



MEETING AGENDA

PLAN COMMISSION
Wednesday, February 8, 2017
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)

CALL TO ORDER

1. MINUTES - Minutes of January 11, 2017

2. FINDINGS AND RECOMMENDATIONS

- 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.
- b) Case A-41-2016 – 100 S. Garfield Ave. – Community Consolidated School District 181 – Exterior Appearance and Site Plan Review for a new Hinsdale Middle School (presented at Plan Commission Special Meeting Jan. 19, 2017).

3. 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-38-2016 – 525-527 W. Ogden Ave. – Kensington School – Text Amendment and Concurrent Special Use Permit for Child Daycare not operated by/for a Membership Organization and Concurrent Exterior Appearance/Site Plan Review.
- b) Case A-40-2016 – 722-724 N. York Rd. – Hinsdale Animal Hospital – Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use Permit and Concurrent Special Use Permit Application.
- c) Case A-30-2016 – 210 E. Ogden Ave. – Shell (gas station) – Design Review Permit Application to add additional color to North and West facing Canopies. A sign permit application is also included to replace 2 existing canopy signs with Code compliant (and remove 2 existing canopy signs permanently).

4. MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT

- a) Case A-37-2016 – 120 N. Oak St. – AMITA Health – Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist to AMITA) *continued from January 11, 2017, PC meeting*.

5. SCHEDULE OF PUBLIC HEARING (both items contingent on Second Reading Board Referral on February 7, 2017). 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 – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit

Application to allow tutoring educational services in the O-2 Limited Office District.

- b) Case A-33-2016 – 534 Chestnut St. – Christine Stec – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.

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
January 11, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, January 11, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Krillenberger and Commissioner Willobee - Commissioner Crnovich (but missed the vote on first 2 Agenda items)

ABSENT: Commissioner McMahon and Commissioner Unell

ALSO PRESENT: Robb McGinnis, Director of Community Development, Michael Marrs, Village Attorney and Chan Yu, Village Planner
Applicant Representatives for Case: A-13-2016, A-43-2016, A-37-2016 and A-18-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) if anyone has any comments, revisions or suggestions to minutes from December 14, 2016. Commissioner Willobee explained that on page 422, line 16 of the transcript, he was not the one who asked if the presented was sworn in. With no other comments or revisions, Chairman Cashman asked for a motion to approve the minutes, with the suggested revision.

Commissioner Ryan motioned and Commissioner Peterson seconded. The motion passed unanimously (6 Ayes, and 3 absent).

Findings and Recommendations

Case A-35-2016 – 339 W. 57th St. – Jacobs for Verizon Wireless - Exterior Appearance for Telecommunication Equipment upgrades on an Existing Antenna Location. This is a Public Meeting item that has followed the Notice Requirements for Nonresidential properties within 250 feet from a single family zoning district.

Chairman Cashman, after giving a brief summary of the application, asked for any comments. With none, he asked for a motion to approve the Findings and Recommendations as submitted.

Commissioner Willobee motioned to approve, Commissioner Fiascone seconded and the motion passed unanimously (6 Ayes and 3 absent).

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Sign Permit Review – Case A-13-2016 – 25 E. Hinsdale Ave./Train Station (Historic District) – Casa Margarita – 1 Blade Sign on East Wall

Chairman Cashman, gave a brief summary of the application, and explained that Chan reviewed that the blade sign exhibit in the packet is 3 inches too long, but the one circulated at the dais is Code compliant (27” vs. 24”, respectively).

Chan replied that’s correct, and explained that the HPC reviewed this sign as well.

Commissioner Krillenberger asked what the conclusion was.

Chan responded a recommendation to deny the sign, 2 to 1. Some of the reasons to deny included that it’s the 4th sign, the 3rd sign was a sign modification request, and that the sign is illuminated.

Chairman Cashman asked the applicant to please present the request.

The applicant/restaurant owner, Mr. Chase Lofti presented and explained the logic for the blade sign. The restaurant has 2 entrances, and the east entrance has no signage. The foot traffic does not know that there’s a restaurant at the subject property.

Chairman Cashman asked if the 24” projection sign is Code compliant.

Chan responded correct.

Chairman Cashman asked if the number of signs is compliant.

Chan responded yes, the blade sign doesn’t count towards wall, awning or window signage.

Chairman Cashman asked if there were any questions by the Commissioners.

Commissioner Peterson believes there’s too much signage on the building already, and plus it’s a historic building.

Commissioner Crnovich agreed, and expressed that there are already 3 signs, and that it is on a historic building. She also asked what the HPC decided.

Chairman Cashman reviewed that they denied it 2 to 1, because it’s a 4th sign and that it’s illuminated.

Chan confirmed this is correct.

Commissioner Crnovich reiterated that this is a 4th sign on the building, on top of the awnings which she believes is branding.

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Mr. Chase Lofti responded that the sign does not project further than the awnings.

Commissioner Krillenberger appreciates the sign at the location and believes the sign looks OK to him.

Commissioner Crnovich disagreed, and pointed out again that this is a 4th sign at a historic building, in a historic district. She also can't think of any other building that has 4 signs.

Mr. Chase Lofti replied that it's a unique building with 4 sides and 2 entrances.

Commissioner Crnovich doesn't believe the spirit of blade signs was to be illuminated, but to accent the buildings.

Mr. Chase Lofti explained the lighting is needed at the area.

Chairman Cashman asked if lettering on the doors would be Code compliant.

Chan explained that would count against window signage.

Mr. Chase Lofti pointed out that the HPC referenced blade signs as traditional.

Commissioner Crnovich also believes the PC should respect the recommendation by the HPC.

Commissioner Ryan explained that she agrees that 3 signs are enough and that the awnings make it pretty clear it's a restaurant.

Commissioner Willobee is OK with the sign but not the illumination aspect of it.

Commissioner Fiascone agreed.

Additional discussion regarding the previous modification request for the 3rd sign, existing signage and reasoning for the 4th sign ensued.

Chairman Cashman asked if there are any additional comments by the Commissioners. With none, he asked for a motion to approve the sign, non-illuminated, with a 24 inch projection.

Commissioner Krillenberger motioned to approve, Commissioner Fiascone seconded and the motion passed (4 Ayes, 3 nays and 2 absent).

Sign Permit Review – Case A-43-2016 – 500 Chestnut Street – Huntington Bank – 1 Wall Sign and 1 Ground Sign

Chairman Cashman, gave a brief summary of the application.

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Mr. Ernie DiFiore, of Modern Signs, representing Huntington National Bank, introduced himself and the sign request. He explained Huntington has acquired all the First Merit Banks, and rebranding its locations. As such, they would like to replace the wall sign and ground sign.

Chairman Cashman asked if the Commissioners have any questions for the applicant.

Commissioner Crnovich asked if the signage is larger than what's existing.

Mr. Ernie DiFiore responded slightly larger. The ground sign is longer and the wall sign is shorter, but longer.

Chan reviewed the exact dimensions of the signage.

Chairman Cashman asked if the signage is compliant.

Chan responded yes.

Chairman Cashman appreciated the illumination Code reminders since the signage is across a residential district.

Commissioner Krillenberger believes they look OK to him since they are a little larger but still Code compliant .

Commissioner Ryan thinks the new signage looks overwhelmingly huge, and wonders if they can be smaller, even though they are Code compliant.

Mr. Ernie DiFiore explained it's just 1 wall sign and 1 ground sign on a large building.

Commissioner Crnovich asked if they can be smaller.

Mr. Ernie DiFiore replied the signs were designed within your Code.

Commissioner Peterson believes the sign is too large and should go back to the 10' width.

Mr. Ernie DiFiore doesn't know what the next size smaller is since they are pre-fabricated.

Commissioner Ryan asked if he could ask the bank to consider reducing the size of the signage.

Mr. Ernie DiFiore replied the bank will say no.

Commissioner Crnovich asked Chan if he had any suggestions.

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Chan explained just because you meet the Code, doesn't necessarily mean the PC needs to approve it.

Mr. Ernie DiFiore replied he understands, however, he just doesn't know the next size down.

After reviewing the dimensions of the proposed and existing signage with the Commission, Chairman Cashman asked for a motion to approve the signs, with the condition that the ground sign is reduced to 36 SF.

Commissioner Crnovich motioned to approve, Commissioner Willobee seconded and the motion passed unanimously (7 Ayes and 2 absent).

Schedule of Public Hearing – No Discussion to take place except to determine a time and date of the hearing.

Agenda Item—Case A-38-2016- 525-527 W. Ogden Ave. – Kensington School – Schedule a Public Hearing for Text Amendment and Special Use Permit for Child Daycare not operated by/for a Membership Organization

The PC unanimously approved to schedule the public hearing for the February 8, 2017, PC meeting, 7-0 (2 absent).

Agenda Item—Case A-40-2016- 722-724 N. York Rd. – Hinsdale Animal Hospital – Schedule a Public Hearing for Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use

The PC unanimously approved to schedule the public hearing for the February 8, 2017, PC meeting, 7-0 (2 absent).

Agenda Item—Case A-30-2016- 210 E. Ogden Ave. –Shell (gas station) – Schedule a Public Hearing for Design Review Permit application to add additional color to North and West facing Canopies. A sign permit application is also included to replace 2 existing canopy signs with Code compliant (and remove 2 existing canopy signs permanently)

The PC unanimously approved to schedule the public hearing for the February 8, 2017, PC meeting, 7-0 (2 absent).

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Major Adjustment to Planned Development

Agenda Item—Case A-37-2016- 120 N. Oak St. – AMITA Health – Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist)

Chairman Cashman, gave a brief summary of the application, and that it's essentially a rebranding sign package to AMITA Health.

Mr. Garry Potts, from Professional Permits introduced himself, and reviewed the sign package with the PC. Unfortunately, a few of the sign exhibits were missing from the sign package application. Ms. Jennifer Horvath, the Project Manager had the missing exhibits and reviewed them with the PC. In general, the concerns and recommendations for resubmittal by the PC included that some of the signs are too large, both in height and width; to utilize a consistent ground sign base versus the dual post/pole "real estate" style sign; provide potential softer background colors versus the white; and a study/narrative in terms of the functional design aspect of the signage.

After reviewing the above, Chairman Cashman asked for a motion to continue the application to the next PC meeting on February 8, 2017.

Commissioner Crnovich motioned to approve, Commissioner Krillenberger seconded and the motion passed unanimously (7 Ayes and 2 absent).

Public 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.

Chairman Cashman reviewed the next item on the agenda as public hearing item case A-18-2016, the Hinsdale Meadows venture at 55th Street and County Line Road, which have included 3 previous PC meetings, continuing from October 12, November 9 and December 14, 2016.

Chairman Cashman thanked the applicant for the application package and asked for anyone in the audience who wished to speak to be formally sworn in for the public hearing.

(Please see the attached transcript for Case A-18-2016 included as part of this record, Attachment 1)

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Other Business

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.

Case A-33-2016 – 534 Chestnut St. – Christine Stec – Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.

Chairman Cashman asked Chan about Cases A-26-2016 and A-33-2016, and if a text amendment would be required.

Chan explained yes, the PC needs to formally close the public hearing on both items because the applications will require a text amendment to Section 6-106(B)(7) to include tutoring. The notification only reflected a special use permit, thus, a new notification for a text amendment request must be completed.

Commissioner Peterson asked if the tenant is still (illegally) operating in the space.

Robb McGinnis responded yes, however staff has cited and issued tickets already. Robb also summarized the county court process.

Chairman Cashman asked for a motion to formally close the public hearing for Case A-26-2016.

Commissioner Krillenberger motioned to approve, Commissioner Willobee seconded, and the motion passed unanimously (7 Ayes and 2 absent).

Chairman Cashman asked for a motion formally close the public hearing for Case A-33-2016.

Commissioner Crnovich motioned to approve, Commissioner Ryan seconded and the motion passed unanimously (7 Ayes and 2 absent).

The meeting was adjourned at 10:44 PM, unanimously after Commissioner Krillenberger motioned and Commissioner Fiascone seconded.

Respectfully Submitted,

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

Chan Yu, Village Planner

<p style="text-align: right;">457</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. EDWARD R. JAMES, MR. JERRY JAMES, and MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MS. EDITH JOHNSTON;</p> <p>MR. PHILIP MORIARTY.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">459</p> <p>1 who would like to comment on this matter to</p> <p>2 stand and be sworn in.</p> <p>3 (Audience sworn en masse.)</p> <p>4 MR. E. JAMES: Good evening. My name</p> <p>5 is Edward James. I'm with Hinsdale Meadows</p> <p>6 Venture. With me tonight, my son Jerry James,</p> <p>7 president of Edward James Companies, principal</p> <p>8 in Hinsdale Meadows Venture. And Mike Balas,</p> <p>9 vice president and chief financial officer,</p> <p>10 Edward James Companies.</p> <p>11 After the last meeting, we were</p> <p>12 asked to look at increasing the density in order</p> <p>13 to reduce the prices of the homes. And we made</p> <p>14 a valiant attempt. We came up with a plan for</p> <p>15 65, and we are now going to ask you to put that</p> <p>16 aside. If the Board of Trustees wants to</p> <p>17 entertain it at a later date, they can. But we</p> <p>18 are going to seek permission for the 59-unit</p> <p>19 plan this evening. This is our fourth meeting.</p> <p>20 PRESIDENT CASHMAN: Okay. Just some</p> <p>21 comment on that. I know in talking with Village</p> <p>22 staff, with President Cauley, and with Luke, a</p>
<p style="text-align: right;">458</p> <p>1 PRESIDENT CASHMAN: Our next order of</p> <p>2 business is Case A-18-2016, 55th Street and</p> <p>3 County Line, Hinsdale Meadows Venture, Text</p> <p>4 Amendment to Section 3-106, Special use is to</p> <p>5 allow a planned development in a single-family</p> <p>6 residential district and subject to an issuance</p> <p>7 of a Special Use Permit. And this is also a</p> <p>8 Planned Development.</p> <p>9 So it is basically those three</p> <p>10 items, the planned development, adding the</p> <p>11 special use for a planned development, and then</p> <p>12 ultimately a text amendment to add that special</p> <p>13 use. We had three previous meetings, on</p> <p>14 October 12, November 9, and December 14. And</p> <p>15 with that, thank you again for a nice package</p> <p>16 and answering not only our questions but some</p> <p>17 that you received from trustees, I think,</p> <p>18 between the last meeting and today.</p> <p>19 So I believe you gave us a handout of</p> <p>20 what you are going to present. So if you cover</p> <p>21 the main points, and then we will ask for</p> <p>22 questions. And I guess we need to ask anyone</p>	<p style="text-align: right;">460</p> <p>1 lot of this was response -- If you remember,</p> <p>2 Luke sent an e-mail to Mr. James and asked him</p> <p>3 about this concept. And in his e-mail, and it's</p> <p>4 in our packet, he was spelling out basically --</p> <p>5 He was focusing on the east side of the</p> <p>6 property, which is along the existing detention</p> <p>7 area, and taking those 1st floor bedroom</p> <p>8 single-family structures and converting those</p> <p>9 into duplexes. And basically if you went back</p> <p>10 and looked at the e-mail, kind of came up to</p> <p>11 some math to how he thought he could get the</p> <p>12 units down to about a \$750,000 range.</p> <p>13 So I reviewed this package. I</p> <p>14 contacted Luke just to see what was his take,</p> <p>15 since it was a request he had made or question</p> <p>16 he had asked; and he was not in favor. Though</p> <p>17 he was in favor of trying to reduce the cost of</p> <p>18 the duplexes, he was not in favor of changing</p> <p>19 the single family that are along County Line or</p> <p>20 along 55th Street in order to accomplish that.</p> <p>21 So with that in mind, I think it's</p> <p>22 nice to have the information. I appreciate the</p>

<p style="text-align: center;">461</p> <p>1 hard work you put together to do this. So that 2 it's something that could be evaluated by the 3 Village or by the trustees. But I think instead 4 of going through it all in detail, unless 5 someone had a comment about it that they wanted 6 to ask, that what we are going to focus on 7 tonight is the 59 unit where it's basically 8 50 percent of them are single family, 1st floor 9 bedrooms, and roughly 50 percent are duplexes, 10 the original submittal that we saw back in 11 October. 12 So we will continue that and focus 13 on that tonight, and I appreciate that. I mean 14 I know, I appreciate the fact that you responded 15 and did some creative work to try to come up 16 with a solution. But I don't want to waste your 17 time or the Commissioners' time to discuss 18 something that you don't want to propose to the 19 Village and with discussions with staff that 20 they are suggesting that you stay with the 21 original plan. 22 MR. E. JAMES: We understand. So let</p>	<p style="text-align: center;">463</p> <p>1 is this, we won't dig all the foundations at 2 once, obviously. So we have talked to the 3 Village about storing the dirt on site, on their 4 site. And when we get enough there, then we 5 would go and level the one field leaving two in 6 play, and then continue the process until we are 7 done. 8 PRESIDENT CASHMAN: Okay. 9 MR. E. JAMES: So they will always have 10 at least two fields in action. 11 PRESIDENT CASHMAN: Okay. And then, 12 Chan, I thought you told me that this was 13 discussed at the Parks & Rec's meeting recently? 14 MR. YU: No. 15 PRESIDENT CASHMAN: Was it just with 16 staff? 17 MR. MC GINNIS: No. There was 18 conversation on Monday night with the Parks & 19 Rec Commission. I caught the tail end of it, 20 was asked about that being a compensating 21 amenity. And there was at least at a very high 22 level, because the only information they had was</p>
<p style="text-align: center;">462</p> <p>1 me move on to the next subject, which was an 2 open discussion at the end of the last meeting. 3 If you look at the handout that we gave you, 4 it's on the second page. It's the revised 5 public benefit. And with our, with working with 6 the staff between the last meeting and this 7 one -- and I believe it was approved by the KLM 8 park district or the people there -- we will use 9 our excess dirt from the excavations and what 10 have you to regrade the lacrosse fields in KLM 11 park. And we propose to add a cardio path 600 12 to 900 feet long by 8 feet wide. And the exact 13 locations and configuration of that is subject 14 to engineering and whatever the park, where they 15 want to put it and where they want it to 16 connect. 17 PRESIDENT CASHMAN: Excuse me, 18 Mr. James. So I thought in the text you also 19 said that basically executing this that the plan 20 would be to level one at a time so that two 21 would remain operational? 22 MR. E. JAMES: Yes. What we plan to do</p>	<p style="text-align: center;">464</p> <p>1 a very rudimentary sketch that I put together 2 for internal use -- 3 PRESIDENT CASHMAN: Okay. 4 MR. MC GINNIS: -- but at a high level 5 there was buy in for that, for the fields. A 6 couple of the comments by the Commissioners, 7 they were concerned that it would drastically 8 change the feel of KLM; and they had requested 9 additional information once more detailed 10 drawings were put together. But in concept, 11 they were in agreement. 12 PRESIDENT CASHMAN: Anything else to 13 add to that? 14 MR. E. JAMES: No. I mean it's all 15 subject to engineering, with the engineers and 16 the park district and what have you, and using 17 our fill to level the field to the extent that 18 we have the dirt available. 19 PRESIDENT CASHMAN: And I don't know if 20 this was in the packet or just discussion with 21 staff, so the concept on the cardio loop was to 22 utilize the existing roadway together with</p>

<p style="text-align: right;">465</p> <p>1 possibly this loop and to do some striping and 2 note distances or something. So that if people 3 wanted to walk a mile, a couple miles, they 4 would be able to figure out what they are doing 5 and using a combination of what currently exists 6 there with this additional.</p> <p>7 MR. MC GINNIS: That's correct. The 8 initial concern with one of the Commissioners 9 was that we were going to have a path to 10 nowhere. And at that point I had stated that 11 all of those public sidewalks are in already so 12 there would be kind of a circuitous route from 13 the existing service road interconnecting the 14 parking lots and what have you around the park 15 to the existing public walks in the Hinsdale 16 Meadows Venture project that would tie into a 17 walk on 55th or County Line. So it does create 18 a link and a walk to somewhere.</p> <p>19 PRESIDENT CASHMAN: Okay. Okay. Thank 20 you.</p> <p>21 MR. E. JAMES: If you go to the next 22 page, just to refresh your memory on the 59-unit</p>	<p style="text-align: right;">467</p> <p>1 Village staff and the applicant's engineers 2 about the existing systems, the best management 3 practices, fee in lieu of. And my understanding 4 is in general terms Dan and the Village are 5 acceptable, but this would still be something -- 6 This is a conceptual plan that we are reviewing 7 now and that the hope would be, as this goes 8 forward, that the applicant, if this does get 9 from us and goes to the trustees, and they then 10 get to a detailed panel level, that this would 11 all be determined to the satisfaction of the 12 Village to make sure it complies with Du Page 13 requirements and the Village is pleased with the 14 results.</p> <p>15 So I appreciate the fact that 16 that's happened over the last month. But I 17 don't want it to be something that we are acting 18 on now because it's really a little bit more 19 detailed than where we are at at this point.</p> <p>20 MR. WILLOBEE: Yes, I agree. Robb and 21 Dan and I have talked a little bit. But I think 22 my point more was at this stage we want to make</p>
<p style="text-align: right;">466</p> <p>1 plan. It has 44 buildings, 1.8 per acre. Total 2 of 59 units, 2.4 units per acre. There are 29 3 single-family detached homes and 30 duplex 4 homes. And there are two parks totaling about 5 44,754 feet. And the plan we are not using is 6 on the next page, and that's not going to go 7 anywhere.</p> <p>8 PRESIDENT CASHMAN: Okay.</p> <p>9 MR. E. JAMES: And that concludes our 10 presentation.</p> <p>11 PRESIDENT CASHMAN: Okay. Thank you, 12 Mr. James.</p> <p>13 Any questions for the applicant 14 right now? Commissioners?</p> <p>15 MR. KRILLENBERGER: None.</p> <p>16 PRESIDENT CASHMAN: Okay. A couple 17 things I wanted to kind of get a comment on is 18 there was one question that was brought up by 19 Mark previously regarding stormwater and best 20 management practices. And I know it's in this 21 packet. There has been work and conversations 22 back and forth between Dan Deeter and the</p>	<p style="text-align: right;">468</p> <p>1 sure the footprint is available for dealing with 2 best management practices to deal with the 3 ordinance.</p> <p>4 And so I think we are on the same 5 page, but -- And we saw Dan's memo in there. 6 So it's not trying to prematurely ban -- or it's 7 banned into the ordinance, it's just the 8 planning part is when you do it, stormwater.</p> <p>9 PRESIDENT CASHMAN: Okay. And the 10 footprint is available if they, however they 11 ultimately engineer this.</p> <p>12 MR. WILLOBEE: Yes.</p> <p>13 PRESIDENT CASHMAN: So that was one 14 issue.</p> <p>15 And then another issue. And 16 obviously, we have talked about this over three 17 months, is the whole issue of age restricted 18 versus age targeted. And in our packet and what 19 has always been presented here is an 20 age-targeted proposal. I have been told there 21 has been some discussion about a possible -- 22 more discussion between the applicant and the</p>

<p style="text-align: right;">469</p> <p>1 Village about possibly doing something where --</p> <p>2 try to encourage that there be an empty-nester,</p> <p>3 that there be an age-restricted period of time</p> <p>4 for the development, say the first 18 months,</p> <p>5 24 months, whatever. The time would be</p> <p>6 determined, between the Village and applicant.</p> <p>7 I believe it's investigated whether</p> <p>8 it was legal, and I think the answer was it was</p> <p>9 or at least that was the initial feedback. And</p> <p>09:20:45PM 10 the thought is that it would allow in a way this</p> <p>11 to establish itself and grow as an empty-nester</p> <p>12 community. And if that was the case, would that</p> <p>13 ensure or raise the probability that it would be</p> <p>14 what we were, I think in general terms trying to</p> <p>15 accomplish here, which is an empty-nester type</p> <p>16 community.</p> <p>17 So that's still being discussed.</p> <p>18 It's not really in this packet, but I wanted to</p> <p>19 bring that up that that's something that if this</p> <p>09:21:10PM 20 was to move forward with the positive vote that</p> <p>21 that's something that I imagine is going to be</p> <p>22 on the docket with the trustees and that.</p>	<p style="text-align: right;">471</p> <p>1 slight increase, 26 percent increase, in morning</p> <p>2 weekday peak. But in the evening peak, there is</p> <p>3 a reduction of 33 percent. So there is</p> <p>4 basically a reduction in overall traffic with</p> <p>5 the senior-targeted housing versus single-family</p> <p>6 housing.</p> <p>7 But again, I think it's an</p> <p>8 important piece. And I think if we are going to</p> <p>9 make a recommendation, I think it's input, we</p> <p>09:22:50PM 10 should have that in our recommendation that</p> <p>11 there is a traffic study prepared. It's not</p> <p>12 specifically required, but I think it would be</p> <p>13 crucial.</p> <p>14 MR. KRILLENBERGER: Steve, you just</p> <p>15 cited statistics that sound like they are from a</p> <p>16 traffic study?</p> <p>17 PRESIDENT CASHMAN: There is a name and</p> <p>18 I have to pull it up here.</p> <p>19 MR. KRILLENBERGER: Teska or --</p> <p>09:23:07PM 20 PRESIDENT CASHMAN: But I think it was</p> <p>21 the last meeting or meeting or two before we</p> <p>22 asked, and they have not been out there and</p>
<p style="text-align: right;">470</p> <p>1 One other thing that we talked</p> <p>2 about, and I appreciate it was back in here</p> <p>3 again, is a traffic study. We have the traffic,</p> <p>4 I think it's called like the assessment or</p> <p>5 something. But basically it goes back and it</p> <p>6 looks at what you previously had in 36 homes</p> <p>7 versus the 59 units now and the impact on</p> <p>8 traffic. And one feeling I have is, again this</p> <p>9 is conceptual in nature. But if this gets to a</p> <p>09:21:49PM 10 detailed plan level, then I do think it's really</p> <p>11 important that a traffic study be done. A lot</p> <p>12 of time has past. Just even to just have the</p> <p>13 data to say where are we today, so that if we</p> <p>14 move forward and this was developed that the</p> <p>15 Village -- Just like we did with Oak Street</p> <p>16 bridge. We did a traffic study before we tore</p> <p>17 it down. I think it's important. I think we</p> <p>18 will see next week that HMS did the traffic</p> <p>19 studies to establish where they are at. And I</p> <p>09:22:15PM 20 think it would be helpful information. We don't</p> <p>21 have it right now. Basically to summarize</p> <p>22 what's currently in the packet, there is a</p>	<p style="text-align: right;">472</p> <p>1 counted cars. And basically what they have done</p> <p>2 is used, there is a standard manual that's done</p> <p>3 that you can do number of houses and counts; but</p> <p>4 it's just based on that. It's conceptual in</p> <p>5 nature. We don't have any data on how many cars</p> <p>6 are currently passing by this property, and</p> <p>7 that's for a traffic study.</p> <p>8 MR. E. JAMES: We know the traffic</p> <p>9 count on County Line Road and 55th Street, but</p> <p>09:23:34PM 10 we don't, we don't know what the -- We haven't</p> <p>11 taken a study of what was coming in and out.</p> <p>12 But we do have the traffic counts. The best</p> <p>13 statement that our traffic consultant gave us,</p> <p>14 that the traffic was projected at 410 average</p> <p>15 daily trips on a daily basis for the 39, for</p> <p>16 36 homes, and 276 for the 59 age-targeted homes.</p> <p>17 There's a reduction of about 134 on a daily</p> <p>18 basis or about 33, 34 percent reduction in</p> <p>19 traffic.</p> <p>09:24:09PM 20 PRESIDENT CASHMAN: And I think a full</p> <p>21 report would be helpful. I looked at this and</p> <p>22 it's in this packet, maybe 5 pages long. But if</p>

<p style="text-align: center;">473</p> <p>1 you look at what he's referring to and then pull 2 up that, the standard, which is used by all 3 these traffic engineers, and you focus on 4 basically senior housing, it's interesting. You 5 know, there is a lot of information in there. 6 So I just think it would be helpful to the 7 trustees, to the Village, and to us all to have 8 that information. I don't think it can hurt. 9 And then I think it also, just to have that data 10 point, draw a line in time and say, Here is the 11 traffic that's currently existing there, I think 12 that would be really helpful. 13 Another thing that, it's not 14 currently in our packet but we talked about it 15 at the last meeting, on the issue of age 16 targeted and trying to have that being 17 successful, were the homeowner association 18 covenants. And you recall that we had something 19 in our packet. But then during the meeting this 20 was handed out, this one that was revised that 21 was in red; and that we were all more in favor 22 of what this stated, which is basically, There</p>	<p style="text-align: center;">475</p> <p>1 PRESIDENT CASHMAN: So then kind of a 2 similar note, we talked about this but we don't 3 necessarily have it in the homeowners 4 association covenants, was the issue related to 5 basements. And now there was discussion, if you 6 recall, back and forth between us about, you 7 know, basically on the property. And it's in 8 this package on how many are roughly on a flat 9 site that could be a crawl space or 10 slab-on-grade and how many are lookout or 11 walkout basements because they are on a sloping 12 area down to the retention pond, whatever. 13 We had some citizens raise the 14 point that they wanted the ability to have the 15 basements. I think our concern with the 16 basements wasn't the basement itself, it was the 17 idea that it could be used to make it into more 18 of a single-family home and defeat the purpose. 19 So my thought would be, and we 20 talked about this one concept, was adding to the 21 covenants a restriction to prohibit bedrooms in 22 basement levels because that's not in the nature</p>
<p style="text-align: center;">474</p> <p>1 shall be no trampolines, basketball hoops, swing 2 sets, above-ground pools, other recreational 3 equipment permitted on the lot, so not common 4 area, anywhere. And so it basically restricts 5 that. 6 Then they added paragraph 19 below 7 it that basically gives the homeowners 8 association the ability to add, if the other 9 items became a nuisance or disturbance, that 10 they could modify that or add that. So who 11 knows what kind of toys and games are going to 12 be flying through the air 10 years from now. 13 MR. E. JAMES: The purpose of that is 14 you can't list everything that they will come up 15 with. And if it's not listed, they say, It's 16 not listed so it's approved. Well, we have 17 given the board of directors the right to 18 control that with or without a complaint from a 19 neighbor. So the neighbor can't say, Well, I 20 didn't know, no one is complaining, so why can't 21 you do it. The board has the right to say this 22 is not a proper use and cease and desist.</p>	<p style="text-align: center;">476</p> <p>1 of this development. So I think that would go a 2 long way. And to make it have a little bit more 3 teeth is to, in my mind, would be to prohibit 4 full bathrooms on the basement level. 5 Just hear me out, that the idea 6 would be -- and this is just an idea -- but the 7 idea would be to allow powder rooms because they 8 are going to have visitors or something or 9 whatever. But I know my kids, they are not 10 going to -- if the bathroom is two floors away, 11 they are not going to sleep down there. So is 12 that -- I just want to throw it out there as an 13 idea. I think restricting the bedrooms would be 14 helpful. 15 And then this was just a response, 16 well, how do you really, how could you ever 17 enforce that, how would you even know. I mean a 18 bathroom, a bedroom, could be built in a 19 weekend. My thought was if there is not, 20 because the 1st floor is a master bedroom suite, 21 kids aren't going to be using that. The next 22 bathroom is on the 2nd floor. So it really I</p>

<p style="text-align: center;">477</p> <p>1 think would ensure that the basements are used. 2 But if you had a rec room down there or a shop 3 or something that you could have a bathroom and 4 a toilet and a sink and still be functional. So 5 that's really a concept just for, I would like 6 to discuss with the Commissioners about that. 7 And that's really all the items I 8 had on my list, that just kind of refreshing all 9 the things we have discussed. 10 And so I guess on that, I know 11 Mr. James you didn't like the concept. But what 12 is your thought about prohibiting, not powder 13 rooms, but prohibiting a full bath? 14 MR. E. JAMES: I think it's a mistake. 15 PRESIDENT CASHMAN: Why would that be? 16 MR. E. JAMES: These people are empty- 17 nesters. He may be a workman, he may be a wood 18 carver. She may be doing whatever she is doing, 19 drawing, painting, pottery, who knows what. And 20 rather than going upstairs, she can take a 21 shower right downstairs in her hobby room. And 22 here you are forcing this person who is trying</p>	<p style="text-align: center;">479</p> <p>1 question, though. I believe several meetings 2 ago, maybe it was at the Board of Trustees 3 meeting, or one of the first Plan Commission 4 meetings, at one point you said no basements, 5 fine. You were fine with that. Because you 6 were talking about your bonus rooms. And now I 7 feel that you are saying you want every unit to 8 have a basement. 9 MR. E. JAMES: No, let me explain that. 10 As you know, the land has a lot of topography to 11 it. And I don't have it in front of me, but I 12 can find it in a second. There are a certain 13 number of buildings that will have a basement by 14 virtue of the fact that the ground is falling 15 away, either have a window basement, English 16 basement, if you will, or you have a walkout 17 basement to accommodate the ground falling away. 18 It's the, it's the level ground that we are 19 talking about. We have been talking with 20 realtors. We have been talking with our 21 consulting people and others. And they have 22 said at the price range we are at people are</p>
<p style="text-align: center;">478</p> <p>1 to get away from stairs on a daily basis up and 2 down again I would say is a mistake. But having 3 no bedroom down there, perfectly acceptable. 4 PRESIDENT CASHMAN: Thank you. 5 Jim, any thought? 6 MR. KRILLENBERGER: Well, my view 7 changed based on what you said, Mr. James. I 8 would have said that the homeowner association 9 provisions -- but it sounds like they have got 10 some catchalls and prohibitions against, I don't 11 know, drone ports or whatever we are going to 12 have in the future, would be sufficient. But if 13 we can prohibit the bedroom down there, you are 14 right, it's hard to enforce, then we should ask 15 that that be done; so that's my view. 16 PRESIDENT CASHMAN: Mary? 17 MS. RYAN: I pretty much agree with 18 that. 19 PRESIDENT CASHMAN: Scott? 20 MR. PETERSON: Yes, I agree. 21 PRESIDENT CASHMAN: Julie? 22 MS. CRNOVICH: I agree. I do have a</p>	<p style="text-align: center;">480</p> <p>1 going to want to store their furniture, and they 2 are going to want to keep it in the basement. 3 Now, I'm 82 years old. I don't 4 have a basement in the house where we are now. 5 We did before, and I had furniture down there 6 for my children when they would take it into 7 their homes and what have you. We have gotten 8 rid of all that furniture, so we have a storage 9 area upstairs. But when they are going to be 10 paying the price that they are going to be 11 paying for these homes, they are going to want a 12 basement; and we have been told that every 13 single time. And so if they want to opt out of 14 a basement, they can. But if they want a 15 basement, that's going to come with a basement. 16 MS. CRNOVICH: I guess I'm having a 17 hard time where at first you were like no 18 basements; and now it's a big switch to every 19 home, every unit, has to have a basement. 20 PRESIDENT CASHMAN: Well, it's really 21 going to be up to the purchaser; right? I mean 22 if they didn't want a basement --</p>

