

AGENDA
Village Of Hinsdale
Plan Commission
Wednesday, October 12, 2016
Memorial Hall, Memorial Building
7:30 PM
(Tentative & Subject to Change)

1. **Minutes** - Minutes of September 14, 2016
2. **Findings and Recommendations**
 - a. Case A-22-2016 – 22 E. First St. – Peter Burdi/Nabuki Restaurant – Exterior Appearance for a new flush wall, door and windows on existing building exterior breezeway in the B-2 Central Business District.
3. **Sign Permit Review**
 - a. Case A-28-2016 – 811 N. Elm St. – DFB Consulting – 1 New Ground Sign to replace previous tenant's ground sign. The ground sign setback is non-conforming (6' vs. 10' min.) and is subject to an application to the Zoning Board of Appeals.
4. **Scheduling of Public Hearing** – No discussion will take place except to determine a time and date of hearing.
 - a. Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC –Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. This item is for scheduling for a public hearing.
5. **Public Hearing** – All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
 - a. Case A-18-2016 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC – Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres.
6. **Adjournment**

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 Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 14, 2016
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, September 14, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Unell, Commissioner McMahon, Commissioner Crnovich and Commissioner Krillenberger

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Case: A-18-2016, A-21-16 and A-22-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the July 13, 2016, meeting. With none, Chairman Cashman asked for a motion to approve the minutes. Commissioner Krillenberger motioned and Commissioner McMahon seconded. The motion passed unanimously (8 Ayes and 0 absent).

Findings and Recommendations

Case A-12-2016 – 107 S. Vine St. – Psychological Resources – Exterior Appearance and Site Plan for a Wheelchair Elevator in the Rear Yard of an O-1 Specialty Office District.

Chairman Cashman provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Ryan motioned to approve, Commissioner Peterson seconded and the motion passed unanimously (8 Ayes and 0 absent).

Case A-14-2016 – 5721 S. Garfield Ave. – Mr. Philip Miscimarra – Exterior Appearance Review for a Dormer Addition at Sutton Place townhome development in the R-5 Multiple Family Residential District.

Chairman Cashman provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Krillenberger motioned to approve, Commissioner Crnovich seconded, and the motion passed unanimously (8 Ayes and 0 absent).

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Sign Permit Review

Case A-21-2016 – 410 and 414 Chestnut St. – Mani & Pedi Nails and Spa – 1 Wall Sign Re-face (410 Chestnut St.) and 1 Wall Sign Adjustment to approved Wall Sign (414 Chestnut St.)

Chairman Cashman reviewed the next item on the agenda as a sign application that was brought before the PC previously from Mani & Pedi. He next asked the applicant to please introduce himself and the request.

Mr. Jesuck Paik, the owner of Mani & Pedi Nails and Spa, introduced himself and the history of his business opening in 2006. Since it's been about 10 years, the existing sign is getting very old he explained. Therefore, he'd like to re-face the wall sign with the same dimensions. He also explained that his second location at 414 Chestnut St. was initially approved with the text "Nail Salon Mani & Pedi". However, now he'd like to have both locations with the same business name, "Mani & Pedi Nails and Spa".

Chairman Cashman asked if there are any questions for the petitioner.

Commissioner Krillenberger asked Chan, Village Planner, if the requested signs are Code compliant.

Chan replied yes, the signs are Code compliant.

Commissioner Krillenberger expressed that they look very nice.

Commissioner Ryan agreed with Commissioner Krillenberger.

Mr. Jesuck Paik also reviewed the informational sign, and its function since they occupy the east side of the multi-tenant building.

Chairman Cashman asked about the awning at the 414 Chestnut location, in addition to the aforementioned wall sign.

Mr. Jesuck Paik explained he is withdrawing the awning on the application exhibit.

Chan explained the initial application, included the awning and wall sign was administratively approved by the previous PC Chairman (Mr. Neale Byrnes). However, presently, the awning sign has been withdrawn and the application only reflects the wall sign.

Chairman Cashman asked the PC for any comments.

Commissioner Crnovich expressed that it looks great.

Commissioner Unell agreed and thinks it looks good as well.

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Chairman Cashman thanked the petitioner, and asked for a motion to approve the sign application as submitted.

Commissioner Unell motioned to approve, Commissioner Crnovich seconded and the motion passed unanimously (8 Ayes and 0 absent).

Scheduling of Public Hearing – (No discussion will take place except to determine a time and date of hearing).

Case A-18-2016 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC – Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres. This item is for scheduling for a public hearing.

Chairman Cashman explained this item is to formally schedule the public hearing at the next PC meeting on October 12. He encouraged the PC to review the whole package, since it contains a lot of detail and information. To that end, Chairman Cashman asked for a motion to schedule the public hearing for October 12, 2016.

Commissioner Crnovich motioned to approve, Commissioner Ryan seconded, and the motion passed unanimously (8 Ayes and 0 absent).

Exterior Appearance and Site Plan Review

Case A-22-2016 – 22 E. First St. – Nabuki Restaurant. – Exterior Appearance Review for a Replacement of Existing Entry in Breezeway.

Chairman Cashman reviewed the next item on the agenda as an exterior appearance review for Nabuki (restaurant) at 22 E. First Street. He next asked the applicant to please introduce himself and the request.

Mr. Peter Burdi, restaurant owner, presented the application to the PC. He explained that Nabuki is expanding into the space next door, the former location of the Drapery Connection. And the project includes straightening a niche on the wall, and to replace the door and windows on a new flush wall. He also reviewed adding a new window further down the breezeway. The breezeway Mr. Burdi explained, extends from First Street to the parking lot. The proposed work will not be visible from First Street and will give the restaurant some additional room.

Chairman Cashman asked if there is a connection between the restaurant and the subject property.

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Mr. Peter Burdi replied no, but there is an architectural plan to cut a doorway into the new space.

Commissioner McMahon asked for clarification of the aforementioned term “niche”.

Mr. Peter Burdi explained it’s basically an indent cut-out and resembles half of an octagon; and the goal is to construct the wall to be flush.

Chan asked if he is referring to the angled wall.

Mr. Peter Burdi replied right, the angled wall.

Commissioner Krillenberger asked if this would eliminate any sidewalk clearance space.

Mr. Peter Burdi replied no, and the door will be basically used as an emergency access.

Chairman Cashman asked about the interior access in relation to the plan.

Mr. Peter Burdi explained the connection from the restaurant into the new space is only a 3-step difference in grade.

Commissioner Crnovich asked if they plan to make any changes to the front of the building, facing First Street.

Mr. Peter Burdi replied they don’t plan on making any changes to the front of the building.

Commissioner Crnovich clarified if there were plans to paint the brick or change the windows.

Mr. Peter Burdi replied no.

Chairman Cashman asked about any potential changes to the current awning.

Mr. Peter Burdi replied that they plan to keep it black with no signage.

Mr. Peter Burdi also reviewed the new window further down the breezeway because the room is very dark. The new window would allow light into the new party room.

Chairman Cashman asked for any additional questions by the PC.

Commissioner Krillenberger commented that he has no question, but he’s happy to see the business is successful enough to expand.

Chairman Cashman agreed, and it’s nice that there was a spot to expand into next door.

With no additional comments, Chairman Cashman asked for a motion to approve the exterior appearance as submitted.

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Commissioner Krillenberger motioned to approve, Commissioner Unell seconded and the motion passed unanimously (8 Ayes and 0 absent).

**Case A-15-2016 – 120 E. Ogden Ave. – Hinsdale Management Corp. –
APPLICATION FORMALLY WITHDRAWN BY THE APPLICANT (08/29/16).**

Chan announced that the applicant for Case A-15-2016 formally withdrew their application.

Adjournment

Chairman Cashman explained that he may set a hard finish time at the next meeting in case there's extended discussions for the Hinsdale Meadows application. This is due to previous long meetings experienced through the initial "Sedgewick" application.

Commissioner Krillenberger hopes the public's voices will be heard.

Chairman Cashman asked when the notification process with the signs will begin.

Chan explained the notification process can start as early as tomorrow since the public hearing has been set for next month.

Chairman Cashman echoed Commissioner Krillenberger's comment and hopes the public will participate to express if they are in favor or against the application.

The meeting was adjourned after the motion made by Commissioner Krillenberger was unanimously supported at 7:46 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', with a stylized, cursive script.

Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-22-2016 – Applicant: Peter Burdi, co-owner of Nabuki Restaurant at 22 E. First Street

Request: Exterior Appearance for new doors and windows inside an existing breezeway entry in the B-2 Central Business District.

DATE OF PLAN COMMISSION REVIEW: September 14, 2016

DATE OF BOARD OF TRUSTEES 1ST READING: October 4, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission (PC) heard testimony from the applicant, for the plan to construct new windows and doors inside an existing breezeway for the expansion of the current restaurant into the building next door. The existing breezeway, the applicant explained, is on the side of the building and does not face First Street. The existing wall, door and windows inside the breezeway are angled inward towards the interior of the building. The proposed new wall will be flush with the rest of the wall to provide more interior space. The new window further into the breezeway will function to provide light into the new party room. Currently, the room is very dark, explained the applicant.
2. A Plan Commissioner asked if there is a path connecting from the existing restaurant space into the building (subject property) next door. The applicant explained not at the moment, but they have architectural plans to cut through the wall for access into the new space.
3. A Plan Commissioner asked for clarification in regards to “niche”, a term the applicant used to describe the aforementioned existing angled wall. To that end, the applicant and Village Planner explained that refers to the existing angled wall. A Plan Commissioner asked a follow-up question if the new plan will eliminate any walk path clearance distance (inside the breezeway). The applicant responded no, it would not encroach the existing walk path distance.
4. A Plan Commissioner asked if they plan to change the façade facing First Street, for example, painting the brick or changing the windows. The applicant responded no. A follow-up question was asked in regards to any potential change for the existing awning or new signage. The applicant responded they have no plans for any changes to the façade of the building. He noted however, they may replace the current black awning with a new black awning. The PC had no additional questions for the applicant. There were no comments from the public at the meeting.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plan, the Village of Hinsdale Plan Commission, on a vote of eight (8) “Ayes,” and zero (0) “Absent,” unanimously recommends that the President and Board of Trustees approve the exterior appearance plan as submitted.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2016.




MEMORANDUM

DATE: October 14, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 811 N. Elm Street – DFB Consulting – Ground Sign Approval

Summary

The Village of Hinsdale has received an application from Olympic Signs on behalf of DFB Consulting, requesting approval to reface an existing nonconforming ground sign at 811 N. Elm Street. The site features a two-story commercial office building in the B-3, General Business District. The applicant is concurrently applying for a variation because the nonconforming ground sign setback is approximately 6 feet from the front lot line when a minimum of 10 feet is required.

