



MEETING AGENDA

**PLAN COMMISSION
SPECIAL MEETING
Monday, May 22, 2023
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. PUBLIC MEETINGS

- a. Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

5. FINDINGS AND RECOMMENDATIONS

- a. Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

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.

Website: www.villageofhinsdale.org



AGENDA ITEM # _____

**PLAN COMMISSION
MEMORANDUM**

DATE: May 19, 2023
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
RE: Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District
FOR: May 22, 2023 Special Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Village of Hinsdale

Subject Property: 19 E. Chicago Avenue (PINs: 09-01-332-001; 09-01-332-002; 09-01-332-003; 09-01-332-004)

Existing Zoning & Land Use: IB Institutional Buildings District – Village Hall / Hinsdale Public Library

Surrounding Zoning & Land Use:

North: R-4 Single Family Residential District – (across Maple Street) Single-Family Homes

South: OS Open Space District – (across Chicago Avenue) Burlington Park

East: R-4 Single Family Residential District – (across Garfield Avenue) Single-Family Homes /
IB Institutional Buildings District – (across Garfield Avenue) Village-Owned Parking Lot and United States Post Office

West: B-1 Community Business District – (across Washington Street) Bank / R-5 Multiple Family Residential District – (across Washington Street) Senior Living Facility

APPLICATION SUMMARY

The Village of Hinsdale has submitted an application for an Exterior Appearance and Site Plan Review to allow for the construction of a replacement patio / plaza on the south side of the Memorial Building at 19 E. Chicago Avenue in the IB Institutional Buildings District.

The property is surrounded by single-family homes to the north and east in the R-4 Single Family Residential District, a senior living facility to the west in the R-5 Multiple Family Residential District, a bank to the west in the B-1 Community Business District, Burlington Park to the south in the OS Open Space District, and the Post Office and a Village-owned parking lot to the east in the IB Institutional Buildings District. The Hinsdale Public Library operates out of the west side of the Memorial Building at 19 E. Chicago Avenue, but has a separate address of 20 E. Maple Street. HCS Family Services and the American Legion currently also operate out of the building.



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**PLAN COMMISSION
MEMORANDUM**

On February 6, 2001, by Ordinance No. O2001-6, the Memorial Building was designated as a local landmark. Designed by Chicago architect Edwin H. Clarke, the brick, 2½-story building features Colonial Revival architecture and was originally constructed in 1927. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969 and the west wing in 1974. The northwest addition, which currently houses the Library, was constructed in 1989. The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and as a Significant Structure according to the 2003 Architectural Resources in the Downtown Survey Area.

REQUEST AND ANALYSIS

The Village of Hinsdale is planning to replace the existing 3,035 square foot patio on the south side of the Memorial Building with a slightly larger patio measuring 3,995 square feet in size. The existing patio is in poor condition and the existing mechanical units are not properly screened from view.

Hitchcock Design has provided plans for review and is working to finalize the design, patio construction materials, and specific plant species for the Village to bid out the project. Plan revisions have been made based on the feedback provided at the Historic Preservation Commission meeting on May 3, 2023. Please refer to the “Meeting History” section below for a full summary of the meeting.

As shown on the proposed plans, the new patio will be constructed of a high quality paver material, composed of a natural stone or with a natural stone appearance, and historic bricks reclaimed from Hinsdale streets in Robbins Park. Pavement material options featured in the packet include thermal bluestone, concrete, limestone, and granite pavers.

The patio also includes two (2) masonry seat walls constructed of brick veneer to match the building and a 150th Anniversary seal inset into the pavement. Site furniture includes two (2) black metal benches, (2) black metal trash cans, and black metal tables and chairs that will match other furniture on site and used throughout the Village. Instead of using engraved donor bricks, donor plaques would be installed on the walls on each side of the entrance stairs.

New landscaping will be installed around the perimeter of the patio and around two small sitting areas inside the patio. The two (2) existing streets in the patio will be replaced with two (2) understory trees that will maintain a lower height so as to not block the views of the building. Bushes, such as arborvitaes, yews, or boxwoods, will be planted along the black decorative open fence on the west (left) side of the building to screen the existing mechanical units. The existing foundation bed plantings installed in 2021 will be amended to enhance utility screening and balance the plantings on both sides of the building entrance stairs. Illustrations for the landscaping are representative of the proposed plantings. Based on the feedback from the Plan Commission and Trustees, Hitchcock will develop a detailed landscape design that outlines plant species, sizes, and quantities as part of the bid set.

Separate from this project, the Village has been working to replace the dying evergreen tree donated by a Hinsdale family that is featured at the Annual Holiday Tree Lighting Ceremony. It is anticipated that this tree will be replaced with a 17' tall Conifer Fir or a similar tree later this year.



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**PLAN COMMISSION
MEMORANDUM**

Based on the feedback from the Historic Preservation Commission, Hitchcock Design is exploring changes to enhance site and building lighting. There is an option to relocate the decorative street lights on either side of the plaza so they are symmetrical and better aligned. Identical to the decorative lights in Burlington Park, Public Services can convert the lights from high pressure sodium lights into LED lights (3000K) to reduce the orange glow appearance of the Memorial Building at night and changes may be made to ground mounted lights illuminating the building at night. Electrical outlets are also intended to be built into the masonry seat wall to accommodate future programming in the patio.

Hitchcock is also proposing the option to replace the existing guardrail around the Library's window well with a new four (4) foot guardrail to match the adjacent existing black metal open fence to help prevent children from going into the window well. This area can also be screened with landscaping.

Findings of Fact and Recommendation of the Hinsdale Plan Commission: Please note that, due to time constraints for the project, the formal Findings of Fact and Recommendation of the Hinsdale Plan Commission are also scheduled for approval by the Plan Commission at the Special Meeting on May 22, 2023. If approved by the Plan Commission, staff will amend the Findings and Recommendation to include any specific feedback discussed at the meeting, the meeting summary, and the official vote of the Commission for the June 13 Board of Trustees meeting.

MEETING HISTORY

Historic Preservation Commission – May 3, 2023: Village Trustee Michelle Fisher, former Village Trustee and Plan Commissioner Laurel Haarlow, Assistant Village Manager Andrianna Peterson, and Village Planner Bethany Salmon were present at the meeting. Mike Wood of Hitchcock Design, the project consultant hired by the Village, was also present at the meeting and provided an overview of the conceptual plans. No public comments were made at the meeting. Trustee Fisher introduced the project and stated that the goal is to make the patio area a more welcoming and useable space that compliments the Memorial Building.

Mr. Wood provided an overview of the most recent conceptual design and the existing patio. The proposed patio conceptually includes historic brick and another patio paver material with a similar appearance to bluestone, a low masonry seating wall, a 150th dedication seal in the pavement, new trees and landscaping, and screening for the existing utility equipment. It maintains a symmetrical design and includes two (2) smaller seating areas. The proposed patio would be about ten (10) feet longer than the existing patio and about 800 square feet larger overall.

Trustee Fisher provided recommendations for the conceptual plan for pavement materials, landscaping, furniture, donor plaques versus donor bricks, and lighting.

There was a discussion regarding the pavement material. There was support for using existing historic street brick saved by the Village in the patio and using a natural stone rather than a manufactured product, which needs to be selected with future maintenance, durability, and salt tolerance in mind. Bluestone was specifically discussed, but there were concerns noted over durability and maintenance over time. It was recommended that the Village should buy more paver stones than they need in case repairs are needed



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**PLAN COMMISSION
MEMORANDUM**

to the patio in the future. Mr. Wood confirmed that it is intended that the stone will be installed on a concrete base on sand bed. Hitchcock will work to determine pavement options and obtain samples for review.

There was agreement that donor pavers not be used and instead the Village look at alternatives to commemorate donors, such as a bronze plaque. Plaques would have a more elegant appearance and will be easier to maintain or replace in the future if repairs are needed to the patio. When discussing the 150th Anniversary seal, it was discussed that the seal could be constructed of precast concrete or bronze, which would need to be looked into further for durability over time, salt tolerance, and other factors.

There was a discussion over furniture, landscaping, and lighting. Commissioners were in support of looking into a new appropriate lighting plan to illuminate the Memorial Building and to confirm if additional electrical outlets would be needed for any future programming or events that will take place in the patio area. Mr. Wood noted that Hitchcock can look into lighting options. A Commissioner also recommended that the Village look to place the existing light poles more symmetrically on site. Appropriate lighting, as well as safety and cameras, were also discussed.

Furniture should complement other Village furniture, such as the benches nearby and in Burlington Park, and that is used for outdoor dining in the downtown. Mr. Wood confirmed that the masonry seat wall is envisioned to use a brick veneer to match the building and a limestone or precast top with a design that will prevent any skateboarders from using it. A Commissioner also asked about where trash cans will be located and how they will look. Mr. Wood stated that they typically are near entrances, but exact locations have not been determined yet.

It was recommended that additional plantings be installed in the existing landscape beds along the building foundation, particularly to screen existing mechanicals and utilities. Tall yews could be used to screen the mechanical units to the right of the entrance stairs and the Village could consider installing the same plant material on the right side of the entrance to balance the façade. It was also recommended that the Village consider landscaping around the library window wells. Plants that are able to screen all year, including in the winter, should be considered and some of the 2021 plantings may need to be relocated as part of the project. Commissioners recommended that the caliper of the trees be upsized at the time of planting, but consideration be made for selecting trees that are mature, but do not block views of the building. The use of purposeful plantings and perennials that are hardy should be considered.

There was a discussion over the project timeline, the budgeted costs, and when people would have the opportunity to provide donations. Andrianna Peterson informed the Commission that there is a tight timeline for the project. The intent is to bring the revised plans to the Village Board for approval of the project and the bid documents at the June 13 meeting. The bid would be awarded in August and construction would started in September after Labor Day. Following about a month or two of construction, the patio could then be opened and commemorated around the Christmas Walk. Donations will be pursued once there is a design in place. Ms. Peterson also stated that there are capital improvement project reserves to fund this project and the current estimate is around \$400,000, but the cost needs to be refined and more discussions are necessary. It is intended that a portion of the project will be offset by donors, but the amount is unknown at this time.



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The Commission recommended that donations be considered for the Memorial Building roof railing as part of this project.

PROCESS

Exterior Appearance / Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall, at the public meeting on the application for an Exterior Appearance Review or Site Plan Review, allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

In order to expedite the approval process, a draft of the formal findings and recommendation for this project has been prepared by staff for the Plan Commission to review and approve after the Commission votes on the Exterior Appearance and Site Plan Review on May 22, 2023.

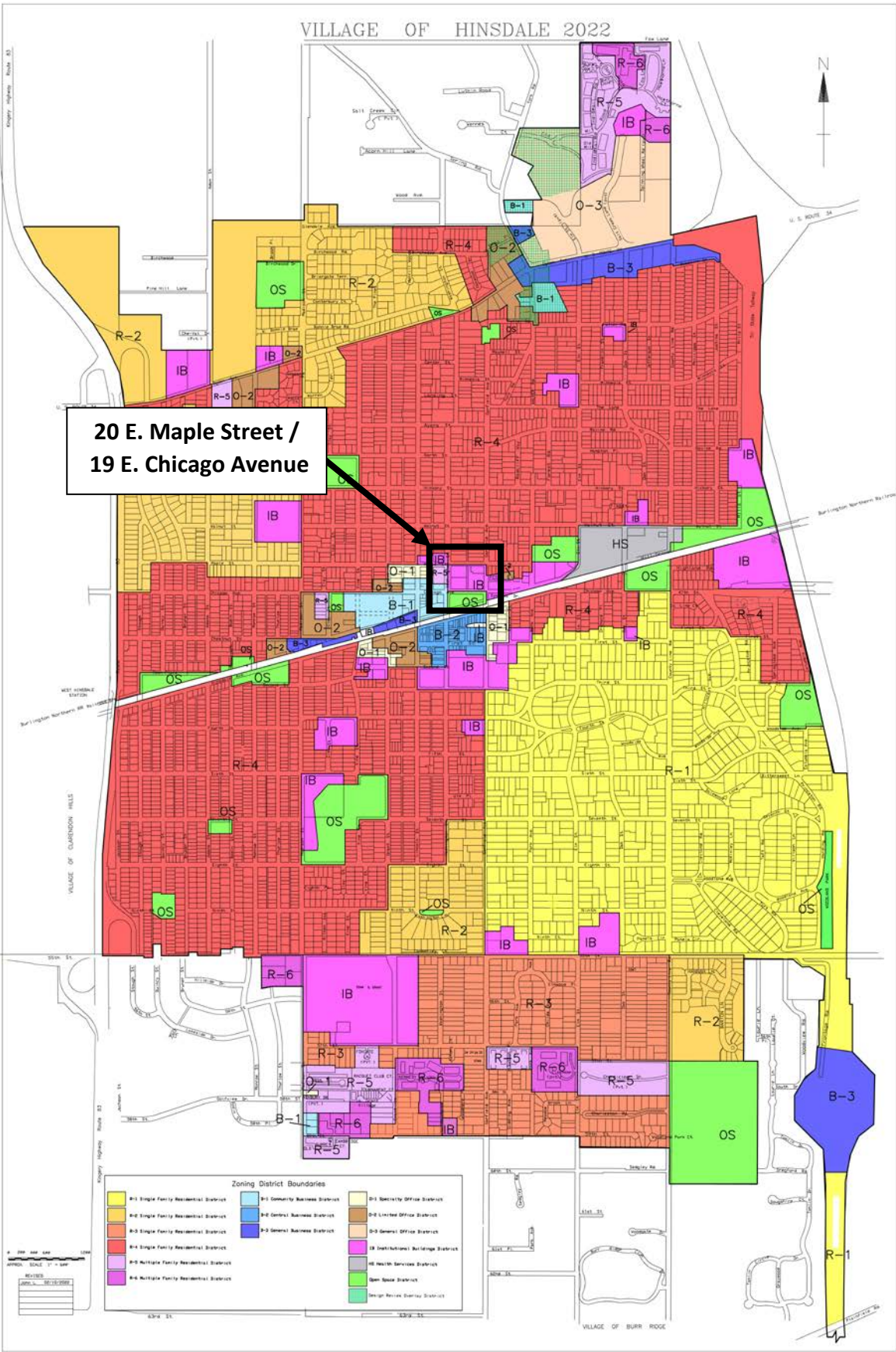
The subject property is located within 250 feet from a single-family zoning district and therefore public notice requirements outlined in Section 11-604 must be completed, including a published notice in the newspaper, mailings to residential properties, and the posting of a sign. All public notice requirements were met for this project.