<p style="text-align: center;">481</p> <p>1 MR. E. JAMES: The basement comes 2 with -- It's included in the price of the 3 house. 4 PRESIDENT CASHMAN: Okay. 5 MR. E. JAMES: And there would be 24 6 standard, 12 single family and 12 duplex 7 buildings for 24, 24 standard basements. And 8 they could be -- That's just a regular basement 9 where they could store things. They could have 10 a hobby room, whatever they want to do. The 11 others, there are 19 lookout basements. And 12 there are 16 walkout basements for a total of 13 59. 14 But I don't want to, I hope I 15 didn't misrepresent. My position on the 16 basement, we are very happy without our 17 basement. But the homeowners who are going to 18 be coming into these, who are 15 and 20 years 19 younger than me, are going to be bringing things 20 with them, as my wife and I did in our home. We 21 kept it for the children. And they don't want 22 to put it in storage. You know, kids come over</p>	<p style="text-align: center;">483</p> <p>1 have spent a lot of time on empty-nester 2 communities, particularly the one he lives in 3 right now along with several of his friends. 4 And because of that experience, I'm familiar 5 with what the buyers, including him, feel about 6 the absence of basements in this particular 7 location, which is called Hibbard Gardens. And 8 it's not far from where I live. 9 But the fact is there were a couple 10 interesting circumstances. First, it was only 11 six homes. And it came -- And I think it was 12 2012, 2013. And in the location where it's at 13 there is virtually nothing like it, and Steve 14 might be familiar with it. So there was such a 15 pent-up demand. 16 And the other factor was that there 17 was a floodplain. And we spent a lot of money 18 to create a pond, when you could do a pond, this 19 was before the ordinance changes. And the fact 20 is that Northfield had agreed with FEMA at the 21 time that even though you change the floodplain 22 circumstances that you would not do a basement.</p>
<p style="text-align: center;">482</p> <p>1 and I call it shop in the basement; and they 2 take what they want. And for us at this price 3 range not to offer it is an impediment to our 4 sales. That's according to every single broker 5 we have talked to. 6 MS. CRNOVICH: Well, earlier, though, 7 you were saying -- 8 MR. E. JAMES: Yes, I did. I said we 9 were without it, exactly. 10 MS. CRNOVICH: Would you consider no 11 basements? 12 MR. E. JAMES: Pardon? 13 MS. CRNOVICH: Would you consider no 14 basements? 15 MR. E. JAMES: Would I consider, no. 16 MS. CRNOVICH: Okay. Thank you. 17 MR. J. JAMES: Let me, for the record, 18 I'm Jerry James. I don't think I got sworn in, 19 so I do promise to tell the truth and follow the 20 truth. 21 I've had the privilege of working 22 with dad for quite some time. And most recently</p>	<p style="text-align: center;">484</p> <p>1 We didn't have an option to do basements there. 2 When we spoke to our sales people to go back on 3 this question, because we wanted to be 4 deferential. And I knew what Ed had said 5 before, that, in fact, they told us they did 6 turn down -- I should say they lost to some 7 buyers who were interested in Hibbard because 8 they were younger than Ed and Jeannie, my 9 mother, and their compatriot. I know every one 10 of the buyers, obviously. They are all about 2, 11 3, 4 ages of dad's age except one, which is 12 about 70 years old. 13 So I think that was a really 14 exceptional situation. And I have had people 15 say, Can't you do that somewhere else. And my 16 answer is, No, I don't think I could repeat 17 that, I had 6 buyers. So to extrapolate that to 18 59 or even half that, I think it would be very 19 difficult. 20 But fast forward, this is an 21 another data point, which I think is more 22 relevant. We just finished zoning a lovely</p>

<p style="text-align: center;">485</p> <p>1 property on Voltz Road in Northbrook. You might 2 be familiar with that road and property. It's 3 the nicest road in town, very similar 4 empty-nester concept that we got approved. And 5 one of the thoughts that we had was that maybe 6 we could reduce the cost of these homes by 7 offering the slabs. So we were kind of heading 8 down that direction thinking, gee, we had a 9 great idea there until we started talking to 10 some of the people. And people being brokers, 11 consultants, and so on, and some of the 12 interested buyers. And the profile of those 13 buyers, unlike Ed, was exactly what we think we 14 might see here; and that is, a 60-year-old, plus 15 or minus, 70-year-old, where they are going to 16 camp into those homes. And as Ed said a moment 17 ago, whereas Ed and Jeannie have already 18 bequeathed their stuff to my siblings and myself 19 a long time ago, these people are still 20 transitioning. They are coming out of a big 21 house. Their kids may be down in the city yet. 22 They have got the dining room hutch and some of</p>	<p style="text-align: center;">487</p> <p>1 prohibit that fourth bedroom. 2 I can also tell you another 3 circumstance. I lived in a similar community 4 temporarily called Fox Meadow, again an 5 empty-nester thing. And we lived there with my 6 wife and young son for just a brief period of 7 time when we were building a home where we are 8 now. I was the only guy with a kid there until 9 somebody else moved in. And that, I moved out, 10 somebody else a little younger than Ed bought. 11 And to this day there is one kid there. And so 12 it's continued through a 10-year trajectory to 13 maintain its character. 14 Now, the thing about that house, 15 though, was we never saw anybody doing fourth 16 bedrooms on the sneak. But we do and have seen 17 situations where they want to remodel. And what 18 happens in a community like that and like what 19 we are proposing is because it's a community of 20 clustered homes people know what their neighbors 21 are doing. And if you bring workmen in there to 22 start doing things on the sly, pretty soon you</p>
<p style="text-align: center;">486</p> <p>1 the things that they don't want to give away, 2 they are heirlooms. So where do they go? They 3 will put it downstairs. And I think, therefore, 4 the basement serves that purpose. 5 But now what happens is you've got 6 8 of these new homes sold already, the profiles 7 that I just described. Every one of these is 8 taking a downstairs basement and developing an 9 entertainment space with a bar, what have you. 10 It's a place for them to go. It could be a 11 workout room. And I would add if you have got a 12 workout room downstairs -- because these people 13 are active -- having a shower down there and 14 showering after you work out is really very nice 15 to have. So that's a thing to think about. I 16 know I have got something like that in my house. 17 And it really does work instead of traipsing and 18 getting stuff all over the upstairs, just put it 19 there. You can even have a laundry down there 20 if you wanted. But nobody, nobody is asking for 21 fourth bedrooms. And I told Ed to put this 22 issue to bed, we would be more than happy to</p>	<p style="text-align: center;">488</p> <p>1 are crowding the road with vehicles, 2 contractors. And you know what, it becomes 3 really obvious in a hurry to the neighbors that 4 something is going on there. And it becomes an 5 inconvenience, quite frankly. 6 MR. E. JAMES: You have to get a 7 building permit as well. 8 MR. J. JAMES: Well, but I'm saying if 9 they wanted to do backdoor, the association 10 would be empowered to not only fine but to 11 notify the Village. There would be two ways to 12 combat that type of adverse behavior. 13 So the long and short of it is, and 14 this is the final point I wanted to make, you 15 know, if it was a great idea to take the 16 basements out of these houses and bring the 17 house cost down, you know, we would be saying 18 great. I think in our case what we are saying 19 is if the buyer doesn't want to spend that, 20 then, fine, we can do that for you. But we 21 don't want to cripple this community, which we 22 think is going to be unique and a real asset for</p>

<p style="text-align: center;">489</p> <p>1 the Hinsdale community. We want this to be a 2 place where people can move out of the large 3 house and not feel like they are moving into a 4 inferior situation as compared to, say, some 5 other alternatives. 6 And there other alternatives in and 7 around here. You know, I think you may have 8 heard in Burr Ridge they have got a 52-unit 9 program that is being planned. And those will 10 have basements, and they will have the cluster 11 housing and so on. There is another one in 12 Clarendon Hills or Willowbrook that's being 13 planned. You know what, we are not worried 14 about that. Because we know Hinsdale for what 15 it is, and it's a beautiful community. We are 16 excited about this. 17 We do know, too, that brokers when 18 they take the people around, as any one of you 19 who is shopping for a house, you would say, What 20 am I getting for my money, Mr. James. How does 21 this compare to what's in the market? They may 22 not go there, but they are going to ask us to</p>	<p style="text-align: center;">491</p> <p>1 golly, we are going to do it. But what we don't 2 want to do is just in the rush to try and say 3 yes, cripple this community; and then when you 4 put your faith in us, if you do, it doesn't 5 work, it doesn't succeed. That's a disaster for 6 nor both of us. We have been down that route. 7 We want to make this the absolutely great, the 8 best set of homes, and a really long-term 9 functional set of empty-nester, age-targeted 10 residences for people to move in and enjoy. 11 That's a long-winded -- But I hope that gives 12 you a little more flavor. 13 MS. CRNOVICH: Thank you. 14 PRESIDENT CASHMAN: Mark? 15 MR. WILLOBEE: On the basements, I'm of 16 the opinion that I think the option does need to 17 be there. My dad is remodeling his house to do 18 1st floor living, but he wants his basement for 19 his workshop. I think I'm of that opinion not 20 to get into restricting that part. I think we 21 have enough in the covenants that prohibit on 22 the exterior on the site that, you know, of what</p>
<p style="text-align: center;">490</p> <p>1 say, Why do you want us to spend this much money 2 with no basement; are you kidding. And that's 3 the kind of the reaction we were getting on 4 Voltz Road, and that's what changed our mind. 5 We said, You know what, we made a mistake, let's 6 put the basements back in. And guess what, 7 everybody, like I said, is improving these 8 things, not with bedrooms, but to make it 9 another part of the extension of their house. 10 And they are excited about it because they know 11 these 55, 60-year-old people, they are going to 12 be there for 15 years. They want friends to 13 come over. They are not quite ready to slow 14 down. 15 That's a long-winded answer to it. 16 But, you know, you asked would we be able to do 17 it with basements. We want to work with the 18 community and get it done. Therefore, if we can 19 make some adjustments in terms of some of the 20 age restriction and things that have been talked 21 about, work with the board on the BMPs and 22 things like that. If we could work on that, by</p>	<p style="text-align: center;">492</p> <p>1 the uses would be. 2 PRESIDENT CASHMAN: Are you okay with 3 prohibiting bedrooms in the basement? 4 MR. WILLOBEE: Not with that. I see 5 the points on the bathroom as well. 6 MS. FIASCONE: Yes, you have got to 7 have a basement especially with the price point. 8 If they are downsizing, they are coming from 9 \$2 million houses, they are going to have a lot 10 of stuff. Yes. I'm fine for putting the 11 bedrooms. 12 I'm kind of on the fence with the 13 bathroom. I mean they are going to have to go 14 upstairs anyway after they work out. It's not 15 like they are going to a 2nd floor to take a 16 shower to get dressed. They are still going to 17 have to go upstairs, and their bedroom is on the 18 main floor; so I don't know on that one. 19 PRESIDENT CASHMAN: Okay. I would like 20 to open this up for community comments, hear 21 from our citizens. So thank you, Mr. James. 22 Please come up, tell us your name,</p>

<p style="text-align: center;">493</p> <p>1 where you live; and we would love to hear what 2 you have to say. 3 If you could go over here then, 4 thank you. 5 MS. JOHNSTON: My name is Eddie 6 Johnston. I live at 21 Woodgate Drive in Burr 7 Ridge. I would like to say very quickly, keep 8 the basements. We are empty-nesters but we have 9 three out of town grandchildren or children, 10 another grandchild, a number of grandchildren. 11 We could use extra space if we were to go there. 12 I think this development will have 13 a great impact on the Hinsdale-Burr Ridge area. 14 And I know that there is an interest in 15 empty-nester housing. But I do believe that 16 this proposal as it's proposed will not be a 17 positive addition to the Village and the 18 surrounding area. The major problem I believe 19 is the proposed density. I was dismayed to hear 20 that you were even considering increasing the 21 density. 22 I did some comparisons with similar</p>	<p style="text-align: center;">495</p> <p>1 units are triplexes, 3 units. And so probably 2 about 25 structures. And I believe the acreage 3 is larger. There is also a large pond. There 4 is a walking path. And all of these others, 5 these three others, have either cul-de-sacs or 6 winding roads or both. 7 And I understand that the Meadows 8 development by the way it is already configured 9 would find it very hard to have cul-de-sacs. 10 But that can be compensated for by having, 11 perhaps, more space between the units and having 12 an open space requirement. An ideal space for 13 this openness would be on the north side of the 14 road as it comes in. I don't think it's 15 unreasonable to require a 6-acre area of open 16 space or a combination of a smaller open space 17 and more space between the homes. 18 In addition to my concern about the 19 density is my almost greater concern about the 20 traffic. To back up, I must say that I am 21 totally in love with the bridge on Oak Street. 22 I give great credit for all the ones responsible</p>
<p style="text-align: center;">494</p> <p>1 areas. I compared the Burr Ridge Club in 2 Burr Ridge, the Fieldstone Club in Burr Ridge, 3 and also the KB cottages. The Fieldstone Club 4 has 60 acres, almost the same as the Meadows 5 proposal. But there are 30 acres, 30.7 acres in 6 Fieldstone compared with 24 in the Meadows. And 7 the Village of Burr Ridge required them to have 8 open space. So there is a 6.5-acre open land as 9 you enter the Burr Ridge Club -- I mean enter 10 Fieldstone. The gross density of the Fieldstone 11 Club is 1.95 compared with 2.45 in the Meadows. 12 The Burr Ridge Club has 34 acres 13 with 72 units for a gross density of 2.12. 14 There is no open space, public open space, in 15 the Burr Ridge Club; but it's filled with 16 cul-de-sacs, which gives the feeling of more 17 openness. And there is also considerable open 18 land in the interior with some small ponds. Its 19 gross density is 2.12. 20 I also looked at the Woods of King 21 Bruwaert. I don't have the acreage, but there 22 are 70 units. Keep in mind that most of those</p>	<p style="text-align: center;">496</p> <p>1 for it. Every time I drive over it I think, oh, 2 this is so neat. Having said that, however, 3 there is no doubt that there is considerable 4 increase on traffic on County Line. And I have, 5 obviously, because I live right off of County 6 Line, have ways of knowing that. 7 There are, I counted, 10 areas 8 between Plainfield Road and 55th Street that 9 have no other egress except to County Line. 10 Five are in Hinsdale and five are in Burr Ridge. 11 You have got Longwood Drive. You have got KB. 12 You have got Katherine Legge. You have got the 13 specialty hospital on the west side. On the 14 east side, you have Charleston, Chanticleer. 15 There is a small cul-de-sac development just 16 south of Sedgley. You have got Woodgate Drive 17 where I live, Burr Ridge Club. And then there 18 is another small cul-de-sac just south of or 19 just north of Plainfield. In the morning hours, 20 it is not unusual to find a two or more backup 21 on cars coming north. In the evening hours, 22 it's the reverse. They are coming south again.</p>

<p style="text-align: right;">497</p> <p>1 I have seen it backed up almost to 7th Street 2 from 55th Street. 3 Now, looking at the Meadows, if you 4 have 59 units, let's say that perhaps -- And at 5 this price range people are going to have 6 perhaps 2 cars. Let's say half of them have 2 7 cars. So that's 90 cars coming in and out. The 8 Meadows has two means of egress, one is on 55th 9 and one is on County Line. You probably would 10 not make an exit on 55th unless you were going 11 to make a right turn because a left turn would 12 be very difficult. So most of those cars are 13 coming onto County Line. So let's say there are 14 90 cars, that's 180 cars; 90 coming in, 15 90 coming out. You add that to this already 16 increased traffic, it's going to be a traffic 17 nightmare. So in your traffic studies, I do 18 hope that they are looking at it at different 19 hours of the day including early morning and 20 late afternoon. 21 So while I feel, again, that there 22 are ample reasons to have this type of</p> <p>09:48:56PM 09:49:24PM</p>	<p style="text-align: right;">499</p> <p>1 years, and my address is 914 Harding Road. 2 This is really a very forceful and 3 impactful proposal. And should it be approved 4 in its current iteration, it will have, in my 5 view, multiple negative impacts on the character 6 of our Village, some of them have already been 7 mentioned. I was here at the last meeting. But 8 I do want to thank you for letting me speak 9 again. 10 My cautionary wish is the same as 11 the last time. And this body needs to focus not 12 on paths, not on basements, but on one document. 13 And as you evaluate the James' current -- I 14 don't know whether this is a new, newer, or 15 newest; but I think we have taken a step forward 16 and now taken a step back, so we are back to 59 17 units. This document that you need to look at 18 is the very precious Village of Hinsdale zoning 19 code. It is easy to be seduced by the hyperbole 20 and, to my view, the slight of hand and the 21 diverting sales language of the developers. 22 That's what they are here to do. They are here</p> <p>09:51:44PM 09:52:40PM</p>
<p style="text-align: right;">498</p> <p>1 development, I do believe that the Meadows can 2 be still very nice. And I think they can get 3 their prices -- The prices of the homes in the 4 Burr Ridge Club are from 900,000 to 1.2 million. 5 The prices in the Fieldstone Club are about 6 900,000 to a million. And can you imagine, even 7 in KB, the Woods, the end units are now asking 8 about \$950,000 for those. So I do think that 9 the Meadows can still make a profit and still 10 provide us with a valuable asset but at a much 11 lower density. 12 PRESIDENT CASHMAN: Thank you very 13 much. 14 MS. JOHNSTON: And this is kind of 15 enhanced from a letter I sent to the Plan 16 Commission a couple months ago. 17 PRESIDENT CASHMAN: Okay. Thank you. 18 Next? Please. 19 MR. MORIARTY: Good evening, members of 20 the Plan Commission, members of the Village 21 staff, members of the James Company. My name is 22 Phil Moriarty. I have lived here about 48 plus</p> <p>09:50:14PM 09:50:52PM</p>	<p style="text-align: right;">500</p> <p>1 to sell, and they have been successful 2 elsewhere. But I urge you to stay focused on 3 the merits of our well-conceived zoning code, 4 which has helped create one of the best 5 residential communities in our country. 6 The history of our Village is 7 unique in its historic commitment to be a 8 premiere village comprised significantly of 9 single-family homes. We are not Burr Ridge. 10 Burr Ridge is a lovely community, beautiful 11 community; but we are not Burr Ridge. We are 12 not Oak Brook. We are not Oak Park. We are not 13 Northbrook. Yet, I think there is, as Eddie 14 said, some merit to having some type of 15 community at a much denser level where people 16 can downsize from 4-, 5-, and 6-bedroom homes, 17 homes with 3- and 4-car garages. 18 The negative impact of creating 19 mixed use, dense multifamily projects on the 20 southern gateway to our special community is a 21 dangerous precedent for the Village. The domino 22 effect of approving the zoning changes from</p> <p>09:53:21PM 09:54:09PM</p>

<p style="text-align: center;">501</p> <p>1 single family to multifamily will only serve to 2 encourage future dense developments on the 3 adjacent hospital property, for example. And 4 it's only a matter of time before that property 5 will be available to developers, and then you 6 are bumping up again to our wonderful park. 7 I urge you to say no to this plan. 8 Hinsdale's not for sale, nor is our Village 9 responsible to bear the burden of the 10 developer's carrying costs since he first came 11 before us and was denied 116 multi-unit homes 12 and was required to build what the R-2 stated, 13 which was 36 single-family homes. These costs 14 should not be borne on the back of our zoning 15 code. 16 So please think of preserving the 17 single-family character of the Village of 18 Hinsdale. It's what makes us unique. This is 19 important to think about what the neighbors, 20 those who are on County Line, and those who live 21 across the road on Pamela Circle, those who have 22 to commute on County Line to get to the train</p> <p>09:54:52PM 09:55:37PM</p>	<p style="text-align: center;">503</p> <p>1 in your sights. It's dull reading but it's 2 important reading so I hope you all do know it 3 and study it. And that's what I wanted say, and 4 thank you very much. 5 PRESIDENT CASHMAN: Thank you very 6 much. 7 Other community members here to 8 speak? 9 Okay. Seeing none, thank you. 10 Okay. So to the matter at hand, 11 Commissioners. Additional thoughts, questions 12 for the applicant, discussions about the issue 13 before us? 14 MS. CRNOVICH: I have a question. 15 PRESIDENT CASHMAN: Sure. 16 MS. CRNOVICH: Regarding the price 17 points, the price point of the units. 18 MR. E. JAMES: The average price point, 19 as we had mentioned some time ago, for the 20 duplex homes was 935,000 and the single family 21 would be -- There are many different models so 22 it's hard to say; but the average, if we --</p> <p>09:57:43PM 09:58:11PM</p>
<p style="text-align: center;">502</p> <p>1 station, etcetera, there will be incredible 2 increased traffic in my view. And I would hope 3 that somehow we can have a legitimate traffic 4 study and not just something that is done by an 5 association that favors developers. 6 I'm very concerned also, something 7 that was said by a member of the staff at the 8 last meeting I attended, stating that they had 9 not received any letters opposed to this 10 development; but they had received several 11 letters supporting it. I have written. 12 Mr. Krehbiel has written. Laura Running has 13 written. I just wonder why those letters 14 weren't recognized by the staff before. And so 15 I have written another letter. And I hope that 16 gets to this Commission. 17 So I urge you to think about the 18 broad backs that face this development as it 19 impacts our Village. Think about how unique we 20 are. Think about what we stand for. Think 21 about what our schools are. Think about what, 22 why we pay the taxes we pay. And just keep that</p> <p>09:56:19PM 09:56:59PM</p>	<p style="text-align: center;">504</p> <p>1 about \$1,145,000. We were hoping to bring that 2 down and with the increased density. 3 MS. CRNOVICH: Okay. So you are back 4 to the first price point is what you are back 5 to? 6 MR. E. JAMES: Yes. 7 MS. CRNOVICH: Thank you. And then I 8 had a question perhaps more for staff. Has 9 there been any comments from the hospital next 10 door? 11 MR. YU: No. 12 MS. CRNOVICH: Nothing? 13 MR. MC GINNIS: We received nothing. 14 MS. CRNOVICH: There is no plans for 15 them going anywhere, putting it for sale? 16 MR. MC GINNIS: No. In fact, we have 17 had comments from them, nothing recently but 18 something in the last six months; but they did 19 have a capital plan. I don't anticipate the 20 hospital going anywhere anytime soon. 21 MS. CRNOVICH: Weren't they requesting 22 a MAP amendment?</p> <p>09:58:55PM 09:59:17PM</p>

<p style="text-align: center;">505</p> <p>1 MR. MC GINNIS: They were requesting a</p> <p>2 MAP amendment, it was denied. They are a legal</p> <p>3 nonconforming use, they understand that. And</p> <p>4 they are working in the confines of that</p> <p>5 restriction. So they are essentially limited to</p> <p>6 interior remodeling, but I don't anticipate that</p> <p>7 that's going to be enough to have them go away.</p> <p>8 MS. CRNOVICH: Thank you.</p> <p>9 MS. RYAN: I have one question for</p> <p>10 staff also, that would be how many parcels of</p> <p>11 land are available that are in Hinsdale that are</p> <p>12 in excess of 20 acres.</p> <p>13 MR. MC GINNIS: Very few. And it</p> <p>14 depends on whether -- The only other property</p> <p>15 that might be included in that would be IBLP,</p> <p>16 but it depends how that's parceled up. If</p> <p>17 that's brought in as one zoning lot, you know,</p> <p>18 both the property east and west of Adams, that</p> <p>19 would certainly be over that 20-acre minimum.</p> <p>20 But it depends on if and when they sell it and</p> <p>21 how it's parceled out.</p> <p>22 MS. RYAN: Thank you.</p>	<p style="text-align: center;">507</p> <p>1 parcel, it would not be allowed.</p> <p>2 The idea was to make it, in my</p> <p>3 understanding, what I have been told, was to</p> <p>4 make it unique to either the situation or</p> <p>5 something very similar so it would not be</p> <p>6 happening elsewhere in the Village where there</p> <p>7 are small parcels of land.</p> <p>8 Other thoughts, questions?</p> <p>9 One question I had for the</p> <p>10 applicant -- and pardon me, but we have a</p> <p>11 mountain of data -- was just the rough square</p> <p>12 foot range for these different units.</p> <p>13 MR. E. JAMES: The single family, about</p> <p>14 27, 2600, to about 3100, averaging about 2900</p> <p>15 square feet. And the duplex homes are 2400 and</p> <p>16 2600 in round numbers, averaging about 25, 2500.</p> <p>17 They all have 1st floor master bedrooms, every</p> <p>18 single home.</p> <p>19 PRESIDENT CASHMAN: So on average 2500</p> <p>20 for a duplex and 2900 for a single family.</p> <p>21 MR. E. JAMES: Yes.</p> <p>22 PRESIDENT CASHMAN: Thank you. I know</p>
<p style="text-align: center;">506</p> <p>1 PRESIDENT CASHMAN: And the one that,</p> <p>2 one item we had that we set for next month is</p> <p>3 some of that property; right? It's the piece</p> <p>4 that's on Ogden Avenue. There is, I can't</p> <p>5 remember how many acres that is.</p> <p>6 MR. MC GINNIS: That's fairly small.</p> <p>7 PRESIDENT CASHMAN: They sold off on</p> <p>8 that recently?</p> <p>9 MS. CRNOVICH: Aren't they over</p> <p>10 30 acres, Chan, do you know, offhand?</p> <p>11 MR. MC GINNIS: Collectively, yes, well</p> <p>12 over.</p> <p>13 MS. CRNOVICH: Well over. Thank you.</p> <p>14 MS. FIASCONE: Which, that text</p> <p>15 amendment is essentially allowing an</p> <p>16 application; correct?</p> <p>17 PRESIDENT CASHMAN: It would create a</p> <p>18 special use process.</p> <p>19 MS. FIASCONE: For a PUD.</p> <p>20 PRESIDENT CASHMAN: If you have</p> <p>21 20 acres or more that you could go through the</p> <p>22 special use process. If it was a smaller</p>	<p style="text-align: center;">508</p> <p>1 it was in there, but I was searching high and</p> <p>2 far but I could not find that.</p> <p>3 MR. E. JAMES: That's it.</p> <p>4 PRESIDENT CASHMAN: Thank you.</p> <p>5 MR. WILLOBEE: I would just like to</p> <p>6 make a couple of comments, not necessarily</p> <p>7 questions, as far as open space. I appreciate</p> <p>8 the information provided as part of our packet.</p> <p>9 Again, I know I have belabored this</p> <p>10 point over the last couple meetings. But I</p> <p>11 guess I think our code has a broad definition of</p> <p>12 open space. I see the numbers in there. Just</p> <p>13 as far as looking at the zoning code, I'm not</p> <p>14 convinced that's the increase that we need to</p> <p>15 see as part of the test of moving away from the</p> <p>16 original one.</p> <p>17 And then just from the public</p> <p>18 benefit as proposed, I see it as limited</p> <p>19 benefits to a subset of the community. In my</p> <p>20 current situation, I can't say I would benefit</p> <p>21 from a lacrosse field. So those are, I just</p> <p>22 want to state those.</p>

<p style="text-align: center;">509</p> <p>1 PRESIDENT CASHMAN: I mean the open 2 space was interesting because on the first 3 package in October, it was -- I think the focus 4 of the package was more on the common open 5 space. But when I kind of pushed this point 6 looking into the definitions of our code and 7 everything, and it really includes all open 8 space. Both common open space, the right of 9 ways, setback space. And I was looking in 10 today's packet at the current 59-unit proposal 11 compared to the 36-unit proposal. What was the 12 percentage increase? 13 MR. E. JAMES: About 98 percent. There 14 was about 1700 square feet miscellaneous in the 15 36-unit plan. And there is about 44,000 square 16 feet in -- 17 PRESIDENT CASHMAN: But in total open 18 space, and I would have to find it because I 19 thought it was more like -- 20 MR. E. JAMES: I don't want to get into 21 the definition of open space because I will 22 probably get lost. But I think the common area,</p>	<p style="text-align: center;">511</p> <p>1 included that -- from what is currently approved 2 to what's being proposed would be a 24.6 3 increase in open space. 4 MR. E. JAMES: And the -- 5 PRESIDENT CASHMAN: Is that correct? 6 MR. E. JAMES: Well, again, how you 7 define it. But the point being in the 36-unit 8 plan all the lots are plotted out, all of the 9 spaces within the private lots. There was no 10 park and what have you in this plan except for 11 the 1700 square feet that was miscellaneous here 12 or there. 13 This, the 59-unit plan, has the 14 44,000 square feet. And these are what we 15 would, you would, you and I would both consider 16 common parks, people could gather. 17 MR. WILLOBEE: I agree with that. But 18 the code -- Per the code, the definition 19 includes open space that is in those platted 20 lots. 21 CHAIRMAN CASHMAN: Right. 22 MR. WILLOBEE: And so I'm just for the</p>
<p style="text-align: center;">510</p> <p>1 the park at the corner of 55th and County Line, 2 has about 42 -- 44,000? 3 MR. BALAS: Total park space is 44,000. 4 MR. E. JAMES: Total -- with that park 5 at the corner of 55th and County Line, and 6 the -- Well, here it is, two parks, 44,000 7 square feet. And then the little park at the 8 entrance just inside the entrance off of 55th, 9 those two total 44,000 feet plus. 10 PRESIDENT CASHMAN: I guess if you 11 could go to tab 2, it's the last page on tab 2. 12 MR. E. JAMES: In today's book? 13 PRESIDENT CASHMAN: Correct. 14 MR. E. JAMES: Okay. 15 PRESIDENT CASHMAN: This shows 16 extensive open space comparisons. These were 17 the calculations between the currently approved 18 36-unit traditional single-family plan and the 19 59-unit plan. 20 And this is where, you know, if you 21 really look, because we don't talk about 22 specific open space, so it's all open. It's all</p>	<p style="text-align: center;">512</p> <p>1 record, I want to -- I understand the 2 conversion to common. But it's -- 3 PRESIDENT CASHMAN: Because that's 4 where they did add at our request this 5 calculation on -- 6 MR. WILLOBEE: Right. 7 PRESIDENT CASHMAN: -- the guesstimated 8 patio areas, which they say 13,000 square 9 feet -- 10 MR. E. JAMES: And whether it's private 11 open space, common open space. 12 PRESIDENT CASHMAN: That's where I 13 thought this used to be more like 26 percent. 14 It might have gone down to this 24.6 because of 15 that, including that. Because previously I 16 don't think we talked about that and you went 17 back and added that. 18 MR. BALAS: We did add the patio area 19 for the 36 unit, right. 20 MS. CRNOVICH: I saw your table of 21 compliance has also changed. 22 MR. E. JAMES: The what?</p>

<p style="text-align: center;">513</p> <p>1 MS. CRNOVICH: The table of compliance.</p> <p>2 MR. E. JAMES: Yes, it's there. I</p> <p>3 think it's in the tab 6.</p> <p>4 MS. CRNOVICH: Tab 6? But now your</p> <p>5 table of compliance has probably changed again,</p> <p>6 right?</p> <p>7 MR. BALAS: No. The 59-unit plan --</p> <p>8 MS. CRNOVICH: This is for 59?</p> <p>9 MR. BALAS: -- table of compliance is</p> <p>10 correct.</p> <p>11 PRESIDENT CASHMAN: They did add the</p> <p>12 additional one in here for the alternate.</p> <p>13 MR. E. JAMES: There was. But, yes,</p> <p>14 that's -- We are not referring to that.</p> <p>15 PRESIDENT CASHMAN: We are not talking</p> <p>16 about that tonight.</p> <p>17 MR. E. JAMES: The table of compliance</p> <p>18 should be correct.</p> <p>19 MS. CRNOVICH: I believe at first you</p> <p>20 were asking for 6 variances and now you are</p> <p>21 asking for 8.</p> <p>22 MR. E. JAMES: Well, I'm not sure of</p>	<p style="text-align: center;">515</p> <p>1 this is now showing the maximum as opposed to</p> <p>2 the average.</p> <p>3 MR. E. JAMES: Right.</p> <p>4 MR. BALAS: We picked the largest</p> <p>5 combined.</p> <p>6 MR. MC GINNIS: To clarify, you are</p> <p>7 looking at 6 areas of relief, 6 waivers.</p> <p>8 MS. CRNOVICH: 6 but possibly 8,</p> <p>9 correct?</p> <p>10 MR. MC GINNIS: It depends. Because a</p> <p>11 couple of these we can't tell yet --</p> <p>12 MS. CRNOVICH: Right, until you have</p> <p>13 final.</p> <p>14 MR. MC GINNIS: -- until they come with</p> <p>15 a detailed plan and we get full working</p> <p>16 drawings.</p> <p>17 MR. WILLOBEE: But that variance</p> <p>18 translates into the open space calculation,</p> <p>19 again, the last page. Because right now you are</p> <p>20 calculating your open space only off of</p> <p>21 36 percent maximum coverage ratio on the 59</p> <p>22 unit. So if you are asking for additional</p>
<p style="text-align: center;">514</p> <p>1 the number. We are asking for a variance, the</p> <p>2 30 -- Under the existing code for total maximum</p> <p>3 lot coverage, it's 50 percent for maximum -- for</p> <p>4 the single-family homes. We are asking for</p> <p>5 44 percent or 4 -- on lot 23 along the pond.</p> <p>6 And that assumes it has a screened-in porch, and</p> <p>7 that's for a single family. For a duplex on</p> <p>8 lot 40, we are asking for 47.8 percent lot</p> <p>9 coverage. And that's, those are both still</p> <p>10 below the 50 percent for what you could build if</p> <p>11 it were single family.</p> <p>12 MR. BALAS: The one item that did</p> <p>13 change specifically was on the total building</p> <p>14 coverage where we had discussions with Robb and</p> <p>15 Chan. Whereas before we had presented that as</p> <p>16 the combined total building coverage for all the</p> <p>17 homes in the development. And Robb and Chan</p> <p>18 suggested that, no, you do need to look at the</p> <p>19 one unit that has the most --</p> <p>20 MR. E. JAMES: Largest.</p> <p>21 MR. BALAS: So basically the biggest</p> <p>22 home you could build on the smallest lot. So</p>	<p style="text-align: center;">516</p> <p>1 coverage, then the open space calculation that</p> <p>2 you have in there is changing.</p> <p>3 MR. E. JAMES: I have a hard time</p> <p>4 hearing, so I'm sorry.</p> <p>5 MR. WILLOBEE: My point is is that with</p> <p>6 that request right now your calculations were</p> <p>7 showing increase in open spaces based on</p> <p>8 30 percent -- 36 percent maximum coverage ratio.</p> <p>9 PRESIDENT CASHMAN: That's considering</p> <p>10 all of them.</p> <p>11 MR. BALAS: For all of them.</p> <p>12 PRESIDENT CASHMAN: And this is</p> <p>13 considering the worst one.</p> <p>14 MR. WILLOBEE: I agree. But if that's</p> <p>15 allowed, doesn't that change this calculation?</p> <p>16 MR. BALAS: No.</p> <p>17 PRESIDENT CASHMAN: Until it's built</p> <p>18 out, that's going to change.</p> <p>19 MR. MC GINNIS: So what they did,</p> <p>20 because I know that this gets a little unwieldy,</p> <p>21 is they used the worst-case scenarios when</p> <p>22 trying to put together this table of compliance.</p>

