's name (if different): Hinsdale United Methodist Church

Property address: 945 S. Garfield St.

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 3.83 acres

Lot area per dwelling: 25,298 sq. ft.

Lot dimensions: 170.3 x 320

Current use of property: Church

Proposed use: ☐ Single-family detached dwelling
☒ Other: Business

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

Brief description of request and proposal:

Applicant is seeking to operate a Child Daycare Services program at the Property

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____ _____ / _____

Provided:

Required by Code:

corner side	_____	_____
rear	_____	_____
Setbacks (businesses and offices):		
front:	61.2	50'
interior side(s)	35.5' / n/a	25' / 25'
corner side	35.5	35'
rear	200'	50'
others:	N/A	N/A
Ogden Ave. Center:	N/A	N/A
York Rd. Center:	N/A	N/A
Forest Preserve:	N/A	N/A

Building heights:

principal building(s):	30'	40'
accessory building(s):	70'	70'

Maximum Elevations:

principal building(s):	1	1
accessory building(s):	_____	_____

Dwelling unit size(s): N/A N/A

Total building coverage: N/A N/A

Total lot coverage: _____

Floor area ratio: 0.24 .50

Accessory building(s): N/A

Spacing between buildings:[depict on attached plans]

principal building(s): _____
accessory building(s): _____


Number of off-street parking spaces required: 86

Number of loading spaces required: 0

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

Hinsdale United
Methodist Church
Applicant's printed name



Montezuma Gifted Prep

Dated: November 14, 2023.

LEGAL DESCRIPTION

LOTS 4, 6, 7, 8, 9, 10, 11 AND 18 IN WM W. THOMPSON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1927 AS DOCUMENT 231565, EXCEPT THAT PART OF LOTS 7, 8, 9 AND 10, AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 27 FEET; THENCE SOUTHEASTERLY A DISTANCE 21.21 FEET, MORE OR LESS, TO A POINT 15 FEET EAST OF THE WEST LINE OF SAID LOT 7 AND 12 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE RUNNING EAST ALONG A LINE 12 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 7, 8 AND 9 TO A POINT 335 FEET EAST OF THE WEST LINE OF SAID LOT 7 AND 12 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE RUNNING SOUTHEASTERLY A DISTANCE OF 150.08 FEET, MORE OR LESS, TO A POINT 485 FEET EAST OF THE WEST LINE OF SAID LOT 7 AND 7 FEET NORTH OF THE SOUTH LINE OF LOT 10; THENCE RUNNING EAST ALONG A LINE 7 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 109.1 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINES OF SAID LOTS 10, 9, 8 AND 7 A DISTANCE OF 594.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 09-12-412-018, 09-12-412-006, 09-12-412-008,
09-12-412-019, 09-12-412-020, 09-12-412-021,
09-12-412-016

Address of Real Estate: 945 S. Garfield St., Hinsdale, IL 60521

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 945 S. Garfield St., Hinsdale, IL 60521

Proposed Special Use request: Child Daycare Services

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

REVIEW CRITERIA

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

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

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

See attached.

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

See attached.

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

See attached.

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

The requested use (Child Daycare Services – SIC Code 835) is an allowable use in the IB Zoning District, as a Special Use. The IB institutional buildings district is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings. The IB District is a community institutional buildings district that is intended to serve the Hinsdale suburban community with a range of public services. The Montessori Gifted Prep Preschool, as a child daycare services program, meets this criteria. The Special Use requires approval again because the prior preschool program closed in 2018. It was previously approved on March 2, 2004 (unanimously) by the Village Board as Ordinance No. 02004-12.

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

The proposed use as child daycare services will not have an adverse impact upon the adjacent properties or the surrounding community, but rather will help contribute to and foster the local community. The Property Owner, Hinsdale United Methodist Church (“HUMC”), previously operated a preschool program at the Property for fifty-two (52) years, until the closure of its program in June 2018. The program being proposed by the applicant will be no more intensive than the preschool program that was previously offered by the Owner.

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

The proposed use of the property for child daycare services will not require any change to the existing property. The proposed use will not impact the immediate vicinity or interfere with the use and development of neighboring properties in accordance with the applicable district regulations. The drop off center on Garfield Street and exit onto Park Avenue was the way it was done safely for fifty-two (52) years operating as a preschool as well as a church.

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

No changes to any public facilities are necessary. The use of the property as child daycare services was served adequately by the surrounding public services and facilities when the Owner of the Property operated child daycare serves there for over fifty (50) years.

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

The proposed use will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. As previously indicated, the Owner of the Property previously operated a preschool program that was approximately twice as large as the initial program being proposed by the Applicant, and no such traffic issues were previously experienced. Further, the Applicant and Owner have proposed a one-way traffic flow through the Property for child drop off and pick up that will alleviate any traffic issues and keep the flow of traffic as needed. The proposed drop off and pick up route has room for twenty-four (24) cars, with room in the parking lot isles for stacking of up to twenty (20) additional cars. Additionally, only thirty-three to thirty-five (33-35) parking spots will be required by the code, but the staff at MGP will never exceed seventeen (17).

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

The existing structure will remain and there will be no destruction, loss, or damage of any natural, scenic, or historic features of significant importance. No changes are being made to the structure or the Property except adding secure intercom doors between the school and the church. Applicant will be using the existing canopy for pick up and drop off.

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

Applicant is seeking approval for a Special Use to utilize the property for child daycare services. Child daycare services are permitted in the IB District as a Special Use. There are no additional standards required for such use, nor any variances needed.

The Property parking lot currently provides one hundred and ten (105) parking spaces. The Church (which is 10,521 sq. ft.) requires fifty-seven (57) spaces under the Code and the Applicant's space/program (which utilizes 9,800 sq. ft.) requires forty-eight (48) spaces, meaning a total of one hundred and five (105) spaces is required and available. Nevertheless, the MGP program will never have more than seventeen (17) staff members, so it will rarely, if ever, utilize all of its allotted spaces. Further, the church and preschool program will not be in session at the same time so their allotted spaces will not be utilized simultaneously. One potential item that was raised was potential memorial services at the Church during the week, however in the last year this only occurred during the week one time, so it would be a rare occurrence. In that instance, overflow parking onto public streets could be used, as is often the case with churches through Hinsdale when memorial services/funerals are held. This was also the case when HUMC operated a preschool program at the Property for over fifty (50) years and it was never an issue during that time.

The Church does lease out up to fifty (50) parking spaces to students of Hinsdale Central High School as an accessory use of the property as a form of community outreach/church ministry (the church also provides students with treats during finals and other events). This was also the case when HUMC operated a preschool program, as the student parking began in approximately 2014, and it was never an issue during that time. These parking spaces are needed by the students as more parking is needed than is provided by the high school, and the HUMC would like to continue offering this as a form of community outreach/church ministry.

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

All of the conditions of the approved special use are being met. There are no long hours, no overnight operations, nor any weekend hours. The Property was previously approved for the same special use, for which it was used for over fifty (50) years.

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

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

The Montessori Gifted Prep Preschool will serve needs of residents of Hinsdale and will not have any negative impact on any neighbors. MGP will help promote early childhood education within the community through immersion, authentic Montessori inquiry-based curriculum taught in Spanish, Mandarin, and English that is focused on building loving relationships with peers and adults. MGP provides a full arts and sciences enrichment program that includes music, computer coding, robotics, yoga, fine arts, sports, and gardening. Mr. Mountainbear already operates a Montessori program at 4754 N. Leavitt in Chicago and the success of the program is evident due to its growth since it opened in 2015.