Request and Analysis

The existing double sided ground sign is located at the west property line on Elm Street. The new sign faces are white polycarbonate with vinyl lettering and graphics. The sign backing is internally illuminated and 7.78 square feet (1'8" tall by 4'8" wide) per face. The ground sign structure is 3'6" tall and 5'4" wide, and not included in the calculation for signage area. General on-site informational signage, "Healthcare Informatics" and the address is less than 3 square feet combined.

The ground sign structure size and proposed surface area of signage is Code compliant. However, the setback for the existing ground sign is only approximately 6 feet from the front lot line. Therefore, the potential Plan Commission approval will be contingent on the Zoning Board of Appeals variation request to keep the sign with its current 6-foot setback.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

- Attachment 1 – Sign Application and Exhibit
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 811 N. Elm Street
- Attachment 4 - Site Plan Ground Sign Location



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Robby Whitehead
Address: 1130 N. Garfield
City/Zip: Lombard / 60148
Phone/Fax: (630) 424-6100 / 424-6120
E-Mail: RWhitehead Jr @ olysigns.com
Contact Name: Robby Whitehead

Contractor

Name: Olympic Signs
Address: 1130 N Garfield
City/Zip: Lombard / 60148
Phone/Fax: (630) 424-6100 / 424-6120
E-Mail: RWhitehead Jr @ olysigns.com
Contact Name: Robby Whitehead

ADDRESS OF SIGN LOCATION: 811 N. Elm Street

ZONING DISTRICT:

SIGN TYPE: Monument Sign

ILLUMINATION Internally Illuminated

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 18.66 (42" x 64")

Overall Height from Grade: 42"

Proposed Colors (Maximum of Three Colors):

- ① White
- ② #2955 BLUE
- ③ #110 GOLD

Site Information:

Lot/Street Frontage: 50'

Building/Tenant Frontage: 249.64

Existing Sign Information:

Business Name: DFB Consulting

Size of Sign: 18 Square Feet

Business Name: DFB Consulting

Size of Sign: 18 Square Feet

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

Robby Whitehead
Signature of Applicant

9-2-16
Date

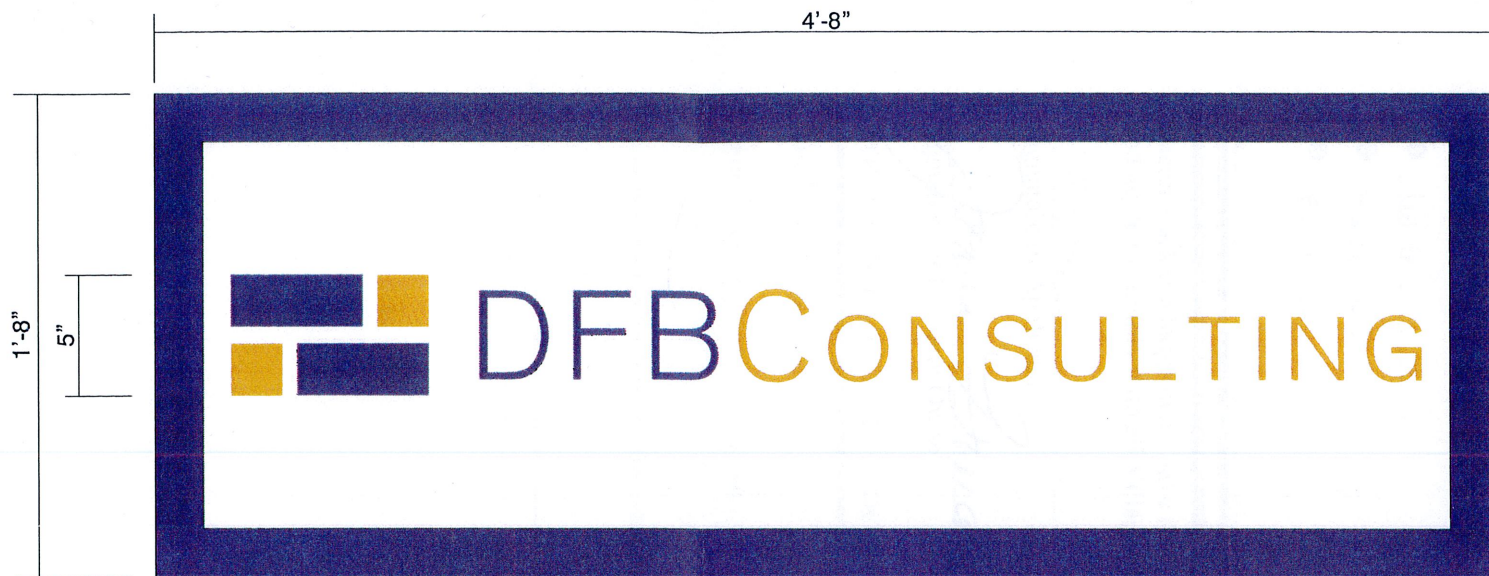
[Signature]
Signature of Building Owner

9-2-16
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

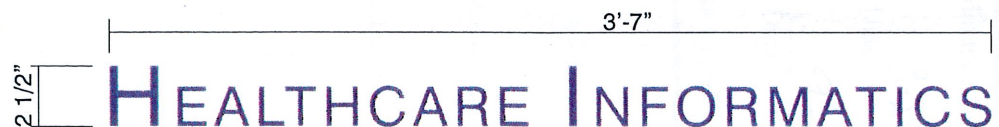
Plan Commission Approval Date: _____ Administrative Approval Date: _____



TWO (2) NEW REPLACEMENT FACES FOR EXISTING D.F. ILLUM. MONUMENT SIGN $1\frac{1}{2}" = 1'-0"$

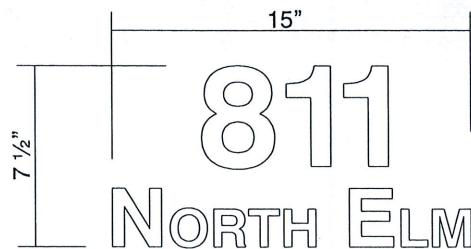
WHITE POLYCARBONATE FACES W/ VINYL TO MATCH PMS #2955 BLUE & PMS #110 GOLD.

NOTE PAINT OVER "ATTORNEYS & COUNSELORS AT LAW" POLE SKIRT REPAINTED TO MATCH PMS #2955 BLUE.



TWO (2) SETS OF VINYL GRAPHICS $1\frac{1}{2}" = 1'-0"$

VINYL GRAPHICS TO MATCH PMS #2955 BLUE.



TWO (2) SETS OF VINYL GRAPHICS $1\frac{1}{2}" = 1'-0"$

VINYL GRAPHICS TO BE WHITE



EXISTING



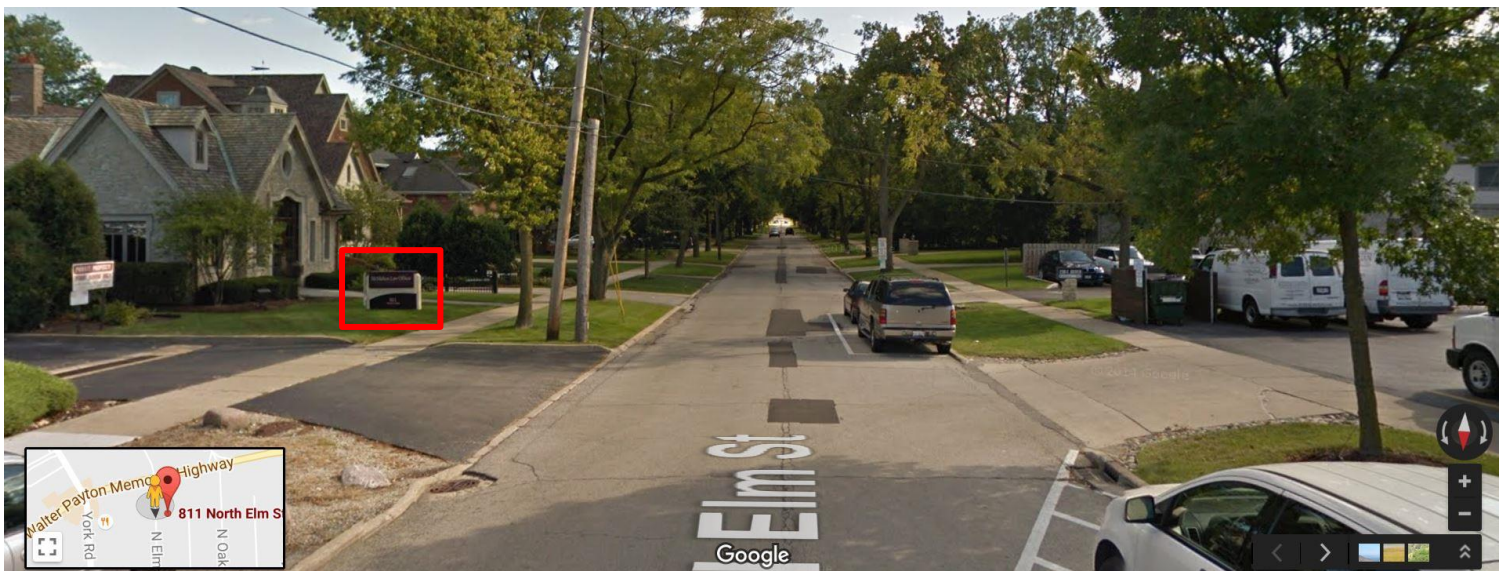
PROPOSED

Attachment 3: Street View 811 N. Elm Street

Facing North West on N. Elm St.



Facing South on N. Elm St.