<p style="text-align: center;">517</p> <p>1 Because they weren't sure what models were going 2 to get built on what lots. So they use the 3 smallest lot and the biggest unit in order to 4 try and do their bulk reg calcs. 5 So we are going to get into the 6 weeds when -- if and when they come back with a 7 detailed plan to make sure that all these 8 numbers reconcile. But when it came to actually 9 the waivers and how we were going to list those 10 in an ordinance, we felt it made more sense to 11 request a maximum and work backwards from that 12 than to try and anticipate what was going to get 13 built on every lot. 14 PRESIDENT CASHMAN: Okay. 15 MS. CRNOVICH: Thank you. 16 MR. E. JAMES: All right. Robb, thank 17 you. 18 PRESIDENT CASHMAN: Any other 19 questions, Mark? 20 MR. WILLOBEE: No. 21 MR. MC GINNIS: If I could jump in and 22 just add one more thing.</p>	<p style="text-align: center;">519</p> <p>1 MR. E. JAMES: Every unit will have 2 some outdoor space. And some of the homes the 3 outdoor space is still under the roof. And 4 that's where they can screen it in and make a 5 porch out of it and then have a little offset 6 patio off of that for the barbecue. 7 MS. CRNOVICH: So what you are saying, 8 Robb, is that might be another variance; 9 correct? 10 MR. MC GINNIS: No. No. You would 11 be -- A patio is permissible as an encroachment 12 into the required rear yard but a screen porch 13 wouldn't be. 14 MS. CRNOVICH: But the screen 15 porches -- Okay. 16 MR. MC GINNIS: Right. 17 MR. E. JAMES: In most cases, that 18 screen porch would be within the confines of the 19 house. Am I right on that? 20 MR. J. JAMES: Not necessarily. 21 MR. BALAS: Not all. 22 MR. E. JAMES: Not all models but most</p>
<p style="text-align: center;">518</p> <p>1 PRESIDENT CASHMAN: Sure. 2 MR. MC GINNIS: And this is somewhat 3 fluid so we have kind of been working through 4 it. Initially the rear yard relief wasn't going 5 to be listed as one of the waivers. But there 6 was some conversation about whether it was 7 better off to hold the front yard setback in 8 order to accommodate a rear screened porch 9 without encroaching the required rear yard or to 10 maintain that front yard setback. 11 It was staff's position that we 12 were better off to maintain that open 13 streetscape and adhere to that 35-foot front 14 yard setback and request a waiver for those 15 screen porches. The R-2 has got a 50-foot rear 16 yard setback. We thought it was more 17 appropriate and more aesthetically pleasing to 18 ask for a reduction on the required rear yard to 19 accommodate those screened porches than have to 20 pull everything closer to the street. 21 MS. CRNOVICH: So how many, do you know 22 how many units will have patios, rear patios?</p>	<p style="text-align: center;">520</p> <p>1 models. 2 MS. CRNOVICH: So there is a 3 possibility? 4 MR. E. JAMES: Excuse me. Yes. 5 PRESIDENT CASHMAN: Anna? 6 MS. FIASCONE: I have nothing. 7 PRESIDENT CASHMAN: Julie? 8 MS. CRNOVICH: Not right now. 9 PRESIDENT CASHMAN: Scott? 10 MR. PETERSON: No, no additional. 11 PRESIDENT CASHMAN: Mary? 12 MS. RYAN: No. 13 PRESIDENT CASHMAN: Jim? 14 MR. KRILLENBERGER: None additional. 15 PRESIDENT CASHMAN: Okay. Hearing no 16 comments now -- Julie? 17 I guess, Chan, I want to -- 18 Procedurally with the three items, the text 19 amendment, the planned development, conceptual 20 plan, and then the special use permit, is there 21 a specific order that we need to address these? 22 I mean in the way that it was all packaged</p>

<p style="text-align: center;">521</p> <p>1 together, they are all related. But I was 2 curious about if it should be in order. 3 MR. YU: Yes, that would help with a 4 potential motion for -- 5 MR. MARRS: I think it's appropriate to 6 take the text amendment separately, and then the 7 other two go pretty much hand in hand so -- 8 PRESIDENT CASHMAN: Okay. So I would 9 ask the Commissioners to refer back to the 10 application that basically has the criteria and 11 the standards for a text amendment. I think we 12 will review these: 13 "The consistency of the proposed 14 amendment with the purposes of this code." 15 "The existing uses and zoning 16 classifications for properties in the vicinity 17 of the subject property." 18 "The trend of development in the 19 vicinity of the subject property, including 20 changes, if any, in such trend since the 21 property was placed in its present zoning 22 classification."</p>	<p style="text-align: center;">523</p> <p>1 immediate vicinity of the subject property would 2 be affected by the proposed amendment." 3 "The availability of adequate utilities 4 and essential public services to the subject 5 property ..." 6 "The length of time, if any, that the 7 subject property has been vacant, considered in 8 the context of the pace of development in the 9 vicinity of the subject property." 10 "The community need for proposed 11 amendment and for the uses and development it 12 would allow." 13 "The reasons, where relevant, why the 14 subject property should be established as part 15 of an overlay district and the positive and 16 negative effects such establishment could be 17 expected to have on persons residing in the 18 area." 19 So any comments or -- 20 MR. MARRS: Before we get into motions 21 and further discussion, if we could get a motion 22 and second to close the public hearing.</p>
<p style="text-align: center;">522</p> <p>1 "The extent, if any, to which the value 2 of the subject property is diminished by the 3 existing zoning classification ..." 4 "The extent to which any such 5 diminution in value is offset by an increase in 6 the public health, safety, and welfare." 7 "... the use and enjoyment of adjacent 8 properties would be affected by the proposed 9 amendment." 10 "The extent ... to which the value of 11 the adjacent properties will be affected by the 12 proposed amendment." 13 "The extent, if any, to which the 14 future orderly development of adjacent 15 properties would be affected by the proposed 16 amendment." 17 "The suitability of the subject 18 property for uses permitted or permissible under 19 the present zoning classification." 20 "The availability of adequate ingress 21 to and egress from the subject property and 22 extent to which traffic conditions in the</p>	<p style="text-align: center;">524</p> <p>1 PRESIDENT CASHMAN: Sounds good. We 2 have had it open for four months. 3 MR. KRILLENBERGER: I so motion. 4 PRESIDENT CASHMAN: And a second. 5 MS. FIASCONE: Aye. 6 PRESIDENT CASHMAN: Anna? 7 MS. FIASCONE: Aye. 8 MR. WILLOBEE: Aye. 9 MS. CRNOVICH: Aye. 10 CHAIRMAN CASHMAN: Aye. 11 MR. PETERSON: Aye. 12 MS. RYAN: Aye. 13 MR. KRILLENBERGER: Aye. 14 And thanks to those who did 15 comment, Very useful. 16 * * * 17 (Which were all the proceedings 18 had in the above-entitled public 19 hearing.) 20 21 22</p>

1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4 do hereby certify that I am a court reporter
5 doing business in the State of Illinois, that I
6 reported in shorthand the testimony given at the
7 hearing of said cause, and that the foregoing is
8 a true and correct transcript of my shorthand
9 notes so taken as aforesaid.

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13 _____
Janice H. Heinemann CSR, RDR, CRR
License No 084-001391

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STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

VILLAGE OF HINSDALE PLAN COMMISSION
BOARD DISCUSSION

In the Matter of:

Case A-18-2016

55th St./County Line Road -
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.

REPORT OF PROCEEDINGS had and testimony taken at the discussion of the continued public hearings of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 11th day of January, 2017, at the hour of 10:17 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. SCOTT PETERSON, Member;
MS. MARY RYAN, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: center;">4</p> <p>1 It's a number of separate parcels. I don't</p> <p>2 remember what the acreage is on the west, but if</p> <p>3 you --</p> <p>4 Like say that was over 20, but the</p> <p>5 piece on the right was, you know, 15 or</p> <p>6 something. How would the Village view those? I</p> <p>7 would think they are separated by a public</p> <p>8 street, would that --</p> <p>9 MR. MC GINNIS: I'm not quite sure how</p> <p>10 that one would work. Because it would have to</p> <p>11 meet the definition of zoning lot. And it talks</p> <p>12 about the property under ownership and control</p> <p>13 entirely located within a block.</p> <p>14 PRESIDENT CASHMAN: So that wouldn't --</p> <p>15 Those would have to be considered separate</p> <p>16 pieces then, couldn't be combined to, say,</p> <p>17 20 acres?</p> <p>18 MR. MC GINNIS: I don't know.</p> <p>19 PRESIDENT CASHMAN: If you don't know</p> <p>20 the answer to it, I think it would be important</p> <p>21 to get the answer to it because I would be in</p> <p>22 favor of that. Because say there is some</p>
<p style="text-align: center;">3</p> <p>1 PRESIDENT CASHMAN: So any comments on</p> <p>2 those criteria?</p> <p>3 MS. CRNOVICH: Yes.</p> <p>4 PRESIDENT CASHMAN: Julie.</p> <p>5 MS. CRNOVICH: If the text amendment</p> <p>6 could be tightened up. Perhaps, again, I'm</p> <p>7 thinking of the Institute of Basic Life where a</p> <p>8 planned development subject to the additional</p> <p>9 following standards, perhaps something could be</p> <p>10 added, the planned development shall be for</p> <p>11 age-targeted or age-restricted housing?</p> <p>12 MR. YU: That language is probably too</p> <p>13 restrictive, and we will get in trouble with</p> <p>14 spot zoning. You know, the idea is for a</p> <p>15 language that would allow potential other areas</p> <p>16 to have the same opportunity to apply for a</p> <p>17 planned development.</p> <p>18 PRESIDENT CASHMAN: What about like</p> <p>19 contiguous area? Like that's an interesting</p> <p>20 property over there because they are on the west</p> <p>21 side of Adams and on the east side, but it's</p> <p>22 separated. They are not one piece of land.</p>	<p style="text-align: center;">5</p> <p>1 situation, I mean we are not, we are not -- I</p> <p>2 don't think the intent was to make this so there</p> <p>3 would be 15 possibilities where this could</p> <p>4 happen.</p> <p>5 So if that, say the west piece of</p> <p>6 that Basic Life Principles was over 20 acres and</p> <p>7 the piece on the east side of Adams is not,</p> <p>8 well, then that's simple. We are talking about</p> <p>9 there is an opportunity there, but that's it.</p> <p>10 Amlings is not 20 acres so --</p> <p>11 MS. CRNOVICH: I'm saying this, a text</p> <p>12 amendment in my opinion is serious for anything</p> <p>13 that's going to have to do with a single-family</p> <p>14 residential district allowing a PUD, which you</p> <p>15 know PUDs are not allowed in single-family</p> <p>16 districts. So I consider this, you know,</p> <p>17 something we need to seriously consider. And I</p> <p>18 think if there is any way that could be</p> <p>19 tightened up --</p> <p>20 PRESIDENT CASHMAN: Well, I think if</p> <p>21 that was the case, I mean, like I say, that was</p> <p>22 the only other parcel in town that could --</p>

<p style="text-align: center;">6</p> <p>1 MS. CRNOVICH: I think it is.</p> <p>2 MR. MC GINNIS: And to Chan's point,</p> <p>3 you don't want to be accused of spot zoning. We</p> <p>4 spent a lot of time trying to come up with</p> <p>5 languages that we felt wouldn't just apply to</p> <p>6 one property but was very restrictive.</p> <p>7 MS. CRNOVICH: Right. And I understand</p> <p>8 that's why the text amendment versus a MAP</p> <p>9 amendment.</p> <p>10 MR. YU: Right.</p> <p>11 PRESIDENT CASHMAN: I guess we just ask</p> <p>12 staff to research that so that if this does go</p> <p>13 to the board that they can consider it properly.</p> <p>14 MS. FIASCONE: But it's just a line for</p> <p>15 allowing an application. The Commission doesn't</p> <p>16 have to pass another or approve another --</p> <p>17 PRESIDENT CASHMAN: No. Right. They</p> <p>18 don't get to go through this joy.</p> <p>19 MS. FIASCONE: Don't you love it?</p> <p>20 PRESIDENT CASHMAN: Right. No. I mean</p> <p>21 that's where -- That's why the whole process of</p> <p>22 a special use permit is onerous. It's to, not</p>	<p style="text-align: center;">8</p> <p>1 MR. WILLOBEE: Aye.</p> <p>2 MS. FIASCONE: Aye.</p> <p>3 PRESIDENT CASHMAN: Okay. So that's</p> <p>4 the text amendment.</p> <p>5 And then next we take the special</p> <p>6 use and the planned development together.</p> <p>7 MR. MARRS: Yes. I think that's fine.</p> <p>8 Unless someone for some reason wants them</p> <p>9 separately but --</p> <p>10 MR. KRILLENBERGER: Let's do it</p> <p>11 together.</p> <p>12 PRESIDENT CASHMAN: Okay.</p> <p>13 MS. CRNOVICH: Are we allowed to make</p> <p>14 comments on how we are voting before or</p> <p>15 afterwards?</p> <p>16 MR. KRILLENBERGER: Well, I think we</p> <p>17 have had a chance to sort of view our -- voice</p> <p>18 our pros and cons.</p> <p>19 PRESIDENT CASHMAN: Would you like to</p> <p>20 voice your --</p> <p>21 MS. CRNOVICH: I'm asking Steve. Thank</p> <p>22 you, Jim.</p>
<p style="text-align: center;">7</p> <p>1 to -- It's not to take care of the typical lot</p> <p>2 in an R-1 or R-2 or R-3. It's for these unusual</p> <p>3 situations, and it's every Village and every</p> <p>4 code to allow -- Because there is no way you</p> <p>5 could come up with a zoning ordinance that would</p> <p>6 cover every possibility.</p> <p>7 MS. CRNOVICH: Okay. Thank you.</p> <p>8 PRESIDENT CASHMAN: Other thoughts,</p> <p>9 comments on this?</p> <p>10 If not, can I hear a motion to</p> <p>11 approve the text amendment as submitted</p> <p>12 requesting that there be some research on</p> <p>13 possibly tightening up with what 20-acre amount</p> <p>14 is referring to so we know specifically?</p> <p>15 MS. FIASCONE: So moved.</p> <p>16 MR. KRILLENBERGER: I will second.</p> <p>17 PRESIDENT CASHMAN: Jim?</p> <p>18 MR. KRILLENBERGER: Aye.</p> <p>19 MS. RYAN: Aye.</p> <p>20 MR. PETERSON: Aye.</p> <p>21 PRESIDENT CASHMAN: Aye.</p> <p>22 MS. CRNOVICH: No.</p>	<p style="text-align: center;">9</p> <p>1 PRESIDENT CASHMAN: Yes. I always want</p> <p>2 to hear what you have to say.</p> <p>3 MS. CRNOVICH: Thank you. One of the</p> <p>4 residents who spoke tonight talked about the</p> <p>5 zoning code. And we all have these. And I was</p> <p>6 looking at section 1-102, Authority and Purposes</p> <p>7 of the Zoning Code. And No. 5, B5, "Limit the</p> <p>8 bulk and density of new and existing structures</p> <p>9 to preserve the existing scale of development in</p> <p>10 the Village ..."</p> <p>11 And the density of this project</p> <p>12 does concern me. And I know there has been many</p> <p>13 letters and many people who have spoken in favor</p> <p>14 of the development, but I feel it's our task as</p> <p>15 Plan Commissioners to listen to the residents.</p> <p>16 And it's supposed to be the residents who live</p> <p>17 in the surrounding areas, not the ones who</p> <p>18 possibly have something to gain from it or who</p> <p>19 are in that field of business.</p> <p>20 I am very supportive of</p> <p>21 empty-nester housing in Hinsdale, and I do</p> <p>22 appreciate the presentations you have given in</p>

<p style="text-align: center;">10</p> <p>1 the four hearings. But again, you are asking 2 the Village for a text amendment and to relax 3 the zoning code, the eight variances. The 4 density is a concern of mine. I do feel the 5 development should be age restricted. And I 6 also feel that basements, there should be no 7 basements except where you have to do the 8 walkout basements due to the topography. 9 And I'm also against full baths 10 so -- But thank you for removing the density 11 from County Line Road and 55th Street, and 12 that's just where I stand tonight. Thank you. 13 PRESIDENT CASHMAN: Good. I think it 14 will be a help for the trustees to hear that 15 because it's important to know the context of 16 votes, too. 17 MS. CRNOVICH: I think it's -- You 18 know, I think we have made progress. And maybe 19 there could be changes moving forward because I 20 am in favor of this sort of development. And I 21 think this would fill a need in Hinsdale. 22 PRESIDENT CASHMAN: Well, that's right.</p>	<p style="text-align: center;">12</p> <p>1 one we are going to look at is basically, 2 together, Special uses and planned development. 3 Special uses, the main 4 considerations, let's see, standards for special 5 use permits. So "Code and Plan Purposes: The 6 proposed use and development will be in harmony 7 with the general and specific purposes for which 8 this code was enacted and for which the 9 regulations of the district in question were 10 established and with the general purpose and 11 intent of the official comprehensive plan." 12 "No Undue Adverse Impact: The 13 proposed use and development will not have a 14 substantial or undue adverse affect upon 15 adjacent property, the character of the area, or 16 the public health, safety, and general welfare." 17 "No Interference with Surrounding 18 Development: The proposed use and development 19 will be constructed, arranged, and operated so 20 as not to dominate the immediate vicinity or to 21 interfere with the use and development of 22 neighboring property in accordance with the</p>
<p style="text-align: center;">11</p> <p>1 I imagine this is not going to be a one meeting 2 if this gets to the trustees' level. This is 3 important. This is a very unique situation. 4 It's important. I thought the comment by 5 Ms. Johnston -- 6 Is that correct? 7 MS. JOHNSTON: Yes. 8 PRESIDENT CASHMAN: You know about 9 likes the concept but less density is kind of 10 what you are talking about. 11 MS. CRNOVICH: Exactly. 12 PRESIDENT CASHMAN: Is there a way? 13 That's not currently in front of us, but who is 14 to say what -- This is a conceptual plan. 15 MS. CRNOVICH: Right. 16 PRESIDENT CASHMAN: Who's to say what 17 we will ultimately see if it does come back to 18 us at some point. But I think it's all helpful 19 as part of the process, and so I appreciate your 20 input on that. It counts. 21 MS. CRNOVICH: Thank you, Steve. 22 PRESIDENT CASHMAN: Okay. So the next</p>	<p style="text-align: center;">13</p> <p>1 applicable district regulations." 2 "Adequate public facilities. The 3 proposed use and development will be served 4 adequately by essential public facilities and 5 services such as streets, public utilities, 6 drainage structures, police and fire protection, 7 refuse disposal, parks, libraries, and schools, 8 or the applicant will provide adequately for 9 such services." 10 "No traffic congestion. The 11 proposed use and development will not cause 12 undue traffic congestion nor draw significant 13 amounts of traffic through residential streets." 14 "No destruction of significant 15 features. The proposed use and development will 16 not result in the destruction, loss, or damage 17 of any natural, scenic, or historic feature of 18 significant importance." 19 "Compliance with standards. The 20 proposed use and development complies with all 21 additional standards imposed upon it by the 22 particular provision of this Code authorizing</p>

<p style="text-align: right;">14</p> <p>1 such use."</p> <p>2 "Special Standards for specified</p> <p>3 special uses. When the district regulations</p> <p>4 authorizing any special use in a particular</p> <p>5 district impose special standards to be met by</p> <p>6 such use in such district, a permit for such use</p> <p>7 in such district shall not be recommended or</p> <p>8 granted unless the applicant shall establish</p> <p>9 compliance with all special standards."</p> <p>10 "Considerations. In determining</p> <p>11 whether the applicant's evidence establishes the</p> <p>12 foregoing standards have been met, the Plan</p> <p>13 Commission shall consider:</p> <p>14 "(a) Public benefit. Whether and</p> <p>15 to what extent the proposed use and development</p> <p>16 at the particular location requested is</p> <p>17 necessary or desirable to provide a service or a</p> <p>18 facility that is in the interest of the public</p> <p>19 convenience or that will contribute to the</p> <p>20 general welfare of the neighborhood or</p> <p>21 community.</p> <p>22 "(b) Alternative locations.</p>	<p style="text-align: right;">16</p> <p>1 clarify. I thought when it came to the proposed</p> <p>2 public benefit you thought it was basically</p> <p>3 headed in the right direction but not enough.</p> <p>4 You are not a big lacrosse player</p> <p>5 then?</p> <p>6 MR. WILLOBEE: No. I think it's just a</p> <p>7 very, it's a head nod at public use or benefit.</p> <p>8 But I don't think it's the right public benefit.</p> <p>9 It's a good way to get rid of dirt.</p> <p>10 PRESIDENT CASHMAN: Anna?</p> <p>11 MS. FIASCONE: I don't know, I think</p> <p>12 the path around it, a lot of people go to the</p> <p>13 high school, it's a good alternative to go over</p> <p>14 there and use that area instead of going to the</p> <p>15 high school.</p> <p>16 PRESIDENT CASHMAN: Julie?</p> <p>17 MS. CRNOVICH: Were there any other</p> <p>18 recommendations from staff, any other public</p> <p>19 benefits or --</p> <p>20 MR. MC GINNIS: No.</p> <p>21 MS. CRNOVICH: But Parks & Rec, they</p> <p>22 seemed okay with this?</p>
<p style="text-align: right;">15</p> <p>1 Whether and to what extent such public goals can</p> <p>2 be met by the location of the proposed use and</p> <p>3 development at some other site or in some other</p> <p>4 area that may be more appropriate than the</p> <p>5 proposed site."</p> <p>6 And then finally, "Mitigation of</p> <p>7 adverse impacts. Whether and to what extent all</p> <p>8 steps possible have been taken to minimize any</p> <p>9 adverse effects of the proposed use and</p> <p>10 development in the immediate vicinity through</p> <p>11 building design, site design, landscaping, and</p> <p>12 screening."</p> <p>13 So the big one there that we talked</p> <p>14 about -- I mean, obviously, all of these are</p> <p>15 important. We talked about traffic. We talked</p> <p>16 about surrounding development and their facts.</p> <p>17 But the big one that we really focused a lot of</p> <p>18 time on is on public benefit.</p> <p>19 I think maybe we do some comments</p> <p>20 on this, and then we can talk about the planned</p> <p>21 development, also need a break reading all that.</p> <p>22 One thing, Mark, I just wanted to</p>	<p style="text-align: right;">17</p> <p>1 MR. MC GINNIS: Yes. Conceptually they</p> <p>2 were good, but they were hoping to get more</p> <p>3 information as the plan was further refined.</p> <p>4 PRESIDENT CASHMAN: We would want their</p> <p>5 input. Just like I mean we ultimately got their</p> <p>6 input on the concept of the dog park, but we</p> <p>7 would like them to really consider this. I</p> <p>8 would like to hear what they have to say.</p> <p>9 MR. MC GINNIS: And certainly if people</p> <p>10 aren't comfortable with that as a public</p> <p>11 benefit, we can punt this to Parks & Rec and see</p> <p>12 if they have any ideas. I don't believe that</p> <p>13 they have been asked for any ideas. They have</p> <p>14 been asked to opine on the couple of proposals</p> <p>15 that they were presented with.</p> <p>16 MS. CRNOVICH: Wasn't there one plan</p> <p>17 for doing a new roof or something for the Humane</p> <p>18 Society?</p> <p>19 MR. MC GINNIS: There was one, there</p> <p>20 was a proposal for -- I know that we have some</p> <p>21 capital needs down in KLM. I don't know if that</p> <p>22 quite meets the test of compensating amendment.</p>

<p style="text-align: center;">18</p> <p>1 MS. CRNOVICH: Okay.</p> <p>2 PRESIDENT CASHMAN: The public relate</p> <p>3 to shingle roofs --</p> <p>4 MS. CRNOVICH: Thank you.</p> <p>5 PRESIDENT CASHMAN: Scott?</p> <p>6 MR. PETERSON: No. I think we talked</p> <p>7 about everything. My comments are that I think</p> <p>8 for that kind of money that you should have full</p> <p>9 paths, no bedrooms. I think the strong covenant</p> <p>10 is important. And I think age targeting is</p> <p>11 better than restrictive based on resale.</p> <p>12 And I think we need to be conscious</p> <p>13 of the stormwater and that should be addressed</p> <p>14 based on the Village of Hinsdale, whether, you</p> <p>15 know, we have the space for it. But that should</p> <p>16 be at the Village's direction.</p> <p>17 Traffic study is big. And, you</p> <p>18 know, right now I'm looking at the KLM, lacrosse</p> <p>19 and cardio path as the Village benefit, plus the</p> <p>20 \$750,000 that was put in, you know, back, you</p> <p>21 know, the 750 that was put in.</p> <p>22 PRESIDENT CASHMAN: Ten years ago.</p>	<p style="text-align: center;">20</p> <p>1 the same general purposes as all other special</p> <p>2 uses. In particular, however, the planned</p> <p>3 development technique is intended to allow the</p> <p>4 relaxation of otherwise applicable substantive</p> <p>5 requirements based upon procedural protections</p> <p>6 providing for a detailed review of individual</p> <p>7 proposals for significant developments. This</p> <p>8 special regulatory technique is included in this</p> <p>9 Code in recognition of the fact that traditional</p> <p>10 bulk, space, and yard regulations that may be</p> <p>11 useful in protecting the character of the</p> <p>12 substantially developed and stable areas may</p> <p>13 impose inappropriate pre-regulations and</p> <p>14 rigidities upon the development or redevelopment</p> <p>15 of parcels or areas that lend themselves to an</p> <p>16 individual, planned approach. Through the</p> <p>17 flexibility of the planned development</p> <p>18 technique, the Village seeks to achieve the</p> <p>19 following specific objectives:</p> <p>20 "1. Creation of a more desirable</p> <p>21 environment that would be possible through</p> <p>22 strict application of other Village land use</p>
<p style="text-align: center;">19</p> <p>1 MR. PETERSON: Ten years ago to the</p> <p>2 park district that -- Those are my comments.</p> <p>3 PRESIDENT CASHMAN: Mary?</p> <p>4 MS. RYAN: Scott did an excellent job</p> <p>5 summarizing exactly where I'm at. And I do</p> <p>6 think the cardio path, it is a nice alternative</p> <p>7 to having to go to the high school.</p> <p>8 PRESIDENT CASHMAN: The one idea I</p> <p>9 heard that was interesting, intriguing, was</p> <p>10 right by the parking lot to have a signpost that</p> <p>11 basically says zero point zero. You know that</p> <p>12 kind of thing encourages there is where you</p> <p>13 start, and you need to go more than zero point</p> <p>14 zero, even though it's a pretty funny bumper</p> <p>15 sticker.</p> <p>16 MR. KRILLENBERGER: I'm okay with the</p> <p>17 public benefit.</p> <p>18 PRESIDENT CASHMAN: With that, then</p> <p>19 look at the planned development criteria.</p> <p>20 "Purpose. Planned developments are</p> <p>21 included in this Code as a distinct category of</p> <p>22 special use. As such, they are authorized for</p>	<p style="text-align: center;">21</p> <p>1 regulations.</p> <p>2 "2. Promotion of a creative</p> <p>3 approach to the use of land and related physical</p> <p>4 facilities resulting in better design and</p> <p>5 development, including aesthetic amenities.</p> <p>6 "3. Combination and coordination</p> <p>7 of architectural styles, building forms, and</p> <p>8 building relationships.</p> <p>9 "4. Preservation and enhancement</p> <p>10 of desirable site characteristics such as</p> <p>11 natural topography, vegetation, and geologic</p> <p>12 features, the provision of screening or other</p> <p>13 facilities that benefit neighboring properties,</p> <p>14 and the prevention of soil erosion.</p> <p>15 "5. Provision for the preservation</p> <p>16 and beneficial use of open space.</p> <p>17 "6. An increase in the amount of</p> <p>18 open space over that which would result from the</p> <p>19 application of conventional subdivision and</p> <p>20 zoning regulations.</p> <p>21 And "7. Encouragement of land uses</p> <p>22 that promote the public health, safety, and</p>

<p style="text-align: right;">22</p> <p>1 general welfare."</p> <p>2 So comments about the review</p> <p>3 criteria related to this application?</p> <p>4 Anna?</p> <p>5 MS. FIASCONE: So in that sense that we</p> <p>6 are looking at the aesthetics of the building</p> <p>7 provided, am I not?</p> <p>8 PRESIDENT CASHMAN: Correct. We</p> <p>9 reviewed those. We had that package before.</p> <p>10 MS. FIASCONE: Right.</p> <p>11 PRESIDENT CASHMAN: I think my hope</p> <p>12 would be, if this had come back to us as a</p> <p>13 detailed plan, then we would be looking at much</p> <p>14 greater detail, looking at some sample boards</p> <p>15 and really getting down to it.</p> <p>16 What it came to aesthetics, I</p> <p>17 thought some of the changes that were originally</p> <p>18 proposed I liked; but I think we'd really want</p> <p>19 to look it in detail.</p> <p>20 Back to what we talked about a</p> <p>21 little earlier, it was interesting, the current</p> <p>22 plan if you look at it and you go back like a</p>	<p style="text-align: right;">24</p> <p>1 it a little bit, but I think it will be in much</p> <p>2 greater detail if they did come back with a</p> <p>3 detailed plan.</p> <p>4 Mark?</p> <p>5 MR. WILLOBEE: Just my comments that I</p> <p>6 made earlier about the open space. I have</p> <p>7 concern about that. I don't think I need to</p> <p>8 repeat.</p> <p>9 PRESIDENT CASHMAN: Julie.</p> <p>10 MS. CRNOVICH: The open space and the</p> <p>11 landscaping along the perimeter of the property,</p> <p>12 what that would be? The landscaping along the</p> <p>13 perimeter of the property?</p> <p>14 MR. E. JAMES: Yes. Much of it's been</p> <p>15 done, but it will all be enhanced.</p> <p>16 MR. YU: I just wanted to add that's</p> <p>17 part of the special use permit and exterior site</p> <p>18 plan will also be submitted.</p> <p>19 PRESIDENT CASHMAN: Okay. Scott?</p> <p>20 MR. PETERSON: Nothing additional.</p> <p>21 MS. RYAN: Nothing additional.</p> <p>22 MR. KRILLENBERGER: Nothing additional.</p>
<p style="text-align: right;">23</p> <p>1 month, there are some different models kind of</p> <p>2 being proposed. Maybe it was just trying to get</p> <p>3 at that worst-case scenario looking along the</p> <p>4 lake. There was like a different model versus</p> <p>5 what was there. It was more of a side-load</p> <p>6 garage versus front. I think that's where I</p> <p>7 would be very curious to see how it would all</p> <p>8 work out.</p> <p>9 I have some concerns, even though</p> <p>10 it's been there a while, the perimeter, their</p> <p>11 comments by some community members about the</p> <p>12 fencing that's been damaged and hasn't been</p> <p>13 repaired. There is seriously, there has got to</p> <p>14 be some ash trees, looks like some dead trees</p> <p>15 along the property. I think we really want to</p> <p>16 get into the details of landscaping. And I</p> <p>17 think we want to be very sensitive to the</p> <p>18 neighbors that are to the east in Burr Ridge and</p> <p>19 how the property is viewed from their</p> <p>20 perspective through their back yards.</p> <p>21 So I think we are going to see</p> <p>22 that, you know, in much greater detail. We saw</p>	<p style="text-align: right;">25</p> <p>1 PRESIDENT CASHMAN: Okay. With that,</p> <p>2 do I hear a motion to approve the planned</p> <p>3 development application and the special use</p> <p>4 permit application as submitted?</p> <p>5 I would want to qualify it with --</p> <p>6 back to my notes. So some of the other things</p> <p>7 we have spoken about as far as looking in the --</p> <p>8 possibly having the Village investigate this</p> <p>9 temporary age-restricted concept, just to study</p> <p>10 that. We certainly would want to see, if this</p> <p>11 came back to us, a detailed traffic study so</p> <p>12 that the Board and the Plan Commission could</p> <p>13 evaluate that. The homeowner association</p> <p>14 covenants that we talked about before, I think</p> <p>15 we were in general agreement that the base --</p> <p>16 restricting bedrooms in the lower level.</p> <p>17 MR. PETERSON: Right.</p> <p>18 PRESIDENT CASHMAN: But I know there</p> <p>19 were some of you that also -- I thought there</p> <p>20 was someone that wanted also the bathrooms</p> <p>21 restricted.</p> <p>22 MS. CRNOVICH: That would be me.</p>

<p style="text-align: center;">26</p> <p>1 PRESIDENT CASHMAN: Julie.</p> <p>2 MS. CRNOVICH: Yes.</p> <p>3 PRESIDENT CASHMAN: What about you,</p> <p>4 Scott?</p> <p>5 MR. PETERSON: No. I think they should</p> <p>6 be, they should be included.</p> <p>7 MR. KRILLENBERGER: Available?</p> <p>8 MR. PETERSON: Full should be</p> <p>9 available, yes.</p> <p>10 PRESIDENT CASHMAN: Should be</p> <p>11 available, okay.</p> <p>12 MR. PETERSON: For that kind of money,</p> <p>13 yes.</p> <p>14 MR. KRILLENBERGER: Agreed.</p> <p>15 PRESIDENT CASHMAN: Let's see. And</p> <p>16 that the other covenants that were presented at</p> <p>17 the last meeting as far as the recreational</p> <p>18 equipment and then the paragraph, I believe 19,</p> <p>19 that allowed for adding other new -- identifying</p> <p>20 and controlling possible future nuisances.</p> <p>21 Is there anything we missed?</p> <p>22 MR. PETERSON: The pond?</p>	<p style="text-align: center;">28</p> <p>1 switched at halftime. I mean that was crazy.</p> <p>2 It must drop 5 feet across from goal to goal.</p> <p>3 If the ball is on the ground, it's really</p> <p>4 moving.</p> <p>5 Traffic study. I think that was</p> <p>6 everything.</p> <p>7 Okay. With those qualifications,</p> <p>8 Chan, good luck tracking all this. But could I</p> <p>9 hear a motion related to approving the planned</p> <p>10 development, special use permit applications</p> <p>11 with those modifications?</p> <p>12 MR. PETERSON: I will move.</p> <p>13 MS. FIASCONE: Second.</p> <p>14 PRESIDENT CASHMAN: Anna?</p> <p>15 MS. FIASCONE: Aye.</p> <p>16 MR. WILLOBEE: No.</p> <p>17 MS. CRNOVICH: No.</p> <p>18 PRESIDENT CASHMAN: Aye.</p> <p>19 MR. PETERSON: Aye.</p> <p>20 MS. RYAN: Aye.</p> <p>21 MR. KRILLENBERGER: Aye.</p> <p>22 PRESIDENT CASHMAN: Thank you,</p>
<p style="text-align: center;">27</p> <p>1 PRESIDENT CASHMAN: Stormwater, that</p> <p>2 that would be the Village and applicant would</p> <p>3 continue to review that and the applicant would</p> <p>4 comply with the Village requirements. And we</p> <p>5 would see that as detailed engineering when the</p> <p>6 plan comes back. Landscaping --</p> <p>7 MR. PETERSON: And the benefit needs to</p> <p>8 be in there or --</p> <p>9 PRESIDENT CASHMAN: And the benefit</p> <p>10 that -- You know, this is a good starting</p> <p>11 point. But we would like there to be additional</p> <p>12 discussion on the board level as far as what</p> <p>13 that benefit is. Who knows what the trustees'</p> <p>14 takes would be. We have gone through a lot, and</p> <p>15 we have gotten to this point. But I think it's</p> <p>16 a good starting point. And we see where it goes</p> <p>17 from there.</p> <p>18 I had the joy of going to lots of</p> <p>19 lacrosse games on those fields. I'm surprised</p> <p>20 people would come play our clubs there.</p> <p>21 MS. CRNOVICH: Pretty bad?</p> <p>22 PRESIDENT CASHMAN: At least they</p>	<p style="text-align: center;">29</p> <p>1 Mr. James.</p> <p>2 MR. E. JAMES: Thank you very much.</p> <p>3 I'm sure we will see you again and have more</p> <p>4 information.</p> <p>5 PRESIDENT CASHMAN: Okay. Thanks.</p> <p>6 MR. E. JAMES: Thank you again.</p> <p>7 PRESIDENT CASHMAN: Appreciate your</p> <p>8 patience.</p> <p>9 * * *</p> <p>10 (Which were all the proceedings had</p> <p>11 in the above-entitled cause.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

1 STATE OF ILLINOIS)
) ss.
2 COUNTY OF DU PAGE)

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4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5 do hereby certify that I am a court reporter
6 doing business in the State of Illinois, that I
7 reported in shorthand the testimony given at the
8 hearing of said cause, and that the foregoing is
9 a true and correct transcript of my shorthand
10 notes so taken as aforesaid.