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

No alternative locations would better serve the public goals or proposed use and development of the current site.

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

Any adverse effects of the proposed use, which are minimal, have been adequately addressed.

Summary & Business Description

Applicant is seeking approval for a Special Use to operate the Montessori Gifted Prep Preschool as a Child Daycare Services facility in the B-1 District at the property located at 945 S. Garfield St.

The property is owned by the Hinsdale United Methodist Church, which previously operated the HUMC Preschool Program for fifty-two (52) years, from 1966-2018 at the property. HUMC had an approved special use for the preschool continuously for those fifty-two (52) years until its closure in June 2018. At that time, HUMC was licensed to provide services for up to sixty-six (66) children and had a typical teacher/staff count of 15-17.

Applicant has obtained the approval from the owner of the property, HUMC, to operate its Montessori preschool program at this location and has entered into a lease agreement with the Owner, contingent on the Special Use approval. HUMC sees its partnership with Montessori Gifted Prep Preschool as a continuation of its commitment to early childhood education as a core mission of its church.

Applicant started Montessori Gifted Prep ("MGP") in classroom space at the Berry United Methodist church at 4754 N. Leavitt in Chicago in 2015. MGP has effectively served the early childhood education needs of the Lincoln Square community as evidenced by its growth and success. JC Mountainbear is the founder and CEO of MGP. MGP offers a trilingual full immersion, authentic Montessori inquiry-based curriculum taught in Spanish, Mandarin, and English that is focused on building loving relationships with peers and adults. MGP provides a full arts and sciences enrichment program that includes music, computer coding, robotics, yoga, fine arts, sports, and gardening.

Prior to founding MGP, Mr. Mountainbear worked as an Investment Banker, was educated at the Harvard Graduate School of Education, Midwest Montessori Teacher Training Center (Montessori Teacher Certification), Kellogg School of Management at Northwestern University MBA, and University of Michigan BBA.

MGP is a Full Member School of the American Montessori Society; Fully licensed by the State of Illinois Department of Children and Family Services, Member of the Illinois Montessori Schools (AIMS), and Research Lab Schools - Loyola University Chicago, Movement & Learning Children's Lab.

MGP is seeking Special Use approval in hopes of opening a second location in the Village of Hinsdale, providing the perfect intersection of a small, caring school community and a dynamic academic preschool curriculum. MGP will be using the same space that the HUMC preschool utilized for fifty-two (52) years. It plans to update the interior classroom space as it operates in the west portion of the church structure.

Montessori Gifted Prep Preschool program will aim to have enrollment of up to 75-77 children at a time, however it will obviously be significantly less to start as the program is first being established. The required number of staff will depend on student enrollment, but will never exceed more than seventeen (17) staff members, which includes administrative staff and teachers. Normal operating hours will be 7 am to 6 pm, which included before and after care outside of the typical 8:30 am to 3:30 pm school day.

Applicant is not seeking any changes to the building or site in order to operate its program other than adding secure intercom doors between the school and the church.

Hinsdale United Methodist Church (HUMC) Background and Coordination with the Proposed Lease Arrangement with Montessori Gifted Prep Preschool (MGP)

Background

HUMC has been serving the Hinsdale community for nearly 65 years at 945 S. Garfield Street.

We view the proposed relationship with MGP as a natural continuation of our long service and mission to the Hinsdale community in serving the educational needs of children and their families. The HUMC preschool was founded in 1966 and served the Hinsdale community continuously for 52 years until its closure in June 2018.

The decision to close the program in 2018 was a difficult one for the church. It was driven by the announced retirement of our professional director as well as the planned retirement of several of our teachers. As we closed the program in 2018, we announced our goal was to highlight our church's focus on children, youth and families using a different program/vehicle.

After the pre-school was closed, we continued to offer a myriad of ongoing programming for children and youth including Sunday School classes, missions programs for children and youth, faith formation, confirmation classes, music programs and Vacation Bible School.

As we examined alternatives, the pandemic obstructed our efforts to launch another program tailored to our role in serving the early childhood education needs of the community. In 2021, our congregation approved the formation of a committee to develop and implement an effective use of our church space (focusing on the west side of our building where the preschool and former sanctuary are located). Our committee examined several potential uses to serve the community and our church mission. We are confident the MGP relationship will serve the community and be exceptionally well coordinated with other church programs and activities.

HUMC Space Usage, Parking and Financial Considerations

We endeavor to be good stewards of HUMC's finances and physical space – large parts of the building are never or rarely used; this was true even before the pandemic limited our facility usage. The proposed partnership with MGP will revitalize the under-used space in the west portion of our building.

Beyond providing important educational Child Daycare Services, it will provide financial resources to HUMC to maintain our programs and services. Like many other churches and denominations, lower attendance exacerbated by the pandemic and aging demographics of our membership have produced some challenges. For example, we have lost about \$150,000 in annual contributions to the church from the death of key

donors over the past five years. For perspective, our total 2023 approved budget was \$675,000. In addition to the lease income, MGP will share the expenses associated with maintaining the property (utilities, landscaping, playground, parking lot, etc.) ensuring the church property is maintained at its current exceptional level. Programmatically, with the additional resources provided by the MGP relationship, HUMC intends to increase its investment in staffing, programs, and services in the community, especially focused on families. We believe the church is well suited to better meet the needs of families, especially in the core area of spiritual and moral development.

Attendance trends and building usage have been altered greatly since the pandemic. Our weekly church attendance (one Sunday service at 10:00 am) averages about 75 people (40 vehicles). Even now, our weekly online virtual service attendance averages 50-60 people. We therefore have plenty of physical space and parking for our weekend service.

During the weekday, there are very few regularly scheduled meetings and programs. We have one pastor and two staff members in the church during the weekday. Our scheduled meetings involve fewer than 15 participants and most are scheduled once a month (Women in Faith, Fireside readers, Men's lunch group, etc.). The standing committees of the church generally conduct their meetings via Zoom in the evenings. Our weekday church usage (when MGP would be in session) is very modest—less than 15 people. And our church office maintains a comprehensive calendar of activities to ensure coordinated space usage.

In the evenings (after 6 pm) and after the vast majority of MGP students will have left by 3:30 pm, we do allow community groups to use our facility (AA, Al-Anon are the most active with weekly meetings). The Scouts also use our facilities on Sunday evenings.

Parking Summary

To further our community service and outreach, our Church provides parking spaces for Hinsdale Central High School students during school hours. We consider this an important aspect of the Church's mission of serving the needs of the community. Such accessory use is permitted under Code Sec. 7-303 in the Institutional Buildings District, which permits accessory uses subject to Code Sec. 9-101. Pursuant to Code Sec. 9-101, "Subject to the limitations of this Section, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district." This Section further defines an accessory use as contributing to the comfort, convenience, or necessity and those occupying, working at, or being served by such principal structure or use. As indicated, the offering of parking services to Hinsdale Central High School students is part of the Church's community outreach and helps to serve the needs of the community. Further, there are no limitations listed in Sec. 9-101 for offering such parking services in the IB District. The offering of these parking services has also been going on for years and has been open and obvious to the Village and the community.