EXACTA
ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 811 N ELM STREET HINSDALE, ILLINOIS 60521

SURVEY NUMBER: 1602.1139

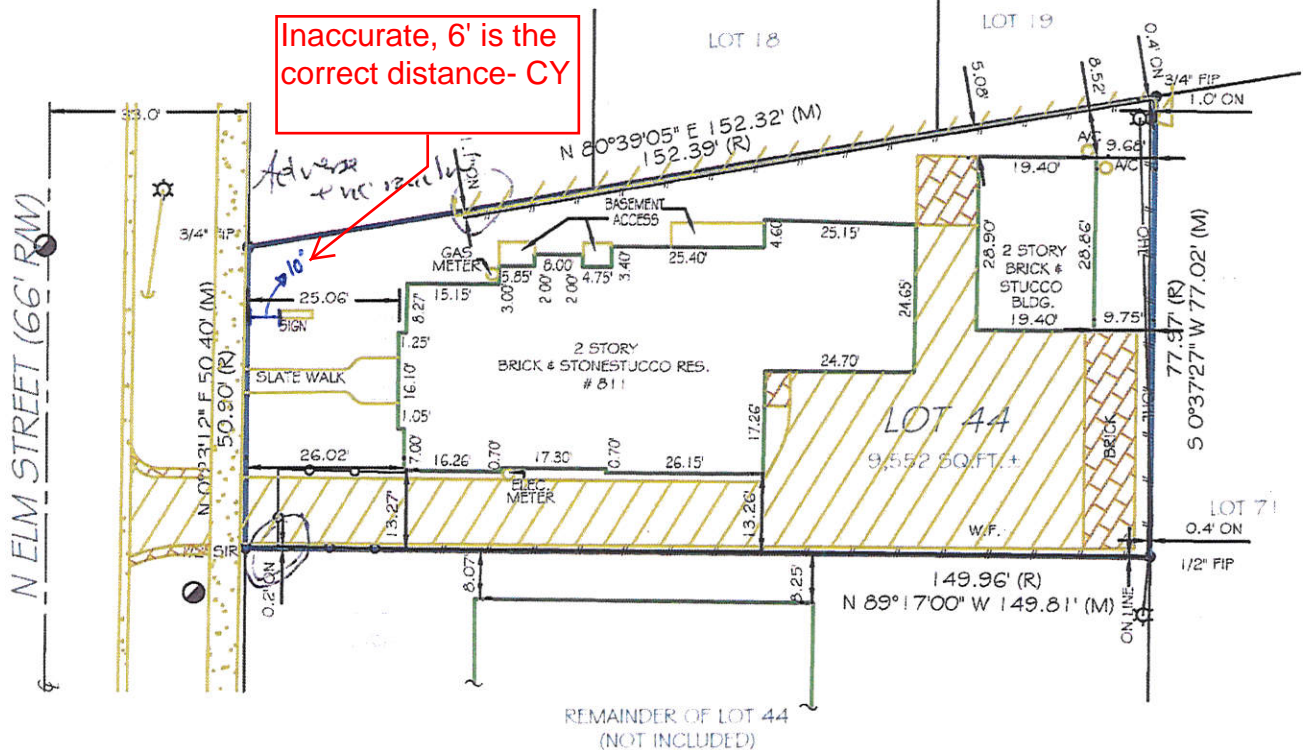
FIELD WORK DATE: 3/4/2016

REVISION DATE(S): (REV.2 3/15/2016) (REV.2 3/15/2016) (REV.1 3/11/2016)

1602.1139

ALTA/NSPS LAND TITLE SURVEY
COOK COUNTY

THE WEST 150 FEET OF LOT 44 (EXCEPT THE SOUTH 109.9 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPage COUNTY, ILLINOIS.



TO: HICKORY HOLDINGS, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; NATIONAL REAL ESTATE / ZIONS FIRST NATIONAL BANK,
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7A, 8, 9, 11A, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 4, 2016 DATED THIS 11th DAY OF MARCH 2016.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB#5763

NOTE: THIS SURVEY WAS PREPARED USING INFORMATION PROVIDED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 2723348 WITH AN EFFECTIVE DATE OF MARCH 4, 2016.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS




MEMORANDUM

DATE: October 12, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 21 W. Second Street – TinkRworks LLC
Scheduling of Public Hearing of Special Use Permit Review for Educational Services in the O-2 Limited Office District

Summary

The Village of Hinsdale has received an application from Aaditya “Anu” Mahajan, owner of TinkRworks LLC, requesting approval for a Special Use Permit to allow educational tutoring services in the O-2 Limited Office District. The applicant will occupy approximately 3,000 square feet (SF) in the 3-story, 12,927 SF office building at 21 W. Second Street. Classes are targeted for 1st to 8th graders (ages 6 to 14), and will be offered Monday through Saturdays after school.

Request and Analysis

US Bank is currently the only tenant in the office building at 21 W. Second Street, and occupies the first two floors. TinkRWorks plans to utilize 3,000 SF on the third floor for two classrooms and a common area. The applicant has a steady-rate goal for 200 unique students by year 3. However, the maximum number of students at one time will be 24. The maximum staff on site will be 5. The applicant has noted that there is no additional room to expand in the building.

TinkRworks offers after school programs beginning at 3:45 PM to 1st to 8th graders (ages 6 to 14) three days a week on Tuesday, Wednesday and Thursday. At this time slot, only a single class of a maximum of 12 students will be held. All other classes will begin at 5:15 PM or later during weekdays. The courses offered include, for example, computer programming, graphic designing and robotics. TinkRworks advertises a guarantee of an instructor-to-student ratio of 1:6 or better.

Parking for the Special Use permit is Code compliant. TinkRworks will have 5 dedicated spaces at the 21 W. Second Street parking lot. Based on the use categories of Section 9-104(J), “elementary schools” is the most relevant to tutoring educational services. To that end, the parking requirement for TinkRworks is 3 spaces; this is calculated for 1 space per each 2 employees, or 1 for each 15 students, whichever is greater.



MEMORANDUM

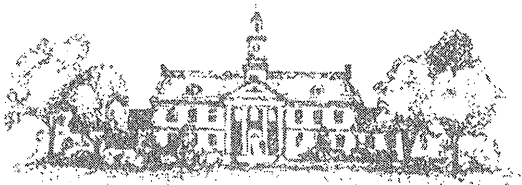
The project site is located in the O-2 Limited Office District and borders the O-2 Limited Office District to the west and north, IB Institutional Buildings District to the south, and B-2 Central Business District of the east. Per the Code, the O-2 Limited Office District is designed to provide for the general needs of business and professional offices and related business uses on smaller sites in scattered areas throughout the village. Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

Process

Pursuant to Section 11-602, a public hearing shall be set, noticed and conducted by the Plan Commission (PC) in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval, approval subject to conditions or disapproval of the special use permit based on the standards set forth in section 11-602(E).

Attachments:

- Attachment 1 – Plan Commission and Special Use Permit Applications (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Street View of 21 W. Second St.



VILLAGE
OF HINSDALE
FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: TinkRworks LLC
Address: 21 W Second Street, Suite 300
City/Zip: Hinsdale/60521
Phone/Fax: (708) 401-5956 /
E-Mail: anu.mahajan@tinkrworks.com

Owner

Name: Aaditya "Anu" Mahajan
Address: 808 Megan Court
City/Zip: Westmont / 60559
Phone/Fax: (630) 488-7192 /
E-Mail: mahajan.anu@gmail.com

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) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 21 W. Second Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 122 - 07 } There are
09 - 12 - 122 - 06 } two parcel
IDs

Brief description of proposed project: Special use permit application to allow tutoring services focused around Science,

Technology, Engineering, Arts, Mathematics (STEAM) topics for children. We have two classrooms and a common area that take up

roughly 3,000 SF of existing space in the building.

General description or characteristics of the site: No changes to existing building. Current tenant is US Bank

who occupies the first two floors. They are currently the only other tenant in the building.

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: O-2

South: IB

East: B-2

West: O-2

Proposed zoning and land use: No changes.

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested: 6-106B7

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 21 W. Second Street

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
	No changes	No changes
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	1 per 250 SF net floor area	1 per 250 SF net floor area
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 9th day of September, 2016 I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

Aaditya "Anu" Mahajan
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

[Signature]
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 9th day of
September, 2016.

[Signature]
Notary Public

4

OFFICIAL SEAL
JANICE M WRIGHT
Notary Public - State of Illinois
My Commission Expires Mar 31, 2018

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 25 FEET OF LOT 6 AND ALL OF LOT 7 IN BLOCK 4 IN THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866 AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.

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Commonly known as 21 West Second Street, Hinsdale, Illinois

P.I.N. 09-12-122-007

09-12-122-006

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: TinkRworks LLC

Owner's name (if different): Aaditya "Anu" Mahajan

Property address: 21 W. Second Street

Property legal description: [attach to this form]

Present zoning classification: O-2, Limited Office District

Square footage of property: 12,927

Lot area per dwelling: N/A

Lot dimensions: 120' x 165'

Current use of property: Office with US Bank as one tenant

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

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

Brief description of request and proposal:

For tutoring services

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:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: 1 per 250 sf net floor area

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: Aaditya Mahajan Digitally signed by Aaditya Mahajan
Date: 2016.08.31 16:10:17 -05'00'

Applicant's signature

Aaditya "Anu" Mahajan

Applicant's printed name

Dated: 8/31, 2016.

EXHIBIT "A"

LEGAL DESCRIPTION

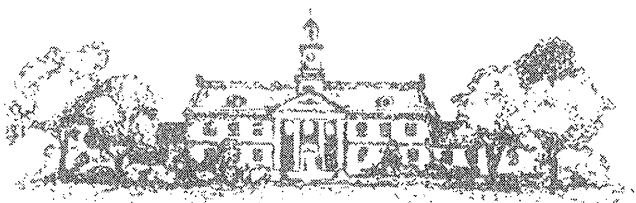
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Commonly known as 21 West Second Street, Hinsdale, Illinois

P.I.N. 09-12-122-007

09-12-122-006



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 21 W. Second Street

Proposed Special Use request: 6-106B7

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.

TinkRworks is designed to provide educational service which caters to the Hinsdale community. The location is centrally located to the target audience and area schools.

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.

There will be no undue adverse impact to adjacent property.

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

TinkRworks will occupy approximately 3,000 SF of a 12,927 SF building.

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.

True.

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

TinkRworks has two classrooms offering after-school programs. There are four teachers with alternating schedules based on demand.

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.

True.

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.

True.

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.

N/A.

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 SUP will allow Applicant to offer a needed growing service to the area residents and students to further the educational opportunities in Hinsdale.

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.

N/A

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.

N/A--there will not be any adverse impact caused by Applicant to the immediate vicinity.