7

8

Janice H. Heinemann CSR, RDR, CRR
License No 084-001391

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**FINDINGS OF FACT AND RECOMMENDATION OF THE
PLAN COMMISSION
VILLAGE OF HINSDALE**

February 8, 2017

RE: Case No. A-18-2016 – Text Amendment/Planned Development Permit/Special Use Application – 55th Street/County Line Road, Hinsdale, Illinois

PETITIONER: Hinsdale Meadows Venture, LLC

APPLICATION: For a text amendment to allow Planned Developments in any single-family residential zoning district, subject to a minimum lot area of 20 acres, and for planned development concept plan approval/special use permit for a 59-unit residential planned development consisting of duplexes and single-family homes, on property located at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois

BACKGROUND: The 24.5 acre site at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois (the “Property”) is located in the R-2 Single-Family Residential Zoning District. It has previously been platted for a conventional development of 36 single family homes. While roads and utility services were installed, only one (1) single-family home was ever completed, and two (2) were partially constructed on the Property.

Hinsdale Meadows Venture, LLC (the “Petitioner”) has now filed an application for a text amendment and for a Planned Development Concept Plan approval, as well as a related Special Use permit approval for the planned development (collectively, the “Application”). The Application has been revised and amended during the public hearing process based on input received from the Plan Commission. The Petitioner’s final proposal is referred to herein as the “Amended Application”. The Application as originally filed proposed the construction of a fifty nine (59) unit planned development (the “Planned Development”), including twenty-seven (27) single family homes, two (2) traditional single family homes and thirty (30) duplex homes. The Planned Development is proposed as an age-targeted development, meaning it is designed and intended to attract empty-nester residents, but is not proposed to be affirmatively age-restricted.

During the Public Hearing process, the Planned Development was slightly revised, so that the final Planned Development concept plan being forwarded for approval as part of the Amended Application includes twenty-eight (28) new single family homes, one (1) existing traditional single family home that will remain on the Property, and thirty (30) duplex homes. A single family home and duplex home switched places for a more logical plan during the Public Hearing Process. Based on grade, the proposed homes may have a lookout basement, standard basement, or walkout basement (or, if a Buyer prefers, no basement). All new homes feature a first floor master bedroom and two bedrooms on the second floor (3 bedrooms total).

The proposed text amendment (the “Proposed Text Amendment”) is 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. Planned developments are currently only allowed as a special use in multi-family residential zoning districts.

The Planned Development proposes to utilize the existing road configuration and infrastructure, with some minor modifications to the utility services, as well as the existing detention pond. The two (2) unfinished single-family homes on the Property are proposed to be demolished, and the one finished single-family home will be sold as part of the Planned Development.

APPLICATION: The Amended Application anticipates that certain waivers from the Village of Hinsdale Zoning Code (the “Zoning Ordinance”) will be provided by the Village relative to the Planned Development at the time the Final Plan is approved.

The Amended Application, inclusive of all Developer submittals during the course of the Public Hearing, is attached hereto as **Exhibit 1** and made a part hereof.

PUBLIC HEARING: At the duly and properly noticed Hearing, testimony was taken and heard by the Plan Commission on the Application and, subsequently, the Amended Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were given the opportunity to ask questions of the other witnesses and to provide testimony on their own behalf. Subjects discussed at length during the Public Hearing included the design of the homes and duplexes and the amenities to be provided in each, the public benefit of approving the Planned Development, traffic, drainage and stormwater management, the content of the Homeowners Association declaration and covenants, price points of units, the pros and cons of age-targeted v. age-restricted housing, and the need for empty-nester housing within the Village. Transcripts of the Public Hearing are attached hereto as **Exhibit 2** and made a part hereof.

During the course of the Public Hearing, a number of persons spoke in favor of the proposed Planned Development. A number of those persons identified themselves as persons who might be interested in purchasing within the Development. There was also testimony against the Planned Development. Objectors expressed concerns about, among other things, too much density, traffic, and other negative impacts, and urged the Plan Commission to protect the Zoning Code. The Correspondence received and reviewed by the Plan Commission relative to the proposed Planned Development is attached hereto as **Exhibit 3** and made a part hereof.

MOTIONS AND RECOMMENDATIONS: On January 11, 2017, following the conclusion of the Public Hearing opened on October 12, 2016, continued on November 9 and December 14, 2016, and concluded on January 11, 2017 (together the “Public Hearing”), the Plan Commission, made separate motions and findings relative to 1) the Proposed Text Amendment; and 2) The Planned Development Concept Plan approval and related Special Use Permit.

Commissioner Fiascone made a motion, seconded by Commissioner Krillenberger, to recommend approval of the Proposed Text Amendment, subject to further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for planned developments in single-family zoning districts would be infrequent.

The vote on the motion was six (6) in favor and one (1) opposed.

Commissioner Peterson then made a motion, seconded by Commissioner Fiascone, to recommend approval of the Planned Development Concept Plan for 59-units, as amended

during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to the following conditions:

- a. No basement bedrooms be allowed;
- b. A detailed traffic study be provided as part of any future Final Plan approval;
- c. Continued discussion between the Developer and Village staff as to stormwater management and impacts;
- d. Further investigation of making the development age-restricted for a limited time; and
- e. Further discussion of proposed public benefits.

The vote on that motion was five (5) in favor and two (2) opposed.

FINDINGS ON PROPOSED TEXT AMENDMENT: The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, makes the following Findings as to the Proposed Text Amendment:

STANDARDS FOR APPROVING TEXT AMENDMENT: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the board of trustees should be guided by the principle that its power to amend this code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the board of trustees should weigh, among other factors, certain factors (because most of the factors relate to map amendments, which is not at issue here, only the most relevant factors are listed):

1.The consistency of the proposed amendment with the purposes of this code.

13.The community need for the proposed amendment and for the uses and development it would allow.

TEXT AMENDMENT FINDINGS: The Plan Commission finds that allowing planned developments as a special use in single-family residential zoning districts on properties of 20-acres or more is generally consistent with the purposes of the Zoning Code. Planned developments are a specialized regulatory technique already provided for under the Zoning Code and appropriately used to provide flexibility and promote creativity for substantial developments. The allowance of the planned development as a special use in single-family residential zoning districts of 20 acres or more will still be subject to the detailed and rigorous review required for planned developments under the existing Code provisions, ensuring their use will be limited to appropriate circumstances. The Proposed Text Amendment will allow the consideration of the Application in question here, which is aimed at filling a need for empty-nester housing, as well as future applications for significant developments that are able to meet the criteria for approving a planned development/special use. A majority of the Plan Commission found the standards to have been met. Commissioner Crnovich voted no based on her concern that the language of the Proposed Text Amendment was too expansive.

FINDINGS ON PROPOSED PLANNED DEVELOPMENT CONCEPT PLAN & RELATED SPECIAL USE PERMIT: The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Sections 11-602(E) and 11-603 of the Hinsdale Zoning Code, makes the following Findings as to the Amended Application requesting Planned Development Concept Plan approval and a related Special Use Permit:

STANDARDS FOR SPECIAL USE: §11-602(E)(1) Special Use Permit Standards:

- (a) Code And Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) 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.
- (g) Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of the Code authorizing such use.

SPECIAL USE FINDINGS: A majority of the Plan Commission found the Planned Development, with the conditions proposed, to be in harmony with the Village's Code, Zoning Code and Comprehensive Plan. The Project, as amended and revised in the Amended Application, is appropriate for the Property and benefits the community as a whole by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes. The design and materials proposed for the Planned Development, which will be further refined in the Final Plan, are of high quality and are consistent with those found elsewhere in the Village. The evidence showed that the Village has a need for additional high-quality residential units for owners looking to downsize, or who are not otherwise interested in a large stand-alone single-family home. The Planned Development, as conceived, seeks to minimize any adverse impacts through, among other things, placement of the various housing types within the Development. Adequate public facilities are proposed.

While a majority of the Plan Commission finds no initial indication that the Planned Development will cause traffic congestion, it is proposed that a detailed traffic study be done prior to Final Plan approval. No destruction, loss, or damage of any natural, scenic, or historic feature of significant importance is anticipated, and the proposed Planned Development complies with additional standards imposed upon it through the Zoning Code other than for the waivers provided for herein. One of the considerations specified by the Zoning Code to be considered in determining whether the special use standards have been met is whether and to what extent the proposed use and development is necessary or desirable to provide a service or facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. In this matter, there was ample evidence that housing aimed at empty nesters is desired by the community and that the proposed development will therefore fill a need within the community. The Petitioner is an experienced developer and has the financial and technical capacity to complete the Project.

OBJECTIVES OF PLANNED DEVELOPMENT PROCESS: The Plan Commission also examined whether the Application satisfies the specific objectives sought to be accomplished through the Planned Development process, as set forth in §11-603.B. (Purpose) of the Hinsdale Zoning Code:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
5. Provision for the preservation and beneficial use of open space.
6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
7. Encouragement of land uses that promote the public health, safety, and general welfare.

FINDINGS ON PLANNED DEVELOPMENT OBJECTIVES: The Plan Commission found these standards to have been met at this Concept Plan approval stage. In particular, the flexibility and creative use of land allowed by the Planned Development process will allow a development targeted at empty-nesters within the Village in a manner that would not be possible through strict application of the Village's standard zoning regulations. The initial design and development, including aesthetic amenities, and proposed architectural styles, building forms and building relationships, are pleasing. The design and materials proposed for the Project will be further refined in the Final Plan, but are initially found to be of high quality consistent with those found elsewhere in the Village. Beneficial use of open space is provided through the provision of two public parks and a large limited common space area, as well as through the proposed public benefit of improvements to the lacrosse fields at KLM Park. Significant open

space is provided over that which would result from the application of conventional subdivision and zoning regulations. The provision of housing aimed at empty-nesters will promote the public health, safety and general welfare by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes.

PLANNED DEVELOPMENT STANDARDS: Finally, the Additional Standards for Planned Developments set forth in Section 11-603(E)(2) of the Zoning Code are also found, by a majority of the Plan Commission, to have been met.

§11-603(E)(2) sets forth the following additional standards for planned developments:

2. Additional standards for all planned developments. No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

(a) Unified ownership required. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole.

(b) Minimum area. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for some planned developments. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to Section 11-603.

(c) Covenants and restrictions to be enforceable by village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

(d) Public open space and contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

(e) Common open space.

(i) Amount, location, and use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement

except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(ii) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

(iii) Ownership and maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(iv) Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to

assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

(f) Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. Every planned development having twenty (20) or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district in which it is located or which it abuts, whichever is greater.

(g) Building And Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the village manager, plus one-half foot (1/2') for each one foot (1') by which either or both of such buildings exceed twenty five feet (25') in height.

(h) Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

(i) Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

(j) Utilities: All utility lines shall be installed underground.

PLANNED DEVELOPMENT FINDINGS: A majority of the Plan Commission found these additional standards to have been met at this Concept Plan stage. The Property is held in unified ownership. The Property meets the minimum area standards for a Planned Development subject to the approval of the Proposed Text Amendment, and is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for Planned Developments. The Village, as deemed necessary, shall provide specific language in compliance with standard (c) for inclusion in the final covenants, deed restrictions, easements and homeowners declarations. With the inclusion of such language, the Village finds this standard to have been met. A fee in lieu of an open space contribution pursuant to the Village's subdivision ordinance of \$720,000 was previously paid to the Village by the Petitioner at the time of a previous approval regarding the Property, with the last payment being received in 2007. No additional contributions are required at this time. Common open space is proposed in the form of two (2) different public parks, as well as limited common open space for the benefit of a number of the property owners. The declarations and covenants of the homeowner's association shall be required, at the time of their final approval, to include the various requirements set forth in §11-603.E.2.e.iv. The Final Plan shall, upon approval, have landscaping, building spacing, sidewalks and utilities in compliance with the requirements of §11-603.E.2. No private streets are proposed.

RECOMMENDATION: Based upon the foregoing Findings, the Plan Commission, by a vote of six (6) in favor and one (1) opposed, recommends approval of the Proposed Text Amendment, subject to further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for Planned Developments in single-family zoning districts would be infrequent.

On a vote of five (5) in favor and two (2) opposed, the Plan Commission further recommends approval of the Planned Development Concept Plan for 59-units, as amended during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to the following conditions:

- a. No basement bedrooms be allowed;
- b. A detailed traffic study be provided as part of any future Detailed Plan approval;
- c. Continued discussion between the Developer and Village staff as to stormwater management and impacts;
- d. Further investigation of making the development age restricted for a limited time; and
- e. Further discussion of proposed public benefits.

Signed: _____

Stephen Cashman, Chairman
Plan Commission
Village of Hinsdale

Dated: _____

STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-18-2016

55th St./County Line Road -
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, subject to a minimum
lot area of 20 acres.

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Village of Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 12th day of October, 2016, at
the hour of 7:36 p.m.

<p style="text-align: right;">2</p> <p>BOARD MEMBERS PRESENT: MR. STEPHEN CASHMAN, Chairman; MS. JULIE CRNOVICH, Member; MS. ANNA FIASCONE, Member; MR. JIM KRILLENBERGER, Member; MR. SCOTT PETERSON, Member; MS. MARY T. RYAN, Member; MR. TROY UNELL, Member.</p> <p>ALSO PRESENT: MR. ROBB MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. EDWARD R. JAMES, Edward R. James Companies;</p> <p>MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MR. BRETT DUFFY, Spaceco Inc.;</p> <p>MR. JEFF MULCRONE, BSB Design;</p> <p>MR. TERRENCE J. SMITH, BSB Design.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">4</p> <p>1 So I think we need to open the 2 public hearing and then swear in anyone who is 3 going to testify related to this project. 4 (Audience sworn en masse.) 5 MR. JAMES: As an order of business, I 6 guess we are having difficulty picking up voices 7 on your microphones for the television recording 8 and for our court reporter. So if you are 9 making a presentation, please speak into the 10 mike and stay near the microphone so we can make 11 sure that everybody can hear this. 12 With that, I want basically the 13 applicant to go through -- I saw a brief 14 overview of your presentation at a previous 15 board meeting and now look forward to hearing it 16 in detail. Please introduce each person that 17 speaks and state your name, who you are with, 18 I'd appreciate that. 19 MR. JAMES: Good evening. My name is 20 Edward James. I'm the principal with Edward R. 21 James Companies, and I'm here tonight to 22 represent the Hinsdale Partners Venture and</p>
<p style="text-align: right;">3</p> <p>1 CHAIRMAN CASHMAN: Next order of 2 business is the public hearing for 3 Case A-18-2016 for 55th Street and County Line 4 Road, Hinsdale Meadows Venture. 5 One thing, as an introduction, I'm 6 not sure how long we will go tonight. There is 7 an awful lot of information to cover. I look 8 forward to your presentation, going through this 9 in detail. If we get to around 10:30 or so and 10 we are still continuing along, we'll basically 11 do a continuation to the next meeting. We want 12 to make sure that you have the proper time to 13 present this project and that any citizens and 14 commissioners have time to thoroughly question 15 and provide input. So just in the matter of not 16 being too exhausted to properly give it a proper 17 hearing, I just want to give you a heads-up that 18 around 10:30 we will kind of see where we are 19 at. It's quite a packet. It's been good to go 20 through, but we have plenty of questions. And I 21 look for forward to a more detailed presentation 22 by the applicant.</p>	<p style="text-align: right;">5</p> <p>1 discuss with you our proposed plan for Hinsdale 2 Meadows at the corner of County Line Road and 3 55th, a planned unit development. 4 I'm going to have a number of 5 slides, but I will try to keep the information 6 that you need out there but not take too long. 7 But I do want to make sure that you get 8 everything and you know that we, hopefully, we 9 have done our homework. 10 I have with me tonight our team, 11 our chief financial officer and assistant chief, 12 Michael Balas; Terry Smith from Bloodgood Sharp 13 Buster, BSB they call, land planner; Jeff 14 Mulcrone, BSB, architect; and Bret Duffy, 15 Spaceco, our consulting engineers. And I will 16 refer to them if there are any questions that I 17 think they are better to answer than myself. 18 I'm not an architect, I'm not an 19 attorney. I'm just a guy who has been building 20 homes for the last 60 years. So what I'm here 21 to talk to you tonight about is Hinsdale Meadows 22 and the need for empty-nester housing, or we</p>

<div>6</div> <div>1 call it age-targeted housing. The proposed</div> <div>2 plan, our proposed plan is for luxury residences</div> <div>3 in recognition of the substantial and growing</div> <div>4 demand for this type of housing and for which</div> <div>5 there has been a demonstrated need in Hinsdale.</div> <div>6 And that demonstrated need was some months ago</div> <div>7 when there was a public hearing before the</div> <div>8 trustees' meeting. I think there was about 24</div> <div>9 residents all suggested that this is what they</div> <div>07:41:50PM 10 wanted for Hinsdale; and yet, there wasn't</div> <div>11 anything for them to move into.</div> <div>12 As noted in Builder Magazine, there</div> <div>13 are 67 million 55 and over homeowners today.</div> <div>14 55 percent of these homeowners who plan to move</div> <div>15 is more than an impressive 27 million people.</div> <div>16 19 million plan to buy a home and nearly</div> <div>17 8 million expect to move within the next</div> <div>18 4 years. This is important. The number one</div> <div>19 ranking influence of purchasing a new home given</div> <div>07:42:36PM 20 8 choices -- and this is a quote -- "'Need for a</div> <div>21 change in home layout,' ranks highest, clearly a</div> <div>22 hybrid of need and desire ..."</div>	<div>8</div> <div>1 issues that we must present to give you the</div> <div>2 ability to say yes and to give the trustees a</div> <div>3 reason to say, yes, we think this planned unit</div> <div>4 development is better than the traditional R-2</div> <div>5 zoning, the district that it is in. And I hope</div> <div>6 when we are finished tonight I will be able to</div> <div>7 satisfy you. And if we haven't covered the</div> <div>8 subject, please be sure to ask the questions and</div> <div>9 we will try to respond to you.</div> <div>07:44:33PM 10 (Slide presentation:) I'm not</div> <div>11 going to go through the 7 points that are</div> <div>12 listed, but I hope that the discussion and the</div> <div>13 slides will demonstrate our answers. This list</div> <div>14 here is a list of all our consultants, and I've</div> <div>15 mentioned the three of them that are here this</div> <div>16 evening.</div> <div>17 This is the subject of the property</div> <div>18 and the zoning request. Here is the property as</div> <div>19 it sits today. This is a recent photograph</div> <div>07:45:19PM 20 taken probably a month and a half ago. Let me</div> <div>21 outline the interesting points. At the top is</div> <div>22 55th Street, on the left is County Line Road.</div>
<div>7</div> <div>1 We are pleased to present to you</div> <div>2 tonight a collection of housing options and</div> <div>3 homes that we feel will satisfy the need in</div> <div>4 Hinsdale, in fact, many other communities as</div> <div>5 well. And we want Hinsdale residents to be able</div> <div>6 to enjoy their established relationships,</div> <div>7 friends and family while living in a home that</div> <div>8 offers single-level living free from the</div> <div>9 responsibilities of landscape maintenance and</div> <div>07:43:18PM 10 snow removal and the other burdens often</div> <div>11 associated with larger single-family homes.</div> <div>12 And you are looking and talking to</div> <div>13 a person who last year moved out of a large home</div> <div>14 in Winnetka, 6,000 feet, into an empty-nester</div> <div>15 home that we built in Northfield, and one-story</div> <div>16 living. We have a 2nd floor similar to what we</div> <div>17 will be talking about here, and we love it. We</div> <div>18 just love it. It's convenient. We still shop</div> <div>19 at the same stores, go to the same churches,</div> <div>07:43:51PM 20 close to our grandchildren; and we didn't have</div> <div>21 to move out of town. We just love it.</div> <div>22 We are aware of the reasons and the</div>	<div>9</div> <div>1 On the right is the Village of Burr Ridge and</div> <div>2 single-family homes. And on the south at this</div> <div>3 point and coming down south all the way here,</div> <div>4 you have RML Hospital. And at this point you</div> <div>5 have KLM park. So the only real abutting</div> <div>6 single-family homes that we have for this</div> <div>7 property are over here in Burr Ridge.</div> <div>8 And other than that, it's the</div> <div>9 arterial road at 55th, County Line Road, the</div> <div>07:46:08PM 10 hospital, its parking lots, and KLM park. The</div> <div>11 zoning surrounding the property on the north,</div> <div>12 north of 55th Street, is R-1. On the east, as I</div> <div>13 mentioned, is Burr Ridge, single-family. On the</div> <div>14 west across County Line Road is R-3. And south,</div> <div>15 as I expressed, is the KLM -- Hospital in this</div> <div>16 area and down here further south is the KLM</div> <div>17 park. The balance of the property south of</div> <div>18 County Line or south of 55th Street -- not the</div> <div>19 balance of it but much of it is zoned R-5.</div> <div>07:47:02PM 20 The zoning request. We are asking</div> <div>21 for a text amendment and both the plan -- The</div> <div>22 trustees have told us that they want the Plan</div>

<p style="text-align: center;">10</p> <p>1 Commission not only to approve the plan but to 2 approve the text amendment as well. And then 3 send it back to them so that they can deal with 4 it after you have reviewed it.</p> <p>5 And we are talking about a special 6 use permit for 24.5 acres, an R-2 planned 7 development to be known as Hinsdale Meadows. 8 This slide -- I'm sorry you can't see it as 9 well as you should. But this slide -- Let me 10 get the next one. Let me go back.</p> <p>11 Those were the Table of Compliance 12 and variations. There are a few variations that 13 we will be asking for, and I'm going to look -- 14 What happened here. Oh, there. The 15 single-family lots -- Here we go, it's hard to 16 see this, I'm sorry.</p> <p>17 The minimum lot area in R-2 is 18 20,000 square feet. In our proposed development 19 the single-family homes will have a minimum lot 20 size of 10,000 square feet. The duplex home 21 will have a minimum lot size of 15,000 feet. 22 The minimum width of the lots in R-2 -- actually</p>	<p style="text-align: center;">12</p> <p>1 large single-family detached homes on about 2 1.5 dwelling yards per acre.</p> <p>3 This is the property, again the 4 aerial view; but I will explain what we are 5 doing here. Again, the top is 55th Street, 6 County Line on the left. As you enter the 7 property off of County Line Road, there is a 8 single-family home which we constructed several 9 years ago. And it has been rented ever since. 10 It's vacant now. It will be retained and it 11 will be sold within the development, one of the 12 59 units.</p> <p>13 There are two other homes up near 14 the north property line, and they are partially 15 constructed. They have been -- let's use the 16 word -- mothballed, closed up, and those homes 17 will be torn down and become part of the 57-unit 18 empty-nester homes.</p> <p>19 Next to lot 1, there is a lot 2. 20 And we intend to construct another traditional 21 single-family home there next to the existing 22 single-family traditional home. The balance of</p>
<p style="text-align: center;">11</p> <p>1 the minimum depth is 125 feet, and we comply 2 with that on both of our proposed single-family 3 and multifamily buildings.</p> <p>4 The minimum lot width is 100 feet. 5 And we have one lot, lot 32, which is 56 feet. 6 It's pie-shaped. It's at the far south end of 7 the property abutting -- not abutting up but 8 closer to KLM park. And then we have the 9 duplex, which is 85 feet in width. The front 10 yard setback in the R-2 district is 35 feet. We 11 are asking for 30 feet in each case. The corner 12 and side yard setbacks are 35 feet. And again, 13 we are asking for a 30 feet difference -- that's 14 35 feet in both of those areas.</p> <p>15 The interior side yard setback in 16 the R-2 was 10 feet, and we are seeking 8 feet 17 for the single-family and 9 feet for the duplex. 18 The rear yard setback is 25 feet in R-2, and we 19 are remaining at 25 feet for our single-family 20 homes and our duplex. This is the existing site 21 plan on the left, and it's a plat of subdivision 22 on the right. It's R-2 zoning and provides 36</p>	<p style="text-align: center;">13</p> <p>1 the homes would be 57 empty-nester homes, 2 30 duplex homes, all with 1st floor master 3 bedrooms, and 27 detached single-family homes, 4 all with 1st floor master bedrooms. The lower 5 picture on the right is the existing pond. It's 6 a detention pond, which has been functioning 7 well ever since we built it and that will 8 remain.</p> <p>9 The proposed site plan that we are 10 talking about is on the screen now. It's an R-2 11 planned development. It has 44 buildings, 12 1.8 per acre. It has a total of 59 units, 13 2.4 dwelling units per acre, 29 single-family 14 detached homes on average lot sizes of 12,285 15 square feet with a minimum, as I mentioned 16 before, of 10,000 feet. There will be 30 duplex 17 homes. And for now we are calling them duplex 18 or duets. The average combined lot size for 19 that single building with two units is about 20 17,920 square feet and combined together they 21 will have a minimum combined footprint of 15,000 22 square feet.</p>

<div>14</div> <div> <p>1 It is fee simple ownership. There</p> <p>2 are two parks included, which we are referring</p> <p>3 to as common open space. One is at the corner</p> <p>4 of 55th Street County Line Road, and the other</p> <p>5 is just off of the entrance off of 55th right</p> <p>6 about there. Those two parks contain over</p> <p>7 44,000 square feet. And they are what we call</p> <p>8 common open space. There will be a sidewalk</p> <p>9 connection. The sidewalks come in off of County</p> <p>10 Line and off of 55th. They run through the</p> <p>11 entire project. They will go all the way down</p> <p>12 here, and we will provide a connection directly</p> <p>13 from there into Katherine Legge park. So the</p> <p>14 homeowners and residents can go to the park,</p> <p>15 walk their dogs, whatever they want to do,</p> <p>16 without having to go out on the street and</p> <p>17 connect right up to Katherine Legge park.</p> <p>18 The proposed plan, and I'm not</p> <p>19 going to go through a lot of this, but I will do</p> <p>20 it quickly. The 55th Street, the setback is</p> <p>21 50 to 75 feet. County Line Road, 35 feet.</p> <p>22 County Line Road lots 3 to 7, 75 feet. East</p> </div> <div>07:54:17PM</div> <div>07:54:50PM</div>	<div>16</div> <div> <p>1 And we come up with a lot coverage</p> <p>2 proposed for the fee simple lots of 33 percent,</p> <p>3 and the maximum permitted in R-2 zoning district</p> <p>4 is 50 percent. The floor plan ratio for the FAR</p> <p>5 zoning code includes walkout basements in the</p> <p>6 FAR. We have a number of walkout basements and</p> <p>7 lookout basements, which we will describe later.</p> <p>8 And so that we are about</p> <p>9 8.25 percent over the permitted increase in the</p> <p>10 maximum FAR. And much of this is the result of</p> <p>11 the duplex homes and the walkout or window-type</p> <p>12 basements. That's because it's included in this</p> <p>13 FAR.</p> <p>14 Here is a schedule of the basement</p> <p>15 configurations. We have standard basements,</p> <p>16 lookout basements with windows. If you are</p> <p>17 familiar with an English basement, you see</p> <p>18 sometimes in Chicago, you can see the windows</p> <p>19 but you can't walk in. Then we have a walkout</p> <p>20 basement and that walkout basement has sliding</p> <p>21 doors. And you can go out and sit on the patio</p> <p>22 in the lower level. In the single-family, we</p> </div> <div>07:56:59PM</div> <div>07:57:37PM</div>
<div>15</div> <div> <p>1 property line, 50 feet. South property line,</p> <p>2 KLM park, 50 feet. South property line yard to</p> <p>3 the hospital -- that's this area right in this</p> <p>4 area here -- 10 feet.</p> <p>5 When it came time to look at the</p> <p>6 building lot coverage at FAR, we don't know what</p> <p>7 kind of homes the single-family homes would be,</p> <p>8 how large they would be. So we took the maximum</p> <p>9 FAR and put that down as a 25 percent for the</p> <p>10 R-2 zoning. Then when it took time to figure</p> <p>11 out, we have four different home plans, some</p> <p>12 different floor plans, larger and smaller. We</p> <p>13 took the largest empty-nester house you could</p> <p>14 put on any of the individual lots, our architect</p> <p>15 and planner did that. And that's how we came up</p> <p>16 with the lot coverage and the FAR. So we are</p> <p>17 not saying we are taking the largest home that</p> <p>18 could go on the lot, no. Let's say it's 25. If</p> <p>19 that could take a 3,000 square foot house,</p> <p>20 that's what we included, and we did our</p> <p>21 calculations for lot coverage and FAR. We did</p> <p>22 that throughout the entire project.</p> </div> <div>07:55:43PM</div> <div>07:56:14PM</div>	<div>17</div> <div> <p>1 have 12 standard basements. In the duplex, we</p> <p>2 have another 12 for a total of 24 standard</p> <p>3 basements. Lookout basements, single-family</p> <p>4 homes, we have 7 of those. The duplexes have 12</p> <p>5 for a total of 19. The walkout basements in the</p> <p>6 single-family have 10, 10 walkout situations and</p> <p>7 the duplexes 6 for a total of 16. So we have</p> <p>8 29 standard-type basements. I mean 29 basement</p> <p>9 issues and 30 in the duplex for a total of</p> <p>10 59, and that pretty much takes care of the</p> <p>11 basement configurations. And this is based on</p> <p>12 where the property, where the property lies.</p> <p>13 In the center part here, and if you</p> <p>14 see all the gray buildings versus the brown or</p> <p>15 yellow buildings, all the gray and yellow -- the</p> <p>16 gray buildings are duplex homes and the brown</p> <p>17 are the single-family detached. All of the</p> <p>18 perimeter of the property on 55th and County</p> <p>19 Line Road are all single-family detached homes</p> <p>20 with the exception of this unit here, which is a</p> <p>21 duplex. And we have duplexes in this area and</p> <p>22 then single-family here, and then one duplex</p> </div> <div>07:58:16PM</div> <div>07:58:52PM</div>

<p style="text-align: center;">18</p> <p>1 here by KLM park abutting up to the hospital.</p> <p>2 The rest of the duplexes are in the</p> <p>3 center of the property located in this area.</p> <p>4 And there is an open space in the middle there</p> <p>5 because it's a depression, and some of these</p> <p>6 units will have both walkout and window-type</p> <p>7 basements. The balance of the window or walkout</p> <p>8 basements, most of them are in this area here</p> <p>9 overlooking, overlooking the pond that's at a</p> <p>07:59:29PM 10 lower elevation.</p> <p>11 The building heights. All of the</p> <p>12 building heights are within the regulations at</p> <p>13 the front street level. But when we get to an</p> <p>14 area where the ground is falling away, whether</p> <p>15 it be just enough for a window basement or for a</p> <p>16 full walkout basement, the elevation from that</p> <p>17 final level will be higher than the permitted</p> <p>18 use. We have been doing this for years, and</p> <p>19 it's not untypical. The alternative to that is</p> <p>08:00:10PM 20 to level out the land, build it up, take down</p> <p>21 whatever trees are there that are in the rear</p> <p>22 yards and destroy it, if you will. Or just</p>	<p style="text-align: center;">20</p> <p>1 asked them to come up with market feasibility,</p> <p>2 if you will. At least 84.6 of the 2015 closings</p> <p>3 in Hinsdale and Burr Ridge in this submarket</p> <p>4 were sold for under \$1.5 million. That's</p> <p>5 84 percent in 2015. The chart on the left are</p> <p>6 all the calculations.</p> <p>7 The single-family home inventory in</p> <p>8 Hinsdale and Burr Ridge, the current conditions,</p> <p>9 8.87 months of current supply of homes priced at</p> <p>08:02:14PM 10 less than \$1.5 million. That's how long, that's</p> <p>11 how much inventory you have, 8.87 months of</p> <p>12 inventory. For homes priced over \$1.5 million,</p> <p>13 you have 22.24 months of current supply of homes</p> <p>14 over \$1.5 million.</p> <p>15 The conclusion that we reached, and</p> <p>16 Tracy Cross advised us, there is a low demand</p> <p>17 for homes priced in excess of \$1.5 million as</p> <p>18 would be built under our current 36-unit</p> <p>19 single-family home in the R-2 district. You</p> <p>08:02:52PM 20 would be priced at \$1.6 and higher. So that</p> <p>21 market is shallow to say the least.</p> <p>22 The market conditions and the</p>
<p style="text-align: center;">19</p> <p>1 don't give a walkout basement, provide a walkout</p> <p>2 basement, and just have a big bear concrete</p> <p>3 wall, foundation wall coming up; and that's not</p> <p>4 satisfy either.</p> <p>5 So this is something that you will</p> <p>6 have to recognize. And we would hope that you</p> <p>7 would say, yes, as long as the front elevation</p> <p>8 meets the requirements, we can live with this.</p> <p>9 And this goes back to one of our philosophies in</p> <p>08:00:48PM 10 our whole building over these last 60 years. We</p> <p>11 build to the land, not on the land. We want to</p> <p>12 take advantage of the natural topography, take</p> <p>13 advantage of the trees and everything else that</p> <p>14 is there, and try to enhance it, not destroy it.</p> <p>15 So that's why you see the window walkout</p> <p>16 basements. They do have a higher profile in the</p> <p>17 back, but the front streetscape meets the</p> <p>18 requirements. So you will have to deal with</p> <p>19 that, or we'll have to deal with it.</p> <p>08:01:20PM 20 We have gone to Tracy Cross &</p> <p>21 Associates, who have been our consultants for</p> <p>22 the market aspects for many, many years. And we</p>	<p style="text-align: center;">21</p> <p>1 demand for age-targeted homes. Public support</p> <p>2 was expressed for the empty-nester housing for</p> <p>3 the Hinsdale Meadows site during the February 2,</p> <p>4 2016, public meeting. I think there were</p> <p>5 24 residents that spoke and there were other</p> <p>6 e-mails and correspondence that came in to the</p> <p>7 trustees.</p> <p>8 The Tracy Cross report concluded</p> <p>9 that an age-targeted program for the Hinsdale</p> <p>08:03:29PM 10 Meadows site is viable while demand for the</p> <p>11 36 large traditional single-family homes is</p> <p>12 shallow. The viability of the proposed 59-unit</p> <p>13 program is especially true considering the lack</p> <p>14 of available empty-nester product in Hinsdale</p> <p>15 and Burr Ridge. That's Tracy Cross' conclusion.</p> <p>16 Not long ago on the right, and we</p> <p>17 are not going to dwell on it, there was an</p> <p>18 article in Crains, "The McMansion's Day has Come</p> <p>19 and Gone." Maybe some of you saw it. And it's</p> <p>08:04:08PM 20 about a Hinsdale residence, and we will just</p> <p>21 leave it at that.</p> <p>22 The rationale for the age-targeted</p>