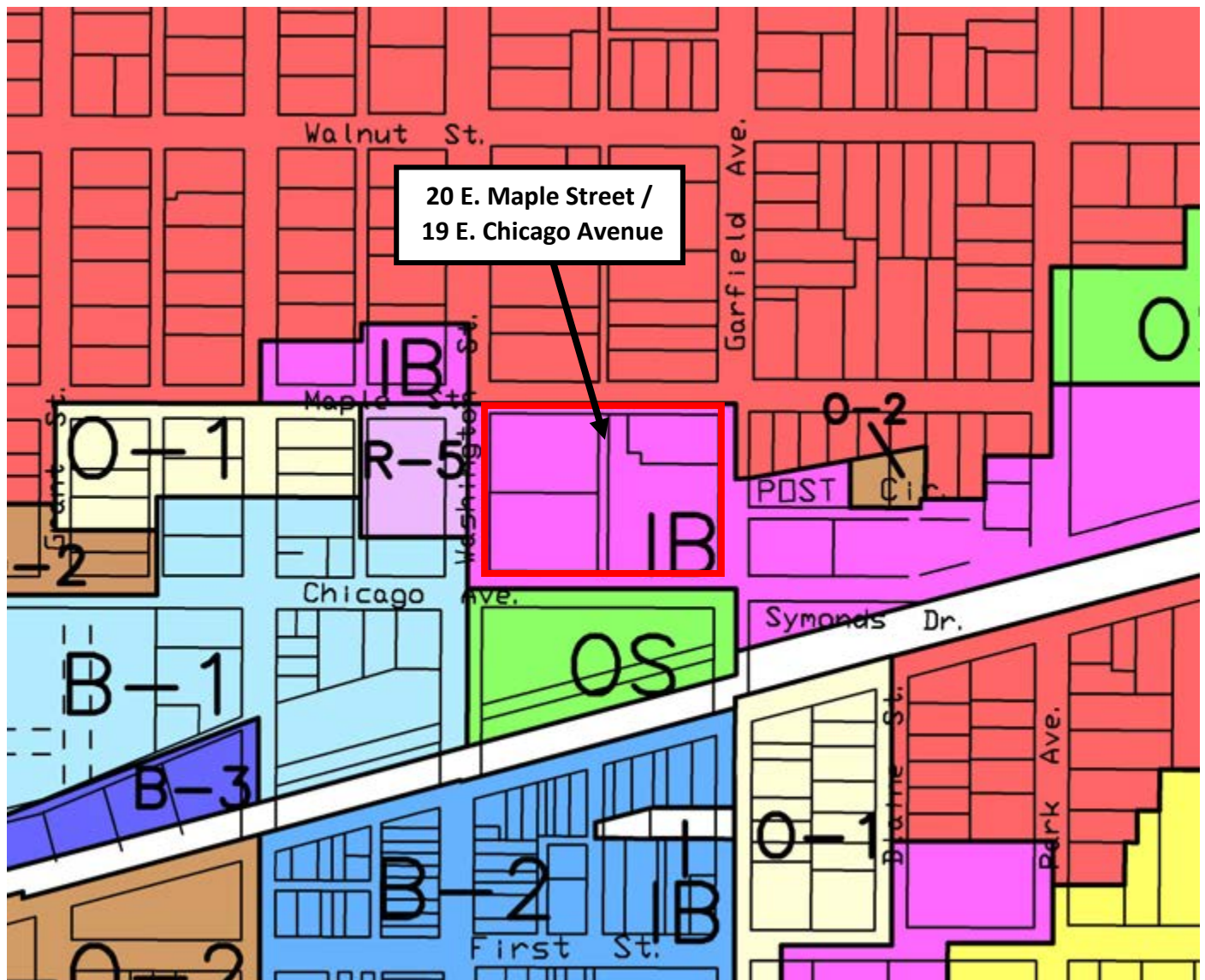
Per Pursuant to Title 14, Section 14-5-1(A) of the Village Code, a Certificate of Appropriateness approval by the Historic Preservation Commission is not required as the alteration to the patio is not creating a physical modification to the exterior architectural appearance of the designated landmark building.

ATTACHMENTS

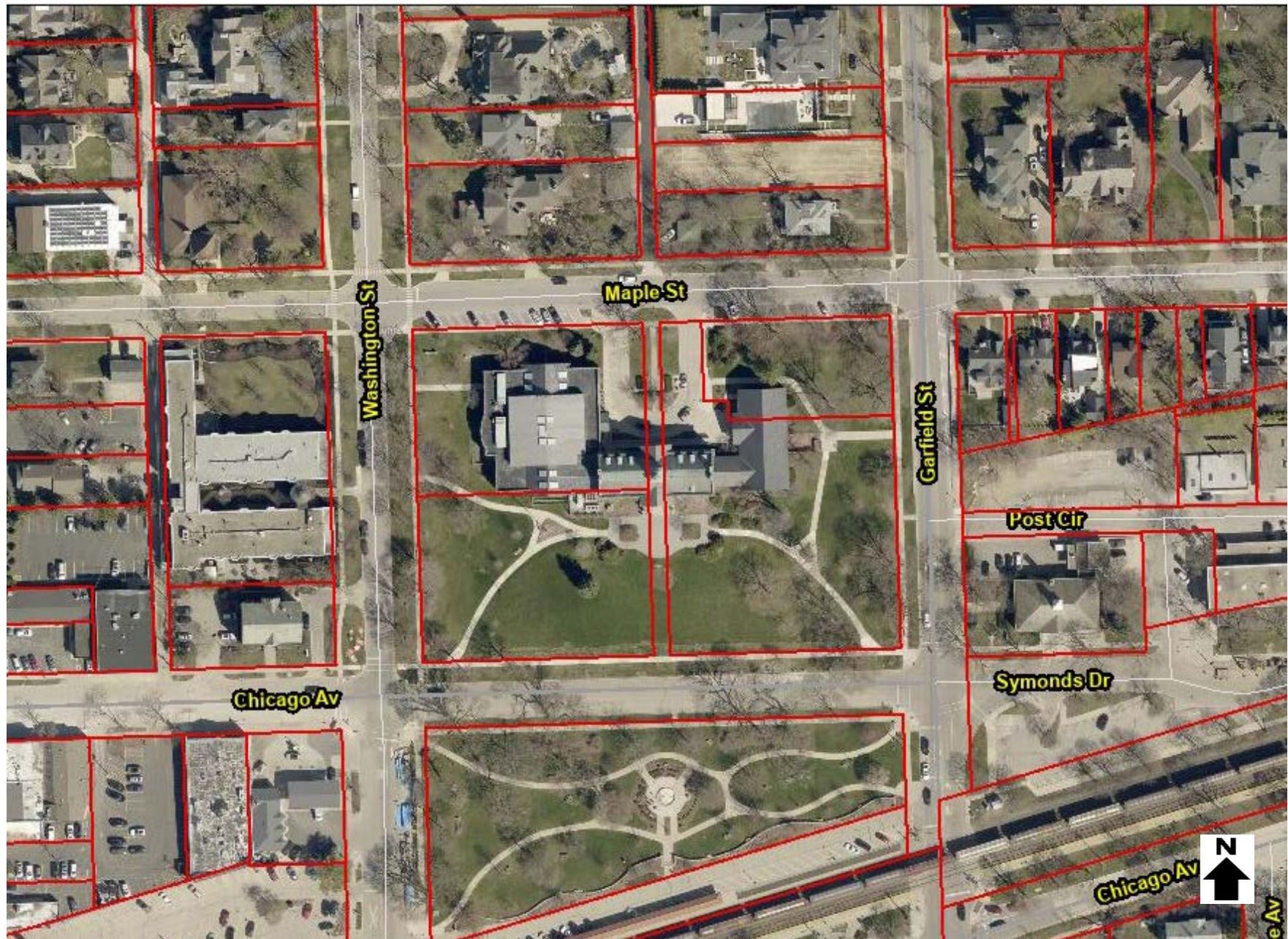
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Photos of the Existing Patio / Plaza
5. Ordinance No. O2001-6 – Landmark Designation Ordinance for the Memorial Building
6. Memorial Building History - Information from the Village of Hinsdale Website, Village Files, Excerpts from the 2003 Architectural Resources in the Downtown Survey Area Document by Historic Certification Consultants
7. Application and Exhibits