We accommodate a maximum of 50 students each semester. There is a recommended parking donation for parking lot maintenance, snow removal and overall property maintenance. Like the proposed MGP usage, our student parking program serves the needs of the community and provides critically needed church resources to maintain our physical property in excellent condition. Each car is registered for the semester, has a sticker, and the family signs a code of conduct. In over a decade of providing this accessory use (including during the time when our pre-school was operating), the church never experienced any parking capacity or other issues. The student parking is exclusively in the east parking lot while the MGP parking will be exclusively in the north lot.

Student parking times are Monday through Friday, 7:00 a.m. until 4:00 p.m. The vast majority of students are parked by 7:45 am (before the normal MGP hours). No parking is allowed during evening school games. No parking is allowed on weekends.

Our parking capacity meets the code requirements, and the aggregate planned usage (MGP and church programs including student parking) has a comfortable cushion with likely parking utilization under 80% of capacity.

The attached Schedule A documents the expected parking usage for our various church and community programs for each day of the week (daytime and evening) and confirms our more than adequate parking capacity.

Sincerely,

Zed S. Francis

Chair of Building Recalibration

Hinsdale United Methodist Church

Schedule A									
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Summary of Expected Parking Usage By Days and Times at Hinsdale United Methodist Church				
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Daytime Expected Usage (7:45 am-6 pm)	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Regularly Scheduled Church Staff/Programs (a)	10	10	10	20	10	0	40
Regularly Scheduled Community Use (b)	0	12	0	0	15	0	0
Student Parking for Hinsdale HS (c)	50	50	50	50	50	0	0
Montessori Gifted Prep Pre-school (d)	17	17	17	17	17	0	0
Total Maximum Expected Parking Usage	77	89	77	87	92	0	40
Total Existing Parking Spaces	105	105	105	105	105	105	105
Percentage of Parking Utilized	73%	85%	73%	83%	88%	0%	38%
Evening Expected Usage (6 pm-9 pm)							
Regularly Scheduled Church Programs (a)	0	0	20	0	0	0	0
Regularly Scheduled Community Use (b)	45	5	0	70	0	0	30
Student Parking for Hinsdale HS (c)	0	0	0	0	0	0	0
Montessori Gifted Prep Pre-school (d)	0	0	0	0	0	0	0
Total Maximum Expected Parking Usage	45	5	20	70	0	0	30
Total Existing Parking Spaces	105	105	105	105	105	105	105
Percentage of Parking Utilized	43%	5%	19%	67%	0%	0%	29%
a) Church Programs includes staffing, meetings, and groups (Choir, Women in Faith, Men's group, etc). Apart from daily staffing of 3,							
most groups meet either weekly or monthly. We have one Sunday service at 10:00 am with Sunday school following at 11:00 am.							
b) Community Groups provided meeting space at no charge include Scouts, PEO, Al-Anon and various chapters of AA.							
Most community group usage is one meeting per week with others once per month.							
c) Student parking has a maximum registration of 50 with average usage of 75%. All student parking exclusively in the East parking lot.							
The chart is conservative by using the registered maximum of 50 each day.							
d) Montessori teacher/staff maximum of 17 once at full student capacity. The chart is conservative by using staffing once at full capacity.							

TRUSTEE'S DEED

BOOK 942 PAGE 64

Form 154 R B-57

The above space for recording use only

THIS INDENTURE, made this 27th day of October, 1958, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 26th day of February, 1936, and known as Trust Number 31497, party of the first part, and HINSDALE METHODIST CHURCH, a Religious Corporation of Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to-wit:

Lots 4, 7, 8, 9, 10, 11 and 18 in WILLIAM W. THOMPSON'S SUBDIVISION of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois.

273651
XB

910386

JAN 26 1959 -2 50 PM

RECORDED

together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust, and subject to the provisions of the trust agreement above mentioned. This deed is made subject to the lien of every such deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unexpired, or not satisfied or otherwise barred.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By M. V. Fetter VICE-PRESIDENT

Attest E. E. Janusz ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK

I, Alice Hoffmeier, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

M. V. Fetter
Vice-President of the CHICAGO TITLE AND TRUST COMPANY, and

E. E. Janusz
Assistant Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and in the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that said Assistant Secretary, as assistant of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act, and on the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of November, 1958

Alice Hoffmeier
Notary Public

NAME
STREET
CITY
STATE
ZIP

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Geo. & Cole A Co Chicago
LEGAL BLANKS

No. 806
(NEW EDITION 1959)

WARRANTY DEED—Statutory
(INDIVIDUAL TO CORPORATION)

Approved By (Chicago Title and Trust Co.)
(Chicago Real Estate Board)

919474

BOOK 949 PAGE 553

OFFICE OF THE RECORDER OF DEEDS
COUNTY OF COOK, ILLINOIS

APR 16 1959 -11 25 AM

Lawrence H. Hinding
RECORDER

(The Above Space For Recorder's Use Only)

THE GRANTORS

ARTHUR F. FRANK and CECILIA FRANK, his wife,
of the City of Chicago County of Cook State of Illinois
for and in consideration of ----- Ten ----- DOLLARS,
and other valuable consideration in hand paid,
CONVEY and WARRANT to
HINSDALE METHODIST CHURCH
a corporation created and existing under and by virtue of the Laws of the State of Illinois
having its principal office in the Village of Hinsdale and
State of Illinois the following described Real Estate situated in the County
of DuPage in the State of Illinois, to wit:

Lot 6 in William W. Thompson's Subdivision of the
Southwest quarter of the Southwest quarter of the
Southeast quarter of Section 12, Township 38 North,
Range 11, East of the Third Principal Meridian;

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

DATED this TENTH day of APRIL, 1959.

Arthur F. Frank (Seal) *Cecilia Frank* (Seal)
(Seal) (Seal)

State of Illinois, County of COOK, ss., I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that

ARTHUR F. FRANK and CECILIA FRANK, his wife,

personally known to me to be the same persons whose names are
subscribed to the foregoing instrument appeared before me this day in
person, and acknowledged that they signed, sealed, and delivered the said
instrument as their free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this TENTH day of APRIL, 1959.
My Commission Expires February 5, 1961
Commission expires 19 *Joseph P. Dux*
NOTARY PUBLIC

ADDRESS OF PROPERTY:

NAME AUSTIN FLEMING
MAIL TO: ADDRESS 50 E. LA SALLE ST.
CITY AND STATE CHICAGO, ILLINOIS

OR RECORDER'S OFFICE BOX NO _____

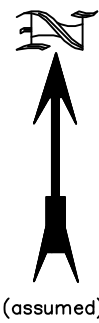


APPLY "RIDERS" OR REVENUE STAMPS HERE



DOCUMENT NUMBER

THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES ONLY AND IS NOT A PART OF
THIS DEED.