EXHIBIT "A"

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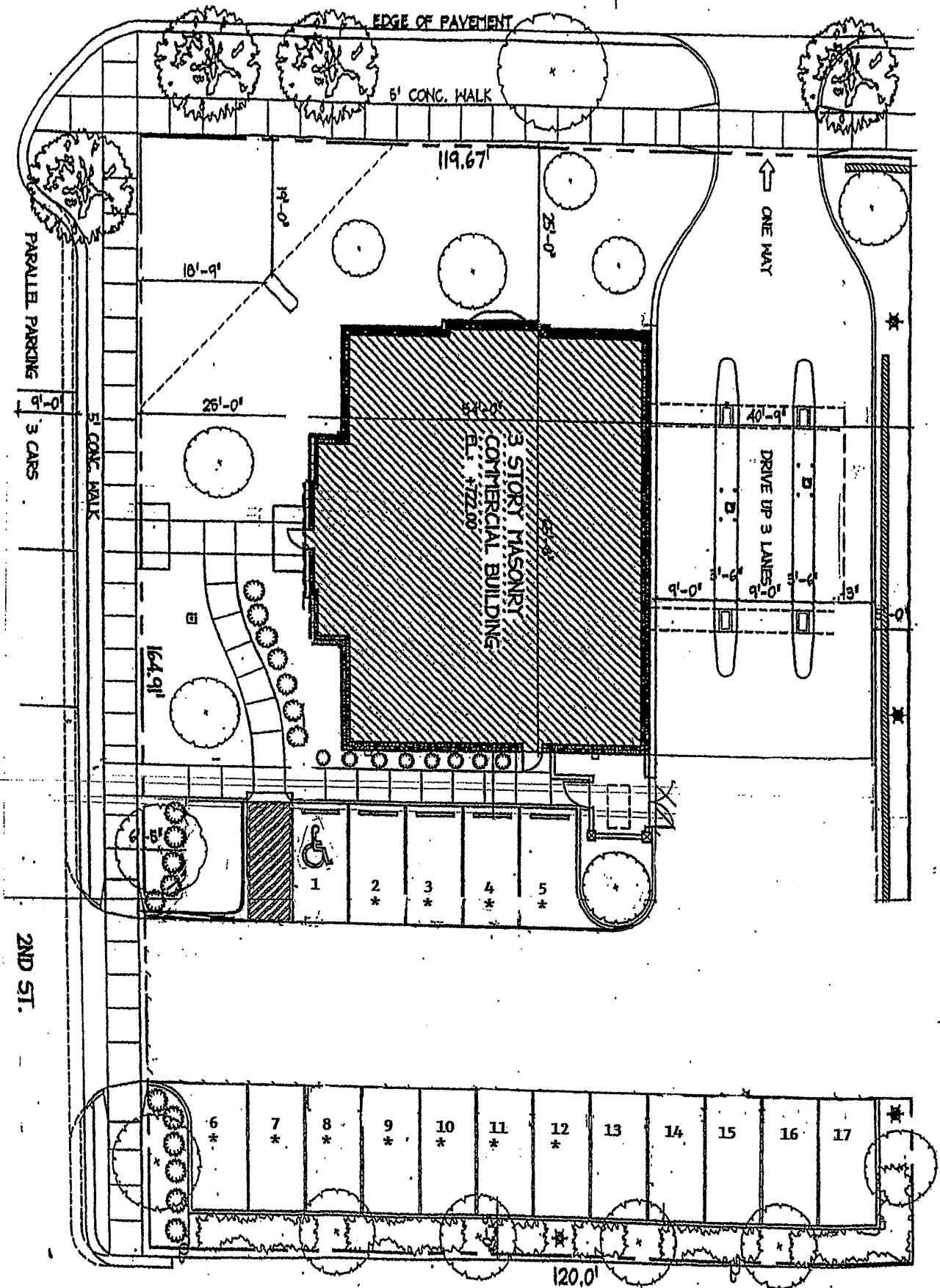
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Commonly known as 21 West Second Street, Hinsdale, Illinois

P.I.N. 09-12-122-007

09-12-122-006

SITE PLAN



ALLEY

* FOR US BANK ONLY

After School Program

STEAM

Science | Technology | Engineering | Arts | Math



Hey Parents Check out TinkRworks!

Want to unlock your child's **CREATIVITY** and ignite their **PASSION FOR LEARNING**?
Interested in building their **PROBLEM-SOLVING** and **CRITICAL-THINKING** skills?



Stop by Our Open House on Sept. 15th

Our state-of-the-art Engagement Center is located in **downtown Hinsdale**. Parents and children are welcome to stop by on Sept. 15th anytime between 5 and 8 pm to learn firsthand what we do and how we do it.

We are creating the next generation of innovators and problem solvers by delivering exceptional STEAM (Science, Technology, Engineering, Arts and Mathematics) experiences to children enabling them to create amazing new things!

With guidance from our world-class instructors, TinkRers will dive into topics including **coding, robotics, 3D-printing, app development, virtual reality, and more** as they apply—and go beyond—what they learn in school.

Visit www.TinkRworks.com for more details and learn why ***TinkRworks is where tomorrow's makers are made.***

2016 Fall Program Starts on Sept. 26th (online enrollment opens Sept. 12th)

Unique

How We Are Different

Exceptional experiences

Our mantra is simple: *create exceptional and enriching experiences for children using the best available resources.*

Excellence in instruction with 1:6 ratios

Our instructor base is comprised of PhDs, technology-industry veterans, teachers, and child-development specialists, all of whom have strong passion and interest in propelling each TinkRer to success. We also guarantee an instructor-to-student ratio of 1:6 or better in our Engagement Center.



Project-based learning

Our project-based approach orients TinkRers to identify challenges that must be overcome in order to solve complex problems – terrific preparation for the real world, and a great motivation for life-long learning.

Inter-disciplinary approach

We believe the best solutions to complex problems come from incorporating different perspectives and disciplines.

Layered curriculum

We ensure each TinkRer's growth by creating experiences that build on previously developed skills as well as by providing individualized support.

Comprehensive

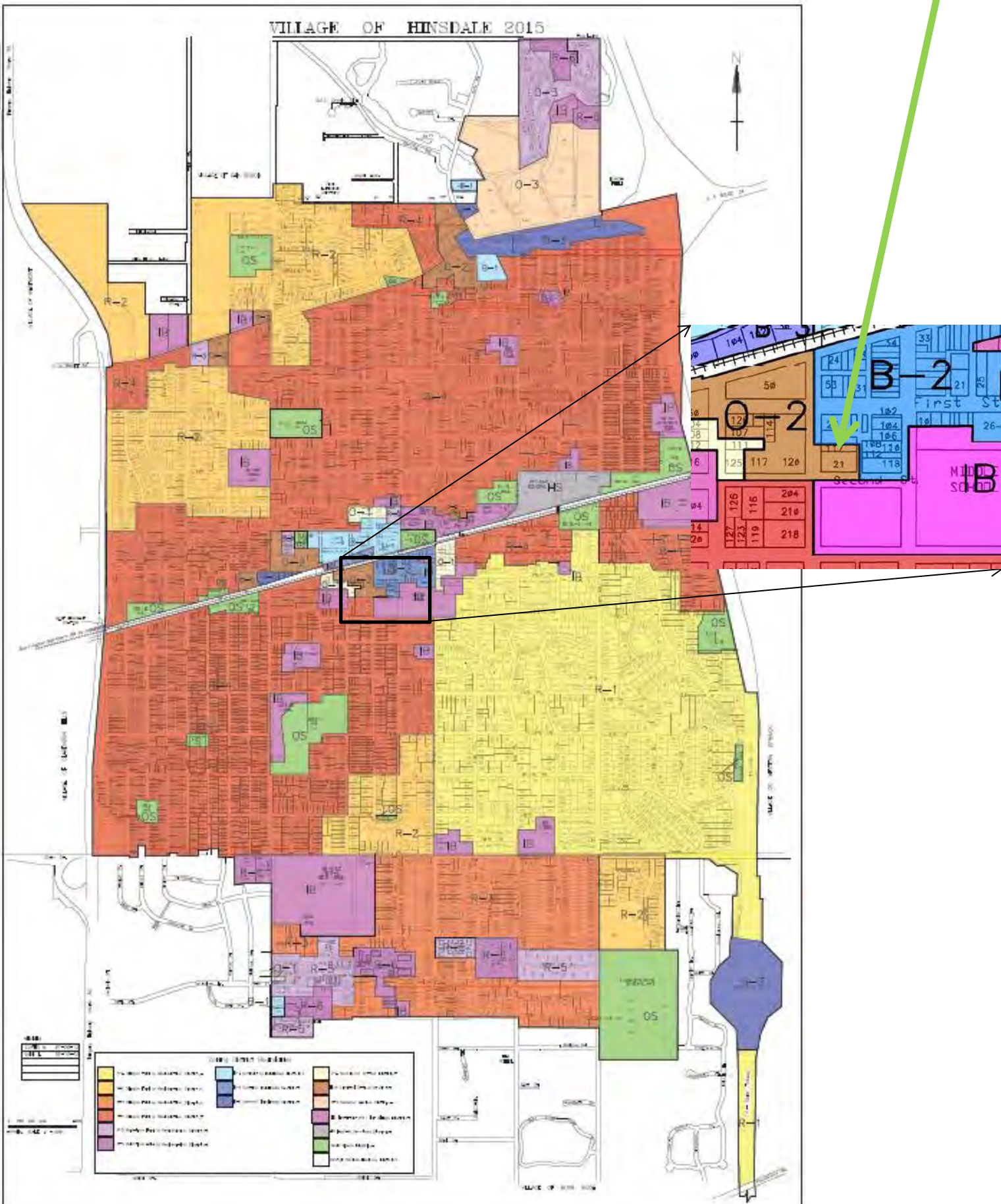
2016 Schedule Snapshot: 6, 7+, and 9+

To facilitate the selection process, a high-level snapshot of our projects and tracks is outlined below. Detailed descriptions of each offering below is provided starting on Page 15.