Village of Hinsdale Zoning Map and Project Location

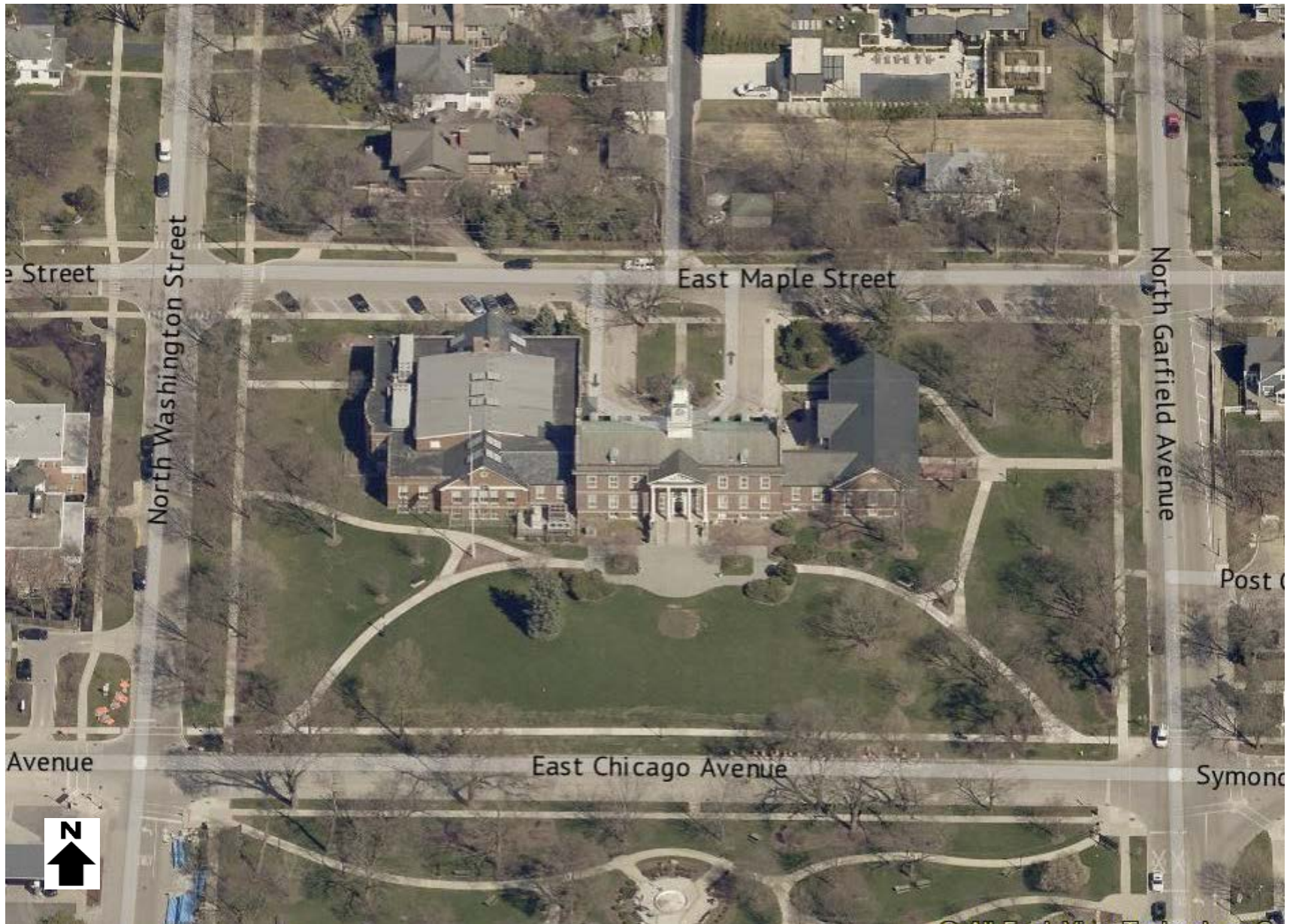




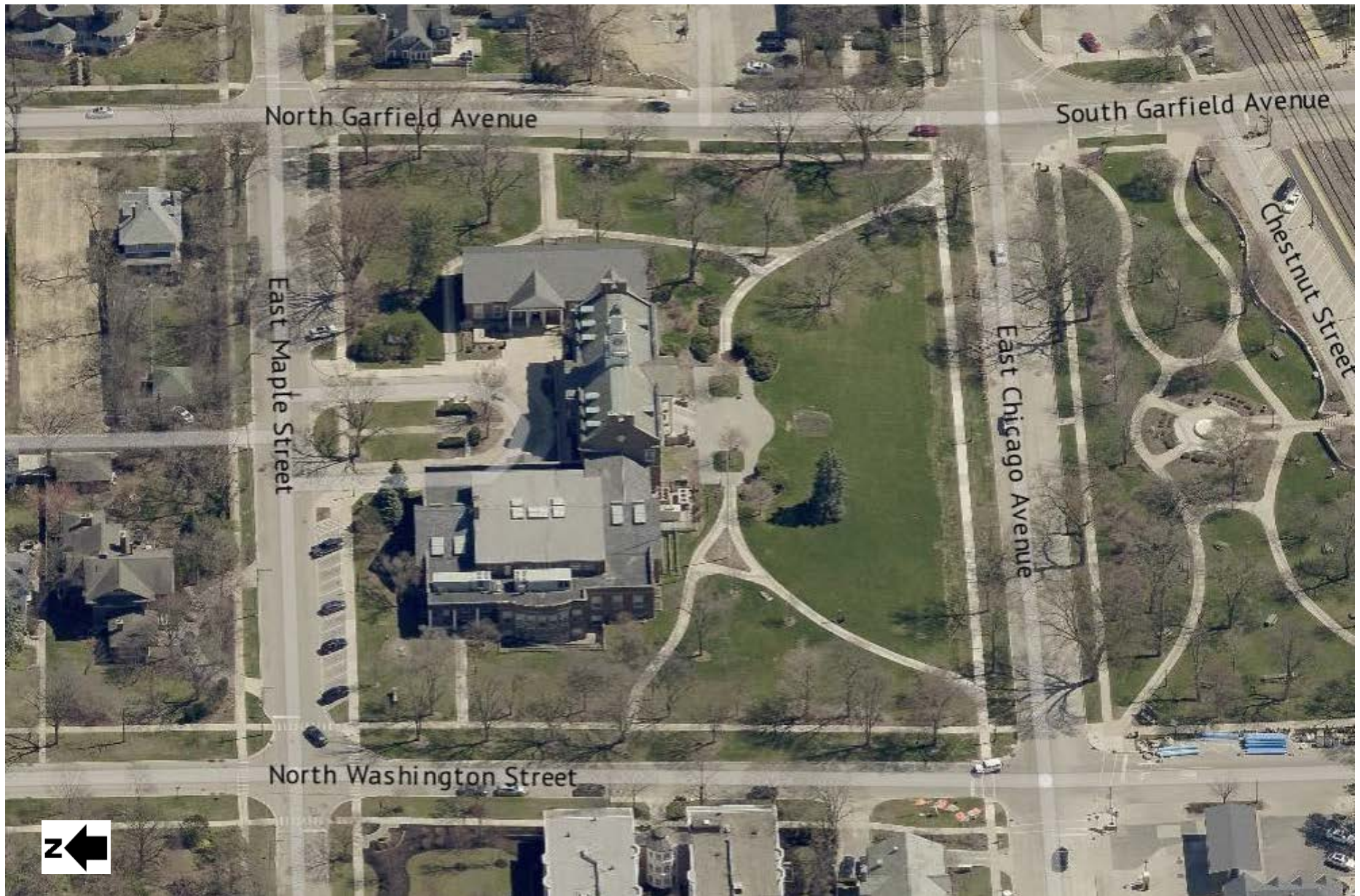
Aerial View – 20 E. Maple Street / 19 E. Chicago Avenue



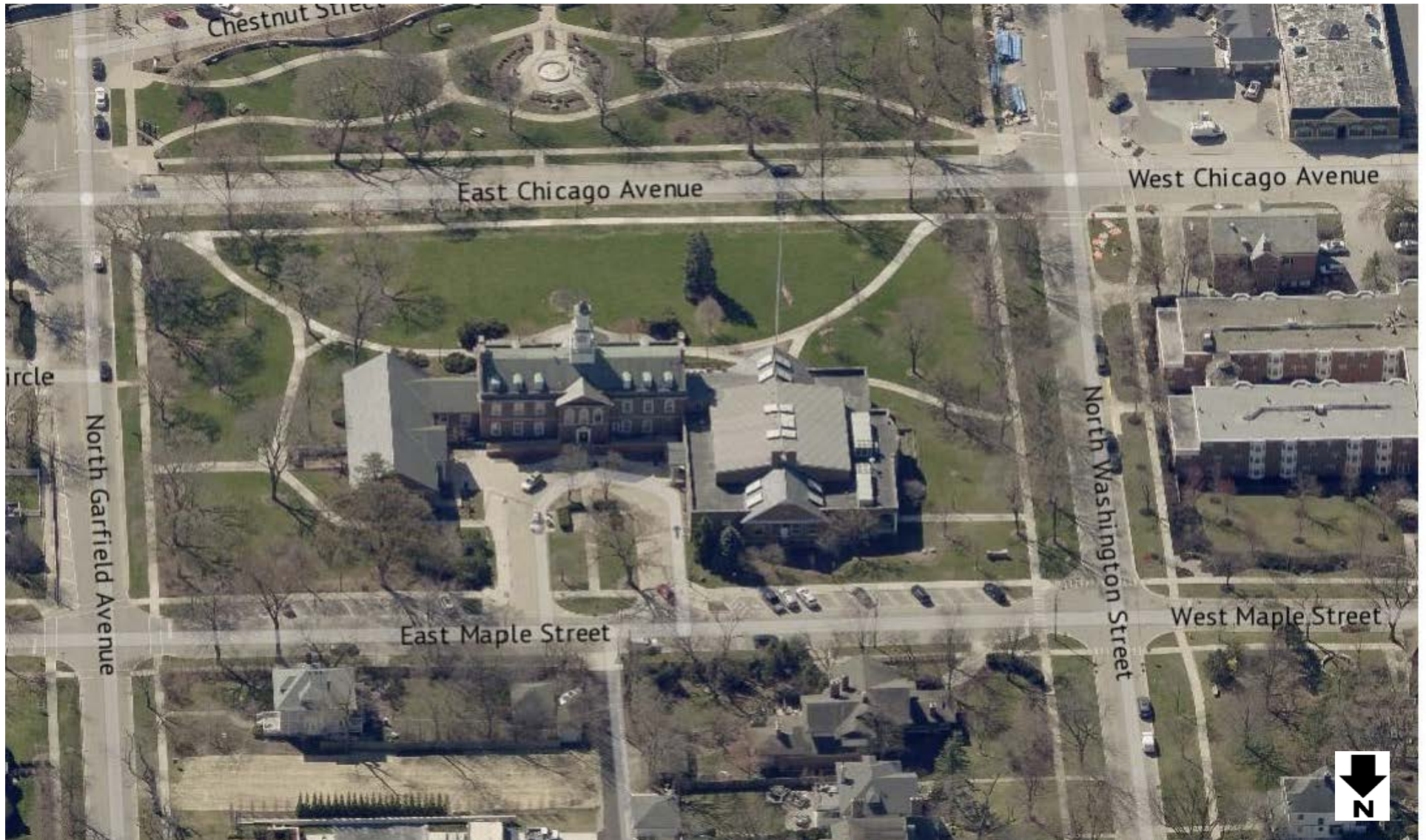
Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



Photos of the Existing Patio / Plaza



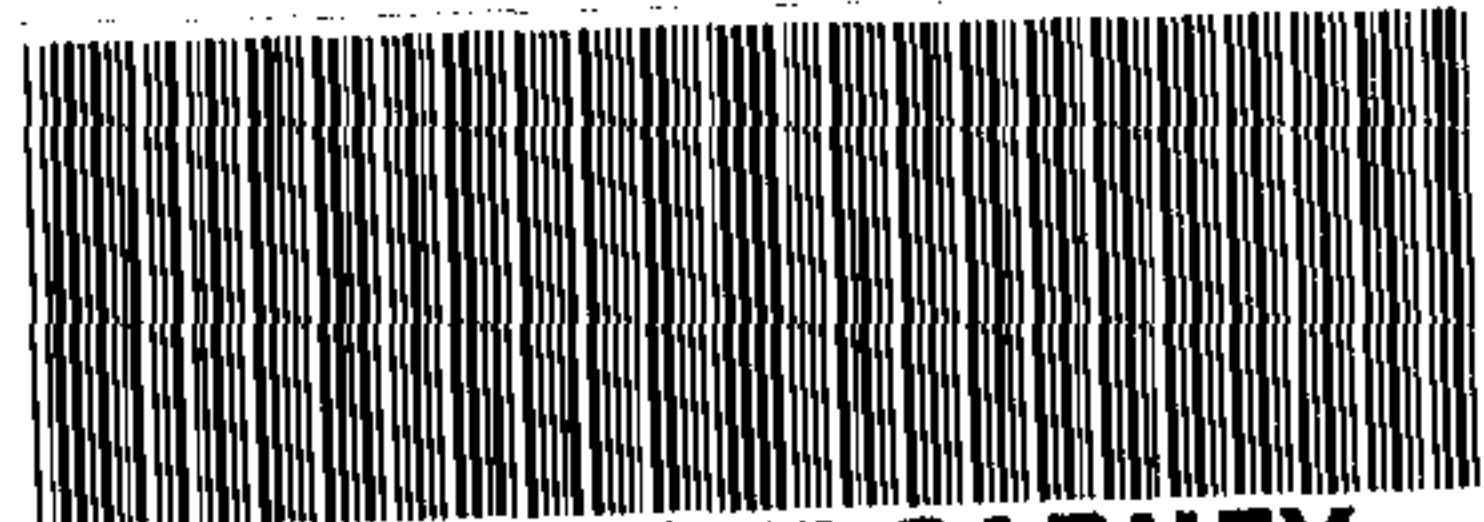
Photos of the Existing Patio / Plaza



Photos of the Existing Patio / Plaza



Return to:
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
APR. 02, 2001 11:49 AM
OTHER 09-01-331-001
005 PAGES R2001-056073

VILLAGE OF HINSDALE

ORDINANCE NO. 02001-6

AN ORDINANCE DESIGNATING
19 EAST CHICAGO AVENUE (MEMORIAL BUILDING)
AS AN HISTORIC LANDMARK
(HPC CASE No. 01-2001)

WHEREAS, the Village is authorized pursuant to Section 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et. seq.* to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale, as amended, provides for a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, the Village of Hinsdale (the "Applicant"), is the legal owner of, and has filed an application seeking to designate, the building located 19 East Chicago Avenue, commonly referred to as the Memorial Building and legally described in Exhibit A attached to and made part of this Ordinance by this reference, (the "Subject Building") in the Village as an historic landmark (the "Application"); and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on January 9, 2001 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its January 9, 2001 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 01-2001; and

WHEREAS, the Zoning and Public Safety Committee of the Village Board of Trustees, at a public meeting on January 22, 2001, considered the Applicant's Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and determined that it is in the best interest of the Village and its residents to establish the Subject Building as a designated landmark;

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 in are made a part of this Ordinance by this reference.

Section 2. Designation as an Historic Landmark. The nomination of the Subject Building as an historic landmark is hereby approved and the Subject Building is hereby designated as an historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as it may be amended from time to time.

Section 3. Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice to the Applicant, as owner of record, and the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4. Recordation. The Village Clerk is directed to promptly cause a copy of this Ordinance be recorded in the office of the DuPage County Recorder of Deeds.

PASSED this 6th day of February, 2001.

AYES: TRUSTEES FAULSTICH, STEPHENS, ARENS, CICCARONE, BARROW AND MILKINT.

NAYS: NONE.

ABSENT: NONE.

APPROVED this 6th day of February, 2001.

William R. Whitney
Village President

ATTEST:

Sharon Henderson
Village Clerk
by Sharon Henderson
Deputy Village Clerk

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EXHIBIT A

Legal Description

**BLOCK 3 IN STOUGH'S ADDITION TO HINSDALE IN SECTION 1, TOWNSHIP 38
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.**

**Commonly known as: 19 E. Chicago Street
Hinsdale, Illinois 60521**

**Property Identification Numbers: 09-01-331-001
 09-01-332-002
 09-01-332-003
 09-01-332-004**



**VILLAGE
OF HINSDALE** FOUNDED IN 1873
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000

POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 N. M. SYMONDS DRIVE

VILLAGE PRESIDENT
William E. Whitney, Jr.

TRUSTEES
Margaret Woulfe Arens
Elizabeth K. Barrow
Richard A. Ciccarone
George L. Faulstich, Jr.
Craig Milkint
Kimberly Stephens

STATE OF ILLINOIS)
COUNTIES OF DU PAGE)
AND COOK)

I, Sharon Henderson, do hereby certify that I am duly qualified and elected Village Clerk of the Village of Hinsdale, Illinois in whose custody are the records of the Village of Hinsdale.

And, I do further certify that the attached is a true and correct copy of

AN ORDINANCE DESIGNATING 19 EAST CHICAGO AVENUE (MEMORIAL BUILDING) AS AN HISTORIC LANDMARK (O 2001-6)

passed and approved by the Village Board of Trustees at their regular meeting on February 6, 2001.

WITNESS my hand and seal this 9th day of March 2001.

Sharon Henderson

Village Clerk
by *Janice W. Morris*
Deputy Village Clerk

(Seal)



Printed on Recycled Paper

The Memorial Building – 19 E. Chicago Avenue
Information from the Village of Hinsdale Website and Village Files



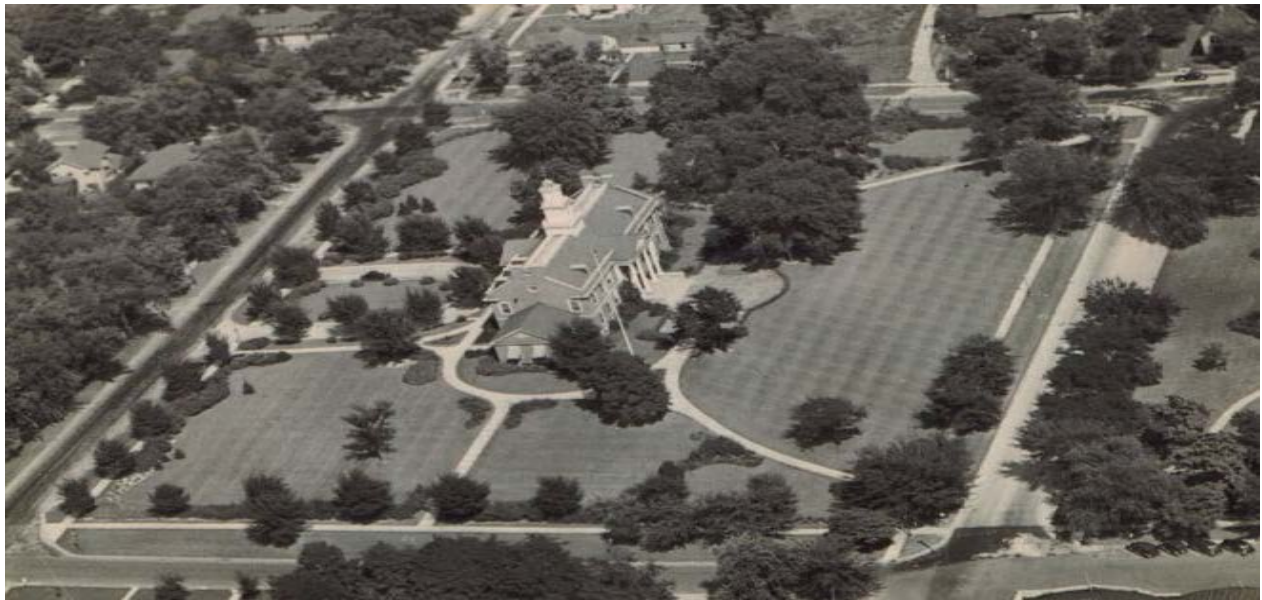
19 East Chicago Avenue – Memorial Building dedication, 1928, photo courtesy Dick Reel, The Doings

The Memorial Building was originally conceived in 1927 as a tribute to soldiers from Hinsdale who were killed in World War I. The building also memorializes those who were killed in World War II, the Korean and Vietnam Conflicts. The building's hilltop location had been identified in a master plan done for the Village by noted architect George Maher, who called the site Hinsdale's "natural front yard". The building was built and paid for entirely by the citizens of Hinsdale, with more than 2,000 people contributing to the original \$171,000 cost. The design, by Chicago architect Edwin H. Clarke, is based on Philadelphia's Independence Hall.