<p style="text-align: center;">22</p> <p>1 versus the age-restricted communities, you have 2 heard both terms and what are they. We have 3 been in this business a long time, and we have 4 built projects all over the country. And an 5 age-targeted community is exactly what we are 6 talking about, and what we have been doing in 7 the Chicago area for the last -- Well, our 8 first building was age-targeted, that was in 9 1962. That was on a lakeshore in Wilmette 10 called 1630 Sheridan Road. It was a 10-story 11 104-unit coop. And in no man's land, which was 12 part of Wilmette, but they call it no man's 13 land. That sold out before we broke ground, 14 104 of them. That was an empty-nester project 15 before we, before the word empty-nester was 16 coined.</p> <p>17 Empty-nesters are not about a 18 community of several hundred acres with golf 19 courses, swimming pools, and all of the other 20 amenities that go with it that you see in 21 Florida and elsewhere, the Pulte developments 22 and Del Webb and so forth. That could be an</p>	<p style="text-align: center;">24</p> <p>1 age-restricted is what you need if you want to 2 do an age-restricted community. It's a large 3 project and with a whole life-style build. 4 That's what we are buying. They are buying in a 5 total life-style community.</p> <p>6 The fiscal impact. What's this 7 going to mean to the school district? What's 8 this going to mean to the Village? The current 9 student enrollment levels at the comparable 10 age-targeted communities, we surveyed 11 11 different communities, some in this immediate 12 area, others in the north shore. But all of 13 them, all of them came up with the following 14 statistics: Elementary students, the average 15 .04. High school students, .02 per unit.</p> <p>16 With the way these developments are 17 set up, no basketball hoops, no play yard in the 18 rear, restrictions on what they can do in their 19 open space of their yards just limit the 20 usability of the property and families who are 21 going to be paying this kind of money for a home 22 would sooner buy a single-family home with a</p>
<p style="text-align: center;">23</p> <p>1 age-restricted community, where one person in 2 the family has to be 55 or older. And it's a 3 nightmare to keep up and keep the records going. 4 But also it's a very, it is a slow sale when you 5 are in a community like this or elsewhere. And 6 I will get you those figures in a minute.</p> <p>7 The age-restricted community would 8 limit the target market and exclude potential 9 new residents. You would exclude nontraditional 10 households in the 40-to-54 bracket, people who 11 are not going to have a family. They are 12 professionals, whatever, and they want 13 maintenance-free living. The surveys and market 14 data indicate that only 27 to 30 percent of 15 55 plus-aged buyers would consider buying in an 16 age-restricted community. We may sell them in 17 the beginning at a much slower pace that they 18 sell later on in a setting that we are talking 19 about, at a much lower rate. It's a restriction 20 on your ability to sell.</p> <p>21 The very large-scale, destination- 22 oriented community size required for successful</p>	<p style="text-align: center;">25</p> <p>1 back yard and a neighborhood of children and 2 what have you. And that's why these communities 3 that are being built just don't appeal to the 4 family-oriented purchaser. It's been our 5 experience, and it's been borne out by these.</p> <p>6 The forecasted population for our 7 proposed plan, the conventional 4-bedroom 8 single-family home, we are going to have two of 9 those on lots 1 and 2, would have 7.2 persons, 10 1.6 in the elementary school and .04 in the high 11 school. The 3-bedroom empty-nester, master 12 bedroom down, would have, I hope, 116 persons 13 and would have 2.3 elementary students and 14 1.1 high school students, say round them up to 15 4 and 2. And under the current zoning, you 16 could have 29, 29 elementary school and 8 high 17 school. That compares with 4 for what we are 18 proposing to 29 or -- and 2 to 8. And the total 19 population of the proposed site plan is 20 124 people compared to 129 estimated to be in 21 the 36, 36 plan current zoning. 22 So the population is down</p>

<p style="text-align: center;">26</p> <p>1 4 percent, the total population. The elementary 2 school is down 86 percent. And the high school 3 is down 75 percent. Now, what does this mean in 4 terms of to the taxing bodies, to the school 5 district and to the Village. The increased 6 village tax revenue over all our expenses is 7 about 12 percent. The estimated net increase to 8 District 181 after all expenses is about 9 \$122,000 a year, that's a surplus, or 10 31 percent. And we believe this is over their 11 expenses. The net impact would produce 398,000 12 in round numbers for the 36 single-family homes; 13 and the proposed zoning would produce \$520,000, 14 \$122,000 surplus annually. 15 Stormwater management. As I showed 16 you in the -- You can't read this, but these 17 are engineering drawings and so forth. We are 18 going to retain the detention pond. The 19 proposed increase in the detention capacity to a 20 9.21 -- and these are engineering figures -- it 21 can be done and will be done, and all we have to 22 do is raise the outfall structure by .2 feet.</p>	<p style="text-align: center;">28</p> <p>1 morning by 26 percent, but that's about 1 car 2 every 6.5 minutes. 3 The total daily traffic from the 4 proposed plan will be reduced by 33 percent over 5 the existing zoning of 36-single families. 6 That's a result of empty-nesters like myself not 7 having to get up and go to the office at 8:00 in 8 the morning. I have no real hours. I'm not 9 taking my children or grandchildren to and from 10 baseball games and picking up at school and 11 doing all the rest of the things which are trip 12 generations that come out of normal traditional 13 single-family homes. They are just not there in 14 this case. 15 Open space comparison and public 16 benefits. This is a chart that defines open 17 space. Here is the original plat that's there 18 now, and this is the proposed area. Up in the 19 corner you can see the yellow park, you can see 20 the yellow park right there. You can see the 21 yellow open space here, and then there is some 22 open space along over in this area. And then</p>
<p style="text-align: center;">27</p> <p>1 What's that, 4 inches, 2 inches? 2 MR. DUFFY: 2.5. 3 MR. JAMES: 2.5 inches. That's where 4 we have to raise the outfall, and we satisfy all 5 the detention. Now, since we put that detention 6 pond in many, many years ago, I haven't heard -- 7 and, I don't know, the Village would have to 8 respond to this -- if there has been any 9 downstream flooding. But I know when we were 10 talking about this years ago, we heard about the 11 runoff from this property flooding either KLM 12 park or the homes downstream. But this pond has 13 been functioning well, and we are going to leave 14 it and enhance it. So the revised detention and 15 the pond capacity will be sufficient to control 16 the water from this project. 17 Traffic. Always a worry, what's 18 going to happen to the traffic. We had a 19 traffic study and there will be 33 percent fewer 20 p.m. peak-hour trips compared to the existing 21 plan, that's 28 trips versus 42. There will be 22 an increase in the peak-hour trips in the</p>	<p style="text-align: center;">29</p> <p>1 there is some open space, we called it -- what 2 did we call it -- miscellaneous. 3 MR. BALAS: Yeah. 4 MR. JAMES: But the current plan, if 5 you combine all of the open spaces, private, 6 public, and common, it provides for 66 percent 7 of open space. If you take our proposed plan, 8 we provide 62 percent of open space. There is 9 no open space. There is no open space, there 10 are no parks in the existing plan. We have got, 11 as I said before, over 44,000 feet of common 12 area parks, the one here at County Line and 55th 13 and the one at the entrance here. This area 14 here is in the middle surrounded by the duplex 15 homes. And that's not a common area park, it's 16 more a private area, which would be used by the 17 residents in those buildings. 18 The public benefits. There are 19 many. We could be here a long time talking 20 about them, but I will just list a few of them. 21 First of all, your own residents expressed the 22 desire for age-targeted type homes, your own</p>

<div>30</div> <div> <p>1 residents, 24. In fact, I think we were told</p> <p>2 there was not one negative response to the</p> <p>3 Village trustees.</p> <p>4 The one thing that you get with a</p> <p>5 planned development that you don't get with a</p> <p>6 single-family concept as now zoned, you get to</p> <p>7 control the certainty of design and quality for</p> <p>8 yourself, for the Village, and for the neighbors</p> <p>9 surrounding it. A planned development, you will</p> <p>08:15:50PM 10 see, has to meet all your architectural and</p> <p>11 design criteria. You don't have that in the</p> <p>12 your regular single-family homes. You can get</p> <p>13 anything, whatever a person can build as long as</p> <p>14 he complies with the code. You have the</p> <p>15 assurance of maintenance and quality over time</p> <p>16 because there will be a homeowners association</p> <p>17 that is responsible for the maintenance of the</p> <p>18 common areas, that's the parks and everywhere</p> <p>19 else. And every single home has to be a member</p> <p>08:16:20PM 20 of the association. There are no opt-outs.</p> <p>21 It's part of their deed.</p> <p>22 We will have less student</p> </div>	<div>32</div> <div> <p>1 change it.</p> <p>2 There is less traffic and a</p> <p>3 positive municipal revenue impact. We went</p> <p>4 through that. And it has, we have usable open</p> <p>5 space that's not otherwise available in the</p> <p>6 existing plan. Look at the park up at the</p> <p>7 corner of 55th County Line and the other park</p> <p>8 where you come in off of 55th Street.</p> <p>9 The architecture. We are going to</p> <p>08:18:13PM 10 have 4 different single-family homes. They will</p> <p>11 range in size from 2677 feet to 3105 feet and in</p> <p>12 between that. Excuse me. 2645 to 3246, they</p> <p>13 were not --</p> <p>14 Now, that's the standard</p> <p>15 single-family home. When we were talking to the</p> <p>16 trustees, we talked about a bonus room over the</p> <p>17 garage because in the development we live in</p> <p>18 Northfield now we didn't put basements because</p> <p>19 they didn't want them in that area. So we put a</p> <p>08:18:50PM 20 bonus room over the garage, and we were going</p> <p>21 to -- Everybody in our development loves it,</p> <p>22 and they don't miss their basement at all.</p> </div>
<div>31</div> <div> <p>1 generation and positive fiscal impact for both</p> <p>2 the schools and the Village of Hinsdale. The</p> <p>3 pedestrian connection to Katherine Legge park in</p> <p>4 all honesty, we had provided for it in 36-unit</p> <p>5 plan and we are going to hold on to that and</p> <p>6 keep it here. The only question is who will own</p> <p>7 it. Will the Village own it from the current</p> <p>8 sidewalk? Or will the homeowners own it and</p> <p>9 maintain it as it goes into the park? And</p> <p>08:16:57PM 10 that's, it's such a short area it doesn't make a</p> <p>11 lot of difference; but it's going to be there.</p> <p>12 Stormwater management, we are going</p> <p>13 to retain the detention pond and not convert it</p> <p>14 to a wetland because the storm detention pond is</p> <p>15 working. At least we haven't heard of any, any</p> <p>16 negative comments. And we want to reduce and</p> <p>17 continue to reduce the potential for downstream</p> <p>18 flooding. And we will pay a fee in lieu of</p> <p>19 converting it to a wetland to maintain that pond</p> <p>08:17:31PM 20 as a detention pond. I think it's better to</p> <p>21 look at, and I think it's been working fine for</p> <p>22 the last 13 years. I see no reason why to</p> </div>	<div>33</div> <div> <p>1 And if you add the bonus room and</p> <p>2 you don't have to eliminate the basement, I'm</p> <p>3 just saying if you add it, a 2600 square foot</p> <p>4 home goes to 2914. A 2645 goes to 3152. A 3246</p> <p>5 goes to 3444. And a 3105 goes to 3535. So we</p> <p>6 will show you what that room might look like.</p> <p>7 This is a single-family plan A. It's a 2,914</p> <p>8 square feet 3-bedroom house.</p> <p>9 This is elevation 2 of that same</p> <p>08:19:41PM 10 house with a clipped roof. Now, one thing I</p> <p>11 want to point out. If you look at the windows</p> <p>12 over the garage, this elevation has a -- We</p> <p>13 have already included, or it shows what it would</p> <p>14 look like with a room over the garage. If the</p> <p>15 room, if the homeowner, purchaser, doesn't want</p> <p>16 it, then that elevation would remain somewhat</p> <p>17 the same and the window would be a fake window</p> <p>18 or shutters or what have you. But you would</p> <p>19 have a feature up there that would represent a</p> <p>08:20:19PM 20 window.</p> <p>21 Here is a typical floor plan for</p> <p>22 this property. And you can see down here, this</p> </div>

<p>34</p> <p>1 is that garage area. And if you looked on the</p> <p>2 left side and on the right side, you will see</p> <p>3 dormers. If the purchaser did not take that</p> <p>4 bonus room, the dormers would come off but the</p> <p>5 end window or facade would still have an</p> <p>6 architectural feature there.</p> <p>7 On the left side you see, you see</p> <p>8 the 2-car garage entering off the front foyer,</p> <p>9 master bedroom, and the living area, and a den</p> <p>10 on the left side. It's a very nice plan, and we</p> <p>11 know it works.</p> <p>12 This is plan B, elevation 1. Here</p> <p>13 again you can see the dormer over the garage.</p> <p>14 That's part of the bonus room. The window on</p> <p>15 the end would remain or some feature looks like</p> <p>16 a window. And here again is the same house with</p> <p>17 a clipped roof and the same dormer. And the</p> <p>18 floor plan again for this unit, this house is</p> <p>19 about 3152 square feet.</p> <p>20 This is the same house. No. This</p> <p>21 is the other house. This is plan C. This is</p> <p>22 3,044. And here again you see the dormer on the</p>	<p>36</p> <p>1 minimize it. This is what a room might look</p> <p>2 like over the garage. This is a storeroom.</p> <p>3 People put, people have put offices up there.</p> <p>4 They have put their treadmills up there. It's</p> <p>5 air-conditioned. It's carpeted. It's finished.</p> <p>6 It's heated. And all the people in our</p> <p>7 development, they love going up there. Because</p> <p>8 they can look outside and look at the pond we</p> <p>9 have in our back yard. They can look at the</p> <p>10 trees. They can watch whatever they want. They</p> <p>11 are not in the basement. If he's working from</p> <p>12 home, he can look outside and see the sunlight</p> <p>13 and know when it's raining, know when it's</p> <p>14 sunny. And it's a very comfortable room.</p> <p>15 The duplex has both front-loaded</p> <p>16 and side-loaded units. What you are looking at</p> <p>17 here is a side-load on the left and a front-load</p> <p>18 on the right. Again, the same character of</p> <p>19 architecture. And while you all didn't see the</p> <p>20 initial elevations and materials that we had</p> <p>21 used, we have switched from stone to brick and</p> <p>22 stucco. And the brick and stucco are more in</p>
<p>35</p> <p>1 left side of the garage. And then you see the</p> <p>2 end window. Without the bonus room, the dormer</p> <p>3 would go but the window feature would remain.</p> <p>4 Here again is the same home with a</p> <p>5 clipped elevation, with the clipped roofs. And</p> <p>6 again, the floor plan. All of these homes have</p> <p>7 three bedrooms with a 1st floor master bedroom.</p> <p>8 There are no exceptions.</p> <p>9 And this is the fourth unit. It's</p> <p>10 3,500 square foot house. And it's again with a</p> <p>11 dormer and the window over the garage. And here</p> <p>12 is the same house with another elevation and the</p> <p>13 floor plan.</p> <p>14 This is an interior rendering of</p> <p>15 what one of the homes in plan D, what it might</p> <p>16 look like. You can see the living room here.</p> <p>17 You can see the hallway. You can see the</p> <p>18 kitchen area. You can see the dining area, and</p> <p>19 then I can't even tell what that is. Oh, it's a</p> <p>20 bathroom area.</p> <p>21 And that's kind of, it's a</p> <p>22 luxurious style of living. We are not trying to</p>	<p>37</p> <p>1 keeping with what we think Hinsdale -- We have</p> <p>2 driven around Hinsdale, looked at it all. There</p> <p>3 is really not a lot of stone there. So on the</p> <p>4 advice of some of the members, we have gone with</p> <p>5 the brick; and we think it looks very</p> <p>6 attractive.</p> <p>7 Here is the same duplex with two</p> <p>8 front-loaded garages. One has a double door,</p> <p>9 the other has a single door, with the entrances</p> <p>10 to this side, and the one around the other side.</p> <p>11 And the floor plans, A plan on the left and the</p> <p>12 plan on the right. And the plan on the left is</p> <p>13 the A plan, that's about 2647 square feet. And</p> <p>14 the plan on the right is about 2515. So we have</p> <p>15 averaged those to be about 2500 square feet.</p> <p>16 We have been doing this a long</p> <p>17 time, and these are some of the projects that we</p> <p>18 have done. It will give you an idea that the</p> <p>19 architecture is compatible with single-family</p> <p>20 homes in any, any community. The picture on the</p> <p>21 bottom is Lake Barrington Shores. It's a</p> <p>22 500-acre, 1300-home development. And this is</p>

<p style="text-align: right;">38</p> <p>1 part of the 100-acre lake.</p> <p>2 The picture at the very top is our</p> <p>3 most recent project. That's Hibbard Gardens.</p> <p>4 And we have a retention pond there that has</p> <p>5 virtually eliminated the flooding to the west,</p> <p>6 all the homes that used to be west of us.</p> <p>7 During these last big storms, I on my own got up</p> <p>8 and went out in my car and drove by our</p> <p>9 neighbors' houses to look. Whereas in recent</p> <p>08:26:04PM 10 years before we got a hold of the property and</p> <p>11 put the pond in, some of those homes had water</p> <p>12 all the way up to the 1st floor and their</p> <p>13 basements. They didn't this time. We hardly</p> <p>14 see any water on the grass at all. That's the</p> <p>15 development right there.</p> <p>16 The awards and recognitions. We</p> <p>17 were told that we, in the past by someone, you</p> <p>18 know, your homes are not very nice, tacky-tacky,</p> <p>19 cookie cutter, what have you. Well, these are</p> <p>08:26:39PM 20 19 different awards that we have achieved</p> <p>21 through all the projects that we have done. And</p> <p>22 we don't enter in every project we do. But I</p>	<p style="text-align: right;">40</p> <p>1 And we are here to answer any questions. And my</p> <p>2 consultants are here, and they will be pleased</p> <p>3 to answer anything that I can't answer. Thank</p> <p>4 you very much.</p> <p>5 CHAIRMAN CASHMAN: Thank you. I think</p> <p>6 first I would like to ask if there is any</p> <p>7 citizens here that would like to speak for or</p> <p>8 against the project to come up and give us your</p> <p>9 input, and then we will move from that to</p> <p>08:28:25PM 10 questions from the commissioners.</p> <p>11 MR. JAMES: Yes.</p> <p>12 CHAIRMAN CASHMAN: Please state your</p> <p>13 name and your address.</p> <p>14 MR. MEISSNER: Certainly. Good</p> <p>15 evening. My name is Michael Meissner. I am a</p> <p>16 local resident and architect. I have known</p> <p>17 Mr. James and his company for a lot of years. I</p> <p>18 recall when my mother was put -- in the chair of</p> <p>19 the Burr Ridge Plan Commission. And they were</p> <p>08:29:03PM 20 doing a project in Burr Ridge and went through</p> <p>21 something similar to this, that the end result,</p> <p>22 the finished project, was something that has</p>
<p style="text-align: right;">39</p> <p>1 think if we had entered them, we would have won</p> <p>2 even more. But these are very significant. The</p> <p>3 awards come from the Home Builders Association</p> <p>4 of greater Chicago judged by our peers. And</p> <p>5 there are many, many entries; and we are very</p> <p>6 proud of them.</p> <p>7 This is Heatherfield. This is a</p> <p>8 300-home development at the corner of Waukegan</p> <p>9 and Willow Road in Glenview. This is Fox Meadow</p> <p>08:27:18PM 10 in Northfield, an empty-nester community. This</p> <p>11 is Hibbard Gardens where I live now. The lower</p> <p>12 right is the landscaping along Hibbard Road.</p> <p>13 And you can see the pond that runs the entire</p> <p>14 length of the property from one end to the other</p> <p>15 in the back yard of every home. It will be</p> <p>16 somewhat similar to the detention pond in the</p> <p>17 homes that we are looking at at Hinsdale</p> <p>18 Meadows.</p> <p>19 And that -- Oh, what happened, did</p> <p>08:27:53PM 20 I miss something?</p> <p>21 MR. BALAS: That's it.</p> <p>22 MR. JAMES: That's it. That's the end.</p>	<p style="text-align: right;">41</p> <p>1 served Burr Ridge extremely well.</p> <p>2 And if I'm not mistaken, did you</p> <p>3 also not do the homes in King Bruwaert?</p> <p>4 MR. JAMES: Yes, we did.</p> <p>5 MR. MEISSNER: I seem to recall that.</p> <p>6 Another excellent retirement, if you will,</p> <p>7 community project not in Hinsdale but very</p> <p>8 close.</p> <p>9 CHAIRMAN CASHMAN: What was the name of</p> <p>08:29:38PM 10 the project in Burr Ridge?</p> <p>11 MR. JAMES: We did Chasemoor, Burr</p> <p>12 Ridge, many years ago with Metropolitan Life</p> <p>13 Company. And when we did that, King Bruwaert</p> <p>14 was looking to provide some single-family or</p> <p>15 detached, attached, homes away from the main</p> <p>16 building. We were asked to come in and do those</p> <p>17 with KB and we did.</p> <p>18 CHAIRMAN CASHMAN: Thank you.</p> <p>19 MR. MEISSNER: So I have a little bit</p> <p>08:30:12PM 20 of experience with their company and their</p> <p>21 product and their community-minded endeavors.</p> <p>22 Certainly as an architect in Hinsdale, I have</p>

<p style="text-align: right;">42</p> <p>1 seen over the last 35 years enormous 2 transformation to this town. And one of the 3 things that I have spoken of a number of times 4 that is sorely missing is someplace for people 5 to go without leaving Hinsdale. 6 The cost of land, the cost of 7 projects, have driven the idea that, whatever 8 the size of the lot is that you can buy, if you 9 don't maximize that, you're somehow or another 10 leaving money on the table. And then when you 11 have done that, you have just bought something 12 or built something that is very expensive 13 between taxes and upkeep and all of that sort of 14 thing. 15 You asked me for my address, 16 1405 Chanticleer Lane, the least expensive place 17 anywhere in Hinsdale to live. My taxes are 18 \$3,200 a year versus 32,000. So I can 19 appreciate the need, location, and the 20 intention. 21 Many years ago Mr. John Schmidt, 22 the former CEO of Santa Fe Industries, and</p>	<p style="text-align: right;">44</p> <p>1 building permits, which is just something of a 2 scientific guess, that buys a tremendous amount 3 of square footage of asphalt even regraded or 4 ground. 5 So I think to myself as a resident, 6 where could we have had money to do things that 7 we haven't been able to do. But more 8 importantly, where can we generate and find 9 money to do things that we can do. And so I 10 think that's a very important thing. 11 One last point, and then I will go 12 sit down, is I remember being on something of a 13 commission looking at zoning at the time I was 14 asked to sit in on it. And when the question of 15 the Hinsdale property at 55th and County Line 16 Road came up, the question was what do we zone 17 this for because, obviously, it wasn't 18 residential. You could build almost anything 19 that you wanted to. And at the time the comment 20 and suggestion was let's make it R-2. If 21 somebody wants more, they can always come in and 22 ask for it.</p>
<p style="text-align: right;">43</p> <p>1 myself approached Rush or -- excuse me -- the 2 Chicago facility, that sanitarium, Hinsdale 3 San -- not sanitarium but Hinsdale, the 4 hospital, now Rush, to purchase it and to do 5 something very similar, if you will, where a 6 more dense central core with single-family and 7 more attentive and tuned homes along the 8 perimeter so I applaud the development of that. 9 One of the questions that I had 10 asked the Plan Commission to generate was 11 effectively numbers on over the last 10 years 12 what might have been the value of the project 13 being built under 36 units compared now to what 14 the income generated from this proposal would be 15 both in terms of demands on services, police, 16 fire, ambulance, schools, water, etcetera, and 17 to make some comparative analysis and 18 adjudication -- not to say because you people 19 were not onboard at the time. What has Hinsdale 20 left on the table for the last 10 years, but 21 what can we now put on the table for the next 22 10 years, a half a million dollars' worth of</p>	<p style="text-align: right;">45</p> <p>1 And at the time I thought to 2 myself, how does that really set a functional 3 and meaningful benchmark for someone to come and 4 develop this, looking at all of the property 5 around it and the current zoning and conditions. 6 Well, my point in bringing this up is this is a 7 very good balance, this is a very responsible, 8 in my judgment and my opinion, it is a very 9 responsible response to a combination of what 10 the Village does not have that it needs, what it 11 has that is not serving the Village, and 12 hopefully over the course of sequences and 13 processes could be just a tremendous value. 14 It's unlikely that I will move from Chanticleer 15 to there for a number of reasons. But if I were 16 going to move someplace other than where I am, 17 what has been described is where I would like to 18 be. And I will certainly be happy to take any 19 questions. Thank you for allowing me to speak. 20 CHAIRMAN CASHMAN: Okay. That's fine. 21 Yes, please. 22 MS. GRISEMER: Hi. I'm Janet Grisemer.</p>

<p style="text-align: center;">46</p> <p>1 I lived in Hinsdale for 43 years. I now live in 2 Burr Ridge because we couldn't find a place to 3 downsize to here in Hinsdale. 4 I also served on the Plan 5 Commission for a number of sessions including 6 the time that we planned the previous 7 subdivision that you saw on the screen. And my 8 reaction to what I have seen so far is that it 9 looks very, very dense. And here are my reasons 10 why. I am aware that when you put buildings 11 very close together there is always a water 12 runoff problem. And unless you can plumb the 13 water directly from gutters into a hard plumbing 14 system, you know, the PVC pipe rather than the 15 stuff that, the black stuff with holes in it, 16 and you can direct it someplace, there is going 17 to be trouble. And it happens. 18 If you have cul-de-sacs, you have 19 got to have trash, trash-truck size radii so 20 that the trash trucks can come in and out. And 21 it doesn't look to me like that's the case on 22 the part that was at the southernmost end of</p>	<p style="text-align: center;">48</p> <p>1 way, go out frontwards. I mean, you know, there 2 is just a lot of things that happen when you put 3 things together. 4 You had a power outage, I 5 understand, that affected Hinsdale somewhat, 6 Willowbrook some. And a lot of people are used 7 to having power outages so they put in 8 generators. Well, generators are usually fixed 9 so that they have a test every week on one day a 10 week and so they run for 20 minutes or something 11 like that; and they are not quiet. So people 12 will be listening to each others' generators if 13 that were the case at very close range. I would 14 find that disturbing particularly if I didn't 15 have a generator because I would want the 16 electricity, too. 17 I mean these are things that I wish 18 you would think about because I really believe 19 that there is way too many people that will be 20 very close together, and they won't be able to 21 park their cars. Their friends won't be able to 22 park their cars. We don't get the mail in the</p>
<p style="text-align: center;">47</p> <p>1 your plat. 2 I also know that off-street parking 3 is always at a premium. Many homeowners 4 associations say things like, Please put your 5 cars in the garages and put your garage doors 6 down and please try not to have any cars sitting 7 out overnight; that means that people have to 8 park on the street. If you have people coming 9 to your house for an afternoon for a meeting or 10 for an evening, you often are required to 11 restrict the parking to one side of the street 12 so that emergency vehicles can get in and out. 13 All of these things are things that really have 14 a daily effect on how you are going to live in 15 this place. And to me it looks like there is an 16 awful lot of people kind of crammed in. 17 And if the mail gets delivered to a 18 standard mailbox on the street, then I will 19 guarantee you that somebody is going to back 20 into it somewhere along the line. If it's not 21 resident, it will be a guest because there is no 22 way to turn your car round and go out the other</p>	<p style="text-align: center;">49</p> <p>1 cul-de-sac that I live in if there is anybody 2 blocking the way. We just don't get our 3 services if there is anyone blocking the way. 4 So I will leave you with those comments. 5 CHAIRMAN CASHMAN: Thank you. Anyone 6 else? 7 Okay. Seeing none, we will move on 8 to questions by the commissioners. 9 Who wants to jump in? Jim? 10 MR. KRILLENBERGER: Mr. James, can you 11 address Ms. Grisemer's concerns about water 12 runoff and cul-de-sac radius? 13 MR. JAMES: Yes, we can. But I'm going 14 to let our -- Who wants to handle it, Terry? 15 MR. DUFFY: I will take the grade 16 issue. Brett Duffy, Spaceco Engineering, 17 9575 West Higgins Road, Rosemont, Illinois. 18 The site is currently designed to 19 meet the DuPage County Stormwater Management 20 Ordinance. The detention pond will be sized to 21 handle the stormwater runoff from this property. 22 There will also be stormwater storm sewers</p>

<p style="text-align: center;">50</p> <p>1 designed and grading will be provided to channel 2 the runoff to stormwater storm sewers and then 3 routed to the detention pond. So I don't 4 anticipate any drainage problems on the site so 5 there is no issues. 6 As part of the redevelopment of 7 this project, we have to go through a staff 8 review in which they will be reviewing all of 9 our calculations and all of the grading plans to 10 confirm that we meet the ordinance requirements. 11 MR. KRILLENBERGER: Village staff, 12 right? 13 MR. DUFFY: That's correct. Village 14 staff. 15 MR. KRILLENBERGER: Great. 16 CHAIRMAN CASHMAN: The turning radii at 17 the cul-de-sac, I imagine you figured that out 18 the last time? 19 MR. DUFFY: The roadways are staying 20 intact. There is no changes in the roads. 21 However it was designed in the previous 22 development, it will be maintained.</p>	<p style="text-align: center;">52</p> <p>1 and that might be the open space that's in the 2 center of the property surrounded by the duplex 3 homes; and that space is not accessible unless 4 you walk through somebody's yard to get to it. 5 But it's private in the sense that the 6 homeowners who surround it can use it, walk in 7 there, sit down, and enjoy their neighbors and 8 so forth in an open space setting. 9 And then there is the private open 10 space, truly private; and that is what's on your 11 lot, what's on your back yard, what's on your 12 driveway, your what have you. That would be 13 private space. And I think, I think the 14 numbers, was it 56? 15 MR. BALAS: Yes, 56 percent. 16 MR. JAMES: Yes. In the current plan, 17 because there are no public parks -- I mean the 18 park at 55th and County Line and the other 19 one -- only 56 percent of the combined open 20 space, 56 percent of the space was open in the 21 current plan, 56 percent, in one form or 22 another. In the proposed plan, that's increased</p>
<p style="text-align: center;">51</p> <p>1 We can definitely check and make 2 sure the garbage truck will make it around the 3 cul-de-sac, but it's already been constructed 4 per city standard. 5 MR. JAMES: The road network passed all 6 of the criteria for fire safety and what have 7 you when the original subdivision was put in. 8 MS. CRNOVICH: I have a question that 9 relates, and I'm thinking you're going to be the 10 gentleman to answer it. You were talking about 11 the percent of open space. So if you have got 12 24-acre plus or minus development, what percent 13 of that is devoted to open space? 14 MR. JAMES: Well, I think there is 15 different types of open spaces. There is a 16 private open space. There is a common open 17 space. And then there is a public open space. 18 Public open spaces are usually spaces that the 19 general public, anybody can come to. And those 20 might be the two parks, one at County Line and 21 55th, and the other at the other one. 22 Then there is a private open space,</p>	<p style="text-align: center;">53</p> <p>1 to 62 percent combined. And as to why, I don't 2 want to get into it. I mean I can get into it 3 or I can have our people get into it. 4 CHAIRMAN CASHMAN: It's an important 5 criteria because part of a planned development 6 we have to document that there is an increased 7 space. 8 The only thing I was going to say 9 is, I saw that you presented -- and I was glad 10 to see something, because in the previous 11 submission that we have in front of us we have 12 no information -- so as a minimum, I think, we 13 need to have those submitted to us drawings and 14 calculations to back it up. 15 MR. JAMES: We have all the 16 calculations are in the center. 17 CHAIRMAN CASHMAN: Right. Right. 18 Right. But we need it to be submitted to us. 19 MR. JAMES: You will have it. It's all 20 there, every single bit of the space is there. 21 CHAIRMAN CASHMAN: Because this is 22 something when I reviewed it, too, came up</p>

<p style="text-align: center;">54</p> <p>1 because there was a memo that's in our document</p> <p>2 about common open space.</p> <p>3 MS. RYAN: Right.</p> <p>4 CHAIRMAN CASHMAN: But that's not what</p> <p>5 we are really here to consider. The code</p> <p>6 requires an open space. So that's a total of</p> <p>7 open space, private open space, common space,</p> <p>8 public space. So I'm glad to see that you have</p> <p>9 done the calculations, but we need it submitted</p> <p>08:45:44PM 10 to us so we can consider it.</p> <p>11 MR. JAMES: Did we send it to you?</p> <p>12 MR. YU: You did, but it didn't make</p> <p>13 the time for the packets to go out.</p> <p>14 MR. JAMES: That's okay. The Village</p> <p>15 has it.</p> <p>16 CHAIRMAN CASHMAN: Please put it on the</p> <p>17 list of things for us to consider because that's</p> <p>18 important.</p> <p>19 MR. JAMES: It will be done. Thank</p> <p>08:45:59PM 20 you.</p> <p>21 CHAIRMAN CASHMAN: My hope was when I</p> <p>22 did my own calculations, looking at what you</p>	<p style="text-align: center;">56</p> <p>1 know, pretty much raised the ire of the</p> <p>2 community, etcetera?</p> <p>3 I was a resident at the time but</p> <p>4 can't say I followed it, you know, as maybe as</p> <p>5 diligently as I should have. Could you just</p> <p>6 briefly tell us what are the fundamental</p> <p>7 changes?</p> <p>8 MR. JAMES: You know, it's been so long</p> <p>9 ago, and it was such a hot issue, we had both --</p> <p>08:47:09PM 10 We had row homes in one of the first proposals,</p> <p>11 which we have used elsewhere. They have been</p> <p>12 very, very popular in many communities. We had</p> <p>13 the duplex units, townhouses, too, like we had</p> <p>14 here as well. I don't know if we had any</p> <p>15 single-family detached units.</p> <p>16 CHAIRMAN CASHMAN: Could you bring the</p> <p>17 slide up that has the current design? That's a</p> <p>18 great question here, and we can cover a bunch of</p> <p>19 different issues.</p> <p>08:47:38PM 20 MR. JAMES: Also, honestly speaking,</p> <p>21 that project --</p> <p>22 CHAIRMAN CASHMAN: Just the current</p>
<p style="text-align: center;">55</p> <p>1 had, I was hoping then that it would be an</p> <p>2 increase because it seemed like it would. But</p> <p>3 we need to add it to back it up.</p> <p>4 MR. JAMES: When we went through and</p> <p>5 did all the calculations and put it on the</p> <p>6 chart, I thought we had done it large enough so</p> <p>7 that it would show up on the screen and you</p> <p>8 could read it. But when we put it up there, it</p> <p>9 just --</p> <p>08:46:22PM 10 CHAIRMAN CASHMAN: Which, also, it</p> <p>11 would nice to get a pdf copy that you presented</p> <p>12 today.</p> <p>13 MR. JAMES: Yes. We have that.</p> <p>14 CHAIRMAN CASHMAN: There is just a lot</p> <p>15 of information here.</p> <p>16 MR. YU: You have that.</p> <p>17 CHAIRMAN CASHMAN: I was glad to see</p> <p>18 it.</p> <p>19 MR. JAMES: Thank you. We have it all.</p> <p>08:46:36PM 20 MS. RYAN: Could you just briefly</p> <p>21 describe what significant changes you have made</p> <p>22 to this proposal versus the ones prior that, you</p>	<p style="text-align: center;">57</p> <p>1 design would be helpful to bring it up so we can</p> <p>2 see it as we talk.</p> <p>3 MR. JAMES: You want to see the houses?</p> <p>4 CHAIRMAN CASHMAN: The current</p> <p>5 proposal, site plan, cul-de-sac. Is there a</p> <p>6 larger view, or is that the --</p> <p>7 (Discussion outside this record.)</p> <p>8 MR. MEISSNER: Are you asking for</p> <p>9 proposed or existing?</p> <p>08:48:38PM 10 CHAIRMAN CASHMAN: Proposed.</p> <p>11 MR. JAMES: Here is the proposed plan.</p> <p>12 And it has --</p> <p>13 This is the R-2 zoning district.</p> <p>14 So what the trustees have asked you to do is to</p> <p>15 do a text amendment that permits a development</p> <p>16 like this in an R-2 district but in an area that</p> <p>17 is no less than 20 acres. We have 24 acres,</p> <p>18 24.5. I don't think there is another parcel of</p> <p>19 land in Hinsdale that would qualify for this</p> <p>08:49:15PM 20 because there is not 20 acres so that's --</p> <p>21 CHAIRMAN CASHMAN: I'm glad you brought</p> <p>22 that up. That's kind of a homework assignment I</p>