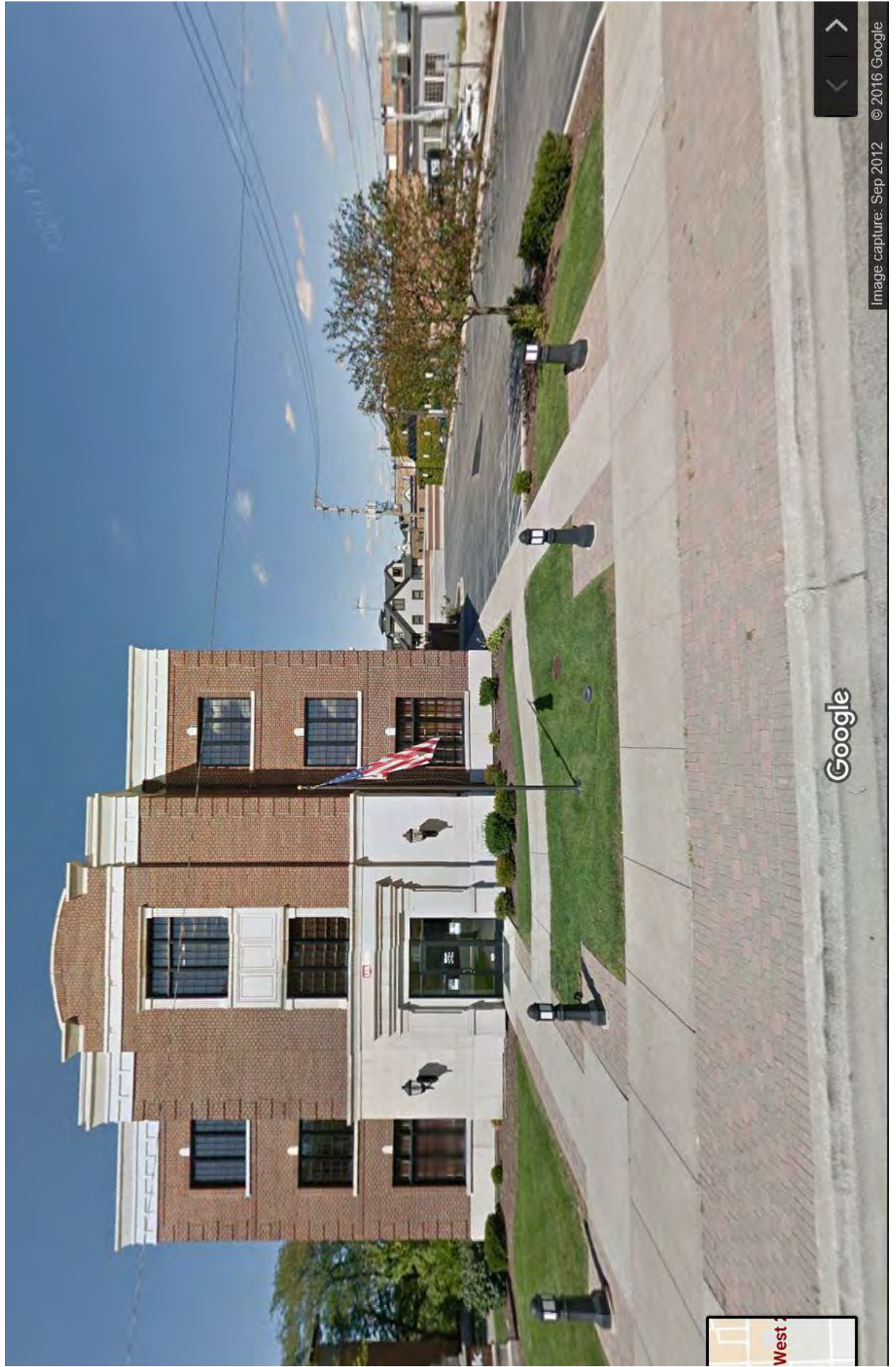
All dates and times listed are for Instructor-Led Sessions only. For age groups 7+ and above, one Open Lab Session per week is also included in enrollment. Open Lab Sessions are to be scheduled separately, as we offer a variety of Open-Lab scheduling options to allow flexibility when registering.

			Week																	
			Sep.				Oct.				Nov.				Dec.					
Age	Track ¹	Days & Time	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19		
6	EX	Thursdays 3:45-4:45 pm					RoboPal 9/29 – 10/20					Robot Playground 11/3 – 12/1								
7+	EX	Saturdays 10:45-11:45 am					Mighty Kite 10/8 – 10/29					HEXBUG City 11/5 – 12/3								
	EM	Tuesdays 4:15-5:15 pm										Coding: Scratching 11/01 – 02/14								
9+	EX	Tuesdays 3:45 – 5:15 pm					Hack-O-Lantern 10/4 – 10/25					Hall-E-Day 11/8 – 12/6								
		Wednesdays 5:45-7:15 pm					PythonBot 10/05 – 10/26													
	EM	Saturdays 1:45-3:15 pm										Robotics: Make-A-Bot 11/5 – 02/18								
		Wednesdays 5:45-7:15 pm										Coding: Pampered Plant 11/2 – 02/15								
	IM	Thursdays 5:45 – 7:15										Spy Gear 11/3 – 05/25								

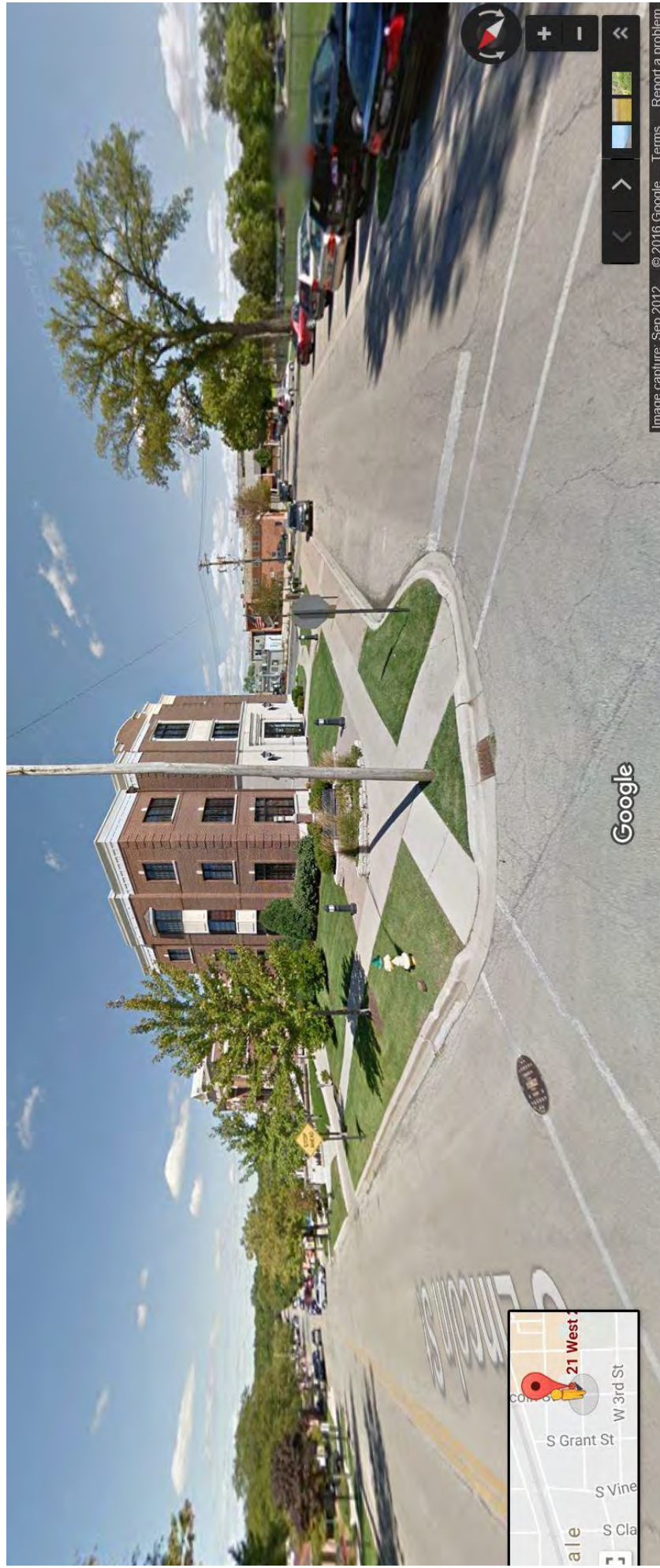
Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 21 W. Second St. (looking north)



Attachment 3: Street View of 21 W. Second St. (at S. Lincoln St. and W. Second St.)






MEMORANDUM

DATE: October 12, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: S.E. Corner of 55th St. and County Line Rd. – Hinsdale Meadows Planned Development
Public Hearing for a Text Amendment to allow Planned Developments in the R-2 District,
and concurrent 59-Unit Residential Planned Development Concept Plan Application and
Special Use Permit Application

Summary

On September 14, 2016, the Plan Commission (PC) scheduled a public hearing on October 12, 2016, to consider the: (1) Text Amendment application, (2) Planned Development Concept Plan application and (3) Special Use Permit application to develop a 59-unit residential development on a 24.5 acre site at the south east corner of 55th Street and County Line Road (R-2 Single Family Residential District).

The Board of Trustees (BOT), on September 6, 2016, referred the application packet by Hinsdale Meadows Venture, LLC for consideration by the PC. The application includes a request to allow Planned Developments, as a Special Use in any Single-Family Residential District, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres. Currently, the Code only allows residential planned developments in the Multiple-Family Residential Districts.

Application

The proposed Text Amendment will change Zoning Code Section 3-106, Special Uses in the Single-Family Residential Districts, to allow an application for a Planned Development in any Single Family Residential District lot of 20 acres or more. The Planned Development Concept Plan and Special Use permit application has also been submitted, simultaneously, to give the BOT and PC the basis for the request.

The application also includes the Planned Development Concept Plan. The purpose for the Planned Development Concept Plan is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards many public hearings, for the applicant to present the plan and allow for changes based on the input throughout the process of approval. Contingent on an approved Concept Plan, the Planned Development Detailed Plan will be submitted to refine the elements of the Concept Plan.

The Planned Development Concept Plan and Special Use permit application reflects a 59-unit residential development, featuring 27 age-targeted single family homes, 2 traditional single family homes, and 30



MEMORANDUM

duplex homes on a 24.5 acre site. Two pocket parks and a sidewalk connection to Katherine Legge Park are also illustrated on the site plan.

Process

Pursuant to Article 6, Section 11-601(D)(2)(a) of the Village of Hinsdale Zoning Ordinance, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the BOT for a determination as to whether the application merits a hearing and consideration by the PC or should be summarily denied.

On July 12, 2016, the applicant, Edward James, presented to the BOT as a discussion item, the initial concept site plan with individual home elevation illustrations and floor models. The presentation material has since been posted on the Village's website and in the lobbies of Village Hall and the Hinsdale Public Library for feedback to the BOT.

On August 9, 2016, the BOT (First Reading item) reviewed the application and summarized the main issues for further PC discussion including: age-targeted versus age-restricted, architecture of the homes, price point of the homes, public benefits and green space. The applicant, Edward James, presented to the BOT a summary of the proposal and spoke to some of the concerns raised by the BOT.