The Memorial Building originally housed a number of rooms for local organizations, the Village offices, and the Public Library. Also, the foyer at the heart of the building, "the shrine of memory", contains a commemorative work by noted sculptor Oskar Hansen. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969, and the west wing in 1974. The northwest addition, housing the Library was constructed in 1989. The Memorial Building has always stood, both literally and figuratively, at the heart of Hinsdale.

The brick, 2 ½-story structure is a fine example of Colonial Revival design. A classic cornice above the second story windows on the original building is decorated with modillions and moldings. Four columns with ornate capitals support a central pedimented pavilion on the south (primary) elevation. Bedford stone sills and lintels define the windows and form two belt-courses around the building. Large, multi-paned windows in the central pavilion of the north elevation have round-arched tops. The building also has a tall Colonial Revival cupola that contains a clock tower.

The Village Board designated the property as a Historic Landmark on February 6, 2001 by adopting Ordinance O2001-6, making the Memorial Building the first local Historic Landmark in the Village.



Aerial view c. 1940 - Photograph courtesy of Hinsdale Historical Society



View of 19 E. Chicago Avenue from Maple Street, portion of original Memorial Building construction.

of *Campbell's Illustrated Journal*. This journal included a description of "Hinsdale's Business Houses" and a business directory. Many of Hinsdale's most impressive commercial buildings were illustrated in that issue, including the following in the survey area:

Fox Brothers' Building, 34-36 S. Washington Street (SW corner Washington and Hinsdale)
Papenhausen's Building, 102 S. Washington Street (SW corner Washington and First)
John Bohlander & Son's Hardware Store, 42 S. Washington Street
William Evernden's Drug Store, 40 S. Washington Street
Fox Brothers Building (remodeled), 49-51 S. Washington Street
Buchholz Building, 13 W. First Street

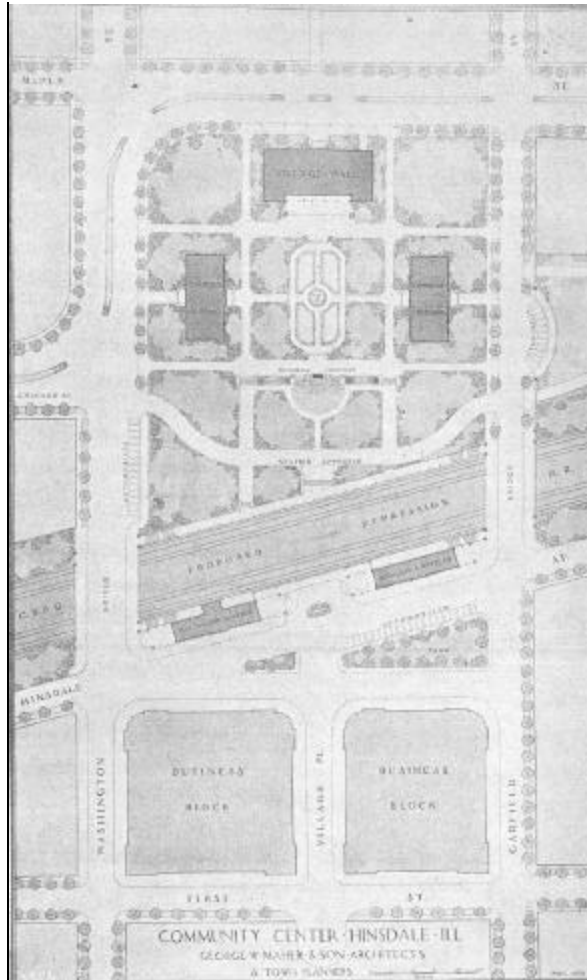
By the turn of the 20th century, the cluster of commercial buildings grew, with development spilling onto Hinsdale (Exchange) Avenue, which paralleled the tracks, and onto First Street, located one block south of the train station. Although new commercial buildings were constructed, development pressures also forced the conversion of domestic structures along First Street into commercial uses. These gable-front buildings include 8 W. First Street, 17 W. First Street, 18 W. First Street, and 19 W. First Street. In 1898, a new train station, with the latest conveniences complete with waiting room and baggage room, was built a block east of the old one. By 1910, Hinsdale's downtown was principally located between Hinsdale Avenue (Exchange Street) on the north, the south side of First Street to the south, Lincoln Street to the west, and the alley between Washington Street and Garfield Street on the east. Banks, including the Hinsdale Trust and Savings Bank at 8 W. Hinsdale Avenue, opened at this time, and branch offices of the Western United Gas and Electric Company at 14 E. Hinsdale Avenue (originally the LaGrange Gas Company when constructed in 1903) and the Chicago Telephone Company located in downtown Hinsdale [1909 and 1965 Sanborn Maps; Ziegweid, 63]. Hinsdale's first telephone switchboard operated out of McGee's Drugstore at 49 S. Washington Street [Bakken, 175-176].

MUNICIPAL AND GOVERNMENT BUILDINGS EXPAND THE CORE

The first water works, built during the 1890s, was one of the first major nonresidential projects north of the tracks [Bakken, 153]. In the 19th century, very little commercial activity took place in this part of Hinsdale. The few exceptions were businesses that made heavy use of the trains' freight service, such as F. W. Graue's feed mill and George Boger's wood and coal yard, both adjacent to the tracks just west of Lincoln Street; J. Bohlander and Son's feed mill and wood and coal yard, also adjacent to the tracks just west of Garfield Street; and a lumber shed on the corner of Chicago and Washington [1898 Sanborn Maps].

Another important exception north of the tracks was the Hinsdale Hotel, later known as the Park Hotel. The proprietors, Charles P. and Thomas B. Clarke, built the hotel along the west side of Washington Street in 1867. It operated as a hotel for 50 years, until 1908. In 1911 the building was cut in half and moved to two separate locations (NE corner of Madison and Chestnut and 549 York Road [Baaken, 62]). Also at this time, there were a number of early auto-related businesses to the north of the tracks on the former Park

Hotel property [1909 Sanborn Map]. This was for the most part the natural expansion of a growing community, but during the 1920s the villagers made a concerted effort to influence and control this expansion.



George Maher & Son's 1924 Plan for Hinsdale

by two community buildings and the village hall [Maher, 234-236]. The tracks were never lowered and the plan for a Hinsdale Community center was not fully executed. However, after an aggressive fundraising drive by the president of City National Bank & Trust, Philip R. Clarke, the villagers privately raised the money for the construction of the Memorial Building [DuPage County Cultural and Historical Inventory, 32].

Prior to the construction of the Memorial Building, two brothers owned houses on the property. The older of the two homes, built before 1891, was the house of C. T. Warren. The house to the north of it, built between 1891 and 1898, belonged to C. C. Warren [1891, 1898 Sanborn Maps; 1902 Chicago Blue

During the 1920s, it was felt by many of the residents that Hinsdale ought to have a memorial to its fallen soldiers. Around the same time, one of the local auto dealers, M. Fleck, the partner with Edward F. Buchholz in the local Ford dealership, proposed to build “the largest (automobile garage) east of the Mississippi” on the lots directly north of the Brush Hill Depot [DuPage County Cultural and Historical Inventory, 32; Bakken, 92]. The village and its planners had a very different idea.

In 1924, the renowned architectural firm of George W. Maher & Son was retained to create a plan for Hinsdale’s downtown. This plan, among other things, called for expanding the downtown core north across the tracks by creating a new focal point, the Village Hall. Central to the plan was the lowering of the unsightly railroad tracks and shifting the heart of downtown eastward from Washington Street. Maher felt that the railroad tracks were an architectural problem for many suburban communities that grew up along the railroad, and wished to remedy the situation with a new plan for development. For Hinsdale, his firm sketched an axial plan that stretched across the tracks from Village Place (an alley that would be widened), to a landscaped memorial plaza with paths and fountain, surrounded

S. Washington Street. He was a long-time resident of Hinsdale, and spent the latter part of his life at his home at 112 N. Lincoln Street [*Who's Who in Chicago and Vicinity*, 59].

Edwin Hill Clark (b. April 11, 1878, Chicago, IL – d. January 1967) was a graduate of Phillips Academy in Andover, MA and Yale University (Ph.B. 1900). He began the practice of architecture in 1903 in the offices of William A. Otis, and was made a member of the firm of Otis & Clark in 1908. In 1920, he began a partnership with Walcott, with whom he practiced until 1924, when he began designing on his own. According to the Art Institute of Chicago, his most prominent works include the Chicago Zoological Park, the Lincoln Park Administration Building, the Primate House, and the Aquarium, the Winnetka Village Hall, and the Hinsdale Memorial Building. In addition to designing institutional buildings, he was a prolific residential architect, designing private residences in the Chicago area and throughout the United States [*Who's Who in Chicago and Vicinity*, 195.]

Philip Duke West (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street in 1950. Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the handsome International Style professional office building at 111 S. Lincoln Street (1955). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom & Associates. This firm designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

R. Harold Zook (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings are charmingly unique and superbly crafted. They often display signature features including thatched roofs, spider web windows and leaded-glass, V-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival-style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan

The Village Gas Station at 50 S. Garfield Street is the oldest standing Gas Station in Downtown Hinsdale, having been built in 1929 for the Brewer Brothers. Locally prominent architect Harold Zook was chosen as its designer and the result is a handsome Colonial Revival building that contains the office and garage. The brick building has a cross gable slate roof with cornice, frieze, and dentil trim. There is a cupola with belcast roof, multi-light windows, and classical door surrounds. Unfortunately, a 1990s canopy over the gas pumps detracts from its historic integrity.

Commercial Garages in the survey area appear to have been built in Hinsdale between the 1920s and 1950s. Three automobile service garages are located in the survey area, with one ranked locally contributing and two ranked non-contributing. There are also several One- or Two-Part Commercial Blocks that originally housed automobile showrooms or repair shops, but are now retail storefronts or offices. These include 10 W. Chicago Avenue, 24 and 28 W. Hinsdale Avenue, and 36 E. Hinsdale Avenue. The structure now at 40 E. Hinsdale Avenue replaced an automobile dealership building. None of these structures is architecturally significant.

GOVERNMENT BUILDINGS

The first government buildings in Hinsdale were built within the commercial core south of the railroad tracks. However, as the town grew and so did the need for larger government service quarters, newer facilities were built on former residential estates on the north side of the tracks. In 1927, the Hinsdale Memorial Building, which later housed the Village Hall and Library, was built on a large site at 19 E. Chicago Avenue, and in 1940 a new Post Office was built at 109 Symonds Drive. A new Police Station was built within the historic downtown core in 1935 but was replaced in 1969 with a Police Station north of the tracks at 121



Hinsdale Memorial Building

Symonds Drive. A Fire Station was also built in 1969 at 123 Symonds Drive, completing the government services complex north of the railroad tracks. The Hinsdale Memorial Building, Post Office, and 1935 Police Station (now the Hinsdale Bank and Trust) are ranked significant in this survey. The Memorial Building is a local landmark, and both it and the Post Office may also be individually eligible for listing on the National Register of Historic Places. There is one other government building in the survey area, the Hinsdale Middle School at 100 S. Garfield Street, built in 1976 and ranked non-contributing.



United States Post Office – 109 Symonds Drive

Major governmental buildings were often built in architectural high styles and their designs expressed the monumentality of government. The Hinsdale Memorial Building is an impressive building in the Georgian Revival style, sited atop a hill overlooking the railroad station and Downtown Hinsdale. The two-story structure is symmetrical with its principal façade facing south across a large lawn. This façade is dominated by a two-story, projecting portico with pediment. Entrance to the building is actually on the north façade, which has a circular drive enclosed by side wings to the main structure built in 1957 and

the 1990s. The original structure has a side gabled slate roof with matching end chimneys, and a three-tiered cupola/clock tower in the center. Other Georgian Revival features include the cornice with dentils, the rounded dormers, and the multi-light windows. The architect of the Memorial Building was Edwin H. Clark. The surrounding grounds are a simplified version of a master plan for a civic center by George Maher & Son, Architects and Town Planners, who recommended the Georgian Revival style for the Memorial Building.

The U.S. Post Office at 109 Symonds Drive is another handsome building in the Georgian Revival style. One story, and simpler than the Memorial Building, it too is symmetrical with a projecting central entry bay with pediment. An arched stone relief panel within the pediment has an eagle and banner inscribed with “United States Post Office.” Atop the hipped, slate roof is a wood cupola. Windows are double hung, multi-light. Architect for the structure was Louis A. Simon.