<p style="text-align: center;">58</p> <p>1 would like Chan and Robb to work on is looking 2 at other properties because this is -- We will 3 get to the text amendment later. But I have a 4 question about the Basic Life Principles, 5 basically large R-2 properties adjacent to 6 there, IB, if that was sold, it looks to me like 7 it's probably more than 20 acres. But I think 8 we need to do some more research to see exactly 9 how this text should be worded to focus on what 10 we want to do, but that's another issue. 11 I guess one starting point would be 12 how did you come up with the design the way it 13 is. I understand the idea of doing the small 14 single-family on the perimeter where you are 15 adjacent to other residential single-family 16 districts. But explain the east side, north 17 end, how you transition there from the 18 single-family by the pond. And then you go to 19 the duplexes. There is, what, 5 duplexes on 20 that last run. Where did you decide to cut off 21 those houses? Why did you do it the way you 22 did? Because now you are backing up, those 5,</p>	<p style="text-align: center;">60</p> <p>1 found that these right here, these lots would 2 permit it. And then the one lot down here at 3 the far end, which overlooks the buildings from 4 the hospital and so forth and down into the 5 park. So that was the rationale was to increase 6 the density in locations that would not be on 7 the perimeter of the property except for that 8 one building. And that's set back quite a ways. 9 As you see, there is a lot of 10 vegetation protecting it from the street. But 11 that was the rationale behind it. It was 12 single-family and then build up the density by 13 going to the duplex both from lowering the price 14 and to responding to some of the questions asked 15 by the residents. 16 MS. CRNOVICH: Regarding the density, 17 exactly what is your total lot coverage going to 18 be? 19 MR. JAMES: The total lot coverage? 20 Yes. We have that. 21 MR. BALAS: 24 percent. 22 MR. JAMES: Sorry.</p>
<p style="text-align: center;">59</p> <p>1 to single-family homes in Burr Ridge. 2 MR. JAMES: The gray buildings. We 3 were asked -- There it is. Okay. We were, 4 when we initially talked to some of the Village 5 officials about would we come back, are we 6 interested in doing this, the answer, our answer 7 was overwhelmingly yes. 8 And they said, We would like to 9 keep all of the perimeter buildings on 55th and 10 County Line Road as single-family detached. We 11 told them we would do single-family detached 12 homes. Then we got into the pricing of the 13 units. And then at one of the meetings that we 14 were at somebody said, We want a smaller unit, 15 we want a townhouse, we want somebody next to 16 us. So we were encouraged to come back with the 17 duplex units. So we did in the center there, 18 and that increased the density, and we were able 19 to bring the pricing of the homes, all the 20 homes, down by having more units. 21 And then we said, Are there any 22 other locations where we could add them. And we</p>	<p style="text-align: center;">61</p> <p>1 MR. BALAS: 24 percent of -- I'm 2 sorry. That's building coverage. 3 MR. JAMES: 33 percent. 4 MR. BALAS: 33 percent is the lot 5 coverage. 6 MS. CRNOVICH: And that includes -- 7 MR. BALAS: That includes the building, 8 that includes the driveway, patios, and service 9 walks, and so forth. 10 MR. JAMES: Let me check that. 11 CHAIRMAN CASHMAN: Mr. James, back to 12 the duplex that's at the very south end against 13 the hospital property, why did you choose -- 14 You have a series of single-family there around 15 the cul-de-sac, and then as a bookend it becomes 16 a duplex. 17 MR. JAMES: Again, it was to increase 18 the density and lets us get the cost of all the 19 units down. 20 CHAIRMAN CASHMAN: Is it a thought that 21 a single-family there would have a harder time 22 selling if it's adjacent to that --</p>

<p style="text-align: center;">62</p> <p>1 MR. JAMES: No. It's a good location.</p> <p>2 A lot was able to accommodate it so we put it in</p> <p>3 and that was --</p> <p>4 CHAIRMAN CASHMAN: One, I notice that</p> <p>5 of the 3 buildings that are existing you are</p> <p>6 demolishing the 2 that are on the northeast</p> <p>7 quadrant. I kind of have an issue with lot 1 or</p> <p>8 1A. I think if I lived on County Line Road on</p> <p>9 the west side there, all those houses have front</p> <p>08:54:15PM 10 yard setbacks and they're a pretty decent</p> <p>11 distance from the street. That as a side yard</p> <p>12 seems very close to the street to me.</p> <p>13 I personally, this is my opinion,</p> <p>14 would rather see 1A go away and 2A, I think it's</p> <p>15 on there, become a duplex because it would be</p> <p>16 further back. And like north of that, if you go</p> <p>17 north of the road off County Line, those are all</p> <p>18 back yards that are going to be far away from</p> <p>19 County Line.</p> <p>08:54:41PM 20 I thought at the board meeting</p> <p>21 there was a resident who spoke up negatively on</p> <p>22 the project who lives on County Line. And one</p>	<p style="text-align: center;">64</p> <p>1 What was your average asking price?</p> <p>2 What do you think these homes would have sold,</p> <p>3 36?</p> <p>4 MR. JAMES: Well, right now we are</p> <p>5 about 935,000 for the duplex.</p> <p>6 CHAIRMAN CASHMAN: No. In the previous</p> <p>7 development, the 36, what were those going to</p> <p>8 range from?</p> <p>9 MR. JAMES: \$1.6 million and up.</p> <p>08:56:01PM 10 CHAIRMAN CASHMAN: Well, obviously, the</p> <p>11 economy proved or the market proved that that</p> <p>12 wasn't happening. And I like the data you did</p> <p>13 gather about the number of properties under</p> <p>14 \$1.5 million. What I would like to see is some</p> <p>15 data, and maybe pulled from the same data set,</p> <p>16 of in your, say, your duplexes, how many homes</p> <p>17 are there in that price range that are in town</p> <p>18 that have been sold recently or whatever on the</p> <p>19 market. And then also the single-family</p> <p>08:56:29PM 20 empty-nester models, the smaller single-family,</p> <p>21 what's in that, how do those accounts work out.</p> <p>22 Because ideally, I mean it depends</p>
<p style="text-align: center;">63</p> <p>1 of her comments was -- and I thought it was a</p> <p>2 good one -- it's a gateway entrance to the town</p> <p>3 and what is it going to look like. And I</p> <p>4 personally think by kind swapping those two,</p> <p>5 eliminating 1 and making 2 into a duplex, the</p> <p>6 feel coming down County Line Road south to</p> <p>7 north, or vice versa, you really won't even be</p> <p>8 able to see this development. It's going to be</p> <p>9 shielded by the landscaping, and I think that's</p> <p>08:55:10PM 10 a good thing.</p> <p>11 Along the north edge coming down</p> <p>12 55th Street, the way that unit on the northeast</p> <p>13 corner is held off of 55th Street, again with</p> <p>14 the landscaping I think you barely even know</p> <p>15 it's there. And I think the side of those duets</p> <p>16 or duplexes is fine. So it's just a thought I</p> <p>17 have about the concept because I personally have</p> <p>18 a concern, and this is a whole other issue,</p> <p>19 about price point.</p> <p>08:55:40PM 20 I like the one slide you had, and</p> <p>21 it made sense, kind of this development proved</p> <p>22 that whatever your --</p>	<p style="text-align: center;">65</p> <p>1 on where they are moving from, which I thought</p> <p>2 you brought up at a previous meeting with some</p> <p>3 trustees that -- which I think is a good</p> <p>4 point -- if you are coming out of a \$5 million</p> <p>5 house, what's downsizing; I mean it depends.</p> <p>6 But if this development goes</p> <p>7 forward, I would like to see it successful and I</p> <p>8 would like to see it all sold and filled. And</p> <p>9 price point is going to be important to that.</p> <p>08:56:53PM 10 That would just be some data that I think would</p> <p>11 be helpful. If you have it, that's great.</p> <p>12 MR. BALAS: We do have that in our</p> <p>13 chart here.</p> <p>14 MR. JAMES: My eyes aren't as good as</p> <p>15 Mike's.</p> <p>16 CHAIRMAN CASHMAN: Was that in this</p> <p>17 packet?</p> <p>18 MR. BALAS: It's part of our</p> <p>19 PowerPoint.</p> <p>08:57:10PM 20 MR. JAMES: It's in there. It's all in</p> <p>21 there.</p> <p>22 CHAIRMAN CASHMAN: I would like to see</p>

<p style="text-align: right;">66</p> <p>1 that because I thought you had some data up</p> <p>2 there that we just couldn't read.</p> <p>3 MR. BALAS: Right. In 2015, in the</p> <p>4 price range, they go by \$250,000 increments.</p> <p>5 750 up to \$1 million, there were 84 homes sold</p> <p>6 in that price range during 2015 for the Hinsdale</p> <p>7 and Burr Ridge submarket, and that is 21 percent</p> <p>8 of the total for the year. And that's according</p> <p>9 to Tracy Cross' data from MLS listings.</p> <p>08:57:45PM 10 CHAIRMAN CASHMAN: So the empty-nester</p> <p>11 single-family, what would be the average price</p> <p>12 of those?</p> <p>13 MR. JAMES: \$1.145 million.</p> <p>14 CHAIRMAN CASHMAN: And for a duet?</p> <p>15 MR. JAMES: About 935.</p> <p>16 CHAIRMAN CASHMAN: Average?</p> <p>17 MR. JAMES: Yes.</p> <p>18 CHAIRMAN CASHMAN: What would be the</p> <p>19 low? How low would they --</p> <p>08:58:04PM 20 MR. JAMES: I don't even, I don't have</p> <p>21 that information. These are average prices.</p> <p>22 Some will go up, some will go down.</p>	<p style="text-align: right;">68</p> <p>1 this is Hinsdale and Burr Ridge again. And that</p> <p>2 represents 10.9 months' worth of inventory.</p> <p>3 CHAIRMAN CASHMAN: In the \$900,000</p> <p>4 range?</p> <p>5 MR. BALAS: Again, this is within this</p> <p>6 250,000, between 750 and 1 million.</p> <p>7 MR. PETERSON: Can we see Hinsdale</p> <p>8 alone and not have Burr Ridge tied to Hinsdale</p> <p>9 and see what that is?</p> <p>08:59:21PM 10 MR. BALAS: We can certainly get</p> <p>11 that --</p> <p>12 CHAIRMAN CASHMAN: That would be</p> <p>13 helpful information because that's come up in</p> <p>14 some correspondence and some comments by some</p> <p>15 citizens, the price point, are these too</p> <p>16 expensive. And so I kind of want to see how</p> <p>17 they fit into the fabric of the local real</p> <p>18 estate.</p> <p>19 MR. BALAS: Sure.</p> <p>08:59:32PM 20 MR. JAMES: We are very sensitive to</p> <p>21 that. We will come back with the Hinsdale</p> <p>22 specific one.</p>
<p style="text-align: right;">67</p> <p>1 CHAIRMAN CASHMAN: Are there some</p> <p>2 duplexes that are \$1 million? Are there some</p> <p>3 units in those duplex buildings that are</p> <p>4 \$1 million?</p> <p>5 MR. BALAS: If people put in options,</p> <p>6 they could do that, sure.</p> <p>7 MR. JAMES: With a finished basement, a</p> <p>8 walkout basement, what have you, if they want to</p> <p>9 finish it off.</p> <p>08:58:27PM 10 CHAIRMAN CASHMAN: But the number is</p> <p>11 9 --</p> <p>12 MR. JAMES: 935, that's what we are</p> <p>13 estimating right now.</p> <p>14 CHAIRMAN CASHMAN: So it will be</p> <p>15 interesting to see, just like in the Hinsdale</p> <p>16 market, how many \$900,000 homes are there in the</p> <p>17 current market?</p> <p>18 MR. UNELL: Homes or duplexes?</p> <p>19 CHAIRMAN CASHMAN: No, just homes,</p> <p>08:58:48PM 20 looking at housing options because --</p> <p>21 MR. BALAS: Yes. Part of this report</p> <p>22 also there is current listings of 79 homes. And</p>	<p style="text-align: right;">69</p> <p>1 MR. BALAS: Yes.</p> <p>2 MR. JAMES: Thank you.</p> <p>3 MS. CRNOVICH: I have a comment on the</p> <p>4 price as well. I went and looked at a number of</p> <p>5 developments in and around the area, including</p> <p>6 Chasemoor. I'm very familiar with that</p> <p>7 property.</p> <p>8 And to your credit, and the credit</p> <p>9 of all who were involved, there was like nothing</p> <p>09:00:01PM 10 left so I think it speaks to the need. But in a</p> <p>11 recent sale, the price point was 785,000. And</p> <p>12 as I said, there was nothing left after this.</p> <p>13 And that's a 4 bedroom, 3 bath. And I guess</p> <p>14 when I go back and look at the comments from</p> <p>15 some of the people who are in support of this, I</p> <p>16 think they are looking at something that's more</p> <p>17 in the 700s.</p> <p>18 And so I can't quite come to terms</p> <p>19 unless it's just that you are going to say the</p> <p>09:00:28PM 20 density isn't such as a Chasemoor, some of the</p> <p>21 things going up, Timber Trails, etcetera. But I</p> <p>22 would also be curious as to why these initial</p>

<p style="text-align: center;">70</p> <p>1 price points seem a little higher than anything 2 else that the surrounding market has to offer. 3 MR. JAMES: First of all, thank you for 4 your comments about Chasemoor. And we are also 5 concerned. We are trying to do everything we 6 can to keep the price as low as we can. But we 7 have owned the property 15 years or 13 years, we 8 have had huge investment in it. Infrastructure 9 is already in, carrying costs and all the rest 10 of it. So we have a good size land cost, and 11 the only way to guess a fixed cost that we can't 12 do much about. We are using the same road 13 network, the same road patterns. But we have to 14 reengineer or redesign some of the sewer lines 15 or what have you that fit the individual lots on 16 the 36 plan so that they now fit the duplex 17 homes or the smaller single-family lots. And 18 wherein we had the 20,000 square foot lots. All 19 of that adds up and that's where we are. But we 20 are doing all we can to bring it down and will 21 continue to do that. 22 CHAIRMAN CASHMAN: If the ratio was</p>	<p style="text-align: center;">72</p> <p>1 MR. JAMES: The only problem with the 2 County Line Road, that home is built and 3 occupied. It's \$1.5 million structure. It's 4 virtually new. I went through it the other day, 5 and it's quite an impressive home inside. 6 MS. CRNOVICH: Speaking to Mary's 7 comments, I recently read that there is going to 8 be a new development is Burr Ridge, David 9 Weekley Homes? 10 MR. JAMES: Yes. 11 MS. CRNOVICH: That's going to be 12 targeted toward empty-nester housing? 13 MR. JAMES: Yes. 14 MS. CRNOVICH: And their price point is 15 much less. 16 MR. JAMES: Yes. It's raw land. 17 MS. CRNOVICH: It's raw land? 18 MR. JAMES: And it's directly adjacent 19 to the expressway. 20 CHAIRMAN CASHMAN: Next to the 21 Marriott? 22 MR. JAMES: Just east of the Marriott.</p>
<p style="text-align: center;">71</p> <p>1 higher of the duplexes to the small 2 single-family, would that help you drive the 3 duplex prices down? 4 MR. JAMES: Any increase in density 5 always helps, yes. 6 CHAIRMAN CASHMAN: The reason I ask is 7 back to that kind of outlier that's on the south 8 edge of that one duplex. Why couldn't those 3 9 single-family be duplexes? Why couldn't there 10 be changes there? That backs up to the park, 11 doesn't back up to houses. Who knows what the 12 future development is. 13 MR. JAMES: You are talking right down 14 here? 15 CHAIRMAN CASHMAN: Yes. 16 MR. JAMES: Oh, if you can do them 17 there? 18 CHAIRMAN CASHMAN: Right. 19 MR. JAMES: We could look at that. 20 CHAIRMAN CASHMAN: And the entrance off 21 of County Line, that then you basically would 22 be --</p>	<p style="text-align: center;">73</p> <p>1 And it, I have talked to, I 2 haven't talked to Weekley; but I have been in to 3 Burr Ridge and talked to them. But the location 4 is a lovely location, but it's not Hinsdale. 5 And they don't have the carrying costs that we 6 have. In fact, I think the bank owns the 7 property. And whether it was a -- how they got 8 it, I don't know. 9 CHAIRMAN CASHMAN: I would agree. It's 10 a different property. I think it was zoned 11 office. 12 MS. CRNOVICH: It was zoned office. 13 CHAIRMAN CASHMAN: It's basically in an 14 office retail kind of area. And now it's going 15 to be an empty-nester, but it's definitely 16 different. 17 MS. CRNOVICH: I understand that it 18 took several plan commission meetings to get it 19 to where they wanted to. 20 MR. JAMES: Good question. 21 MS. FIASCONE: Why was the conforming 22 use abandoned?</p>

<p style="text-align: right;">74</p> <p>1 MR. JAMES: I'm sorry?</p> <p>2 MS. FIASCONE: Why was the conforming</p> <p>3 use abandoned? I mean why aren't you doing</p> <p>4 single-family conforming since it's so costly to</p> <p>5 change it to this?</p> <p>6 MR. JAMES: The market for</p> <p>7 single-family homes in the price range that we</p> <p>8 are talking is just not there. It's shallow.</p> <p>9 It's so shallow. I mean just the article that</p> <p>10 was in the Crains magazine about the owner in</p> <p>11 Hinsdale who a few years ago bought a big house,</p> <p>12 built a big house, whatever it was, and now</p> <p>13 selling it for less. This is not uncommon in</p> <p>14 many major, many large homes. People just are</p> <p>15 not buying the big 4- and 5-bedroom homes,</p> <p>16 5,000 square foot. Yes, they are building them</p> <p>17 but ever so slowly.</p> <p>18 MS. FIASCONE: So the cost savings that</p> <p>19 you would receive not changing utilities,</p> <p>20 etcetera, is not set off by reducing the prices</p> <p>21 of these conforming homes?</p> <p>22 MR. JAMES: Just can't do it. It's</p>	<p style="text-align: right;">76</p> <p>1 the previous design with all the stone and</p> <p>2 everything, I thought with more -- LIKE Fox</p> <p>3 Meadow has more brick -- that look I think is</p> <p>4 more Colonial and more in keeping with the</p> <p>5 Village so I was glad to see more of that.</p> <p>6 MR. JAMES: I'm going to respond to</p> <p>7 that. Thank you.</p> <p>8 CHAIRMAN CASHMAN: I just don't think</p> <p>9 we can comment on -- I mean I would like to</p> <p>10 comment on the design, on the exterior design,</p> <p>11 because that was something that was raised by</p> <p>12 both the board --</p> <p>13 MR. JAMES: Sure.</p> <p>14 CHAIRMAN CASHMAN: -- and the citizen</p> <p>15 who spoke about whether these were going to be</p> <p>16 too common. So I would like to see that packet</p> <p>17 submitted so we can actually review that the</p> <p>18 next time.</p> <p>19 On a related note, the basements.</p> <p>20 Now, I wasn't following before when you</p> <p>21 presented to the board how many basements there</p> <p>22 were. Basically in a nutshell, if I sum up what</p>
<p style="text-align: right;">75</p> <p>1 just not economic. No one would finance it. I</p> <p>2 mean you can't take a house -- It would cost</p> <p>3 you so much to build. And all the things that</p> <p>4 go into those homes and then reduce the price</p> <p>5 to -- for people willing to pay for it. You</p> <p>6 just, it wouldn't happen.</p> <p>7 MS. FIASCONE: Thank you.</p> <p>8 MR. JAMES: You couldn't finance it and</p> <p>9 you couldn't build it.</p> <p>10 MR. KRILLENBERGER: Is this financed?</p> <p>11 Do you have financing commitments?</p> <p>12 MR. JAMES: Well, we have a partner,</p> <p>13 yes. Same partner.</p> <p>14 CHAIRMAN CASHMAN: Kind of sticking on</p> <p>15 the design theme. One thing when it comes to</p> <p>16 the exterior, I mean I like some of the images I</p> <p>17 saw today; but they don't match at all what we</p> <p>18 have in our packet. They are not called the</p> <p>19 same. There is different materials. So I</p> <p>20 definitely would like a whole new packet of</p> <p>21 drawings that match.</p> <p>22 One comment I was going to have on</p>	<p style="text-align: right;">77</p> <p>1 I saw, they all have basements.</p> <p>2 MR. JAMES: Every house has a basement.</p> <p>3 But if a person says, You know, I don't want a</p> <p>4 basement, I just don't need it, he or she can</p> <p>5 save several thousand dollars by not having a</p> <p>6 basement. And then they end up with a home on a</p> <p>7 slab. And that slab has a heated perimeter</p> <p>8 around it, and it also heats the front stoop so</p> <p>9 you don't have any shoveling there to speak of,</p> <p>10 just your driveway gets shoveled. And that's</p> <p>11 what we have at Hibbard Gardens.</p> <p>12 CHAIRMAN CASHMAN: What about Fox</p> <p>13 Meadow?</p> <p>14 MR. JAMES: Fox Meadow has basements.</p> <p>15 CHAIRMAN CASHMAN: It has basements.</p> <p>16 MR. JAMES: Yes. But on Hibbard</p> <p>17 Gardens, we have just the slab on grade with the</p> <p>18 heating around the slab, I think it's 4 feet in.</p> <p>19 It's working beautifully. We really do like it.</p> <p>20 And then you go upstairs, and you saw that</p> <p>21 upstairs bonus room.</p> <p>22 CHAIRMAN CASHMAN: Personally, I mean a</p>

<p style="text-align: center;">78</p> <p>1 whole other issue, which is the whole age-</p> <p>2 target versus age-restricted, I think the</p> <p>3 basements work counter to that argument. I</p> <p>4 think having the basements makes these less</p> <p>5 age-targeted than if they didn't have basements.</p> <p>6 I like the bonus room. I like the</p> <p>7 1st ground level master bedroom with guest rooms</p> <p>8 upstairs. But I think as a point, if they have</p> <p>9 the basements, I think there is more of a</p> <p>09:08:08PM 10 chance, if it's age-targeted, not</p> <p>11 age-restricted. Age-restricted I don't care if</p> <p>12 they have a basement or not. If there are</p> <p>13 basements and you are talking age targeted, I</p> <p>14 think it's a problem because it allows rec</p> <p>15 rooms, another bedroom can be there. Things can</p> <p>16 happen in the basement that will allow more</p> <p>17 families to occupy these houses.</p> <p>18 MR. JAMES: I couldn't agree with you</p> <p>19 more. I don't know about the children, but we</p> <p>09:08:30PM 20 had a basement in our original home. And it was</p> <p>21 a big home and a big basement, but we never used</p> <p>22 it.</p>	<p style="text-align: center;">80</p> <p>1 the upstairs room, my neighbor has his little</p> <p>2 office upstairs. And he sits out and looks at</p> <p>3 whatever he wants, the sky and the sun and so</p> <p>4 forth. And it really is nice. If he were</p> <p>5 standing home and had his basement, his office</p> <p>6 in the basement, I don't think it would be</p> <p>7 nearly as attractive.</p> <p>8 CHAIRMAN CASHMAN: Well, let's say</p> <p>9 these were all made and none of them had</p> <p>09:09:43PM 10 basements.</p> <p>11 MR. JAMES: You would have 24 potential</p> <p>12 slab homes. The rest of them, 19 would have,</p> <p>13 because the ground is falling away, you have to</p> <p>14 have a window basement. And then where it</p> <p>15 really falls away, we have 16 would have walkout</p> <p>16 basements. Most of those are, most of those are</p> <p>17 here. And then we have one or two buildings in</p> <p>18 here where it falls away pretty quickly, and it</p> <p>19 has a walkout basement.</p> <p>09:10:16PM 20 CHAIRMAN CASHMAN: I mean I would</p> <p>21 encourage eliminating basements, that's my sole</p> <p>22 opinion.</p>
<p style="text-align: center;">79</p> <p>1 CHAIRMAN CASHMAN: Do you have a</p> <p>2 basement in your current home?</p> <p>3 MR. JAMES: No. No. In the current</p> <p>4 home, in Fox Meadow, we have no basement. I</p> <p>5 want to tell you when we had that 6-inch rain a</p> <p>6 couple of months ago, that's when I got in my</p> <p>7 car and drove out and looked at our neighbors'</p> <p>8 property in Fox Meadow. I was happy as a clam.</p> <p>9 MR. BALAS: So 24 units could be slabs.</p> <p>09:09:01PM 10 MR. JAMES: 24 of the units could be</p> <p>11 slabs.</p> <p>12 MR. BALAS: Lookouts and walkouts</p> <p>13 according to Fred.</p> <p>14 CHAIRMAN CASHMAN: Can you bring that</p> <p>15 slide? You had that slide that summarized the</p> <p>16 basements. Can you explain --</p> <p>17 MR. JAMES: Yes. Let me see if I can</p> <p>18 find it.</p> <p>19 CHAIRMAN CASHMAN: It segues into age-</p> <p>09:09:12PM 20 targeted versus age-restricted, but I just think</p> <p>21 the basements are a problem.</p> <p>22 MR. JAMES: Well, the nice thing about</p>	<p style="text-align: center;">81</p> <p>1 MR. JAMES: You're preaching to the</p> <p>2 choir.</p> <p>3 CHAIRMAN CASHMAN: I mean it helps with</p> <p>4 cost of the structure, and it helps this whole</p> <p>5 other discussion about age-targeted versus</p> <p>6 age-restricted.</p> <p>7 MR. JAMES: You have no argument from</p> <p>8 me. I mean we are, I'm simply sold on those</p> <p>9 upstairs rooms.</p> <p>09:10:36PM 10 CHAIRMAN CASHMAN: I've downsized a few</p> <p>11 family members; and I think it's good not having</p> <p>12 a basement, less place to store things.</p> <p>13 But just kind of a segue to that,</p> <p>14 the report about, you know, the benefits, I</p> <p>15 think it was from -- Is it Teska?</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: Well, before we move</p> <p>18 to that. Other kind of design questions? There</p> <p>19 are so many issues to discuss, let's try to</p> <p>09:11:08PM 20 focus one at a time.</p> <p>21 Other design issues, Scott?</p> <p>22 MR. PETERSON: Are we okay in a sense?</p>

<p style="text-align: center;">82</p> <p>1 Do we have a enough variety? We have four home 2 types, that's it. 3 CHAIRMAN CASHMAN: I want to see more 4 of the home types. That's it. It's an issue if 5 you go to the most of these what I call age- 6 target, age-restricted, it doesn't look like a 7 normal community. It looks like a senior 8 community because that's what it is. 9 MR. JAMES: It's a theme architecture, 10 but it doesn't -- You are not going to be 11 walking into one house and find, gee, that's my 12 house, which front door do I belong in. There 13 is enough variation, whether it be side load, 14 front load, different colors, not -- I mean 15 different door orientations. 16 CHAIRMAN CASHMAN: These duets that you 17 are proposing here look similar to the ones that 18 are at Fox Meadow? 19 MR. JAMES: No, they are not. 20 CHAIRMAN CASHMAN: One thing that I 21 like, just the way they are configured in the 22 plan, as you drive up to them, you think you are</p>	<p style="text-align: center;">84</p> <p>1 MR. JAMES: No. The streets are public 2 streets. 3 CHAIRMAN CASHMAN: Sidewalks? 4 MR. JAMES: Sidewalks, same public 5 walks. The pond is maintained by the homeowners 6 association. 7 CHAIRMAN CASHMAN: I notice it doesn't 8 now, but would the pond have fountains like you 9 have in some of these other locations? 10 MR. JAMES: It probably very well 11 could. I don't know. It depends on what our 12 aquatic people tell us, whether we need it, 13 whether we want it, and so forth. But we have 14 regular maintenance, I mean, pond, McCloud 15 Aquatic does our work for us; and they do a nice 16 job. 17 MS. FIASCONE: Gate or no? Gate, fence 18 or no fence? 19 CHAIRMAN CASHMAN: It's not a gated 20 community, is it? 21 MR. JAMES: No. It's not a gated 22 community.</p>
<p style="text-align: center;">83</p> <p>1 looking at a single-family house. And you drive 2 past, and you think it's single-family house. 3 You can't tell if they are connected or not. 4 MR. JAMES: In that sense, you are 5 exactly right. 6 CHAIRMAN CASHMAN: I would encourage 7 commissioners to look at some of them. I think, 8 if I was looking at a community like this, I 9 would be tending more towards the duplex versus 10 the single family, looking for smaller, lower 11 price point. But there is all the landscaping 12 is by the homeowner association. 13 MR. JAMES: Yes, indeed. 14 CHAIRMAN CASHMAN: Installed and 15 maintained? 16 MR. JAMES: Yes. 17 CHAIRMAN CASHMAN: All the exterior 18 materials? 19 MR. JAMES: Snow removal and 20 landscaping are all done by the association. 21 CHAIRMAN CASHMAN: The streets will be 22 plowed by --</p>	<p style="text-align: center;">85</p> <p>1 CHAIRMAN CASHMAN: Just like it is 2 today? 3 MR. JAMES: That's right. Just a 4 straight open, straight open streets. 5 MS. CRNOVICH: Would you have any guest 6 parking areas? 7 MR. JAMES: Oh, yes. We have two 8 inside garages. You can park in the apron and 9 the street is sufficiently wide enough to park 10 on one side of the street. I think the 11 comments, the questions that were raised by this 12 lady were well -- They are good questions. 13 And when you are in a smaller 14 development and what have you, there are some 15 parking problems. But you will not -- There is 16 so much interior road here that the chances of 17 everybody having a party at the same time and 18 not finding a place to park would be di minimus. 19 CHAIRMAN CASHMAN: And these would have 20 mailboxes versus -- 21 MR. JAMES: Well, the mail company, the 22 post office is just in the process of changing</p>

<div>86</div> <div>1 some of the way they deliver mail. Right now at</div> <div>2 Hibbard Gardens we have a large box, it's on a</div> <div>3 pedestal. It's well back from the road. And I</div> <div>4 don't think anybody is going to hit it but close</div> <div>5 to the road they could. It's got a good storage</div> <div>6 capacity. So that when people are away, they</div> <div>7 can store their mail. Their mail will build up</div> <div>8 in there, and then mainly some family member</div> <div>9 will come and get it.</div> <div>09:14:47PM 10 But I think there, we have been</div> <div>11 told they are changing their criteria for</div> <div>12 delivering mail. And they may have a gang box</div> <div>13 out front. They may have it at certain</div> <div>14 locations. We don't know yet.</div> <div>15 CHAIRMAN CASHMAN: That's not</div> <div>16 determined.</div> <div>17 MR. JAMES: We would like to have the</div> <div>18 mailboxes in front of each house. And then the</div> <div>19 homeowner walks down the driveway, gets his</div> <div>09:15:10PM 20 mail, and comes back. But we can't guarantee</div> <div>21 that.</div> <div>22 CHAIRMAN CASHMAN: One thing that is a</div>	<div>88</div> <div>1 the school and the population.</div> <div>2 CHAIRMAN CASHMAN: I mean is there</div> <div>3 any point, I mean I understand you've got</div> <div>4 \$1.5 million into that house, 1. But 2 doesn't</div> <div>5 exist.</div> <div>6 MR. JAMES: Right.</div> <div>7 CHAIRMAN CASHMAN: That's where the</div> <div>8 model or where your trailer is. Couldn't that</div> <div>9 be a duplex?</div> <div>09:16:35PM 10 MR. JAMES: My answer, yes, it could.</div> <div>11 We just thought out if a person is going to buy</div> <div>12 with a family with children, he may want another</div> <div>13 family with children next to him. That was our</div> <div>14 only thought process. Could it be a duplex?</div> <div>15 Absolutely. Well, if the lot is big enough.</div> <div>16 MR. SMITH: Yes. Yes.</div> <div>17 MR. JAMES: It could be.</div> <div>18 CHAIRMAN CASHMAN: Well, perfect segue</div> <div>19 to children.</div> <div>09:17:21PM 20 MS. CRNOVICH: While you look for</div> <div>21 that -- Steve?</div> <div>22 What about if you are really going</div>
<div>87</div> <div>1 little confusing to me on the application and</div> <div>2 the Table of Compliance --</div> <div>3 MR. JAMES: Table of Compliance?</div> <div>4 CHAIRMAN CASHMAN: Actually, no. I</div> <div>5 think it's on the previous page. Yes. It's on</div> <div>6 the previous page.</div> <div>7 It's under site information. The</div> <div>8 title is Brief description of the proposed</div> <div>9 project. And on the second sentence, it says,</div> <div>09:15:46PM 10 We are proposing is a Planned Unit Developed</div> <div>11 with a total of 59 homes. 29 single-family,</div> <div>12 27 are age-targeted, and 2 are traditional, and</div> <div>13 39 duplex homes.</div> <div>14 MR. JAMES: 30.</div> <div>15 CHAIRMAN CASHMAN: 30. What I couldn't</div> <div>16 tell on the reading of that, are all these age-</div> <div>17 targeted?</div> <div>18 MR. JAMES: Yes. Every single house</div> <div>19 except for the two, lots 1 and 2, which you have</div> <div>09:16:10PM 20 discussed. And those because they are 4 and 5</div> <div>21 bedrooms, the one is, we left it, we left it;</div> <div>22 and we accounted for that both in the taxes and</div>	<div>89</div> <div>1 to do an age-targeted kind of offering here,</div> <div>2 what are the components of your market plan in</div> <div>3 terms of outreach? And how are you going to get</div> <div>4 the word out, and how are you going to position</div> <div>5 it and frame it? I would just be interested in</div> <div>6 how you are going to market this and where.</div> <div>7 MR. JAMES: We would market it just as</div> <div>8 we marketed from our sales center that we</div> <div>9 already have there now. And I can tell you we</div> <div>09:17:46PM 10 have already had many calls at the office from</div> <div>11 Hinsdale residents, who have been advised of</div> <div>12 this. They know about it, and they are</div> <div>13 interested.</div> <div>14 So I think we would, we will</div> <div>15 multiple list it. We will advertise it in the</div> <div>16 Hinsdalean. It will be just as we do, it will</div> <div>17 be on our web page and as we do all of our</div> <div>18 projects.</div> <div>19 MS. CRNOVICH: How many calls would you</div> <div>09:18:11PM 20 say you have received to date?</div> <div>21 MR. JAMES: I don't know how many we</div> <div>22 have received to date; but I talked to one</div>