At the September 6, 2016, meeting, the Board unanimously approved to refer the application packet to the PC for a hearing and consideration of a text amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres. On September 14, 2016, the PC scheduled the public hearing for October 12, 2016, to consider the application packet.

Within forty five (45) days following the conclusion of the public hearing(s), the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (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. Please note, the PC may continue the application for additional public hearings if necessary.

Attachments:

Attachment 1 – Hinsdale Meadows Fiscal Analysis (October 3, 2016)

Attachment 2 – Planned Development Common Open Space (September 22, 2016)

The following related materials were provided for the scheduling of this item on September 14, 2016, and can be found on the Village website at:

http://www.villageofhinsdale.org/document_center/PlanCommission/2016/Sept/pc091416packet.pdf

- Hinsdale Meadows Development Concept Plan Review Package (August 9, 2016)
- Sample Timeline of Public Approval Process (Revised for 09/06/16 BOT Meeting 2nd Reading)
- Proposed Text Amendment Language for Section 3-106: Special Uses
- August 9, 2016, BOT Special Meeting Minutes



MEMORANDUM

TO: EDWARD R. JAMES, CHAIRMAN, EDWARD R. JAMES HOMES, LLC
FR: SCOTT GOLDSTEIN, AICP, PRINCIPAL, TESKA ASSOCIATES, INC.
RE: HINSDALE MEADOWS FISCAL ANALYSIS
DA: OCTOBER 3, 2016

Teska Associates, Inc. prepared a fiscal analysis for the proposed Hinsdale Meadows site. The subject site is a 24.5 acre development located at the SE Corner of County Line Road and 55th Street. The property is currently zoned for 36, 4-5 bedroom homes.

Edward R. James Homes, LLC has proposed a new site plan for the property to be called Hinsdale Meadows and compared the results with current zoning for the site. The development will have 59 homes, including:

- Two traditional single family homes
- 27 empty-nester single family homes with first floor master bedrooms and two bedrooms on the second floor
- 30 duplex homes each with a first floor master bedroom and two bedrooms on the second floor

Current zoning would allow 36 four to five-bedroom, large traditional single-family homes on the same subject property.

Summary of impacts:

As shown in Table 1, the proposed site plan will:

- Increase the total property taxes to be paid to the Village of Hinsdale and school districts at build-out from \$726,000 under current zoning to \$870,000 under the proposed site plan per year and from \$811,000 to \$905,000 for all revenue for the Village and school districts.
- Increase Net Present Value of total revenue for the Village and school districts from \$8,170,000 to \$9,130,000.
- Decrease the number of residents, particularly school-children, due to smaller, 3 bedroom homes with master bedrooms on the first floor and small outdoor spaces, compared with larger, 4-5 bedroom homes on conventional lots with large yards for children. This is projected to result in higher revenue and lower expenses, particularly for CCSD 181.

- Increase the amount of Equalized Assessed Value (EAV) to support public services by all local taxing districts while reducing the amount of public services due to lower projected population.

Table 1: Summary of Fiscal Impacts

Page | 2

	Proposed Site Plan	Current Zoning for 36 homes
Site Characteristics		
3 BR Attached	30	0
3 BR Detached	27	0
4 BR Detached	2	36
Total # of Homes	59	36
Population		
Total Population	124	129
CCSD 181 Students	4	29
HSD 86 Students	2	8
CCSD 181		
Property Tax Revenue	\$514,685	\$429,180
Other Revenue	\$6,122	\$44,388
Total Revenue	\$520,807	\$473,568
HSD 86		
Property Tax Revenue	\$283,883	\$236,722
Other Revenue	\$4,600	\$18,216
Total Revenue	\$288,483	\$254,938
Village of Hinsdale		
Property Tax Revenue	\$71,851	\$59,914
Other Revenue	\$23,952	\$21,867
Total Revenue	\$95,803	\$81,781
Total Property Tax Revenue for School and Municipal Districts		
	\$870,419	\$725,816
Net Present Value for Property Tax Revenue (20 years)		
	\$8,778,814	\$7,320,390
Total Revenue for School and Municipal Taxing Districts		
	\$905,093	\$810,287
Net Present Value for Total Revenue (20 years)		
	\$9,128,529	\$8,172,338

1. PROPOSED VERSUS CURRENT ZONING

The 24.5 property is called Sedgwick and is currently zoned to allow for 36 traditional, large single-family homes. Homes would be approximately 4,000 square feet on 20,000 sq. ft. lots.

Page | 3

The proposed site plan, to be called Hinsdale Meadows, would have 30, three bedroom duplexes, 27 three-bedroom single family homes, and two traditional single-family homes on large lots. All of the three-bedroom homes would have master down bedrooms and small outdoor spaces, rather than traditional homes with the master bedroom on the same level as the other bedrooms for children and large lots for families.

This compares to existing zoning which would allow 36 homes of four to five bedroom units.

Table 2: Site Characteristics

	3 BR Attached			3 BR Detached			4 BR Detached		
	Units	Land Sq Ft	Building Sq Ft	Units	Land Sq Ft	Building Sq Ft	Units	Land Sq Ft	Building Sq Ft
Proposed Site Plan	30	9,000	2,500	27	12,285	2,900	2	20,000	4,000
Current Zoning							36	20,000	4,000

2. TAX REVENUES

Property tax revenues were estimated based on expected Equalized Assessed Value (EAV) of comparable properties. EAV is the measure by which property taxes are determined in Illinois. The proposed site plan would have significantly greater Equalized Assessed Value than under current zoning, at over \$14 million compared with under \$12 million, resulting in total taxes of \$1,144,000 per year compared with \$954,000 per year under current zoning.

Page | 4

Table 3: Tax Revenues

	Tax Rate	Proposed Site Plan	Current Zoning
Miscellaneous Taxes			
Des Plaines Valley Mosq Abatement District Lyons	0.017	2,493	2,079
Metro Water Reclamation District	0.426	62,466	52,089
Miscellaneous Taxes Total	0.443	64,959	54,167
School Taxes			
DuPage Community College 502	0.311	45,603	38,027
Hinsdale Twp HSD 86	1.936	283,883	236,722
Comm Cons District 181 Burr Ridge	3.51	514,685	429,180
School Taxes Total	5.757	844,171	703,929
Municipality/Township Taxes			
Hinsdale Library Fund	0.219	32,113	26,778
Village of Hinsdale	0.49	71,851	59,914
Lyons Mental Health	0.115	16,863	14,061
Road and Bridge Lyons	0.049	7,185	5,991
General Assistance Lyons	0.003	440	367
Town of Lyons	0.07	10,264	8,559
Municipality/Township Taxes Total	0.946	138,716	115,671
Cook County Taxes			
Cook County Forest Preserve District	0.069	10,118	8,437
Consolidated Elections	0.034	4,986	4,157
County of Cook	0.288	42,231	35,215
Cook County Public Safety	0.147	21,555	17,974
Cook County Health Facilities	0.116	17,010	14,184
Cook County Taxes Total	0.655	96,045	80,089
Total Taxes	7.801	\$1,143,891	\$953,856

3. POPULATION GENERATION

In order to determine the estimated impacts on the school district, municipality and other taxing districts, an analysis of student counts for similar developments was undertaken. Eleven developments were analyzed for similar age-targeted units. None of the developments are age-restricted. The actual student counts are provided in Table 4, along with ratios that are used in the analysis.

Page | 5

Table 4: School-Age Children by Development

SCHOOL- AGE CHILDREN BY DEVELOPMENT												
Development Name	Savoy Club	Field Stone Club	Chasemoor Club	Lake Ridge Club	Burr Ridge Club	Heather-field	Fox Meadow	Hibbard Gardens	Royal Ridge	Regent Woods	Westgate	Average
Comparable Homes	52	60	192	68	73	70	26	6	77	35	29	
K-8 School Age children	4	0	6	0	0	7	2	0	1	0	5	
HS School Age children	4	1	3	0	0	0	0	0	0	0	3	
Elementary students per unit	0.08	0.00	0.03	0.00	0.00	0.10	0.08	0.00	0.01	0.00	0.17	0.04
High school students per unit	0.08	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.02

Due to the site layout, bedroom design, lack of back yards and restrictions on outdoor play equipment, very low student counts are anticipated through Hinsdale Meadows.

In addition, Grau Mill was analyzed but due to the difference in density, age of product, price point, and layout, it was determined that Grau Mill was not a comparable project.

In order to determine the total expected population for conventional four bedroom homes as are currently zoned, the most comprehensive study of estimates of new housing was utilized. The study was prepared by Robert Burchell, David Listokin, William Dolphin of the Center for Urban Policy Research at Rutgers University in 2006 and is entitled "Residential Demographic Multipliers: Estimates of the Occupants of New Housing. The study was conducted of new housing in Illinois, primarily in suburban markets.

Table 5: Population Estimate Ratios

Population Estimate Ratios			
	Total Persons	ES	HS
4 Bedroom single family detached	3.58	0.81	0.22
3 Bedroom single family master down	2.05	0.040	0.020

As shown in Table 6, the expected population was projected for the proposed site plan of 59 units compared to the current zoning of 36 larger homes.

Table 6: Forecasted Population

	Total Persons	ES	HS
Proposed Site Plan			
Conventional 4 Bedroom single family detached	7.2	1.6	0.4
3 Bedroom single family master bedroom down	116.9	2.3	1.1
Total (rounded)	124	4	2
Current Zoning			
Conventional 4 Bedroom single family detached	128.9	29.2	7.9
Total (rounded)	129	29	8

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Key Findings:

- The proposed site plan will produce less population and school children than current zoning.
- CCSD 181 will have approximately 4 new students with proposed site plan compared with 29 new students under current zoning.
- Hinsdale High School District 86 will have 2 students with the proposed site plan versus 8 students under current zoning.
- The total number of school-age children will decrease from 37 to 6 students.

4. SCHOOL IMPACTS

Applying the projected student population to the two school districts revenues and expenses shows a much more positive impact of the proposed site plan compared with current zoning, as shown in Table 7.