25 E. First Street

The former Police and Fire Station at 25 E. First Street was also designed in a Classical-based style, in this case Colonial Revival. Designed by Philip Duke West and built in 1935, it housed those municipal functions until they moved north of the tracks to Symonds Drive in 1969. The structure has an upright portion with a front-facing gable, and an attached, two-story wing. The upright portion has a classical front entry surround with broken pediment, fluted pilasters at the sides, and a frieze. The gable ends have cornice returns and the whole section is topped with a cupola.

There were originally garage doors on the wing portion, but these were replaced with the decorative portico shielding display windows. The other windows are multi-light, double hung sash with keystones. These are replacement windows. The structure has been ranked



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

Property identification number (P.I.N. or tax number): _____ - _____ - _____ - _____, -002, -003, -004

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

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: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
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: _____

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 26th day of April, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

 (KAG)

Signature of applicant or authorized agent

Robert McGinnis (KAG)

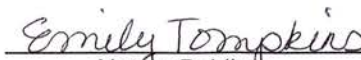
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 26th day of
April, 2023.


Notary Public





**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: _____

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

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

REVIEW CRITERIA – Site Plan Review

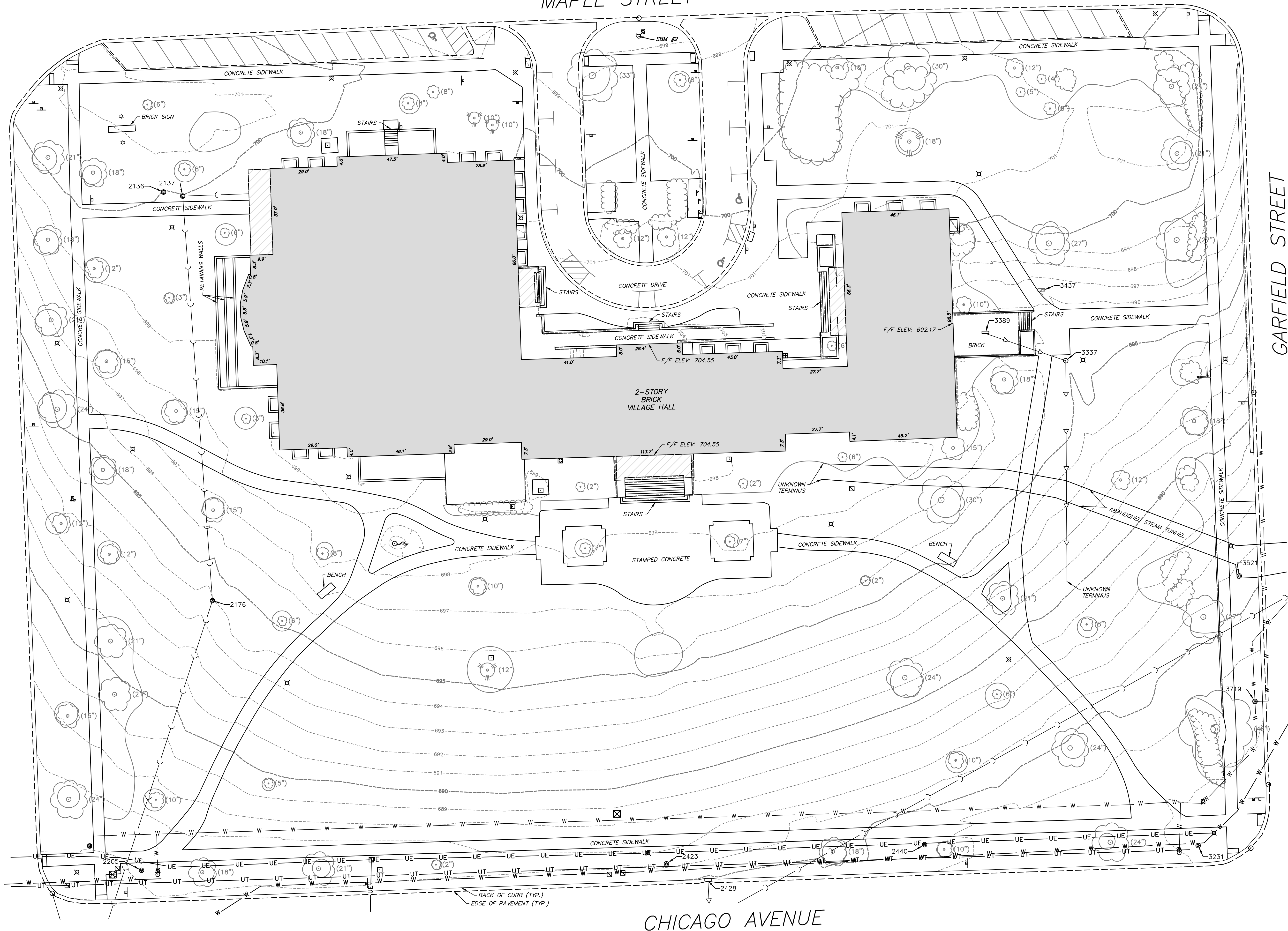
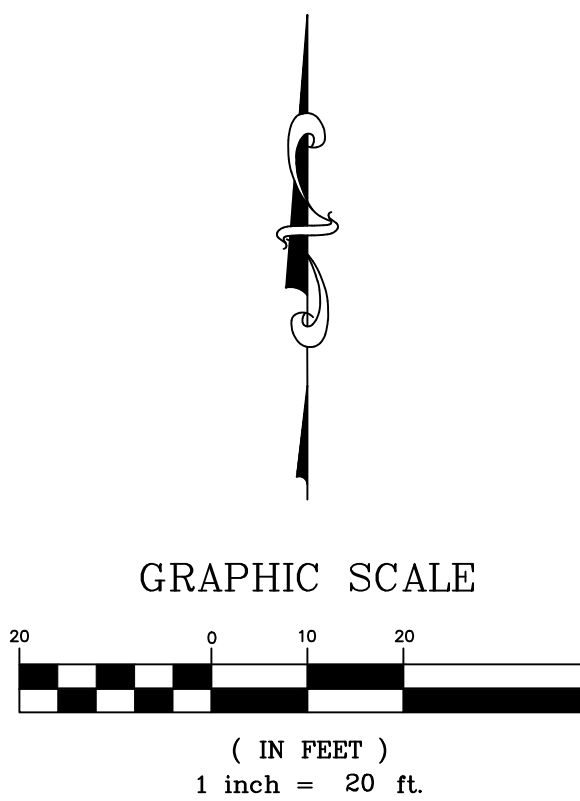
Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

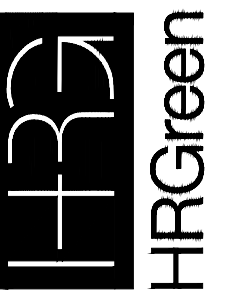
1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys,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

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


MAPLE STREET

[illegible]

323 Alana Drive,
New Lenox, Illinois 60451
t. 815.462.9324 f. 815.462.9328
www.hrgreen.com



TOPOGRAPHIC SURVEY
VILLAGE HALL OF HINSDALE
19 CHICAGO AVENUE
HINSDALE, IL 60521

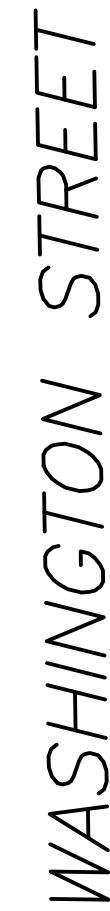
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"
IF NOT ONE INCH,
USE SCALE ACCORDINGLY

DRAWN BY: NAB
APPROVED: MD
JOB DATE: 08/22/2022
JOB NO: 220961

SHEET

OF 2

CHICAGO AVENUE



COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

Xrefs:

LEGEND

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SOURCE BENCHMARK (NOT GRAPHICALLY SHOWN):

NGS MONUMENT 0139 (DK3198)
ELEVATION: 688.82 (NAVD 88)

SITE BENCHMARK #1 (NOT GRAD)

SOUTH BOLT ON UPPER FLANGE OF HYDRANT LOCATED AT THE
NORTHWEST CORNER OF WASHINGTON STREET AND CHICAGO AVENUE.

ELEVATION = 687.46 (NAVD 88)

SITE BENCHMARK #2 (SBM #2):
WEST BOLT ON UPPER FLANGE OF HYDRANT LOCATED ON THE NORTH
SIDE OF VILLAGE HALL APPROXIMATELY 7 FEET SOUTH OF MAPLE STREET.
ELEVATION = 700.65 (NAVD 88)

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND EVIDENCE AND FLAGS AND/OR MARKINGS BY OTHERS AS OBSERVED ON 08/10/2022. ADDITIONAL UTILITIES MAY EXIST WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE NOT SHOWN ON THIS SURVEY.

UTILITY STRUCTURES

1144 STORM CATCH BASIN
RIM: 684.23
INV N: 680.67 (INACCESSIBLE)
INV S: 680.67 (INACCESSIBLE)
SUMP: 677.67

1445 STORM MANHOLE
RIM: 683.28
SUMP: 675.73
(NO VISIBLE PIPES)

1670 STORM MANHOLE
RIM: 684.43
SUMP: 677.53
(NO VISIBLE PIPES)

1767 STORM MANHOLE
RIM: 686.01
INV NE: 680.99 (8" PVC)
INV W: 680.99 (15" RCP)
INV N: 680.39 (15" RCP)
INV SW: 680.29 (15" RCP)

1965 STORM MANHOLE
RIM: 688.09
INV SW: 669.29 (96" PER
INV NE: 669.29 (96" PER
1991 STORM MANHOLE

RIM: 689.96
INV W: 687.3± (10" RCP)
INV S: 679.96 (42" RCP)
INV NW: 679.46 (42" RCP)

2136 SANITARY MANHOLE
RIM: 699.96
INV E: 691.21 (6" DIP)
INV W: 691.21 (6" PVC)
ABANDONED

2137 SANITARY MANHOLE
RIM: 699.97
INV E: 694.27 (8" DIP)
INV S: 694.27 (8" PVC)

2176 SANITARY MANHOLE
RIM: 693.95
INV N: 684.80 (8" PVC)
INV SW: 684.80 (8" PVC)

2205 ABANDONED BRICK MANHOLE
RIM: 686.18

2423 ABANDONED BRICK MANHOLE
RIM: 686.23

2428 STORM INLET
RIM: 684.33
INV S: 681.88 (INACCESSIBLE)
S) 2440 ABANDONED BRICK MANHOLE
S) RIM: 684.18

3231 ABANDONED BRICK MANHOLE
RIM: 682.80

3337 STORM CATCH BASIN
RIM: 695.58
INV NW: 689.68 (8" PVC)
INV S: 689.58 (8" PVC)
SUMP: 688.73

3389 STORM INLET
RIM: 691.69
INV N: 690.39 (4" PVC)
INV SE: 690.14 (8" PVC)

3437 STORM INLET
RIM: 695.61
INV W: 692.56 (4" VCP)
ABANDONED

3521 TUNNEL ACCESS MANHOLE
RIM: 685.67
FLOOR: 678.96

3719 WATER VALVE VAULT
RIM: 683.29

T/PIPE E: 676.84 (8" PVC)
T/PIPE N/S: 676.84 (12" F

STATE OF ILLINOIS)


STATE OF ILLINOIS)
) S.S.
COUNTY OF WILL)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

DATED AT NEW LENOX, WILL COUNTY, ILLINOIS, AUGUST 22, 2022.

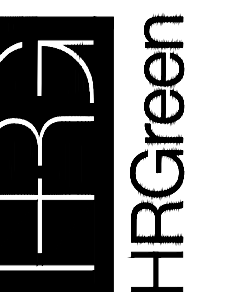
Neal Ballah

NEAL BALLAH, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR #4025
EMAIL: NBALLAH@HARGREEN.COM
LICENSE EXPIRES: 11/30/2022
FIELDWORK COMPLETED: 08/10/2022