<p style="text-align: center;">90</p> <p>1 family specifically, and they are already trying 2 to decide which lot they want. But I think, 3 you know, we will get many calls like we do for 4 most of our projects when we announce them. 5 And until this is announced -- Let 6 me tell you how we appreciate -- how we go about 7 it. We don't want to get into, we are not going 8 to go into a selling mode until the Village 9 tells us that they approved. Because if we go 10 into a selling mode, then we are preempting 11 something that we -- It's bad manners. Okay? 12 We are, we just don't do that. 13 When you tell us that it's time, 14 yes, we approve it, we like it, we have got all 15 the things worked out, all these questions are 16 resolved, then we will go out and market. But 17 until that time, we don't do it. People want to 18 call us just to inquire about it, fine. We 19 answer it. We will take their name, and we 20 write it down that's all. 21 This couple that called me I have 22 known them for 25 or 30 years. Traveled, you</p>	<p style="text-align: center;">92</p> <p>1 the neighborhood. 2 There are plenty of homes in 3 Hinsdale or Burr Ridge or elsewhere where you 4 can buy that house, single-family house, put up 5 your basketball hoop, have your back yard, have 6 your kids next door and across the street. So 7 it's pretty much self-regulating. 8 MS. FIASCONE: Oh, but it's not -- 9 It's not, though. I'm a realtor. And if I have 10 a young client coming to Hinsdale and can get in 11 the schools for 900 grand and brand-new 12 construction, they will take that in a second; 13 and they don't care. 14 CHAIRMAN CASHMAN: We have some 15 single-family homes with properties that are 16 almost as small as what are here. And we have a 17 lot of old nonconforming lots where they then 18 were max'd out with every setback, maximum Floor 19 Area Ratio, everything they could possibly do. 20 And they have, I mean, very small yards. Maybe 21 no one else is -- Maybe they hire someone to 22 mow, some mow it, maybe they mow it themselves.</p>
<p style="text-align: center;">91</p> <p>1 know, many places in the country with them. And 2 so I said, Yes, I will tell you -- I sent her 3 the plan, showed her the -- She has not seen 4 the units, she has just seen the site plan 5 that's out there in the public. 6 MS. FIASCONE: I don't think -- I 7 don't think her question was answered, though, 8 as to how you age target. You have, obviously, 9 done age-targeting things before. Is it just 10 word of mouth? 11 MR. JAMES: The age targeting comes by 12 two ways. One, the type of unit, 1st floor 13 master bedroom. 14 MS. FIASCONE: Sure. 15 MR. JAMES: That's a mandatory. We 16 don't have any 2nd floor except in the two 17 houses. Then the price range is pretty much if 18 a family with children wants to come in and 19 spend \$900,000 or 800 or \$1 million or whatever 20 the number is, if they are a family, if they 21 were your own children, you would say, why do 22 you want to go there, there are no children in</p>	<p style="text-align: center;">93</p> <p>1 But I bet you could find a \$900,000 house that 2 is almost like one of these duplexes in our 3 town. 4 I totally agree with the schools. 5 You go to Elm School likely or is this Oak? 6 This is Elm and Hinsdale Central, two great 7 schools. And Hinsdale Middle School so -- 8 MR. JAMES: I can't argue with your 9 comment. But it has not been our experience and 10 of all the developments that we looked at, 11 including Savoy Club and Chasemoor and all of 12 them, none of them experience what you are 13 suggesting. They all, they all have empty -- I 14 mean Burr Ridge Club, zero. 15 MS. FIASCONE: Actually, The Hamptons 16 of Hinsdale is experiencing that. They are 17 experiencing a lot of younger family moving in 18 there because it's new. 19 MR. JAMES: Yes, it's new. And we know 20 the product, and we know the project is a very 21 fine product and a very fine project. But it's 22 not what we are offering here.</p>

<p style="text-align: right;">94</p> <p>1 MS. FIASCONE: Sure. Okay. Along 2 those same lines, your -- This is, obviously, 3 an HOA question that may not be established. 4 But do you -- Renting? I think that's a 5 concern that to get into the schools they are 6 going to, you know --</p> <p>7 MR. JAMES: What we usually do in our 8 associations, we say if there is a hardship you 9 can rent for a year, you cannot renew it. And 10 you have to be approved by the homeowners 11 association before you can rent it, but you 12 cannot renew that without a homeowners' 13 approval. And I can assure you that I, we 14 haven't run into it but --</p> <p>15 MS. FIASCONE: Sure. Just curious.</p> <p>16 MR. JAMES: Hardship, yes, that's 17 something else.</p> <p>18 MS. FIASCONE: Okay.</p> <p>19 CHAIRMAN CASHMAN: What other type of 20 restrictions would be on these properties? Say 21 it's age-targeted, it's not age-restricted where 22 there is a 55-year-old kind of limit.</p>	<p style="text-align: right;">96</p> <p>1 CHAIRMAN CASHMAN: Who would want to 2 live there? I mean it's like trick or treating? 3 I mean the whole thing just doesn't make sense 4 to me, those two, why they would be in this 5 development. If those two were like the other 6 single, the 3-bedroom single-family would make 7 more sense to me. But to have a 4- or 5-bedroom 8 house there backing up to the hospital --</p> <p>9 MR. JAMES: Why don't you let us look 10 at some of the suggestions down here by Legge 11 park and about what we can do, we will ask our 12 architect planner to see what he can do up 13 there. But that's \$1.5 million, you know, 14 taking a wrecking ball do it.</p> <p>15 CHAIRMAN CASHMAN: They do that around 16 here all the time. The house I grew up in, 17 2 million bucks, they took a wrecking ball. 18 That's called a teardown.</p> <p>19 MR. JAMES: Right.</p> <p>20 CHAIRMAN CASHMAN: Let me see some 21 other -- I mean one comment on the 22 architectural. Because of the concept, I think</p>
<p style="text-align: right;">95</p> <p>1 Basketball hoops, trampolines, playsets?</p> <p>2 MR. JAMES: None of that.</p> <p>3 CHAIRMAN CASHMAN: It's all 4 specifically written out?</p> <p>5 MR. JAMES: Absolutely.</p> <p>6 CHAIRMAN CASHMAN: I would like that to 7 be submitted.</p> <p>8 MR. JAMES: You will have all the 9 declaration, and you will have the rules and 10 regulations. It's all there.</p> <p>11 CHAIRMAN CASHMAN: Because that's 12 important because I agree with what Anna is 13 saying.</p> <p>14 MR. JAMES: No campers in the 15 driveways, boat trailers, and boats and so forth 16 and so on overnight and all the rest of it.</p> <p>17 CHAIRMAN CASHMAN: Won't those two 18 single-family homes kind of be out of -- They 19 are the only two in this whole development, 1 20 and 2.</p> <p>21 MR. JAMES: Yes. We are coming back to 22 that.</p>	<p style="text-align: right;">97</p> <p>1 they should all kind of look like they are from 2 the same pallet because that's the idea. And I 3 think that also probably works towards making it 4 more of an empty-nester community because you 5 have had your chance to have all the different 6 houses you have fixed up and worked on and 7 bought over the years.</p> <p>8 And now you are basically deciding 9 you are going to have a house that looks like 10 the rest and move into. And most, even 11 age-restricted communities, that's the way the 12 houses look. So I think that isn't necessarily 13 a negative. And I would like to see the new 14 photographs and drawings and elevations, what 15 you are proposing, so could we could look at 16 them more closely.</p> <p>17 But I would like you to talk about 18 this whole issue of age-restricted versus age- 19 targeted. I mean we have read, we saw the 20 report but -- Where I segue with that is then 21 when we go to the Teska report, then I have real 22 problems with the way it was calculated as far</p>

<p style="text-align: right;">98</p> <p>1 as --</p> <p>2 But again, you know, just please</p> <p>3 just talk more about that because it's an</p> <p>4 important issue. If this goes forward, we want</p> <p>5 it to be empty-nester housing. If it becomes</p> <p>6 single-family way into Hinsdale at 900 to</p> <p>7 \$1.1 million and you have got your kids in the</p> <p>8 school system, then it's going to be counter --</p> <p>9 all your numbers will basically make no sense</p> <p>09:25:46PM 10 whatsoever.</p> <p>11 MR. JAMES: Not really. Not really,</p> <p>12 because you have got, you know, you have already</p> <p>13 got 36 single-family homes with unlimited</p> <p>14 children. Okay? And you saw what the, you saw</p> <p>15 the numbers there. And now what we are saying,</p> <p>16 so -- And you had 29 total children. And we</p> <p>17 are going to have, what, 6?</p> <p>18 MR. BALAS: 6 for the elementary.</p> <p>19 CHAIRMAN CASHMAN: Let's talk about</p> <p>09:26:09PM 20 that because this report --</p> <p>21 MR. JAMES: So you have about 23</p> <p>22 children as a cushion. But you are never going</p>	<p style="text-align: right;">100</p> <p>1 germane to what we are -- It doesn't even</p> <p>2 resemble the type of home and the price range we</p> <p>3 are in.</p> <p>4 CHAIRMAN CASHMAN: Then somebody must</p> <p>5 have done a study on these. There must be some</p> <p>6 kind of report versus these guys going and</p> <p>7 picking just local areas and local units and who</p> <p>8 is currently in there. It could be a complete</p> <p>9 fluke that they just graduated from high school.</p> <p>09:27:28PM 10 MR. JAMES: It's all we have been</p> <p>11 building.</p> <p>12 CHAIRMAN CASHMAN: I take your word for</p> <p>13 it; but we need some data, too.</p> <p>14 MR. JAMES: We gave you the data of</p> <p>15 11 developments and the Savoy Club right here in</p> <p>16 Burr Ridge, Chasemoor. The only development we</p> <p>17 didn't include was Graue Mill. I went over</p> <p>18 there and talked to them, and it doesn't even</p> <p>19 resemble what we are doing here. It's older.</p> <p>09:27:47PM 20 It's a different concept.</p> <p>21 MS. CRNOVICH: Those are different</p> <p>22 school districts, too.</p>
<p style="text-align: right;">99</p> <p>1 to make it.</p> <p>2 CHAIRMAN CASHMAN: I don't think we are</p> <p>3 comparing apples to apples in this report. The</p> <p>4 way those calculations were done you used what's</p> <p>5 referred to as the most comprehensive study of</p> <p>6 estimates related to residential demographic</p> <p>7 multipliers, that Rutgers report. It's quite a</p> <p>8 standard. And let me tell you --</p> <p>9 So you used that to build up your</p> <p>09:26:38PM 10 case for the single-family detached. And then</p> <p>11 for the others, you take a small sample. That's</p> <p>12 based on U.S. Census data. This is based on 10</p> <p>13 or 11 that you found, and you have some that are</p> <p>14 zeros that really throw off the numbers. So I</p> <p>15 would like to see this done. To me, I just want</p> <p>16 to see it done so it's really apples to apples.</p> <p>17 MR. JAMES: I have complained about</p> <p>18 this Rutgers report for as long as I have been</p> <p>19 around.</p> <p>09:27:03PM 20 CHAIRMAN CASHMAN: It simplifies the</p> <p>21 10 --</p> <p>22 MR. JAMES: Believe me, it's not</p>	<p style="text-align: right;">101</p> <p>1 CHAIRMAN CASHMAN: Exactly, the whole</p> <p>2 thing.</p> <p>3 MS. CRNOVICH: That can throw</p> <p>4 everything out.</p> <p>5 CHAIRMAN CASHMAN: Just in our own</p> <p>6 zoning ordinance we have a density table that's</p> <p>7 in our ordinance. And single-family detached,</p> <p>8 3.8. 3 bedroom attached, 2.4. And you are</p> <p>9 using a number, a much lower number. So I would</p> <p>09:28:12PM 10 like to just see -- I would like you to go back</p> <p>11 and review that. To me if there is, unless it's</p> <p>12 age-restricted, there is no way to really</p> <p>13 control whether there are going to be kids.</p> <p>14 MR. JAMES: I can tell you this, we are</p> <p>15 not going to be age-restricted. It will not</p> <p>16 work economically for us. The rate of</p> <p>17 absorption will be a catastrophic and the rate</p> <p>18 of resale by the homeowners based on all the</p> <p>19 criteria, all the data we have had over the last</p> <p>09:28:40PM 20 60 years, they are just -- They are a negative.</p> <p>21 They are not a negative if you go</p> <p>22 to Florida. They are not a negative if you go</p>

<p style="text-align: center;">102</p> <p>1 to a major development, but they are a negative</p> <p>2 when you go to the type of housing we talked</p> <p>3 about here.</p> <p>4 CHAIRMAN CASHMAN: I thought it was</p> <p>5 written in I think it's Tracy --</p> <p>6 MR. JAMES: Tracy Cross.</p> <p>7 CHAIRMAN CASHMAN: And I'm familiar</p> <p>8 with those. My parents lived in those where</p> <p>9 they have many amenities. There is club rooms</p> <p>10 and pools, and it's a community. This is</p> <p>11 59 units. I mean it's a much smaller, the</p> <p>12 community is Hinsdale, that part of --</p> <p>13 MR. JAMES: Totally different, totally</p> <p>14 different.</p> <p>15 CHAIRMAN CASHMAN: And actually going</p> <p>16 and looking, Fox Meadow I have just known for a</p> <p>17 long time, I remember when you built it. And</p> <p>18 that's age-targeted.</p> <p>19 MR. JAMES: That's right.</p> <p>20 CHAIRMAN CASHMAN: And the only</p> <p>21 children I saw in there were grandchildren in a</p> <p>22 stroller being taken care of by a grandma or</p>	<p style="text-align: center;">104</p> <p>1 bit of a doubter because I grew up in a 1st</p> <p>2 floor master bedroom unit in Hinsdale with</p> <p>3 4 kids in the schools. So didn't seem to have</p> <p>4 any impact on single empty-nester at all. So I</p> <p>5 just think that will be helpful because I think</p> <p>6 right now it's something that you could be</p> <p>7 criticized for. I don't even care how it all</p> <p>8 plays out in numbers. If it shows that there</p> <p>9 are going to be more kids potentially, because</p> <p>10 we are just talking potential, to 181 or</p> <p>11 District 86, great. But I think we at least</p> <p>12 need to play it, if we choose to use the</p> <p>13 standard, we've got to use the --</p> <p>14 MR. JAMES: If we can. But I don't</p> <p>15 know, I don't know, I simply don't know of any</p> <p>16 project, the type of which we are describing,</p> <p>17 that has children living in it in this price</p> <p>18 range where they could buy a single-family home</p> <p>19 with all the back yard and all the neighborhood</p> <p>20 kids and so forth and so on, it just doesn't</p> <p>21 make sense.</p> <p>22 CHAIRMAN CASHMAN: That's where I like</p>
<p style="text-align: center;">103</p> <p>1 grandpa.</p> <p>2 MR. JAMES: Exactly right.</p> <p>3 CHAIRMAN CASHMAN: So I like that.</p> <p>4 MR. JAMES: But we have got the park</p> <p>5 right next door that we did, you know, with</p> <p>6 New Trier and the park district in Northfield.</p> <p>7 CHAIRMAN CASHMAN: Right.</p> <p>8 MR. JAMES: What a perfect place for</p> <p>9 them to play, but there are no children there.</p> <p>10 There is no community of children.</p> <p>11 CHAIRMAN CASHMAN: I would just like</p> <p>12 you to look at this Teska report again. I think</p> <p>13 it's misleading because in one case we are using</p> <p>14 a national standard. There is an Illinois</p> <p>15 expert out of Naperville that's used in all</p> <p>16 kinds of zoning and villages in the Chicago</p> <p>17 area, suburban Chicago area -- I can come up</p> <p>18 with a name here but they have many their own</p> <p>19 data. Some of them must have studied the</p> <p>20 statistical, a large sample of how -- these 1st</p> <p>21 floor units.</p> <p>22 And, you know, I also am a little</p>	<p style="text-align: center;">105</p> <p>1 the restrictions you are talking about.</p> <p>2 MR. JAMES: Oh, yes. They are there.</p> <p>3 I can assure you that.</p> <p>4 CHAIRMAN CASHMAN: The basement is</p> <p>5 still this big question mark.</p> <p>6 MR. JAMES: You are not going to get an</p> <p>7 argument from me on those either.</p> <p>8 CHAIRMAN CASHMAN: You have a better</p> <p>9 case that they would not be single-family</p> <p>10 residences.</p> <p>11 MR. JAMES: I'm right with you on that.</p> <p>12 CHAIRMAN CASHMAN: And that helps</p> <p>13 support your argument.</p> <p>14 MR. JAMES: Absolutely. Absolutely.</p> <p>15 CHAIRMAN CASHMAN: Other design-</p> <p>16 related questions?</p> <p>17 MS. CRNOVICH: The rear elevation of</p> <p>18 the house you said would be much higher than the</p> <p>19 front of the house.</p> <p>20 MR. JAMES: Only, no, if you have a</p> <p>21 flat lot here, then it's 30 feet, whatever it</p> <p>22 is, it's the same in the front and back. But</p>

<p style="text-align: center;">106</p> <p>1 when we have the lot falling away, and you have 2 a window basement down here, the English window 3 looking in like that -- right -- if you take it 4 from this point up to the top, it could be, say 5 it's 5 feet down, now it's going to be -- pick a 6 number -- instead of 25, it's going to be 30. 7 If you go to a walkout basement because the land 8 is really falling away, now your foundation is 9 down there. If you measure from here to the 10 top, say the 30, let's say 8, 10 feet, whatever 11 it's going to be, 38 feet or 40 feet from the 12 back. But as you are driving down the street, 13 it looks just like any other house. They are 14 all the same.</p> <p>15 CHAIRMAN CASHMAN: Is there a highest 16 that's based on an average of elevation?</p> <p>17 MR. MC GINNIS: I'm kind of -- Yes. 18 It's kind of premature yet to talk about 19 building heights and actuals to establish a zero 20 zero mark. But height on a sloping lot is 21 actually measured from -- It's the mean of the 22 roof height and the mean of the elevation. So</p>	<p style="text-align: center;">108</p> <p>1 MR. SMITH: Good evening. My name is 2 Terry Smith of BSB Design. One of the realities 3 of the exercises that we are dealing with are 4 conditions that already existed, in other words, 5 the street system is in, a lot of the utilities 6 are in. So in order to get the lots to fit, we 7 have to work around a lot of the streets and a 8 lot of the utilities. And in addition, one of 9 the things that we tried to do is hold some of 10 the standards consistent from the previous 11 Sedgwick project.</p> <p>12 We looked at, for example, the 13 setbacks along County Line and 55th Road, we 14 felt that those were important. And we wanted 15 to maintain those rear yard setbacks. So given 16 that, given the fact that our footprint having a 17 master down unit is a little deeper and maybe a 18 little wider, not wider but somewhat deeper, the 19 only thing that we could really do then, for 20 example, the homes along 55th Street, was to 21 kind of bring some of those homes closer to the 22 street. So that sort of necessitated then the</p>
<p style="text-align: center;">107</p> <p>1 you measure four corners. On a sloping lot, you 2 are actually 6 foot out from the four corners. 3 You get the mean. And then the height is 4 actually measured from the mid point of the 5 roof. So just because you have a walkout 6 doesn't necessarily mean that you have got a 7 house that's too tall.</p> <p>8 CHAIRMAN CASHMAN: But if you think 9 you're compliant on the front, then likely you 10 think you are going to be over if you factor in 11 the side slope. I agree that's something later, 12 but I'm glad they mentioned that because I 13 didn't see that previously as far as your 14 waivers.</p> <p>15 Could you describe the reason for 16 the other waivers that you note in the 17 application, the setbacks? I know you are 18 noting what they are. But could you explain, 19 show us like why versus in the previous -- In 20 the previous design, obviously, I'm assuming you 21 were all completely compliant. Why are you 22 requiring these now?</p>	<p style="text-align: center;">109</p> <p>1 variance on the front yard setback.</p> <p>2 CHAIRMAN CASHMAN: You can kind of see 3 it in those two boards.</p> <p>4 MR. SMITH: Yes.</p> <p>5 CHAIRMAN CASHMAN: That the four 6 single-family were going to be shallower and 7 wider.</p> <p>8 MR. SMITH: Right. And frankly some of 9 the other variances are somewhat kind of one 10 offs, for example, like the south end around 11 that cul-de-sac because of the fact that we are, 12 we have some of these pie-shaped lots, some of 13 the lot widths are less than that, what they 14 typically are in the rest of the plan.</p> <p>15 Let's see, other variances?</p> <p>16 MR. PETERSON: Well, of the sheets, 17 right, you have -- There is 9 items there. And 18 basically only two are compliant in R-2, right?</p> <p>19 MR. SMITH: Yes.</p> <p>20 MR. PETERSON: I mean not counting the 21 3 stories. There is quite a difference of, if 22 we are calling this an R-2, where we make two</p>

<p style="text-align: center;">110</p> <p>1 things follow R-2.</p> <p>2 MR. JAMES: Look at what they are,</p> <p>3 though, 1 foot, 2 foot.</p> <p>4 MR. SMITH: Yes. Probably the one that</p> <p>5 stands out is the lot size. We are going from</p> <p>6 20,000 to 10,000 square feet. Again, given the</p> <p>7 type of housing unit this is, this is an</p> <p>8 empty-nester, age-targeted unit, these people</p> <p>9 really aren't interested in big, big lots.</p> <p>09:37:18PM 10 MR. PETERSON: Well, I understand. But</p> <p>11 let's not call it an R-2 then because I mean to</p> <p>12 me we are not even close, anything close to an</p> <p>13 R-2.</p> <p>14 CHAIRMAN CASHMAN: It's more dense and</p> <p>15 there is more variations.</p> <p>16 And one, this could be just be a</p> <p>17 housekeeping thing, it seems on the Table of</p> <p>18 Compliance in the beginning, it says, The</p> <p>19 following table is based on R-1 zoning district.</p> <p>09:37:39PM 20 Why does it say R-1?</p> <p>21 MR. BALAS: It should say R-2.</p> <p>22 CHAIRMAN CASHMAN: It says R-1 so that</p>	<p style="text-align: center;">112</p> <p>1 and you, Mr. Chairman, you said, it's a 20-acre</p> <p>2 minimum. And I don't think there is another</p> <p>3 20-acre parcel.</p> <p>4 MS. CRNOVICH: There is. There is.</p> <p>5 CHAIRMAN CASHMAN: Yes. But we don't</p> <p>6 know. I could see if it says 20-acre minimum</p> <p>7 south of the Burlington tracks, but I'm not</p> <p>8 certain that there isn't north of the Burlington</p> <p>9 tracks. So I think we just need to do some</p> <p>09:39:15PM 10 research on that because I would not be</p> <p>11 comfortable voting on that until we actually</p> <p>12 know what those areas are. Because just like</p> <p>13 this became a 24-acre property, that could</p> <p>14 become a property in the future. And I just</p> <p>15 want to make sure we know what we are approving</p> <p>16 here.</p> <p>17 MR. YU: I did have the guide -- I did</p> <p>18 have an 11 by 17 just so you can take a glance</p> <p>19 at it, but the only site that comes to mind is</p> <p>09:39:41PM 20 the IBLP site. And there are some, I think</p> <p>21 there is some water issues over there, flood</p> <p>22 plain issues over there.</p>
<p style="text-align: center;">111</p> <p>1 could be changed, that would be good.</p> <p>2 Well, which comes to granting this</p> <p>3 waiver, going from improved density and a</p> <p>4 development to this, which is more dense and has</p> <p>5 this series of proposed variances. It gets into</p> <p>6 the issue of public benefit. And anyone have a</p> <p>7 problem going to public benefit right now,</p> <p>8 talking about it?</p> <p>9 MS. CRNOVICH: Maybe before you start</p> <p>09:38:19PM 10 there, why a text amendment versus a map</p> <p>11 amendment?</p> <p>12 MR. JAMES: What was the question?</p> <p>13 MS. CRNOVICH: Why a text amendment</p> <p>14 versus a map amendment?</p> <p>15 MR. JAMES: I can't tell you. Our</p> <p>16 original conversations with the staff and some</p> <p>17 of the other Village officials, they said it</p> <p>18 would be require a text amendment. They did not</p> <p>19 want to change the underlying zoning. They</p> <p>09:38:46PM 20 wanted to remain R-2, and we were asked to do</p> <p>21 that with a text amendment to the R-2.</p> <p>22 Now, I think the safeguard there</p>	<p style="text-align: center;">113</p> <p>1 CHAIRMAN CASHMAN: But if you could</p> <p>2 find out what the R-2 is west of the IB, what</p> <p>3 the IB is, and what the R-2 is on the east side</p> <p>4 of Adams that runs up all the way to the</p> <p>5 graveyard. I mean that would just be helpful</p> <p>6 information because that's a big property.</p> <p>7 Amling's looks smaller to me, but I</p> <p>8 would like to look at what that is because</p> <p>9 that's a large parcel. I'm glad you bring that</p> <p>09:40:13PM 10 up. I think we just need to do some homework on</p> <p>11 it to make sure. I know this recommendation, we</p> <p>12 didn't come up with the text amendment. It was</p> <p>13 basically proposed to us. I would like that,</p> <p>14 the specific question is why not a map.</p> <p>15 MS. CRNOVICH: Well, I was looking at,</p> <p>16 say, R-5, for instance, and your requirements</p> <p>17 for Table of Compliance would be less; but it</p> <p>18 would still be a planned unit development, which</p> <p>19 is also a special use. So I was like why, why</p> <p>09:40:40PM 20 the text amendment versus the map amendment?</p> <p>21 So maybe that's something we could</p> <p>22 look into. I'm just thinking of future zoning</p>

<div>114</div> <div> <p>1 and especially with Institute of Basic Life, I'm</p> <p>2 not sure what's happening there.</p> <p>3 MR. YU: Generally since I have been</p> <p>4 here the board, to me, I feel like they</p> <p>5 indicated that they would like the zoning map to</p> <p>6 stay the same as far as the zonings go. In our</p> <p>7 zoning code, it points to the comprehensive plan</p> <p>8 as the zoning map.</p> <p>9 MS. CRNOVICH: Yes.</p> <p>09:41:11PM 10 MR. YU: That way, do a text amendment,</p> <p>11 you have the planned development and special use</p> <p>12 permit, and going forward any potential type of</p> <p>13 applications would need planned development and</p> <p>14 special use permit review process.</p> <p>15 MS. CRNOVICH: Yes.</p> <p>16 CHAIRMAN CASHMAN: Which I think that's</p> <p>17 good. I think that provides the opportunity for</p> <p>18 thorough review and consideration or something</p> <p>19 is not just going to happen.</p> <p>09:41:35PM 20 MS. CRNOVICH: Well, I'm thinking about</p> <p>21 when we aren't here 20 years down the road, you</p> <p>22 never know.</p> </div>	<div>116</div> <div> <p>1 information and data on that.</p> <p>2 But then public benefit, this is</p> <p>3 different than what's in your application. Your</p> <p>4 application just has item one?</p> <p>5 MR. JAMES: Pardon?</p> <p>6 CHAIRMAN CASHMAN: It's paraphrased but</p> <p>7 on your application you just list number 1.</p> <p>8 MR. JAMES: Yes. I mean we put these</p> <p>9 down, just the different things that are going</p> <p>09:42:50PM 10 to be beneficial to the Village long-term and</p> <p>11 short-term. For instance, as I say, I think I</p> <p>12 said, one of the developments that I checked, he</p> <p>13 said to me, he said, Well, the last 15 to 20</p> <p>14 residents came out of Hinsdale. And he kind of</p> <p>15 chuckled under his breath and said, I think many</p> <p>16 of them were from the same club. So the</p> <p>17 residents express a desire for this kind of</p> <p>18 product in Hinsdale, and you don't have it and</p> <p>19 so they are leaving, they are finding it</p> <p>09:43:32PM 20 elsewhere.</p> <p>21 And our feeling is that this may be</p> <p>22 short-term, but it's going to be a long-term</p> </div>
<div>115</div> <div> <p>1 CHAIRMAN CASHMAN: You think maybe your</p> <p>2 20-year term --</p> <p>3 MS. CRNOVICH: Years ago some things</p> <p>4 happened that were, I guess, I'm just looking at</p> <p>5 the future.</p> <p>6 CHAIRMAN CASHMAN: Just between now and</p> <p>7 next meeting, if we could research that a little</p> <p>8 bit, that would be great.</p> <p>9 MS. CRNOVICH: Thank you.</p> <p>09:41:58PM 10 CHAIRMAN CASHMAN: So, and Scott, it's</p> <p>11 a perfect segue because if you could bring up</p> <p>12 your -- you had a slide about the public</p> <p>13 benefits.</p> <p>14 Because we talked about looking at</p> <p>15 the different criteria --</p> <p>16 MR. JAMES: Yes, sure.</p> <p>17 CHAIRMAN CASHMAN: -- for approving</p> <p>18 both the special use permit and the planned</p> <p>19 development. And we talked about the increase</p> <p>09:42:13PM 20 in open space, that's a tough one. And at least</p> <p>21 on the surface it appears that they might comply</p> <p>22 with that requirement, so we'll wait to see more</p> </div>	<div>117</div> <div> <p>1 benefit to the community. Every community that</p> <p>2 we have, that we have built in, whether it be</p> <p>3 Glenview, Northbrook, Northfield -- not</p> <p>4 Northbrook but Northfield, Wilmette, so forth,</p> <p>5 the age-targeted home is in demand.</p> <p>6 CHAIRMAN CASHMAN: Well, I mean I</p> <p>7 think --</p> <p>8 MR. JAMES: So it's a benefit to the</p> <p>9 Village to have a variation, a different</p> <p>09:44:01PM 10 character of home to satisfy the same people who</p> <p>11 are just changing their life-style. And I have,</p> <p>12 in joking sometimes when I get frustrated, I</p> <p>13 say, If you had a two-car garage and you had a</p> <p>14 Cadillac sitting in one stall and a Ferrari</p> <p>15 sitting in the next stall, would the Ferrari</p> <p>16 depreciate the Cadillac; and the answer is no.</p> <p>17 It's a different car for the same person. He's</p> <p>18 just, it's a different -- He wants something</p> <p>19 different. And that came out in the report,</p> <p>09:44:36PM 20 it's a desire to find something different that</p> <p>21 satisfies my needs today. But I don't want to</p> <p>22 leave the community, I don't want to leave my</p> </div>

<p style="text-align: center;">118</p> <p>1 grocery store, my church, I don't want to leave</p> <p>2 the kids nearby and my friends.</p> <p>3 CHAIRMAN CASHMAN: I would not doubt</p> <p>4 that it's a benefit, but I don't know that it</p> <p>5 meets the requirements in our code of a public</p> <p>6 benefit. It's certainly a benefit. You</p> <p>7 wouldn't even be here because --</p> <p>8 MR. JAMES: I understand.</p> <p>9 CHAIRMAN CASHMAN: If we didn't</p> <p>09:45:03PM 10 consider it that.</p> <p>11 MR. JAMES: Sure.</p> <p>12 CHAIRMAN CASHMAN: But, you know, it's</p> <p>13 going to benefit a fraction of our community</p> <p>14 that would be looking for empty-nester housing.</p> <p>15 The definition and what, as I have been a member</p> <p>16 of this commission when we have in the past</p> <p>17 viewed public benefit, it's had a much more</p> <p>18 broad impact in the entire community.</p> <p>19 MR. JAMES: I think No. 6, not here.</p> <p>09:45:28PM 20 CHAIRMAN CASHMAN: No. 6 is code</p> <p>21 compliance.</p> <p>22 MR. JAMES: No, not on the screen.</p>	<p style="text-align: center;">120</p> <p>1 it's a good question about the common parks.</p> <p>2 MR. JAMES: It's in the chart, and we</p> <p>3 will see that you get it.</p> <p>4 CHAIRMAN CASHMAN: On the pocket parks,</p> <p>5 what's in the parks?</p> <p>6 MS. CRNOVICH: I was going to have --</p> <p>7 MR. JAMES: Well, we haven't designed</p> <p>8 them out yet. But they will be as attractive as</p> <p>9 they could be. It could be gazebos. It could</p> <p>09:46:29PM 10 be any number of things. It would be enhanced</p> <p>11 so that people feel good about coming in there,</p> <p>12 sitting down, talking under the trellis,</p> <p>13 whatever it might be. I can show you some of</p> <p>14 the pocket parks we have done elsewhere.</p> <p>15 CHAIRMAN CASHMAN: I saw some in Fox</p> <p>16 Meadow, and I thought they were nice.</p> <p>17 MR. JAMES: If you have been out to</p> <p>18 Westgate, you have got the beautiful --</p> <p>19 CHAIRMAN CASHMAN: And those are owned</p> <p>09:46:49PM 20 by -- the homeowners association owns that land</p> <p>21 and maintains that land?</p> <p>22 MR. JAMES: Absolutely.</p>
<p style="text-align: center;">119</p> <p>1 No. 6 in defining public benefit, open space,</p> <p>2 talk about increase in the open space.</p> <p>3 CHAIRMAN CASHMAN: Right, but that's</p> <p>4 separate than public benefit.</p> <p>5 MR. JAMES: That's a public benefit.</p> <p>6 That's a public benefit. There is no open space</p> <p>7 in the existing plan to speak of. No common, no</p> <p>8 park, no nothing. It's all allotted out, platted</p> <p>9 out.</p> <p>09:45:50PM 10 CHAIRMAN CASHMAN: Open space includes</p> <p>11 public open space, private open space, and</p> <p>12 common space. There is open space in the</p> <p>13 current plan.</p> <p>14 MR. JAMES: There is not a public park</p> <p>15 in the current plan. It's 44,000 square feet,</p> <p>16 over an acre of public park, over an acre.</p> <p>17 There is no such things in the existing plan.</p> <p>18 CHAIRMAN CASHMAN: The code just calls</p> <p>19 for an increase in open space. Hopefully, you</p> <p>09:46:13PM 20 will come back with that data and prove that.</p> <p>21 MR. JAMES: We will.</p> <p>22 CHAIRMAN CASHMAN: I mean on the park,</p>	<p style="text-align: center;">121</p> <p>1 CHAIRMAN CASHMAN: Can anyone use that</p> <p>2 land?</p> <p>3 MR. JAMES: Well, I mean --</p> <p>4 CHAIRMAN CASHMAN: People from outside</p> <p>5 of that homeowners association use that park.</p> <p>6 MR. JAMES: It's owned by the</p> <p>7 homeowners association. If somebody walks in</p> <p>8 there and sits on it, they are sitting on</p> <p>9 somebody else's land; but I don't know that</p> <p>09:47:06PM 10 somebody would throw them out.</p> <p>11 CHAIRMAN CASHMAN: It's not a public</p> <p>12 park.</p> <p>13 MR. JAMES: We have never had that</p> <p>14 happen.</p> <p>15 CHAIRMAN CASHMAN: I see them as</p> <p>16 definitely good for the development because I</p> <p>17 think it's good to have that kind of space for</p> <p>18 this development, but I don't see it outside of</p> <p>19 the development. I don't think it benefits</p> <p>09:47:21PM 20 anyone else in southeast Hinsdale.</p> <p>21 MR. JAMES: You have got Katherine</p> <p>22 Legge park, 50 some acres, right next door.</p>