KABAL SURVEYING COMPANY

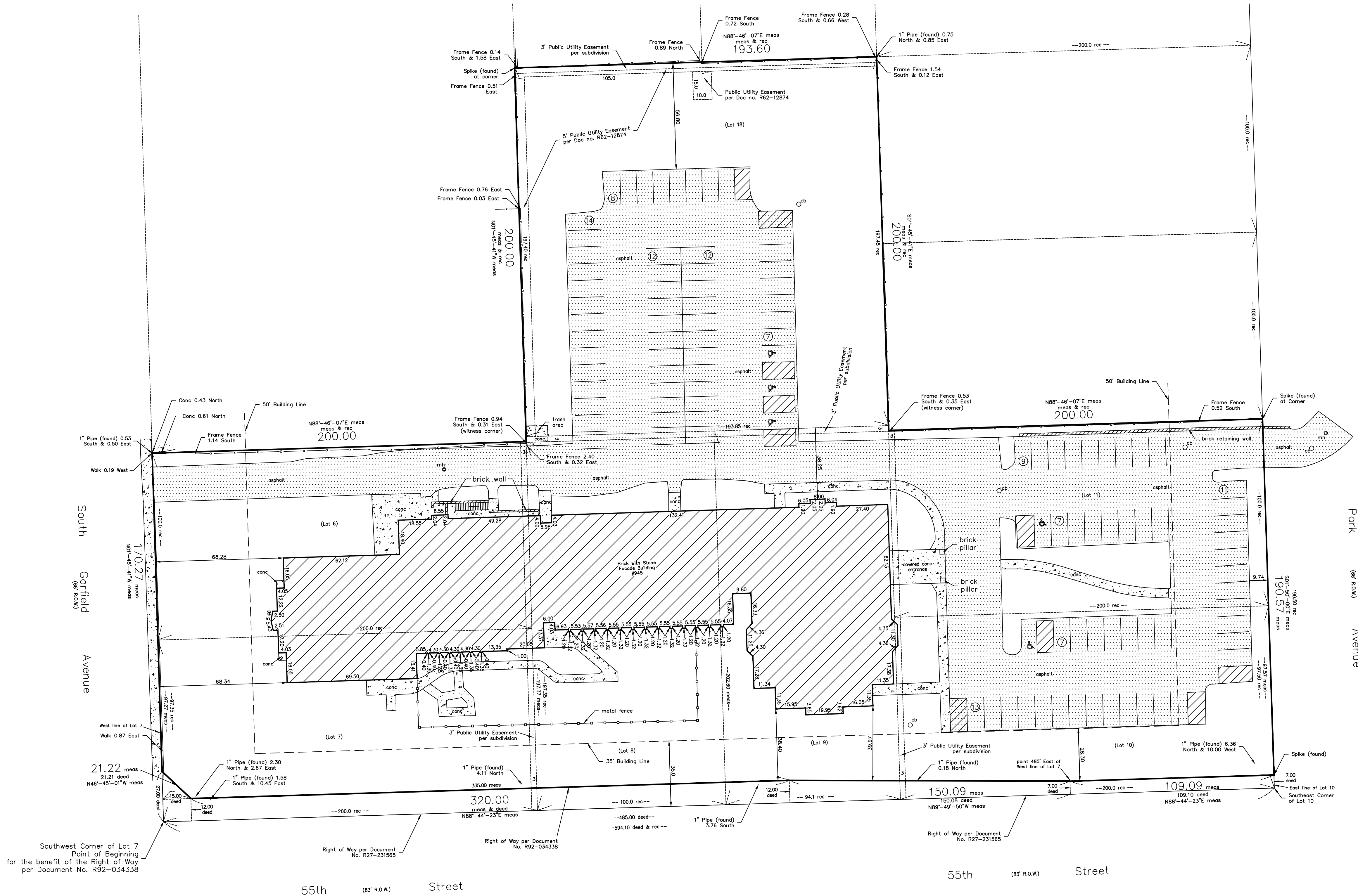
Land Surveying Services

Plat of Survey

Lots 6, 7, 8, 9, 10, 11 and 18 in WM W. Thompson's Subdivision of the Southwest quarter of the Southwest quarter of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 14, 1937 as Document 231565, except that part of Lots 7, 8, 9 and 10, hereinafter described as follows: Beginning at the Southwest corner of Lot 7, thence running North along the West line of said Lot 7 a distance of 27 feet; thence Southeast a distance of 21.21 feet, more or less, to a point 15 feet East of the West line of said Lot 7 and 12 feet North of the South line of said Lot 7; thence running East along a line 12 feet North of and parallel to the South line of said Lot 7, 8, and 9 to a point 335 feet East of the West line of said Lot 7 and 12 feet North of the South line of said Lot 7; thence running Southeast a distance of 150.08 feet, more or less, to a point 485 feet East of the West line of said Lot 7 and 7 feet North of the South line of said Lot 10; thence running East along a line 7 feet North of and parallel to the South line of said Lot 10, a distance 109.1 feet, more or less, to the East line of said Lot 10; thence South along the East line of said Lot 10 to the Southeast corner of said Lot 10; thence West along the South line of said Lot 10, 9, 8 and 7 a distance of 584.1 feet, more or less, to the Point of beginning, in DuPage County, Illinois.

Address: 945 South Garfield Avenue, Hinsdale

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



LEGEND
meas = measured, S = South
rec = record, E = East, W = West
N = North, R.O.W. = right-of-way
conc = concrete, pc = point of curve
path = porch, conc = concrete
cb = catch basin, mh = manhole
♿ = handicapped parking space
⑤ = number of regular parking spaces

Area of property is approximately 149,687 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed December 4, 20 23

Scale: 1 inch =	30	ft.
Order No.	232009	
Ordered By:	Donatelli & Coules	

NOTES:
1) Measured bearings, shown hereon, are based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS Measurement.
2) There are 100 marked Regular parking spaces
3) There are 5 marked Handicap parking spaces

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

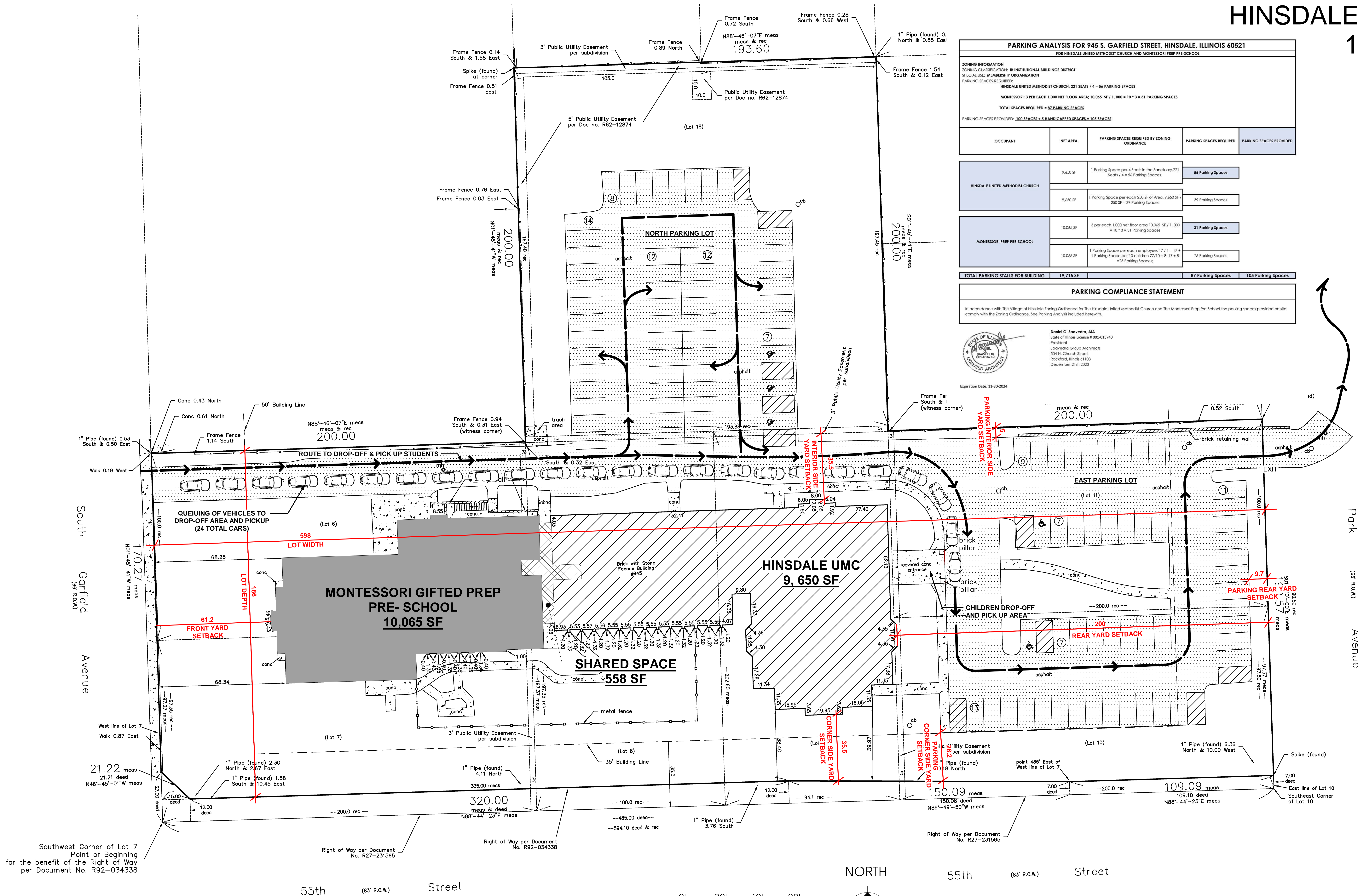
Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