Illinois Professional Design Firm # 184-001322

323 Alania Drive,
New Lenox, Illinois 60451
t. 815.462.9324 f. 815.462.9328
www.hrgreen.com

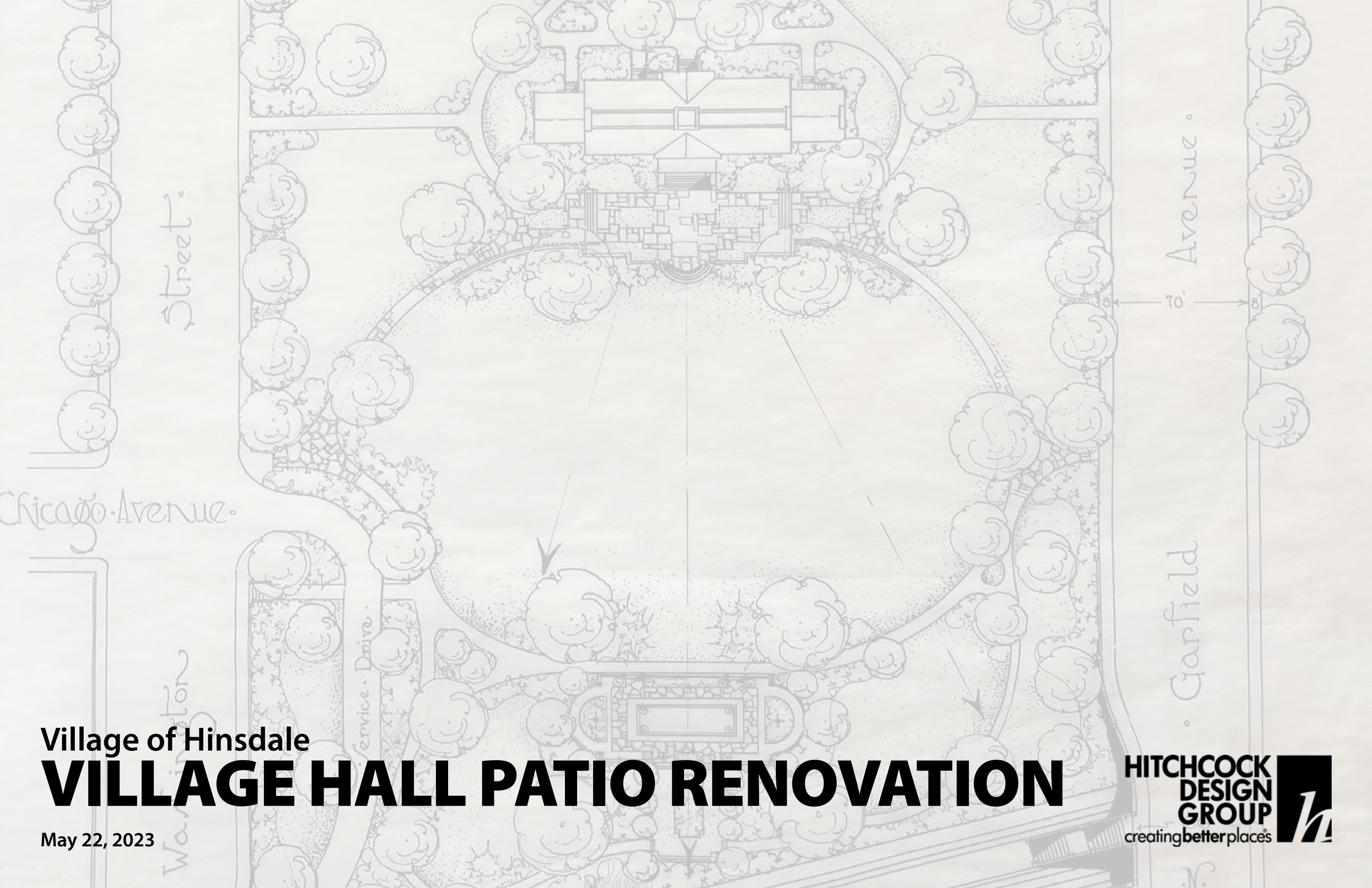


TOPOGRAPHIC SURVEY
BURLINGTON PARK
HINSDALE, IL 60521

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
JUST SCALE ACCORDINGLY

DRAWN BY: NAB
APPROVED: MD
DOB DATE: 08/22/2022
DOB NO: 220961

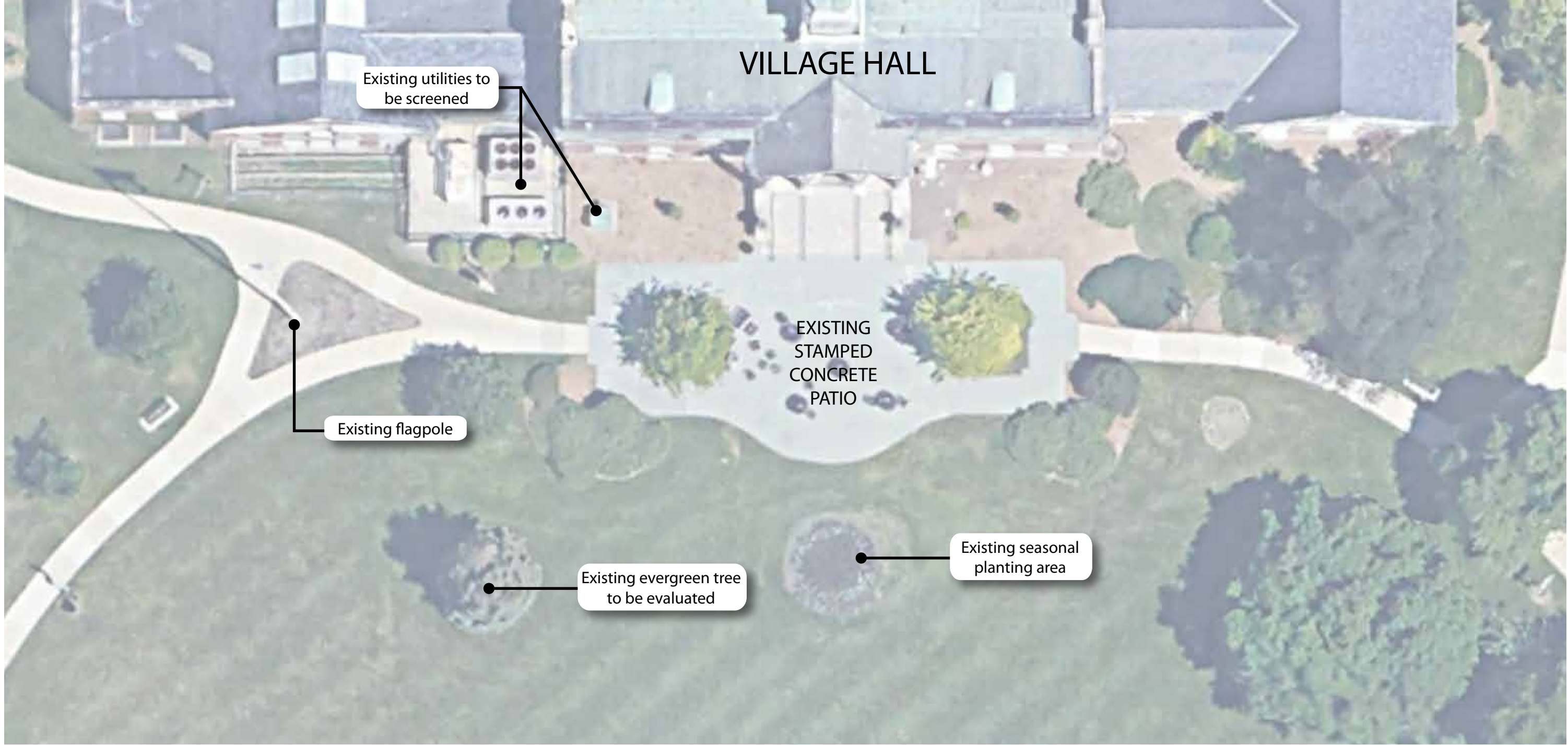
SHEET



Village of Hinsdale

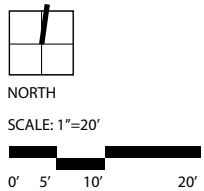
VILLAGE HALL PATIO RENOVATION

May 22, 2023



Existing Conditions Village Hall Patio

Hinsdale, Illinois



ISSUE DATE: May 22, 2023
All drawings are preliminary and subject to change.
© 2023 Hitchcock Design Group

PREPARED FOR
Village of Hinsdale

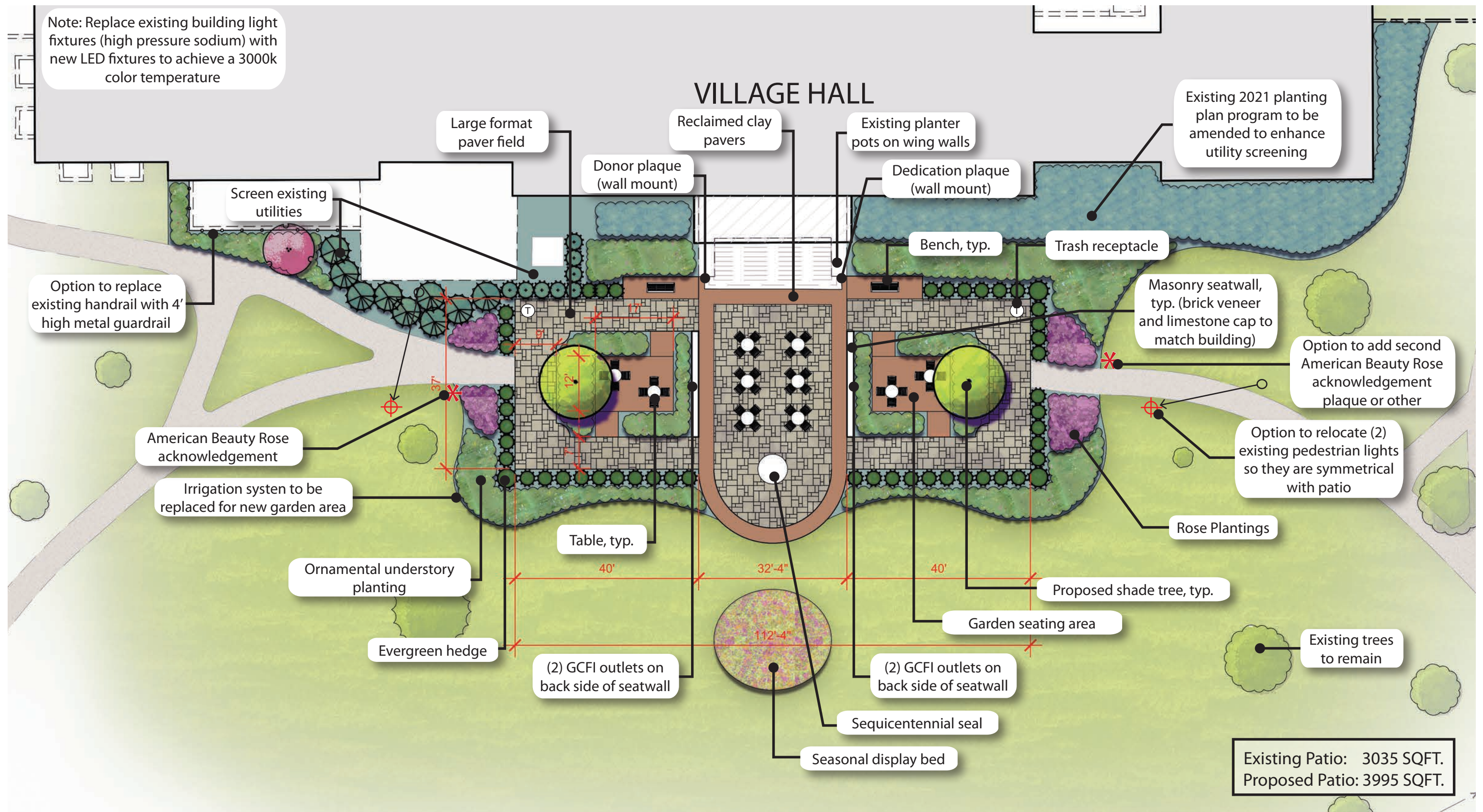


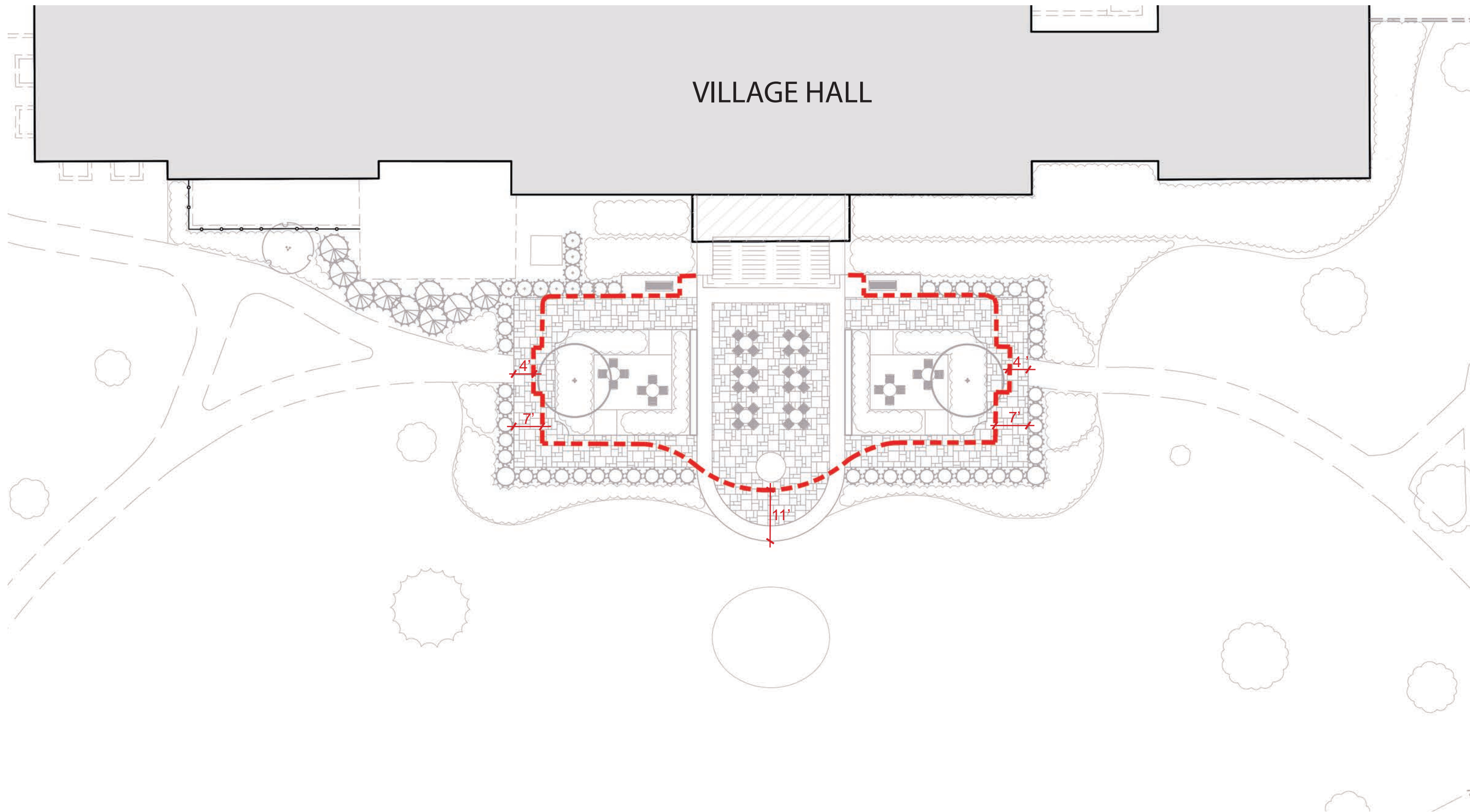
Existing Conditions Photos
Village Hall Patio
Hinsdale, Illinois

PREPARED FOR
Village of Hinsdale

0'

ISSUE DATE: May 22, 2023
All drawings are preliminary and subject to change.
© 2023 Hitchcock Design Group