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Table 7: School District Revenue and Expenses

Hinsdale CCSD 181	Proposed Plan	Current Zoning
Elementary School-Age Children	4	29
Property Tax Revenue	\$514,685	\$429,180
Revenues (state & federal aid)	\$6,122	\$44,388
Total Revenue	\$520,807	\$473,568
Expenses (cost of additional teacher)	N/A	-\$75,000
Net Impact	\$520,807	\$398,568

Key Findings:

- Hinsdale CCSD 181 will receive more revenue under the Proposed Plan, \$521,000 annually, compared with \$474,000 for Current Zoning.
- CCSD 181 will have fewer expenses. According to the Superintendent of CCSD 181, no additional teacher will be required to serve four additional students generated by the Proposed Plan, while one additional teacher would be required to serve 29 students at full build-out of large single-family homes under Current Zoning, requiring \$75,000 additional in salary.
- The Net Fiscal Impact would therefore be projected at \$521,000 under the Proposed plan and \$398,000 under Current Zoning.
- The total difference to the school district would be \$122,000 in higher revenue and lower expenses in the Proposed Plan versus Current Zoning.

Table 8: Hinsdale High School District 86 Revenues and Expenses

Hinsdale High School District 86	Proposed Plan	Current Zoning
High School-Age Children	2	8
Property Tax Revenue	\$269,513	\$224,739
Revenues (state & federal aid)	\$4,540	\$18,162
Total Revenue	\$274,054	\$242,901
Expenses (cost of additional teacher)	N/A	N/A

Page | 8

Key Findings

- The fiscal impact on HSD is projected to be \$274,000 compared with \$242,000 under Current Zoning, a difference of approximately \$32,000.
- While Proposed Zoning is projected to generate just two children, Current Zoning is projected to generate 8 students.
- Neither scheme is projected to produce enough high school students to require hiring an additional teacher.
- The net fiscal impact is therefore projected to be \$32,000 higher under the Proposed Plan versus Current Zoning.

5. VILLAGE OF HINSDALE

Revenues were analyzed for the Village of Hinsdale. As shown in Table 9, the Proposed Site Plan has higher revenue than Current Zoning.

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Table 9: Village Revenue

	Proposed Site Plan	Current Zoning
Property Taxes	71,851	59,914
Utility Taxes	6,900	4,200
Motor Fuel Tax	3,000	3,100
State Income Tax	11,200	11,600
State Use Tax	2,852	2,967
Total Revenue	95,803	81,781

Key Finding

- Revenues are projected at just over \$96,000 for Proposed Plan compared with \$82,000 for Current Zoning.

J. MICHAEL MEISSNER ARCHITECT
1405 Chanticleer Lane Hinsdale, IL, 60521
Office 630.323.8373 Fax 630.323.7177 E-mail arkitec@att.net

September 18th 2016

To; Laura LaPlaca, Chair, Hinsdale Plan Commission
Hinsdale Plan Commission Members,
Kathleen Gargano, Village Manager,
Rob McGinnis, Director of Community Development
Chan Yu, Village Planner.
19 East Chicago Avenue
Hinsdale, IL. 60521

Dear Chairman LaPlaca,

In advance of the scheduled upcoming public hearing regarding Sedgwick, I felt that my key question to be germane, one best assessed and answered by the Village.

My first question is what are the forecasted or projected annual revenues from the current development, design configuration, sales, real estate and school taxes?

My second question is how many units were requested in Sedgwick's first and second submissions?

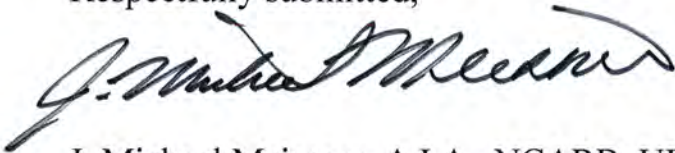
My third and last question is what would the commensurate revenues have been for those?

It may be an important perspective, to calibrate how much revenue the Village has previously turned down.

I have enclosed a couple of site plan thoughts that might create a more homogeneous neighborhood feeling using bark chip paths and 3 gazebos or patio seating areas.

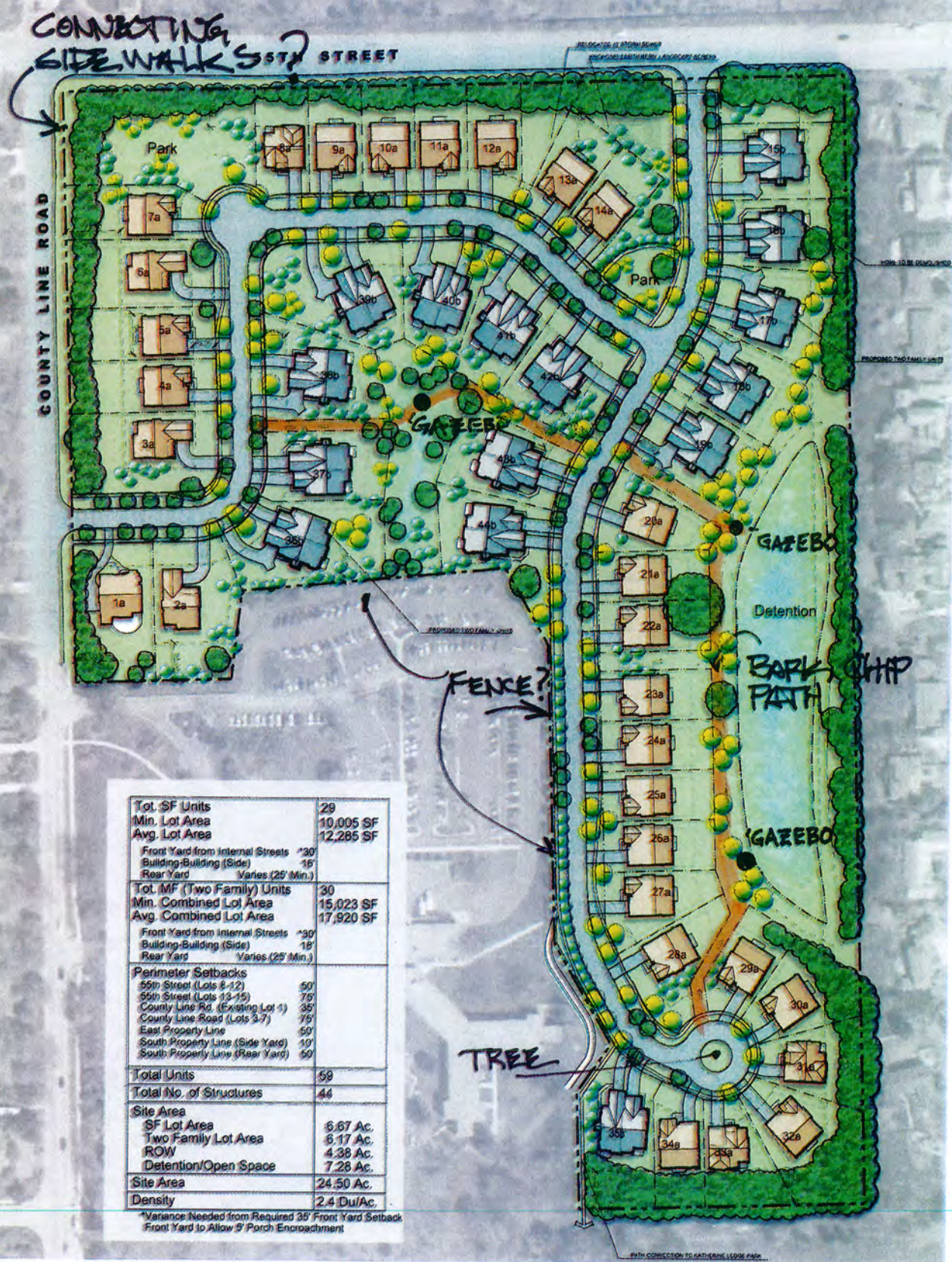
I wonder if Countyline Road's sidewalk will connect directly to Sedgwick and where? At the South East corner 55th and CLR, through Sedgwick Park?

Respectfully submitted,



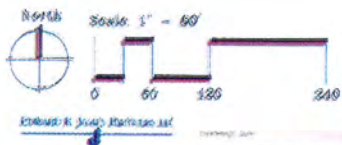
J. Michael Meissner, A.I.A., NCARB, UIA

J . M I C H A E L M E I S S N E R A . I . A , N C A R B , U I A



Tot. SF Units	29
Min. Lot Area	10,005 SF
Avg. Lot Area	12,285 SF
Front Yard from Internal Streets	*30'
Building-Building (Side)	15'
Rear Yard	Varies (25' Min.)
Tot. MF (Two Family) Units	30
Min. Combined Lot Area	15,023 SF
Avg. Combined Lot Area	17,920 SF
Front Yard from Internal Streets	*30'
Building-Building (Side)	15'
Rear Yard	Varies (25' Min.)
Perimeter Setbacks	
55th Street (Lots 8-12)	50'
55th Street (Lots 13-15)	75'
County Line Rd. (Existing Lot 1)	35'
County Line Road (Lots 3-7)	75'
East Property Line	60'
South Property Line (Side Yard)	10'
South Property Line (Rear Yard)	60'
Total Units	59
Total No. of Structures	44
Site Area	
SF Lot Area	6.67 Ac.
Two Family Lot Area	6.17 Ac.
ROW	4.38 Ac.
Detention/Open Space	7.28 Ac.
Site Area	24.50 Ac.
Density	2.4 Du/Ac.

*Variance Needed from Required 35' Front Yard Setback
Front Yard to Allow 5' Porch Encroachment



Sheet L-0
Sedgwick
Conceptual Site Plan

Date: May 23, 2018
Rev. 1



HINSDALE MEADOWS VENTURE, LLC

2550 Waukegan Road

Glenview, IL 60025

September 22, 2016

Mr. Chan Yu
Village Planner
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

Re: Hinsdale Meadows PD
Section 11-603 Planned Developments
Par. 6, "Increase in the amount open space"

Dear Chan,

As we prepare for the meeting with the Plan Commission Oct. 12, 2016, we have once again reviewed Section 11-603: Planned developments, with specific attention to Par. 6, regarding "an increase in the amount of open space".

We believe there are many benefits to the village if they approve the proposed Hinsdale Meadows PD, but this letter deals specifically with Par. 6, which deals with, **"An increase in the amount of open space over that which would result from the application of conventional subdivision regulations"**.

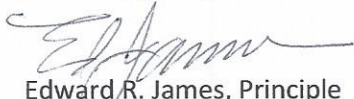
The proposed Hinsdale Meadows PD will provide three areas of **Common Open Space**, which total in excess of 70,000 sq. ft. The largest site exceeds 33,000 sq. ft., located at the NW corner of the property, the second, is located at the intersection of Hannah and Barton, and exceeds 11,000 sq. ft., and the third site is the center area surrounded by lots beginning with numbers 36-44 and exceeds 25,000 sq. ft. Each of the Common Open Space areas is highlighted in yellow on the attached site plan for Hinsdale Meadows. **Common Open Space, is defined as; "Open space held in private, (Hinsdale Meadows HOA) regularly available for use by the occupants of more than one dwelling or the users of more than one nonresidential building"**.