ORIGINAL SEAL IN RED

MONTESSORI GIFTED PREP PRE-SCHOOL

945 S. GARFIELD
HINSDALE, IL 60521
12/21/2023



PARKING ANALYSIS FOR 945 S. GARFIELD STREET, HINSDALE, ILLINOIS 60521				
FOR HINSDALE UNITED METHODIST CHURCH AND MONTESSORI GIFTED PREP PRE-SCHOOL				
ZONING INFORMATION				
ZONING CLASSIFICATION: 18 INSTITUTIONAL BUILDINGS DISTRICT				
SPECIAL USE: MEMBERSHIP ORGANIZATION				
PARKING SPACES REQUIRED:				
HINSDALE UNITED METHODIST CHURCH: 221 SEATS / 4 = 56 PARKING SPACES				
MONTESSORI: 3 PER EACH 1,000 NET FLOOR AREA: 10,065 SF / 1,000 = 10.065 = 31 PARKING SPACES				
TOTAL SPACES REQUIRED = 87 PARKING SPACES				
PARKING SPACES PROVIDED: 100 SPACES = 5 HANDICAPPED SPACES = 105 SPACES				
OCCUPANT	NET AREA	PARKING SPACES REQUIRED BY ZONING ORDINANCE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HINSDALE UNITED METHODIST CHURCH	9,650 SF	1 Parking Space per 4 Seats in the Sanctuary 221 Seats / 4 = 56 Parking Spaces	56 Parking Spaces	
	9,650 SF	1 Parking Space per each 250 SF of Area: 9,650 SF / 250 SF = 39 Parking Spaces	39 Parking Spaces	
MONTESSORI GIFTED PREP PRE-SCHOOL	10,065 SF	3 per each 1,000 net floor area 10,065 SF / 1,000 = 10.065 = 31 Parking Spaces	31 Parking Spaces	
	10,065 SF	1 Parking Space per each employee: 17 / 1 = 17 1 Parking Space per 10 children: 77 / 10 = 8.17 = 8 = 25 Parking Spaces	25 Parking Spaces	
TOTAL PARKING SPACES FOR BUILDING		19,715 SF	87 Parking Spaces	105 Parking Spaces
PARKING COMPLIANCE STATEMENT				
In accordance with the Village of Hinsdale Zoning Ordinance for the Hinsdale United Methodist Church and The Montessori Gifted Prep Pre-School the parking spaces provided on site comply with the Zoning Ordinance. See Parking Analysis included herewith.				

Seal of the State of Illinois
Professional Engineer
Daniel G. Saavedra, AIA
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President
Saavedra Group Architects
504 N. Church Street
Rockford, Illinois 61103
December 21st, 2023
Expiration Date: 11-30-2024

SITE PLAN

SCALE: 1" = 20'-0"
PROJECT NUMBER: 23004.00
12/21/2023

PRINTING SCALE
1" TRUE SCALE

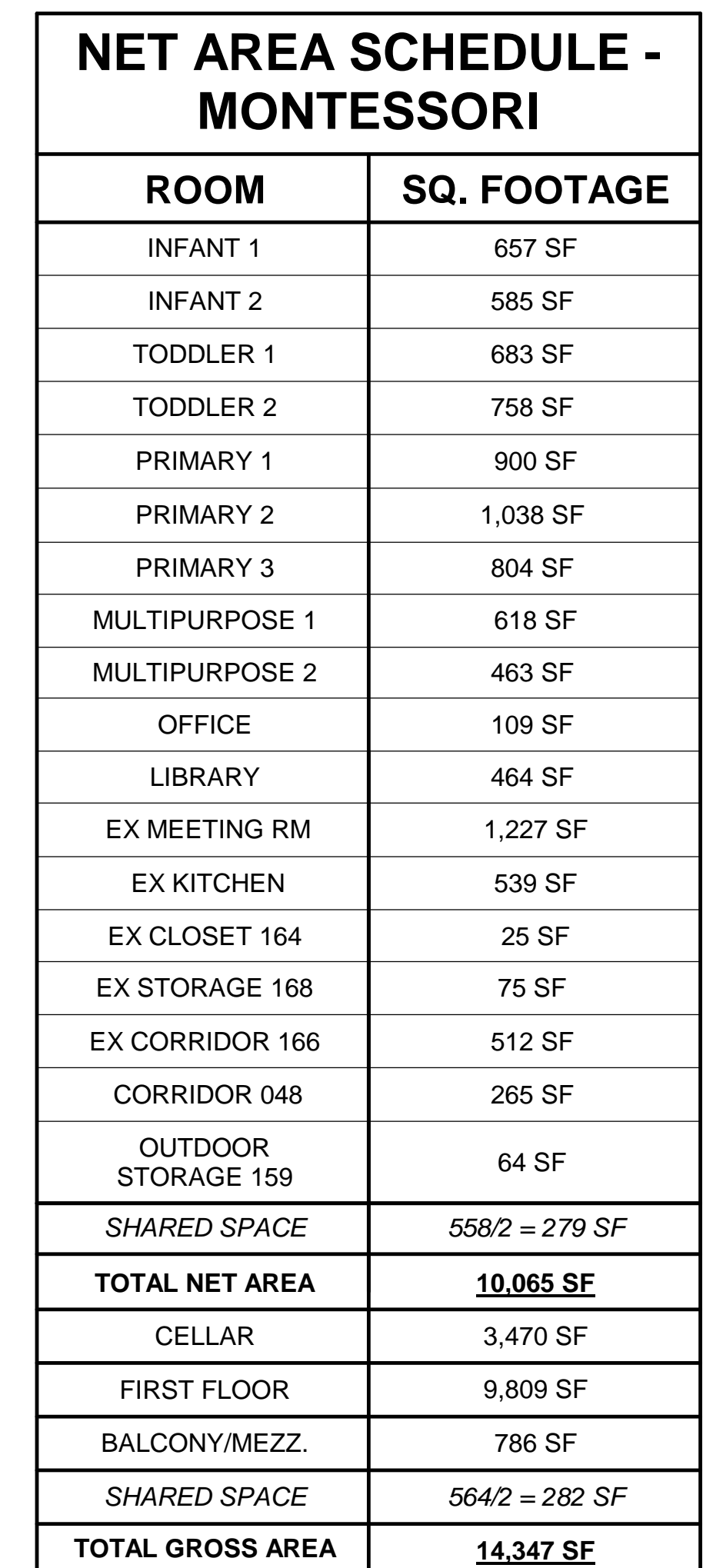
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945 S. GARFIELD
HINSDALE, IL 60521
12/21/2023