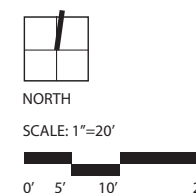




Preferred Concept With Existing Patio Limits

Village Hall Patio

Hinsdale, Illinois



ISSUE DATE: May 22, 2023
All drawings are preliminary and subject to change.
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PREPARED FOR
Village of Hinsdale



Concept Illustrations

Village Hall Patio

Hinsdale, Illinois

PREPARED FOR
Village of Hinsdale

ISSUE DATE: May 22, 2023
All drawings are preliminary and subject to change.
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Concept Illustrations

Village Hall Patio

Hinsdale, Illinois

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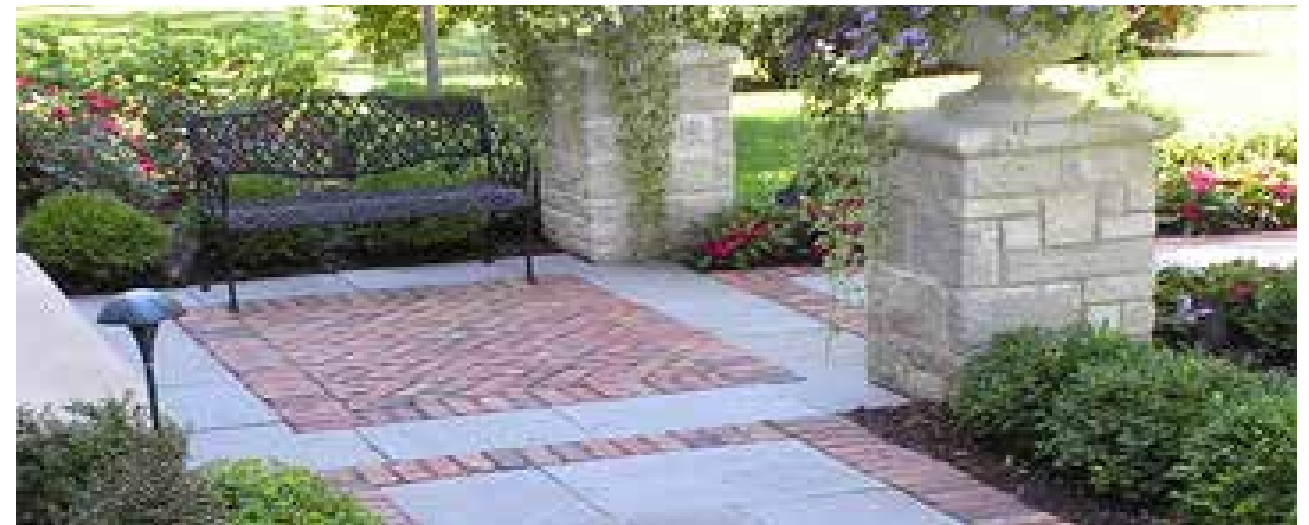
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Character Images

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Character Images - Reclaimed Pavers

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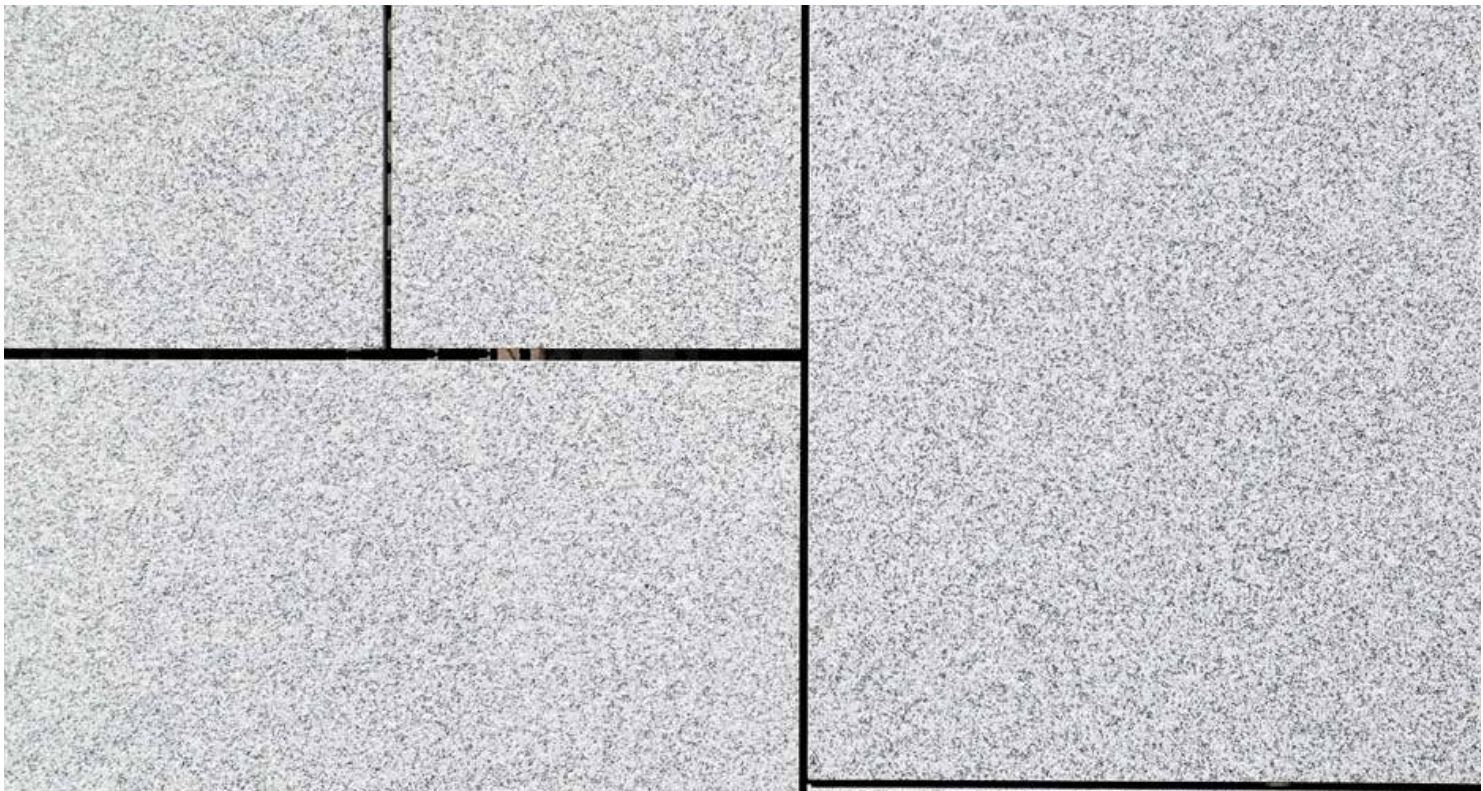
Limestone (FD Eden paver Natural Cleft)



Bluestone (FD Bluestone Paver, Thermal Select)



Limestone (Indiana Limestone paver)



Granite (Paver Imported Gray Granite)



Character Images - Large Format Paver Field (Natural Stone)

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Richcliff by Unilock



Dimensional Flagstone paver by Rosetta



Character Images - Large Format Paver Field (Concrete Paver)

Village Hall Patio

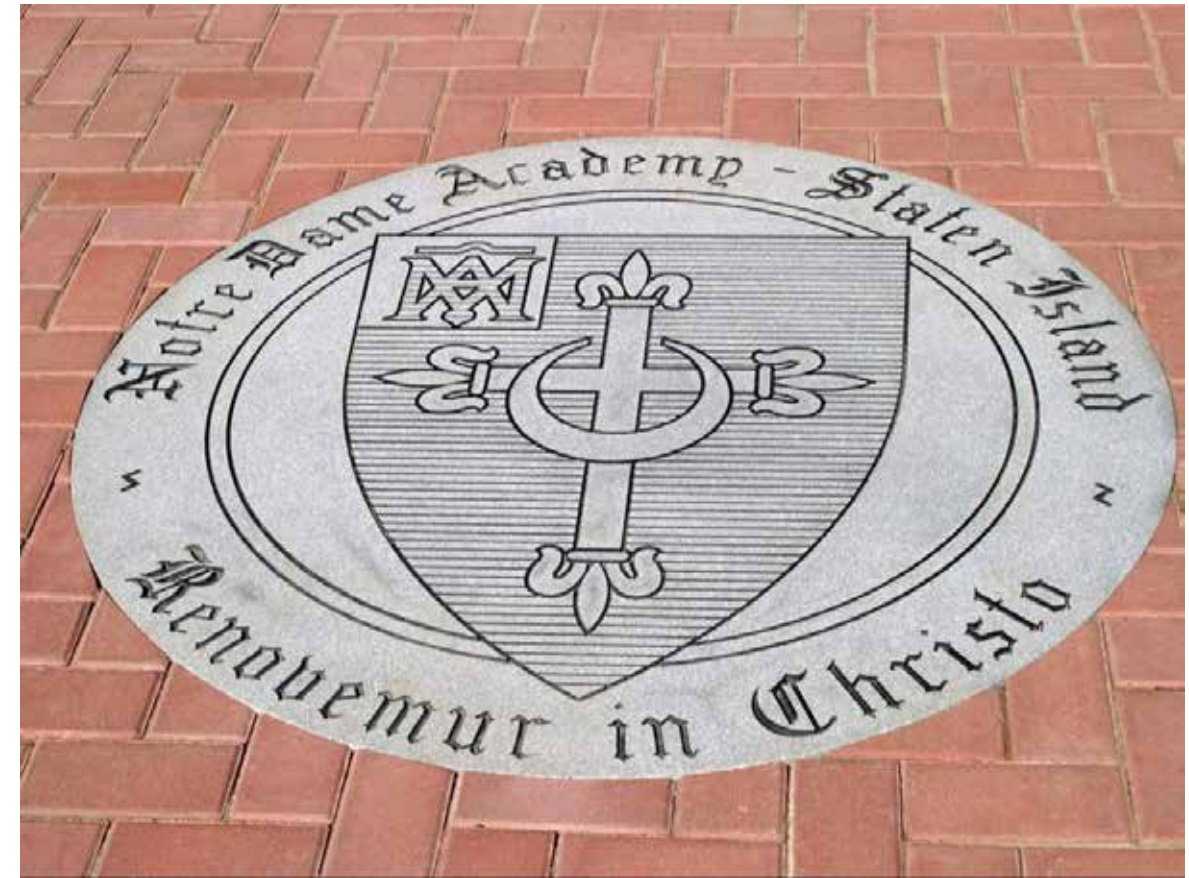
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Granite



Granite



Precast Concrete



Existing fence



Black Aluminum Guardrail - 4' height



Character Images - Optional Guardrail at Window Well

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Guardrail



Chain & Post



Granite Curb



Character Images - Optional Garden Planting Area Barriers

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Character Images - Furnishings

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Character Images - Furnishings

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Code	Botanical Name	Common Name	Size
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Shade Trees

UAP4.0	Ulmus americana 'Princeton'	Princeton American Elm	3" C
ULM4.0	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	3" C

Intermediate Trees

CCA.10	Carpinus caroliniana	American Hornbeam	10' HT
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Ornamental Trees

CCD.08	Cercis canadensis	Eastern Redbud	8' HT
PRS.08	Prunus pendula 'Pendula Rosa'	Weeping Cherry	8' HT
SRE.08	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8' HT

Deciduous Shrubs

AMM24	Aronia melanocarpa 'Morton'	Iroquois Beauty ™ Black Chokeberry*	24" HT
DKO24	Diervilla 'G2X88544'	Kodiak Orange Bush Honeysuckle	24" HT
HAN36	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	36" HT
HNC36	Hydrangea arborescens 'NCHA2'	Invincibelle Spirit II Smooth Hydrangea	36" HT
HQF36	Hydrangea paniculata 'Quick fire'	Quick Fire Hydrangea	36" HT
HPT36	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	36" HT
RME24	Rosa rugosa 'Meitozaure'	Raspberry Rugostar Rose	24" HT
SBT24	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24" HT
SYK36	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	36" HT

Evergreen Shrubs

JCA.06	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper	6' HT
PMV24	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	24" HT
TMT24	Taxus x media 'Tauntonii'	Taunton Intermediate Yew	24" HT
TOB.06	Thuja occidentalis 'Brabant'	Brabant Eastern Arborvitae	6' HT
TOS.06	Thuja occidentalis 'Smaragd'	Emerald Eastern Arborvitae*	6' HT
TOT30	Thuja occidentalis 'Danica'	Danica (Globe) Arborvitae	30" HT

Code	Botanical Name	Common Name	Size
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Broadleaf Evergreens

BMG24	Buxus x 'Glencoe'	Chicagoland Green Boxwood	24" HT
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Groundcovers

VMI3	Vinca minor	Periwinkle	3" POT
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Perennials

ATS6	Allium tanguticum 'Summer Beauty'	Summer Beauty Ornamental Chive	1 GAL
AHK6	Amsonia hubrichtii 'Halfway to Arkansas'	'Halfway to Arkansas' Narrow Leaf Blue Star	1 GAL
CAK6	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL
CNN6	Calamintha nepeta "	Calamint	1 GAL
DGF6	Dianthus gratianopolitanus 'Firewitch'	Dianthus Firewitch	1 GAL
EPM6	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 GAL
HMP6	Heuchera micrantha 'Palace Purple'	Small Flowered Coral Bells	1 GAL
LEB6	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	1 GAL
NCT0	Narcissus cycam. 'Tete a Tete'	Tete a Tete Daffodil	BULB
PVR6	Panicum virgatum 'Rostrahlbusch'	Red Switch Grass	1 GAL
PDH6	Penstemon digitalis 'Husker Red'	Husker Red Beard Tongue	1 GAL
RSV6	Rudbeckia fulgida var. speciosa 'Viette's Little Suzy'	Viette's Little Suzy Black-eyed Susan	1 GAL
SNW6	Salvia nemorosa 'Wesuwe'	Wesuwe Salvia	1 GAL
SMN6	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 GAL
SES6	Sesleria autumnalis "	Autumn Moor Grass	1 GAL
SHE6	Sporobolus heterolepis "	Prairie Dropseed	1 GAL
SMH6	Stachys monnieri 'Hummelo'	Hummelo Betony	1 GAL



Preliminary Plant Material List
Village Hall Patio

Hinsdale, Illinois

PREPARED FOR
Village of Hinsdale



Small Tree - Weeping Cherry



Medium Tree - American Hornbeam



Large Tree - American Elm Cultivar (Princeton, Accolade)



Patio Tree Options

Village Hall Patio

Hinsdale, Illinois



Existing Planter Urn Display Options

Village Hall Patio

Hinsdale, Illinois

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PREPARED FOR
Village of Hinsdale

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

PROPERTY: 19 E. Chicago Avenue (PINs: 09-01-332-001; 09-01-332-002; 09-01-332-003; 09-01-332-004)

APPLICANT: Village of Hinsdale

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: May 22, 2023

BOARD OF TRUSTEES 1ST READING: June 13, 2023

SUMMARY OF REQUEST: The Village of Hinsdale has submitted an application for an Exterior Appearance and Site Plan Review to allow for the construction of a new patio / plaza on the south side of the Memorial Building at 19 E. Chicago Avenue in the IB Institutional Buildings District.