This compares with **no Common Open Space** in the existing platted 36, minimum ½ acre lots in the Sedgwick subdivision. See attached subdivision plat of Sedgwick. The platted subdivision includes only **Private Open Space**, defined as; **"Open space held in private ownership, the use of which is normally limited to the occupants of one dwelling or the users of one nonresidential building"**.

The more than 70,000 sq. ft. **Common Open Space** to be provided in the Hinsdale Meadows PD is not only significant but provides three separate areas, each providing a sense of place where neighbors can gather, socialize and enjoy nature away from their own property. This opportunity is missing in the current Sedgwick plat of subdivision where all of the land is subdivided into **Private Open Space**, as defined above.

We believe and hope the village agrees that these three Common Open Spaces in Hinsdale Meadows will more than satisfy the need to provide more **Common Open Space**, as required in Section 11-603, Par. 6, and Hinsdale Meadows will be a welcomed addition to the Village of Hinsdale.

Sincerely yours,



Edward R. James, Principle
Hinsdale Meadows Venture LLC

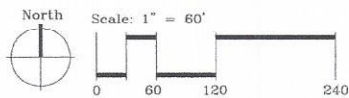
CC: Mike Balas w/Encls.
Jerry James w/Encls.

Encls: Site Plan, Hinsdale Meadows, Plat of Subdivision Sedgwick



Tot. SF Units	29
Min. Lot Area	10,005 SF
Avg. Lot Area	12,285 SF
Front Yard from Internal Streets	*30'
Building-Building (Side)	16'
Rear Yard	Varies (25' Min.)
Tot. MF (Two Family) Units	30
Min. Combined Lot Area	15,023 SF
Avg. Combined Lot Area	17,920 SF
Front Yard from Internal Streets	*30'
Building-Building (Side)	18'
Rear Yard	Varies (25' Min.)
Perimeter Setbacks	
55th Street (Lots 8-12)	50'
55th Street (Lots 13-15)	75'
County Line Rd. (Existing Lot 1)	35'
County Line Road (Lots 3-7)	75'
East Property Line	50'
South Property Line (Side Yard)	10'
South Property Line (Rear Yard)	50'
Total Units	59
Total No. of Structures	44
Site Area	
SF Lot Area	6.67 Ac.
Two Family Lot Area	6.17 Ac.
ROW	4.38 Ac.
Detention/Open Space	7.28 Ac.
Site Area	24.50 Ac.
Density	2.4 Du./Ac.

*Variance Needed from Required 35' Front Yard Setback
Front Yard to Allow 5' Porch Encroachment



EDWARD R. JAMES PARTNERS, LLC

sedgwick.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design requirements (i.e., applicable zoning, subdivision, and NEPA design requirements and other relevant regulations, etc.)

Sheet L-0
Sedgwick
Conceptual Site Plan

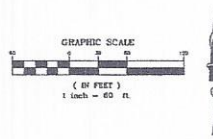
Date: June 30, 2016
Rev: --

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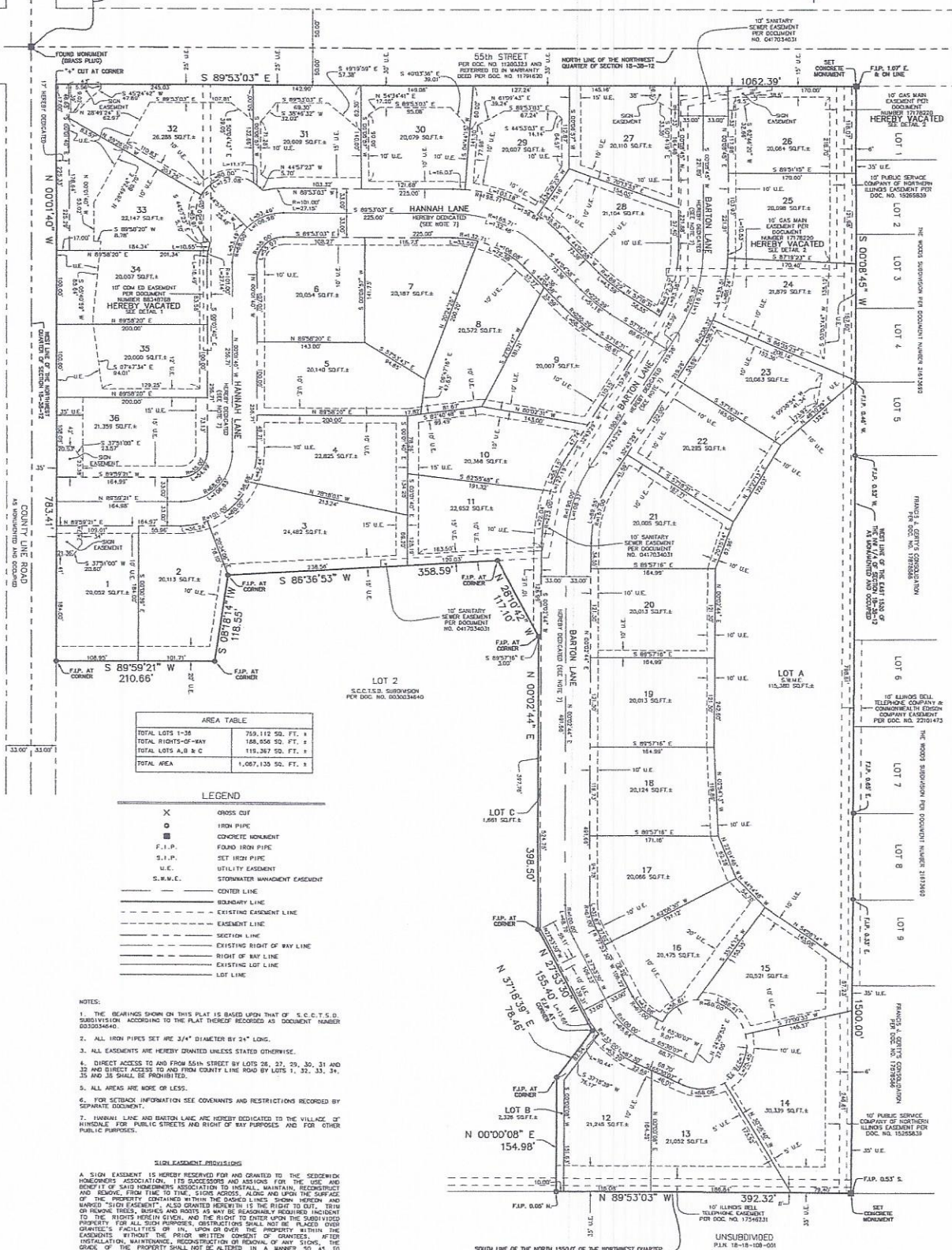


FINAL PLAT OF SUBDIVISION SEDGWICK

LOT 1 IN THE S.C.C.T.S.D. SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0330334640, ALL IN COOK COUNTY, ILLINOIS.



CADASTRAL INDEX NUMBER
18-18-100-022



AREA TABLE	
TOTAL LOTS 1-36	769,112 SQ. FT. ±
TOTAL RIGHTS-OF-WAY	188,556 SQ. FT. ±
TOTAL LOTS A, B & C	119,267 SQ. FT. ±
TOTAL AREA	1,067,135 SQ. FT. ±

LEGEND	
X	CROSS CUT
○	IRON PIPE
●	CONCRETE MONUMENT
F.I.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE
U.E.	UTILITY EASEMENT
S.W.E.	STORMWATER MANAGEMENT EASEMENT
---	CENTER LINE
---	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	EASEMENT LINE
---	SECTION LINE
---	EXISTING RIGHT OF WAY LINE
---	RIGHT OF WAY LINE
---	EXISTING LOT LINE
---	LOT LINE

- NOTES:
- THE BEARINGS SHOWN ON THIS PLAT IS BASED UPON THAT OF S.C.C.T.S.D. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0330334640.
 - ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG.
 - ALL EASEMENTS ARE HEREBY GRANTED UNLESS STATED OTHERWISE.
 - DIRECT ACCESS TO AND FROM 55th STREET BY LOTS 26, 27, 29, 30, 31 AND 32 AND DIRECT ACCESS TO AND FROM COUNTY LINE ROAD BY LOTS 1, 32, 33, 34, 35 AND 36 SHALL BE PROHIBITED.
 - ALL AREAS ARE MORE OR LESS.
 - FOR SETBACK INFORMATION SEE COVENANTS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
 - FURNISHING LANE AND BARTON LANE ARE HEREBY DEDICATED TO THE VILLAGE OF HINSDALE FOR PUBLIC STREETS AND RIGHT OF WAY PURPOSES AND FOR OTHER PUBLIC PURPOSES.

SIGN EASEMENT PROVISIONS

A SIGN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SEDGWICK HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE USE AND BENEFIT OF SAID HOMEOWNERS ASSOCIATION TO INSTALL, MAINTAIN, RECONSTRUCT AND REMOVE, FROM TIME TO TIME, SIGNAGE, ADVERTISEMENTS AND OTHER MARKINGS ON THE PROPERTY CONTAINED WITHIN THE DASHED LINES SHOWN HEREON AND NAMED "SIGN EASEMENT". ALSO GRANTED HEREBY IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROADS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. RESTRICTIONS SHALL NOT BE PLACED UPON THE GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE SIGN EASEMENT, INCLUDING THE INSTALLATION, MAINTENANCE, RECONSTRUCTION OR REMOVAL OF ANY SIGN, NOTWITHSTANDING THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

REVISIONS	
1.	AND LOT 8
2.	LOT REV. & DED.
3.	ADD SIGN EASEMENT
4.	ADD SIGN EASEMENT
5.	PPR CLIENT REVIEW
6.	PPR MULTIPLE REVIEW

SEDGWICK
HINSDALE, ILLINOIS

**FINAL PLAT
OF
SUBDIVISION**

SURVEY FILE	
PROJECT NO.	2716.00
DATE	02/19/03
SCALE	1"=60'
DESIGNED BY	CUPIL/GKE
DRAWN BY	CUPIL/GKE
CHECKED BY	THP

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(630) 250-1550
70 EAST LAKE STREET
CHICAGO, ILLINOIS 60601
(312) 763-0549

FINAL PLAT OF SUBDIVISION OF SEDGWICK