① MONTESSORI FLOOR AREA PLAN (SF)
1/8" = 1'-0"



② MONTESSORI BASEMENT AREA PLAN (SF)
1/8" = 1'-0"

TOTAL NET AREA = 10,065 SF

SCALE: As indicated PRINTING SCALE

PROJECT NUMBER: 23004.00 1" TRUE SCALE

12/21/2023

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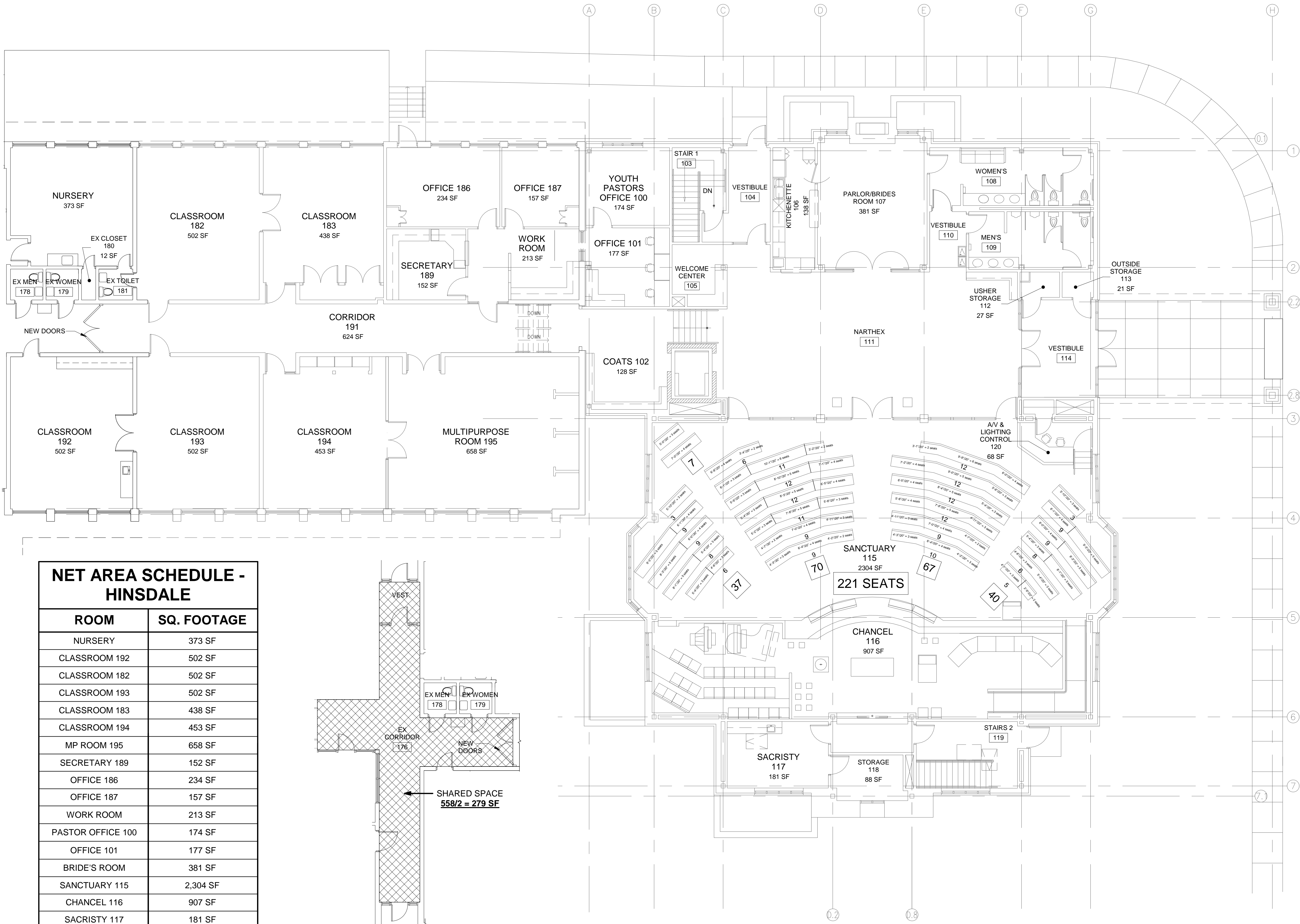
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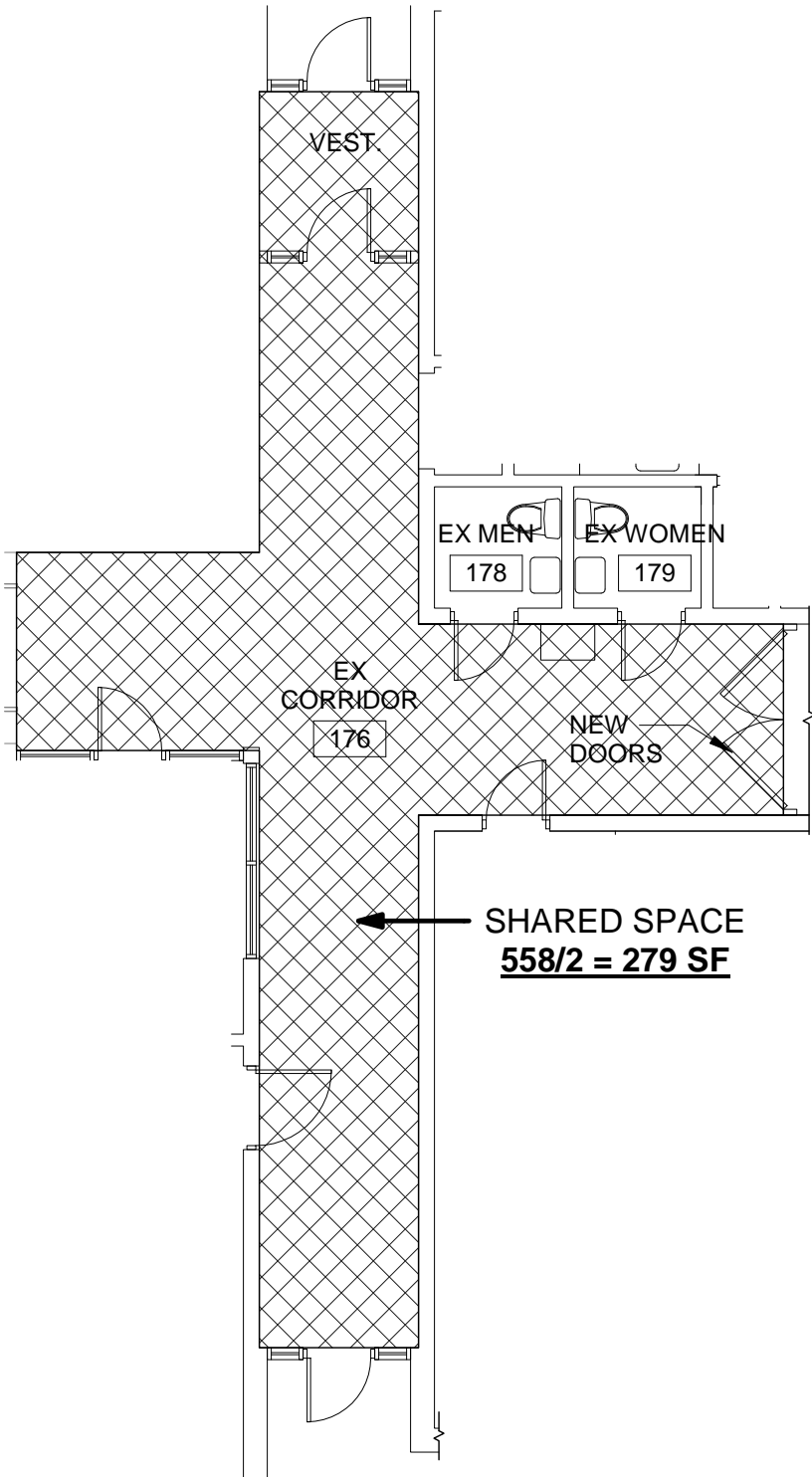
MONTESSORI GIFTED PREP PRE-SCHOOL