The property is surrounded by single-family homes to the north and east in the R-4 Single Family Residential District, a senior living facility to the west in the R-5 Multiple Family Residential District, a bank to the west in the B-1 Community Business District, Burlington Park to the south in the OS Open Space District, and the Post Office and a Village-owned parking lot to the east in the IB Institutional Buildings District. The Hinsdale Public Library operates out of the west side of the Memorial Building at 19 E. Chicago Avenue, but has a separate address of 20 E. Maple Street. HCS Family Services and the American Legion currently also operate out of the building.

On February 6, 2001, by Ordinance No. O2001-6, the Memorial Building was designated as a local landmark. Designed by Chicago architect Edwin H. Clarke, the brick, 2½-story building features Colonial Revival architecture and was originally constructed in 1927. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969 and the west wing in 1974. The northwest addition, which currently houses the Library, was constructed in 1989. The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and as a Significant Structure according to the 2003 Architectural Resources in the Downtown Survey Area.

The Village of Hinsdale is planning to replace the existing patio on the south side of the Memorial Building, which measures approximately 3,035 square feet in size. The existing pavement and two central trees will be removed and replaced with a slightly larger patio measuring 3,995 square feet in size.

Hitchcock Design has provided plans for review and is working to finalize the design, patio construction materials, and specific plant species for the Village to bid out the project. As shown on the proposed plans, the new patio will be constructed of a quality paver material, likely a natural stone, and reclaimed historic bricks from Hinsdale streets in Robbins Park.

New landscaping is planned to be installed around the perimeter of the patio as well as around the two small sitting areas inside the patio. Two understory trees are proposed inside the patio that will maintain a lower height so as to not block the views of the building. Bushes, such as arborvitae bushes or boxwoods, will also be planted along the decorative open fencing on the west (left) side of the building to screen the existing mechanical units.

Proposed improvements also include the installation of two (2) masonry seat walls constructed of brick veneer to match the building, a 150th Anniversary seal inset into the pavement. Site furniture includes two (2) black metal benches, (2) black metal trash cans, and black metal tables and chairs that will match other furniture on site and used throughout the Village. Instead of using engraved donor bricks, donor plaques would be installed on the walls on each side of the entrance stairs. Lighting improvements and the replacement of the existing guardrail around the Library's window wells are also proposed for consideration.

HISTORIC PRESERVATION COMMISSION MEETING SUMMARY: The project was reviewed at a public meeting at the Historic Preservation Commission on May 3, 2023. Village Trustee Michelle Fisher, former Village Trustee and Plan Commissioner Laurel Haarlow, Assistant Village Manager Andrianna Peterson, and Village Planner Bethany Salmon were present at the meeting. Mike Wood of Hitchcock Design, the project consultant hired by the Village, was also present at the meeting and provided an overview of the conceptual plans. No public comments were made at the meeting.

Trustee Fisher introduced the project and stated that the goal is to make the patio area a more welcoming and useable space that compliments the Memorial Building.

Mr. Wood provided an overview of the most recent conceptual design and the existing patio. The proposed patio conceptually includes historic brick and another patio paver material with a similar appearance to bluestone, a low masonry seating wall, a 150th dedication seal in the pavement, new trees and landscaping, and screening for the existing utility equipment. It maintains a symmetrical design and includes two (2) smaller seating areas. The proposed patio would be about ten (10) feet longer than the existing patio and about 800 square feet larger overall.

Trustee Fisher provided recommendations for the conceptual plan for pavement materials, landscaping, furniture, donor plaques versus donor bricks, and lighting.

During the meeting, there was a discussion over the pavement material. There was support for using existing historic street brick saved by the Village in the patio and using a natural stone rather than a manufactured product, which needs to be selected with future maintenance, durability, and salt tolerance in mind. Bluestone was specifically discussed, but there were concerns noted over durability and maintenance over time. It was recommended that the Village should buy more paver stones than they need in case repairs are needed to the patio in the future. Mr. Wood confirmed that it is intended that the stone will be installed on a concrete base on sand bed. Hitchcock will work to determine pavement options and obtain samples for review.

There was agreeance that donor pavers not be used and instead the Village look at alternatives to commemorate donors, such as a bronze plaque. Plaques would have an improvement appearance and will be easier to maintain or replace in the future if repairs are needed to the patio. When discussing the 150th Anniversary seal, it was discussed that the seal could be constructed of precast concrete or bronze, which would need to be looked into further for durability over time, salt tolerance, and other factors.

There was a discussion over furniture, landscaping, and lighting. Commissioners were in support of looking into a new appropriate lighting plan to illuminate the Memorial Building and to confirm if additional electrical outlets would be needed for any future programming or events that will take place in the patio area. Mr. Wood noted that Hitchcock can look into a lighting plan. A Commissioner also recommended that the Village look to place the existing light poles more symmetrically on site. Appropriate lighting, as well as safety and cameras, were also discussed.

Furniture should complement other Village furniture, such as the benches nearby and in Burlington Park, and that used for outdoor dining in the downtown. Mr. Wood confirmed that the masonry seat wall is envisioned to use a brick veneer to match the building and a limestone or precast top with a design that will prevent any skateboarders from using it. A Commissioner also asked about where trash cans will be located and how they will look. Mr. Wood stated that they typically are near entrances, but exact locations have not been determined yet.

It was recommended that additional plantings be installed in the existing landscape beds along the building foundation, particularly to screen existing mechanicals and utilities. Tall yews could be used to screen the mechanical units to the right of the entrance stairs and the Village could consider installing the same plant material on the right side of the entrance to balance the façade. It was also recommended that the Village consider landscaping around the library window wells. Plants that are able to screen all year, including in the winter, should be considered and some of the 2021 plantings may need to be relocated as part of the project. Commissioners recommended that the caliper of the trees be upsized at the time of planting, but consideration be made for selecting a tree that is mature, but does not block views of the building. The use of purposeful plantings and perennials that are hardy should be considered.

There was a discussion over the project timeline, the budgeted costs, and when people would have the opportunity to provide donations. Andrianna Peterson informed the Commission that there is a tight timeline for the project. The intent is to bring the revised plans to the Village Board for approval of the project and the bid documents at the June 13 meeting. The bid would be awarded in August and construction would start in September after Labor Day. Following about a month or two of construction, the patio could then be opened and commemorated around the Christmas Walk. Donations will be pursued once there is a design in place. Ms. Peterson also stated that there is capital improvement project reserves to fund this project and the estimate is around \$400,000, but the cost needs to be refined and more discussions will take place on this. It is intended that a portion of the project will be offset by donors, but the amount is unknown at this time.

The Commission recommended that donations be considered for the Memorial Building roof railing as part of this project.

PLAN COMMISSION PUBLIC MEETING SUMMARY AND FINDINGS: The project was reviewed at a special meeting at the Plan Commission on May 22, 2023. Mike Wood from Hitchcock Design and representatives from the Village provided an overview of the proposed changes and answered questions from the Commissioners.

[Staff to insert final meeting summary for the Village Board meeting on June 13, 2023]

At the public meeting, the Plan Commissioners expressed support for the project and provided positive feedback for the changes made based on the recommendations by the Historic Preservation Commission.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. The following are the summary of Findings of the Plan Commission relative to the application request based on the standards listed in Section 11-604(F) and Section 11-606(F):

The proposed rear entrance would be visually compatible with the historic building and will help enhance the appearance of the rear façade along the alley (Section 11-605(E)(2)).

Section 11-604(F) - Standards For Site Plan Approval:

1. *Standards: The board of trustees shall not approve, and the plan commission shall not recommend approval of, a site plan submitted pursuant to this section except on the basis of specific written findings establishing that the applicant has met all of the following standards:*

- (a) *The application is complete in specified particulars and does not contain or reveal violations of this code or other applicable regulations that the applicant, after written request, has failed or refused to supply or correct.* The application is complete and meets all Village code requirements.
- (b) *If the application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, the applicant has secured approval of that application.* The application entails approval of an Exterior Appearance and Site Plan Review.
- (c) *The site plan adequately meets specified standards required by this code with respect to the proposed use or development, including special use standards where applicable.* The application meets all Village code requirements, including the zoning regulations of the IB Institutional Buildings District. Required public notice for Nonresidential Site Plan Reviews adjacent within 250 feet of a single-family zoning district have been completed in accordance with the Section 11-604(E)(3) of the Zoning Code.
- (d) *The proposed site plan does not interfere with easements or rights of way.* There are no proposed changes to easements or rights-of-way.
- (e) *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.* The proposed patio will positively impact the enjoyment of significant natural, topographical, or physical features of the site. The goal is to make the patio area a more welcoming and useable space that complements the Memorial Building.
- (f) *The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property.* The proposed patio will enhance the use and enjoyment of the surrounding area and provide an enhanced space for the public use, including for visitors to the Hinsdale Public Library and Village Hall, as well as be used for other programming and events.
- (g) *The proposed site plan does not create undue traffic congestion or hazards in the public streets, and 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 site.* No changes are proposed to vehicular traffic. Pedestrian areas and public space will be enhanced as part of the project.
- (h) *The screening of the site provides adequate shielding from or for nearby uses.* The proposed plan entails landscaping enhancements. New bushes and landscaping will be installed to properly

screen the existing mechanical units on the south side of the building.

- (i) *The proposed structures or landscaping provide reasonable amenity in relation to, or are compatible with, nearby structures and uses.* The proposed patio will be compatible with the existing historic building, which is classified as a local landmark, and will provide additional public amenity space to Village Hall and the Library.
- (j) *In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provision for the creation or preservation of open space or for its continued maintenance.* This project does not entail approval of a special use permit. The project seeks to preserve and enhance existing public open space.
- (k) *The proposed site plan does not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the village.* There will be no negative impacts to drainage or erosion.
- (l) *The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fail to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the village.* There will be no negative impacts to the utility system.
- (m) *The proposed site plan provides for required public uses designated on the official map.* The proposed project will enhance an existing public open space at the existing Village Hall and Library. Government uses as well as public parks and recreational areas are considered permitted uses in the IB Institutional Buildings District and therefore are compatible with the official Zoning Map.
- (n) *The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare.* The plans will not adversely impact public health, safety, or the general welfare of the public.

Section 11-604(F) - Standards For Buildings Permits (Design Review Standards in Section 11-605(F):

E. Standards and Considerations for Design Review Permit: In passing upon applications for design review permits, the plan commission and the board of trustees shall consider and evaluate the propriety of issuing the design review permit in terms of its effect on the purposes for which the design review district is designated. In addition, the plan commission and the board of trustees shall be guided by the following standards and considerations:

1. Quality Of Design And Site Development: New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

- (a) *Open Spaces: The quality of the open spaces between buildings and in setback spaces between street and facade.* Open space on the south side of the Memorial Building will be enhanced with a new patio and landscaping for the public to use.
- (b) *Materials: The quality of materials and their relationship to those in existing adjacent structures.* The project will use quality materials. Proposed materials include historic street brick and a patio pavement with a bluestone appearance. Final materials are to be determined and approved by the Village Board.

- (c) *General Design: The quality of the design in general and its relationship to the overall character of neighborhood.* The existing patio will be replaced to enhance public space around the Memorial Building and will fit within the context of the Village Hall, Hinsdale Public Library, Burlington Park, and downtown area. The patio does not directly face any residential properties.
- (d) *General Site Development: The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile 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.* Public space and landscaping will be enhanced around the patio and new plants will be installed to better screen the existing mechanical units. There are no impacts to parking or traffic.
2. *Visual Compatibility: New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:*
- (a) *Height: The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.* There is no change to the height of the building or any accessory structures on site.
- (b) *Proportion of Front Facade: 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.* N/A
- (c) *Proportion of Openings: The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.* N/A
- (d) *Rhythm of Solids to Voids In Front Facades: The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.* N/A
- (e) *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.* The proposed patio will replace the existing patio. The patio and landscaping will be visually compatible with the historic Memorial Building and surrounding area.
- (f) *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.* The proposed patio will be visually compatible with the Memorial Building. Careful consideration of building materials and plantings is taking place.
- (g) *Relationship of Materials and Texture: The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.* The proposed materials are being selected to be compatible with the building materials on the historic building.
- (h) *Roof Shapes: The roof shape of a building shall be visually compatible with the buildings to which it is visually related.* N/A
- (i) *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 patio landscaping will be visually compatible with the historic Memorial Building and will enhance its appearance from the adjacent streets.

(j) 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. N/A

(k) Directional Expression of Front Elevation: A building 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. N/A

3. Special Considerations 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. N/A

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner _____ and seconded by Commissioner _____. The vote carried by a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of ___ ayes and ___ nays, with ___ absent, recommended to the President and Board of Trustees **approval** of Case A-18-2023, an Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building located at 19 E. Chicago Avenue in the IB Institutional Buildings District, **as submitted / subject to the following conditions...**

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____