945 S. GARFIELD
HINSDALE, IL 60521
12/21/2023



NET AREA SCHEDULE - HINSDALE

ROOM	SQ. FOOTAGE
NURSERY	373 SF
CLASSROOM 192	502 SF
CLASSROOM 182	502 SF
CLASSROOM 193	502 SF
CLASSROOM 183	438 SF
CLASSROOM 194	453 SF
MP ROOM 195	658 SF
SECRETARY 189	152 SF
OFFICE 186	234 SF
OFFICE 187	157 SF
WORK ROOM	213 SF
PASTOR OFFICE 100	174 SF
OFFICE 101	177 SF
BRIDE'S ROOM	381 SF
SANCTUARY 115	2,304 SF
CHANCEL 116	907 SF
SACRISTY 117	181 SF
CORRIDOR 191	624 SF
EX CLOSET 180	12 SF
USHER STORAGE 112	27 SF
OUTSIDE STORAGE 113	21 SF
A/V LIGHTING CONTROL 120	68 SF
KITCHENETTE 106	183 SF
COATS 102	128 SF
SHARED SPACE	558/2 = 279 SF
TOTAL NET AREA	9,650 SF
CELLAR	7,828 SF
FIRST FLOOR	14,139 SF
SHARED SPACE	564/2 = 282 SF
TOTAL GROSS AREA	22,249 SF

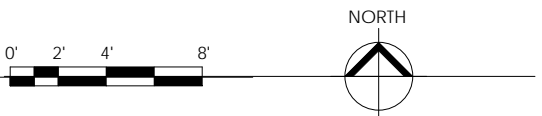
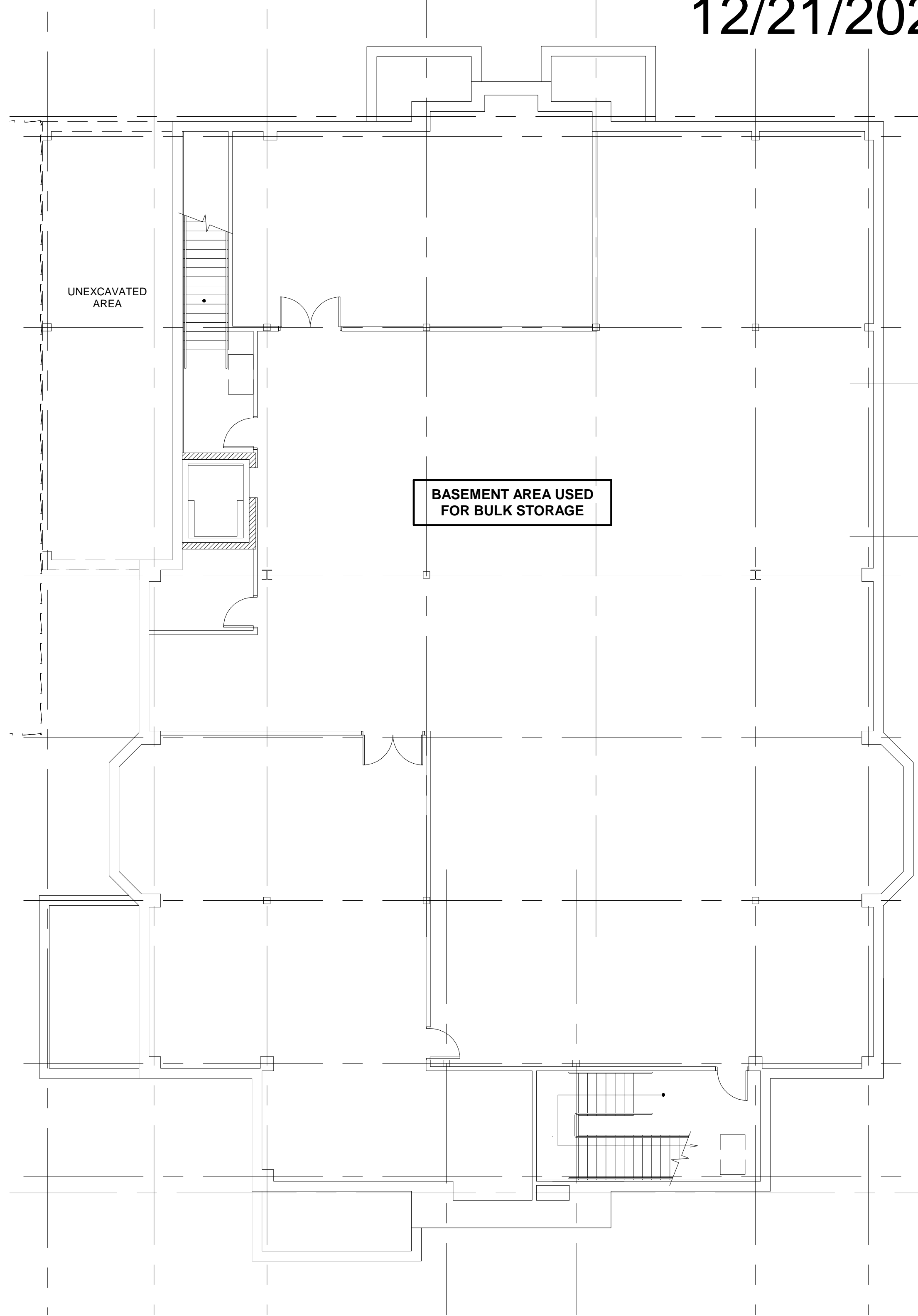


③ SHARED SPACE (SF)
1/8" = 1'-0"

① HINSDALE UNITED METHODIST CHURCH FLOOR AREA PLAN (SF)
1/8" = 1'-0"



② HINSDALE UNITED METHODIST CHURCH BASEMENT AREA PLAN (SF)
1/8" = 1'-0"



TOTAL CHURCH NET AREA = 9,650 SF

FLOOR PLANS - HINSDALE UNITED METHODIST CHURCH

SCALE: As indicated
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ZONING INFORMATION							
ZONING CLASSIFICATION: IB INSTITUTIONAL BUILDINGS DISTRICT SPECIAL USE: MEMBERSHIP ORGANIZATION PARKING SPACES REQUIRED: <div><u>HINSDALE UNITED METHODIST CHURCH: 221 SEATS / 4 = 56 PARKING SPACES</u> <u>MONTESSORI: 3 PER EACH 1,000 NET FLOOR AREA</u> 10,065 SF/1,000 = 10; 10 * 3 = 31 PARKING SPACES</div> PARKING SPACES REQUIRED: 87 PARKING SPACES PARKING SPACES PROVIDED: <u>100 PARKING SPACES + 5 HANDICAPPED PARKING SPACES = 105 PARKING SPACES</u> MAX BUILDING HEIGHT ALLOWED: 40 FT (ACTUAL 15 FT (EAVE) + 30 FT / 2 (SLOPED ROOF) = 30 FT) MAX STEEPLE HEIGHT ALLOWED: 70 FT (ACTUAL 70 FT) FRONT AND CORNER SIDEYARD SETBACKS: 35 FT OTHER SETBACKS: 25 FT LOT AREA: 149,687 SF (3.43 ACRES) MAX FLOOR AREA RATIO: 0.50 MAX GROSS FLOOR AREA ALLOWED: 83,467 SF ACTUAL GROSS FLOOR AREA: (HINSDALE UNITED METHODIST CHURCH) 22,249 SF + (MONTESSORI) 14,347 SF = <u>36,596 SF</u> ACTUAL FLOOR AREA RATIO <div><u>36,596 SF</u> 149,687 SF = 0.24</div> <u>GROSS AREA CALCULATION FOR F.A.R. :</u> BASEMENT (CELLAR) - CEILING HEIGHT IS LESS THAN 3.5 FT ABOVE THE AVERAGE GRADE ELEVATION. 0 SF FIRST FLOOR - 24,512 SF SHARED SPACE - 564 SF BALCONY - 786 SF SPACES WITH CEILING HEIGHTS GREATER THAN 16 FT; 8548 SF/ 26093 SF. = 0.327< .333; <u>THEREFORE NOT INCLUDED AS STORY</u> 25,298 SF							
	TOTAL GROSS AREA - HINSDALE UMC	TOTAL GROSS AREA - MONTESSORI	TOTAL GROSS AREA	TOTAL GROSS AREA USED FOR F.A.R.	USED FOR PARKING CALCULATION ONLY		
					NET AREA HINSDALE UMC	NET AREA MONTESSORI	TOTAL NET AREA
CELLAR (EXCLUDED FROM F.A.R. CALCULATION)	7,828 SF	3,470 SF	11,298 SF	0 SF			
FIRST FLOOR	14,139 SF	9,809 SF	23,948 SF	23,948 SF	9,371 SF	9,323 SF	19,858 SF
SHARED SPACE	282 SF	282 SF	564 SF	564 SF	279 SF	279 SF	558 SF
BALCONY/ MEZZ.	22,248 SF	786 SF	786 SF	786 SF		463 SF	463 SF
TOTALS		14,348 SF	36,596 SF	25,298 SF	9,650 SF	10,065 SF	20,879 SF
NOTE: IN ACCORDANCE WITH ZONING ORDINANCE, NET AREA DOES NOT INCLUDE EXTERIOR BUILDING WALLS, RESTROOMS, STAIRS, ELEVATORS, MECH/ ELEC. ROOMS, PLUMBING SHAFTS, PUBLIC FOYERS INTENDED FOR GENERAL PUBLIC USE AND, STORAGE ROOMS.					PRINT SCALE 1" TRUE SCALE <div></div> <small>CAUTION: IF THIS BAR DOES NOT MEASURE EXACTLY 1" THESE DRAWINGS ARE NOT PRINTED TO SCALE</small>		

ZONING

SCALE: 1/4" = 1'-0"



4754 N Leavitt, Chicago, IL 60625

Grouping and Staffing - Hinsdale

Montessori Gifted Prep at Hinsdale plans to serve children ages 6 weeks – 5 years of age, Monday through Friday 7AM – 6PM, leasing space from Hinsdale United Methodist Church. The following age groups and classes are forecasted:

Gross

Six Classrooms	SF	Number of Kids	Number of Staff
Infant 1 (6 weeks – 14 months)	492	8	2
Infant 2 (6 weeks – 14 months)	720	8	2
Toddler 1 (15 – 23 months)	985	15	3
Toddler 2 (15 – 23 months)	985	15	3
Toddler 3 (15 – 23 months)	985	15	3
Primary (ages 2-5)	985	16	2
Admin			2
Total		77	17

MGP Hinsdale will offer the following selections with the projected enrollment (at Capacity)

Projected Maximum Capacity: 77 Students and 17 Staff

	Half Day (8:30 AM – 12:30 PM)	School Day (8:30 AM – 3:30PM)	Full Day (7:00 AM – 6:00PM)
Number Students	5	50	22

Anticipated Number of Children for Drop – Off & Pickup by Time

Capacity (77 Kids)	Drop-off		Pick-up			
	Early Care	School Day	Half Day Ends	School Day Ends	After Care	
Time	7:00-8:15 AM	8:15 – 8:30 AM	12:15-12:30 PM	3:15 - 3:30 PM	3:30 – 5:00 PM	5:00 – 6:00 PM
Attendance (Children)	15	62	5	50	15	7
Staff	6	17	17	17	6	5

Note: There is a 15-minute window for drop-off and pickup. There is also a late fee of \$1 per minute charged for late pickups.

MONTESSORI GIFTED PREP PRE-SCHOOL

12/21/2023

PARKING ANALYSIS FOR 945 S. GARFIELD STREET, HINSDALE, ILLINOIS 60521				
FOR HINSDALE UNITED METHODIST CHURCH AND MONTESSORI PREP PRE-SCHOOL				
<div><div>ZONING INFORMATION</div><div>ZONING CLASSIFICATION: IB INSTITUTIONAL BUILDINGS DISTRICT</div><div>SPECIAL USE: MEMBERSHIP ORGANIZATION</div><div>PARKING SPACES REQUIRED:</div><div><div>HINSDALE UNITED METHODIST CHURCH: 221 SEATS / 4 = 56 PARKING SPACES</div><div>MONTESSORI: 3 PER EACH 1,000 NET FLOOR AREA; 10,065 SF / 1,000 = 10 * 3 = 31 PARKING SPACES</div><div>TOTAL SPACES REQUIRED = 87 PARKING SPACES</div></div><div>PARKING SPACES PROVIDED: 100 SPACES + 5 HANDICAPPED SPACES = 105 SPACES</div></div>				
OCCUPANT	NET AREA	PARKING SPACES REQUIRED BY ZONING ORDINANCE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HINSDALE UNITED METHODIST CHURCH	9,650 SF	1 Parking Space per 4 Seats in the Sanctuary.221 Seats / 4 = 56 Parking Spaces.	56 Parking Spaces	
	9,650 SF	1 Parking Space per each 250 SF of Area. 9,650 SF / 250 SF = 39 Parking Spaces	39 Parking Spaces	
MONTESSORI PREP PRE-SCHOOL	10,065 SF	3 per each 1,000 net floor area 10,065 SF / 1,000 = 10 * 3 = 31 Parking Spaces	31 Parking Spaces	
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December 21st, 2023

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PARKING ANALYSIS

SCALE:

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