<p style="text-align: center;">122</p> <p>1 CHAIRMAN CASHMAN: Which is exactly --</p> <p>2 MR. JAMES: I don't want to be</p> <p>3 argumentative. I'm just saying that I don't</p> <p>4 have an answer.</p> <p>5 CHAIRMAN CASHMAN: Well, I wanted to</p> <p>6 throw out a couple ideas out to you, what I</p> <p>7 think a public benefit is. Katherine Legge is a</p> <p>8 perfect segue. I see a public benefit as</p> <p>9 something that truly benefits every member of</p> <p>10 the community in some way.</p> <p>11 I mean just across the street they</p> <p>12 ended up purchasing half of an ambulance for the</p> <p>13 Village. And that's clearly a public benefit</p> <p>14 for everyone that lives in the town regardless</p> <p>15 of if he's in that assisted living facility. A</p> <p>16 walking, biking, jogging path that somehow</p> <p>17 meandered through the Hinsdale Meadows property</p> <p>18 and then be continued and developed by --</p> <p>19 MR. JAMES: There is a public sidewalk</p> <p>20 that goes through the property.</p> <p>21 CHAIRMAN CASHMAN: I'm talking about a</p> <p>22 different concept because in this area these</p>	<p style="text-align: center;">124</p> <p>1 place to go. They are running 10, 15, you know,</p> <p>2 you probably hurt somebody more than you would</p> <p>3 help them. Katherine Legge park is the place</p> <p>4 where you do that. Open spaces, not in a</p> <p>5 residential neighborhood. There are driveways</p> <p>6 all over and curbs and what have you. It's not</p> <p>7 there I.</p> <p>8 CHAIRMAN CASHMAN: Well, I do think the</p> <p>9 site poses some challenges.</p> <p>10 MR. JAMES: It know that from</p> <p>11 cross-country. Okay?</p> <p>12 CHAIRMAN CASHMAN: What about</p> <p>13 developing and improving the cross-country tract</p> <p>14 in the perimeter that they currently use in KLM?</p> <p>15 MR. JAMES: We have already talked</p> <p>16 about that, and I think takes a potential to</p> <p>17 help you with that, yes.</p> <p>18 CHAIRMAN CASHMAN: Another idea I have</p> <p>19 is KLM during -- I don't have a dog but it's</p> <p>20 very popular -- but I believe it's 7:00 to 9:00</p> <p>21 in the morning and sometime in the evening, they</p> <p>22 are able to use the park but the rest of the day</p>
<p style="text-align: center;">123</p> <p>1 exist. We have them over in the Oak Brook area.</p> <p>2 There is ones around the perimeter of the</p> <p>3 Midwest Club. It goes all the way around the</p> <p>4 perimeter, very popular because people will use</p> <p>5 them for walking, jogging, biking.</p> <p>6 KLM is a great resource for</p> <p>7 Hinsdale, people go there all the time. If</p> <p>8 somehow -- And actually the high school uses it</p> <p>9 for cross country meets. If you go over there,</p> <p>10 you can see where they run because they kind of</p> <p>11 create a path around the perimeter.</p> <p>12 Is that something that as a builder</p> <p>13 you could develop some kind of pathway around</p> <p>14 the perimeter of KLM into this property so that</p> <p>15 it benefits -- the people in the Hinsdale</p> <p>16 Meadows would benefit from it and people outside</p> <p>17 of Hinsdale Meadows would benefit from it.</p> <p>18 MR. JAMES: If you look at the plan --</p> <p>19 and I don't know how to work this thing -- I</p> <p>20 don't think, I don't think -- My granddaughter</p> <p>21 ran cross countries. And she would not run</p> <p>22 through Fox Meadow, I can tell you. There is no</p>	<p style="text-align: center;">125</p> <p>1 it's restricted. There is a corner of the park,</p> <p>2 the southwest corner of the park, you come in</p> <p>3 the main entrance. There is an area between</p> <p>4 there and the King Bruwaert fence. That's</p> <p>5 basically in my mind an unused area.</p> <p>6 Could you develop a gated dog park</p> <p>7 with an area for small dogs, big dogs? It's</p> <p>8 basically, you probably have even put them in</p> <p>9 over the years. It's a small thing. And that</p> <p>10 would benefit anyone in the community that had a</p> <p>11 dog, and people in Burr Ridge would probably use</p> <p>12 it. And instead of this being restricted during</p> <p>13 these two windows during the day, they could use</p> <p>14 it and that would clearly be a benefit and would</p> <p>15 be something that James Company would be</p> <p>16 providing to the Village community.</p> <p>17 MR. JAMES: Those things are all</p> <p>18 potential, sure.</p> <p>19 CHAIRMAN CASHMAN: Those are the kind</p> <p>20 of things I see as a public benefit.</p> <p>21 MR. JAMES: I hear you.</p> <p>22 CHAIRMAN CASHMAN: We have talked with</p>

<p style="text-align: center;">126</p> <p>1 the Village Attorney about these things because</p> <p>2 there is a paragraph, 603H, which talks about</p> <p>3 compensating amenities. This whole approval</p> <p>4 process that the board's responsibilities are.</p> <p>5 And back to Scott's comment, I</p> <p>6 think he has a good comment, right now you have</p> <p>7 a completely code-compliant project. Obviously,</p> <p>8 there is not a big need there. It's, as you</p> <p>9 described, a shallow need. But we are doing,</p> <p>09:51:06PM 10 creating a denser development with a lot of</p> <p>11 variances. And I think there is a lot of</p> <p>12 positives in it.</p> <p>13 But this public benefit is</p> <p>14 something we have to be able to really prove</p> <p>15 that the --</p> <p>16 MR. JAMES: We are perfectly willing to</p> <p>17 address that.</p> <p>18 CHAIRMAN CASHMAN: That's something I</p> <p>19 would just like --</p> <p>09:51:19PM 20 MR. JAMES: But I don't want to lose</p> <p>21 sight of the fact that several years ago we paid</p> <p>22 the Village 720,000 in cash, that all went to,</p>	<p style="text-align: center;">128</p> <p>1 CHAIRMAN CASHMAN: Which I'm looking</p> <p>2 forward to seeing that. But I guess I mean any</p> <p>3 other comments about public benefit from the</p> <p>4 commissioners? Because I think that's really an</p> <p>5 important issue and something we need to talk</p> <p>6 about, and we would love to hear ideas you have.</p> <p>7 But I just think that the</p> <p>8 age-target, though I think there is a benefit</p> <p>9 there, I don't think it qualifies in the</p> <p>09:52:36PM 10 definition of public benefit in our code.</p> <p>11 MS. CRNOVICH: Just so you know, the</p> <p>12 fact that the board of trustees pretty much</p> <p>13 specified that that is something that we have</p> <p>14 to, I think, as a Commission, prove up. And I</p> <p>15 think we have to feel good about that and going</p> <p>16 then with the recommendation to say that these</p> <p>17 are the four things that we bring to you that we</p> <p>18 evaluated as very legitimate public benefits.</p> <p>19 MR. JAMES: We hear you.</p> <p>09:53:00PM 20 MS. CRNOVICH: Overall.</p> <p>21 CHAIRMAN CASHMAN: And our hope is</p> <p>22 finding something that a builder such as</p>
<p style="text-align: center;">127</p> <p>1 supposedly, for the park fund; but it goes into</p> <p>2 a general fund.</p> <p>3 CHAIRMAN CASHMAN: That's on the</p> <p>4 application. That was 740.</p> <p>5 MR. JAMES: 720.</p> <p>6 CHAIRMAN CASHMAN: 720.</p> <p>7 MR. JAMES: So that's already been</p> <p>8 paid. And this additional park at the corner</p> <p>9 and the 44,000 square feet qualifies for the</p> <p>09:51:46PM 10 additional, for the additional land or cash to</p> <p>11 make up for the increased density. Am I right,</p> <p>12 Chan or Robb?</p> <p>13 MR. MC GINNIS: That's accurate.</p> <p>14 That's a requirement of the subdivision</p> <p>15 ordinance. So we are talking about a different</p> <p>16 requirement.</p> <p>17 CHAIRMAN CASHMAN: I think it's good,</p> <p>18 too. You have to get that proving you are</p> <p>19 increasing open space. And if you are going</p> <p>09:52:09PM 20 from 56 to 62, that's good, then you are</p> <p>21 increasing open space.</p> <p>22 MR. JAMES: When you see the chart --</p>	<p style="text-align: center;">129</p> <p>1 yourself could easily do, because I'm sure you</p> <p>2 can build a dog park option or capable of that.</p> <p>3 MR. JAMES: I think they are all, my</p> <p>4 grand dogs are in my park, my home.</p> <p>5 CHAIRMAN CASHMAN: You know, KLM, it's</p> <p>6 a great resource for the community; and thank</p> <p>7 God that it was given to the Village. Because</p> <p>8 if we didn't have that, we would be so short of</p> <p>9 parkland. And for the people that are going to</p> <p>09:53:28PM 10 be directly affected, you know, the residential</p> <p>11 district on the west side of County Line, the</p> <p>12 people in Burr Ridge, I mean they were our</p> <p>13 neighbors. But people that are adjacent to this</p> <p>14 site, they have something near them that's a</p> <p>15 benefit to them.</p> <p>16 MR. JAMES: Sure.</p> <p>17 CHAIRMAN CASHMAN: I think is really --</p> <p>18 MR. JAMES: We will address all of</p> <p>19 that.</p> <p>09:53:53PM 20 MR. KRILLENBERGER: Building on that</p> <p>21 idea and the suggestion that the existing</p> <p>22 development for, I guess it's a retirement home,</p>

<p style="text-align: right;">130</p> <p>1 that bought half of an ambulance, given that</p> <p>2 this is expected to have minimal effect on the</p> <p>3 schools but is going to bring or keep older</p> <p>4 people in the neighborhood, maybe the other half</p> <p>5 of the ambulance might be another way to have a</p> <p>6 public good.</p> <p>7 MR. JAMES: Okay. I agree.</p> <p>8 CHAIRMAN CASHMAN: Good idea.</p> <p>9 MR. KRILLENBERGER: Full ambulances.</p> <p>09:54:35PM 10 I know they were also concerned</p> <p>11 about an increase in ambulance use in that</p> <p>12 development so hopefully we won't have that</p> <p>13 problem in Hinsdale Meadows.</p> <p>14 CHAIRMAN CASHMAN: Any other thoughts</p> <p>15 about that, Anna, Troy?</p> <p>16 MS. FIASCONE: I have a question for</p> <p>17 the attorney. This is kind of for my own</p> <p>18 knowledge. How is what we are talking about not</p> <p>19 considered contract zoning?</p> <p>09:55:04PM 20 MR. MARRS: Sure. There is in the</p> <p>21 Illinois Municipal Code where it talks about</p> <p>22 zoning authority, there is a specific mention of</p>	<p style="text-align: right;">132</p> <p>1 also looking to create a development that is</p> <p>2 better than what we might get if we just were</p> <p>3 enforcing our codes.</p> <p>4 And so the idea that we have a</p> <p>5 existing approved code-compliant development</p> <p>6 with these 36 units is one thing, and that's why</p> <p>7 we are talking about some of these comparisons</p> <p>8 where, hey, we are talking about doing</p> <p>9 something. And it's going to be different than</p> <p>09:56:40PM 10 your underlying zoning, but at the same time we</p> <p>11 are going to have a park. And we are going to</p> <p>12 have this, and that's why it's a better</p> <p>13 development so everyone is kind of a winner.</p> <p>14 You guys are getting a good product at the end</p> <p>15 of the day and making these trade-offs with the</p> <p>16 developer.</p> <p>17 So it just, you know, it's</p> <p>18 something that is authorized by state law and is</p> <p>19 used throughout the --</p> <p>09:57:06PM 20 MR. MEISSNER: The definition of a</p> <p>21 planned unit development is a cooperative</p> <p>22 planned development process.</p>
<p style="text-align: right;">131</p> <p>1 planned development as an approved zoning</p> <p>2 technique. And I understand what you are saying</p> <p>3 about contract zoning. But the idea is, you</p> <p>4 know, we have heard words like flexibility, and</p> <p>5 these zoning waivers that you are talking about</p> <p>6 and variations for this project.</p> <p>7 So the underlying idea of these</p> <p>8 planned developments is that, you know, we are</p> <p>9 essentially happy with our existing zoning code</p> <p>09:55:41PM 10 and our regulations. We have an R-2 district</p> <p>11 that has certain requirements.</p> <p>12 They are coming to us and saying,</p> <p>13 you know, we are talking about doing something</p> <p>14 different, we want you to relax a lot of the</p> <p>15 requirements. And that's where that table comes</p> <p>16 in that we are looking for compliance.</p> <p>17 MS. FIASCONE: Sure.</p> <p>18 MR. MARRS: So the idea is in turn for</p> <p>19 relaxing our requirements, it's expected that we</p> <p>09:56:08PM 20 are going to have this design oversight that we</p> <p>21 are talking about. We are going to have a lot</p> <p>22 of procedural review about this. And we are</p>	<p style="text-align: right;">133</p> <p>1 MS. FIASCONE: Sure, but I was just</p> <p>2 thinking about when you were talking about</p> <p>3 improving KLM or something like that, that's</p> <p>4 where --</p> <p>5 CHAIRMAN CASHMAN: Somebody pointed out</p> <p>6 to us, it's 11-603(H) I believe.</p> <p>7 MR. JAMES: It's 11-603.</p> <p>8 CHAIRMAN CASHMAN: Where it basically</p> <p>9 talks about resulting in a development providing</p> <p>09:57:48PM 10 compensating amenities to the Village and goes</p> <p>11 through basically the process. And the board</p> <p>12 basically, what Michael just paraphrased, it's</p> <p>13 part of the process. But it allows creative</p> <p>14 design ultimately. The goal is to get to a</p> <p>15 point where the Village wins, developer wins,</p> <p>16 everybody comes out of it with a better</p> <p>17 solution. And it would be just a normal zoning</p> <p>18 and normal capitalist development.</p> <p>19 MR. MARRS: It's important that the</p> <p>09:58:19PM 20 benefits that we are talking about are tied to</p> <p>21 the development. So the idea of the things with</p> <p>22 KLM, it's a unique situation here, this is</p>

<p style="text-align: center;">134</p> <p>1 adjacent to a big park.</p> <p>2 MS. FIASCONE: Right.</p> <p>3 MR. MARRS: We are putting a lot more</p> <p>4 people adjacent to that park. Some may have</p> <p>5 dogs and whatever else. So it makes sense to</p> <p>6 say what can we do to address in the event</p> <p>7 that's happened.</p> <p>8 MS. FIASCONE: I think that was my --</p> <p>9 CHAIRMAN CASHMAN: It would be a great</p> <p>09:58:44PM 10 place to live with a dog. In the morning, if</p> <p>11 you wanted to have the dog run wild out there</p> <p>12 like they do in the morning, you just go through</p> <p>13 the walk through the fence and you are out</p> <p>14 there. And at 9 o'clock, come back in. If it's</p> <p>15 during the day and it was like a park and it was</p> <p>16 fenced in, that would be --</p> <p>17 MR. MEISSNER: I hope you are not</p> <p>18 suggesting that dogs can run wild in there. I</p> <p>19 don't think that's what you mean.</p> <p>09:59:05PM 20 CHAIRMAN CASHMAN: No. But I mean they</p> <p>21 are able to use the entire park on a leash,</p> <p>22 right?</p>	<p style="text-align: center;">136</p> <p>1 about.</p> <p>2 MR. JAMES: Sure.</p> <p>3 CHAIRMAN CASHMAN: Because the fact</p> <p>4 that there is an uptick in the morning, but then</p> <p>5 there is less in the afternoon, I want to ask</p> <p>6 him that. But I, I think he can speak more</p> <p>7 eloquently. And I want it to be in the record.</p> <p>8 MR. JAMES: Sure.</p> <p>9 CHAIRMAN CASHMAN: The worst thing I'd</p> <p>10:00:10PM 10 want to see is this goes forward, you are very</p> <p>11 successful, and you develop all these things,</p> <p>12 all the sudden it's a traffic nightmare; and</p> <p>13 they go into the Village and police department</p> <p>14 complaining that they can't get out on County</p> <p>15 Line, they can't get out on 55th, that there is</p> <p>16 issues there. I just think it's important to</p> <p>17 have him there at the next meeting.</p> <p>18 MR. JAMES: Sure. We will do that.</p> <p>19 MR. KRILLENBERGER: Just to echo a</p> <p>10:00:32PM 20 concern that's been raised. And I don't know,</p> <p>21 Steve, you have asked for data. And this is</p> <p>22 your point. I think our biggest risk here is</p>
<p style="text-align: center;">135</p> <p>1 MR. MEISSNER: Supposedly.</p> <p>2 CHAIRMAN CASHMAN: Supposedly. I see</p> <p>3 some unleashed dogs in there every time I go.</p> <p>4 MR. MEISSNER: Try cross-country skiing</p> <p>5 while the dogs are out there.</p> <p>6 CHAIRMAN CASHMAN: Or frisbee golf</p> <p>7 around the perimeter?</p> <p>8 MR. MEISSNER: Sometimes.</p> <p>9 CHAIRMAN CASHMAN: So I'd appreciate</p> <p>09:59:25PM 10 that, Mr. James, when you come back, because I</p> <p>11 would like to -- There is a bunch of</p> <p>12 information we have asked for, and I would like</p> <p>13 to review that at our regular November meeting.</p> <p>14 So I did want to see if there is</p> <p>15 any other things we can cover. I want to make</p> <p>16 sure when you come back you have everything we</p> <p>17 have asked for.</p> <p>18 One thing I would like to see is we</p> <p>19 have the traffic report. But I would like, if</p> <p>09:59:47PM 20 your representative from KLOA could come, I do</p> <p>21 want to ask some questions about that. I think</p> <p>22 traffic is something important we need to talk</p>	<p style="text-align: center;">137</p> <p>1 that the age targeting doesn't work and that it</p> <p>2 floods the area with high school students or</p> <p>3 grade school students.</p> <p>4 CHAIRMAN CASHMAN: Right. Hinsdale</p> <p>5 Central has an overcrowding issue already.</p> <p>6 Hinsdale Middle School is going through a</p> <p>7 rough --</p> <p>8 MR. KRILLENBERGER: And they are going</p> <p>9 to fix all these places. So I think that's the</p> <p>10:01:04PM 10 biggest deal here. I understand age targeting</p> <p>11 sounds like something, you are proposing</p> <p>12 something that's needed. But if it will bring</p> <p>13 additional burdens rather than benefits because</p> <p>14 of the school district, and I don't know how to</p> <p>15 even ask to demonstrate that it won't, and I'm</p> <p>16 asking for suggestions. But that's my biggest</p> <p>17 concern with this.</p> <p>18 MR. UNELL: I think when Steve got to</p> <p>19 about the basements versus slabs probably helps</p> <p>10:01:38PM 20 with that issue.</p> <p>21 CHAIRMAN CASHMAN: Right. Less chance</p> <p>22 for it to grow into something that wasn't</p>

<p style="text-align: right;">138</p> <p>1 intended to be.</p> <p>2 MS. FIASCONE: Even just, even just</p> <p>3 marketing plan, you know, that talks of -- I'm</p> <p>4 not asking you to present a marketing plan. But</p> <p>5 essentially an agreement that, you know, your</p> <p>6 marketing plan, your brochures, pamphlets,</p> <p>7 etcetera, will emphasize that way of life.</p> <p>8 MR. JAMES: When they read the</p> <p>9 declaration and the rules and regulations, they</p> <p>10 are restrictive. I mean they pretty much tell</p> <p>11 you what you can do and what you can't do. And</p> <p>12 it's not, it's not a place where children are</p> <p>13 going to feel, quite frankly, feel comfortable.</p> <p>14 MR. MEISSNER: Are those types of</p> <p>15 declarations something that you see?</p> <p>16 MR. JAMES: Oh, yes. The Village will</p> <p>17 see them. Oh, yes.</p> <p>18 That's what I mean. Yes.</p> <p>19 Absolutely, yes.</p> <p>20 MS. CRNOVICH: Who becomes the</p> <p>21 enforcement arm on that? So you have got</p> <p>22 covenants or deed restrictions or whatever --</p>	<p style="text-align: right;">140</p> <p>1 somebody is out of line -- And I can't tell</p> <p>2 you, I could count on one hand, less than one</p> <p>3 hand, the number of times you have had, you</p> <p>4 know, problems with a homeowner. I mean he's</p> <p>5 living there. He, she, or they are living</p> <p>6 there. They have friends and neighbors. And if</p> <p>7 they step out of line, you know, your social</p> <p>8 life or your neighborliness is gone. It just</p> <p>9 really doesn't happen, at least not in our</p> <p>10 developments.</p> <p>11 CHAIRMAN CASHMAN: What's the estimated</p> <p>12 cost for those dues, those annual dues for</p> <p>13 someone?</p> <p>14 MR. JAMES: Until we get further into</p> <p>15 it and get the landscaping, we haven't come up</p> <p>16 with that but --</p> <p>17 CHAIRMAN CASHMAN: It's not 50 bucks.</p> <p>18 MR. JAMES: Oh, no.</p> <p>19 CHAIRMAN CASHMAN: Do you have any</p> <p>20 idea? Couple thousand dollars a year or --</p> <p>21 MR. BALAS: 300 a year.</p> <p>22 MR. JAMES: Between 2 and 300 a month</p>
<p style="text-align: right;">139</p> <p>1 And, believe me, I have personal experience with</p> <p>2 this so that's why I would like to know. Who</p> <p>3 becomes an enforcement arm?</p> <p>4 Let's say a family does move in and</p> <p>5 all of a sudden there is the basketball hoop and</p> <p>6 there is the, whatever, trampoline, etcetera.</p> <p>7 Is that incumbent on the homeowners association</p> <p>8 to litigate, or does that he become an issue</p> <p>9 where the Village can intervene?</p> <p>10 MR. JAMES: No. The homeowners</p> <p>11 association is responsible. And they will take</p> <p>12 action if somebody is violating it. There is</p> <p>13 also, I believe, if I'm not mistaken, the rules</p> <p>14 and regulations are not -- or the declaration,</p> <p>15 if the covenants aren't enforced by the</p> <p>16 homeowners association, the Village has the</p> <p>17 authority to step in and do it. I'm pretty sure</p> <p>18 that's the way it is.</p> <p>19 MR. BALAS: Yes. That's true.</p> <p>20 MR. JAMES: In other words, we have --</p> <p>21 In all my years, it's never happened, never.</p> <p>22 The homeowners take care of their own. And if</p>	<p style="text-align: right;">141</p> <p>1 we would hope.</p> <p>2 CHAIRMAN CASHMAN: And then they elect</p> <p>3 their leadership of the group so there is a</p> <p>4 president.</p> <p>5 MR. JAMES: Oh, absolutely. There is a</p> <p>6 president. There is a vice president. There is</p> <p>7 a treasurer, secretary. They have annual</p> <p>8 meetings. The board meets, they can meet</p> <p>9 monthly, quarterly. The assessments can be paid</p> <p>10 on a monthly basis, a quarterly basis, annual,</p> <p>11 whatever they want.</p> <p>12 CHAIRMAN CASHMAN: Are they allowed to</p> <p>13 modify the exteriors in any way?</p> <p>14 MR. JAMES: No.</p> <p>15 CHAIRMAN CASHMAN: You couldn't paint a</p> <p>16 front door red?</p> <p>17 MR. JAMES: The color pallet, the color</p> <p>18 pallet will be included. You will have</p> <p>19 different colored front doors. They may be all</p> <p>20 wood grain. They could be a blue or different</p> <p>21 colors. But all in the color pallet that is</p> <p>22 compatible with the rest of the architecture.</p>

<p style="text-align: right;">142</p> <p>1 For instance, at Fox Meadow -- at</p> <p>2 Hibbard Gardens we have gray shutters or a very</p> <p>3 pale gray shutter and then a very pale green</p> <p>4 shutter. And you can take your choice. And</p> <p>5 typically no one had the same one next door to</p> <p>6 each other, but all the doors have to be wood</p> <p>7 grain.</p> <p>8 CHAIRMAN CASHMAN: You raise a really</p> <p>9 good question. So we are going to see, you</p> <p>10 know, you talked model A through D for the</p> <p>11 single-family empty-nester, and then there is</p> <p>12 the models for the duets. Are there</p> <p>13 restrictions -- You know, if I move in there</p> <p>14 and I buy lot 10 and I put in model A, can my</p> <p>15 neighbor put in model A? What kind of</p> <p>16 restrictions are there as far as that goes?</p> <p>17 MR. JAMES: Typically we do not want</p> <p>18 two homes, same elevation, next to each other.</p> <p>19 CHAIRMAN CASHMAN: Do not want or is it</p> <p>20 restricted?</p> <p>21 MR. JAMES: Well, usually we restrict</p> <p>22 it.</p>	<p style="text-align: right;">144</p> <p>1 them?</p> <p>2 MR. JAMES: Absolutely. Now, if it's a</p> <p>3 duplex, the duet, then, if it's a problem with</p> <p>4 one side as a result of something he did, then</p> <p>5 he's responsible for it. If it's broader than</p> <p>6 that, then you could share it between the two</p> <p>7 owners; but that's all covered in the</p> <p>8 declaration.</p> <p>9 CHAIRMAN CASHMAN: And these roads are</p> <p>10 public roads?</p> <p>11 MR. JAMES: Public roads. Right. They</p> <p>12 are now.</p> <p>13 CHAIRMAN CASHMAN: They are currently</p> <p>14 public and they will remain public.</p> <p>15 MR. JAMES: Yes. Yes.</p> <p>16 MR. MARRS: Mr. Chairman, if I could</p> <p>17 just make a couple of quick points. One,</p> <p>18 getting back to the maintenance of the</p> <p>19 improvements in the open space. Is that</p> <p>20 specific standard actually in your planned</p> <p>21 developments that the Village has the ability</p> <p>22 through the declarations to go in and enforce</p>
<p style="text-align: right;">143</p> <p>1 CHAIRMAN CASHMAN: Okay. Because years</p> <p>2 ago when I was a young architect I worked with a</p> <p>3 residential developer. And they had that in the</p> <p>4 requirements that it was some kind of</p> <p>5 mathematical formula. You couldn't have the</p> <p>6 same next to each, so many within a block or two</p> <p>7 blocks.</p> <p>8 MR. JAMES: We can't do that here. But</p> <p>9 we have between the four plans and the four</p> <p>10 elevations, that's eight different concepts of</p> <p>11 units. So we would not have the same elevation</p> <p>12 next door to each other, no way.</p> <p>13 CHAIRMAN CASHMAN: And like a roof</p> <p>14 replacement, that's done by the HOA.</p> <p>15 MR. JAMES: No. The home, it's a fee</p> <p>16 simple home. If your home, you're a single-</p> <p>17 family, your roof goes bad, you have got to</p> <p>18 replace it. And if you don't, then the</p> <p>19 homeowners, your association will do it and back</p> <p>20 charge it.</p> <p>21 CHAIRMAN CASHMAN: You have to replace</p> <p>22 it with a roofing material that's approved by</p>	<p style="text-align: right;">145</p> <p>1 those covenants, so that will certainly be</p> <p>2 addressed.</p> <p>3 And also getting back to the age-</p> <p>4 targeted. One of the things that we have to be</p> <p>5 cognizant of both tonight and as we go forward</p> <p>6 is just the Federal Fair Housing Act and the</p> <p>7 fact that we can't actively discriminate against</p> <p>8 or on the basis of familial status. And they</p> <p>9 are much more experienced at dealing with this</p> <p>10 than we all are certainly, but that includes</p> <p>11 like how they market the development. And so we</p> <p>12 can't press upon them that they have to say</p> <p>13 certain things in their marketing that may</p> <p>14 violate those laws.</p> <p>15 CHAIRMAN CASHMAN: But like any of</p> <p>16 these kind of restrictions that we are talking</p> <p>17 about that would enhance or lean in towards</p> <p>18 being an age-targeted is all fine?</p> <p>19 MR. MARRS: I think those are fine, you</p> <p>20 know. At the end of the day we can design</p> <p>21 things in a way that the appeal to a certain</p> <p>22 segment of the market. We just can't actively</p>

<p style="text-align: center;">146</p> <p>1 say, People with kids can't move in, and those</p> <p>2 kind of things. So it's sort of a line that we</p> <p>3 just have to be conscious of.</p> <p>4 CHAIRMAN CASHMAN: I thought the design</p> <p>5 that Tracy something or other that talked about</p> <p>6 that, I thought it was very helpful. And it</p> <p>7 really explained how does this differ from a</p> <p>8 Del Webb development.</p> <p>9 MR. MARRS: Sure.</p> <p>10 CHAIRMAN CASHMAN: Or clearly</p> <p>11 age-restricted development.</p> <p>12 MR. MARRS: Right.</p> <p>13 CHAIRMAN CASHMAN: And they tend to</p> <p>14 have -- It's a completely different beast.</p> <p>15 MR. JAMES: The people that we sell to</p> <p>16 in these products are really active adults.</p> <p>17 They may spend four or five months out of the</p> <p>18 state in Florida or Arizona or elsewhere, and</p> <p>19 they are not around. And they still want their</p> <p>20 home to be gracious and nice where they can have</p> <p>21 their grandchildren or families over. Most of</p> <p>22 them, the floor plans today are mostly open.</p>	<p style="text-align: center;">148</p> <p>1 families.</p> <p>2 CHAIRMAN CASHMAN: I'm just going to</p> <p>3 see if there is any more things we could ask.</p> <p>4 Well, some of the information we talked about</p> <p>5 briefly, this whole issue of the population,</p> <p>6 calculations, and students, school-aged</p> <p>7 students. I would love to see any kind of data</p> <p>8 you have about the difference in the population</p> <p>9 with these 1st floor master bedrooms.</p> <p>10 You know, I was joking, I grew up</p> <p>11 in one, it didn't have any impact whatsoever.</p> <p>12 It was harder to sneak in because you had to get</p> <p>13 past the 1st floor master bedroom, but I would</p> <p>14 just be curious because that would be helpful</p> <p>15 information. Obviously, I like that aspect of</p> <p>16 this. And I think it would really help to have,</p> <p>17 make it attractive to empty-nesters, having</p> <p>18 those 1st floor rooms, bedrooms. But if there</p> <p>19 was any kind of data, that would be helpful.</p> <p>20 MR. JAMES: Got that.</p> <p>21 CHAIRMAN CASHMAN: We talked about</p> <p>22 getting a copy of the presentation, traffic</p>
<p style="text-align: center;">147</p> <p>1 The dining room, we still have a dining room</p> <p>2 because we have too many grandchildren around.</p> <p>3 Not too many, we love them.</p> <p>4 CHAIRMAN CASHMAN: The court reporter</p> <p>5 got that down. It's on the record.</p> <p>6 MR. JAMES: But the structure of the</p> <p>7 development and the declaration and bylaws and</p> <p>8 the rules and regulations are such that we just</p> <p>9 never experience people coming in to enhance</p> <p>10 them, their value, and go to school or what have</p> <p>11 you, because the children just don't enjoy it.</p> <p>12 They want to be out where their kids are. You</p> <p>13 can't leave your bicycle out. You can't put a</p> <p>14 basketball hoop, you can't have a trampoline,</p> <p>15 and you are disturbing the neighbor next door.</p> <p>16 I mean it just becomes, they have wasted their</p> <p>17 money.</p> <p>18 MS. FIASCONE: I agree with you. I</p> <p>19 actually agree with you, that I think age-</p> <p>20 restriction is too risky for this community.</p> <p>21 But on the flip side, I do think you will have</p> <p>22 younger people looking at them for sure with</p>	<p style="text-align: center;">149</p> <p>1 study, and then basically a whole new packet on</p> <p>2 the model plans. Because I would like to talk</p> <p>3 about the aesthetics and everything.</p> <p>4 MR. JAMES: We will send you a packet</p> <p>5 of plans, elevations, four sides for all, each</p> <p>6 of the homes.</p> <p>7 CHAIRMAN CASHMAN: That would be great.</p> <p>8 And if those could be color and also get</p> <p>9 electronic copies of that, too?</p> <p>10 MR. JAMES: Yes. We will do it by</p> <p>11 electronically.</p> <p>12 CHAIRMAN CASHMAN: Any other questions?</p> <p>13 MR. JAMES: We will send it to Chan,</p> <p>14 and Chan will give it to you.</p> <p>15 CHAIRMAN CASHMAN: Absolutely.</p> <p>16 MR. KRILLENBERGER: We received some</p> <p>17 communication from nearby residents. Have we</p> <p>18 addressed the questions that were -- I have</p> <p>19 been looking for the copy of the communication,</p> <p>20 and I haven't been able to find it.</p> <p>21 Have we addressed any concerns that</p> <p>22 were raised?</p>

<p style="text-align: center;">150</p> <p>1 CHAIRMAN CASHMAN: By the one lady who</p> <p>2 spoke at the board?</p> <p>3 MR. KRILLENBERGER: No. Actually, I'm</p> <p>4 talking about the e-mail that we got.</p> <p>5 CHAIRMAN CASHMAN: Do you know what</p> <p>6 e-mail that is?</p> <p>7 MR. YU: When did you receive the</p> <p>8 e-mail?</p> <p>9 MR. KRILLENBERGER: This is a different</p> <p>10 format. But Laura Runnings, Ronning?</p> <p>11 CHAIRMAN CASHMAN: She was the one that</p> <p>12 spoke at the board meeting.</p> <p>13 MR. KRILLENBERGER: Oh, was she?</p> <p>14 CHAIRMAN CASHMAN: Yes.</p> <p>15 MR. KRILLENBERGER: Okay.</p> <p>16 CHAIRMAN CASHMAN: I did want to see</p> <p>17 because I believe it's summarized in here.</p> <p>18 MR. KRILLENBERGER: Yes. I think we've</p> <p>19 addressed all the questions.</p> <p>20 MR. JAMES: Was that the lady who spoke</p> <p>21 this evening?</p> <p>22 MR. MARRS: The woman who spoke at the</p>	<p style="text-align: center;">152</p> <p>1 MR. JAMES: We would hope that the</p> <p>2 homes we have showed you in the developments we</p> <p>3 have done and the awards we have won from our</p> <p>4 peer group would satisfy the first one that we</p> <p>5 do not do cookie-cutter homes and tacky-tacky.</p> <p>6 Okay? Enough said.</p> <p>7 MR. KRILLENBERGER: That appears to be</p> <p>8 the case.</p> <p>9 CHAIRMAN CASHMAN: I'm looking at one</p> <p>10 we got today.</p> <p>11 MS. RYAN: You want school impact?</p> <p>12 CHAIRMAN CASHMAN: So I think all the</p> <p>13 things we have discussed and will discuss</p> <p>14 again --</p> <p>15 MR. JAMES: The traffic is positive.</p> <p>16 The population is positive. The school tax is</p> <p>17 positive. The Village tax is positive. The</p> <p>18 open space is positive. The population is</p> <p>19 positive. So we are comfortable, we are very</p> <p>20 comfortable. We will get you all the additional</p> <p>21 information you need.</p> <p>22 CHAIRMAN CASHMAN: Any other questions</p>
<p style="text-align: center;">151</p> <p>1 full board meeting I think, a different woman.</p> <p>2 MR. JAMES: Oh, I see.</p> <p>3 CHAIRMAN CASHMAN: Let's see, she was</p> <p>4 worried that it would have a dense cookie-cutter</p> <p>5 appearance.</p> <p>6 MR. KRILLENBERGER: No. So we have</p> <p>7 addressed that I think.</p> <p>8 CHAIRMAN CASHMAN: No meaningful green</p> <p>9 space.</p> <p>10 The developer was out asking for</p> <p>11 something from Hinsdale without offering</p> <p>12 construction with architectural distinction. I</p> <p>13 think we need to look at these architectural</p> <p>14 drawings and the aesthetics next time.</p> <p>15 Traffic, an additional burden,</p> <p>16 those were a couple concerns she raised. And</p> <p>17 her final comment was that she didn't want</p> <p>18 developers to basically get a free ride in the</p> <p>19 character of the Village without getting -- the</p> <p>20 community wouldn't be getting something back of</p> <p>21 value. So I think we have kind of discussed</p> <p>22 each one of those items.</p>	<p style="text-align: center;">153</p> <p>1 or comments? If not, I would like to hear a</p> <p>2 motion to continue this to our next meeting</p> <p>3 on --</p> <p>4 Do you have a question? Please</p> <p>5 come up to the microphone.</p> <p>6 MR. MEISSNER: Mr. Chairman, I</p> <p>7 submitted to the various members of the staff</p> <p>8 and the Plan Commission a request for</p> <p>9 information. I'm wondering how far you have</p> <p>10 gotten along with that.</p> <p>11 CHAIRMAN CASHMAN: On the financial?</p> <p>12 MR. MEISSNER: Yes.</p> <p>13 CHAIRMAN CASHMAN: The only information</p> <p>14 we have really received so far is related to the</p> <p>15 benefit to the town versus the 36 development,</p> <p>16 the delta between the two. And that's in the</p> <p>17 public packet.</p> <p>18 MR. MEISSNER: Can I get a copy of</p> <p>19 that? I believe it's online.</p> <p>20 MR. YU: Your letter was also included</p> <p>21 in this packet. And the Teska report prior to</p> <p>22 it was what triggered the report by Teska.</p>

<p style="text-align: center;">154</p> <p>1 MR. MEISSNER: I would like to see it.</p> <p>2 Thank you.</p> <p>3 CHAIRMAN CASHMAN: It's in there. If</p> <p>4 you go actually to the website right now and</p> <p>5 look under the last meeting, the packet.</p> <p>6 MR. MEISSNER: Can you print out a copy</p> <p>7 of it for me?</p> <p>8 MR. YU: Sure.</p> <p>9 CHAIRMAN CASHMAN: But the one thing I</p> <p>10 don't think it addressed, I thought you asked</p> <p>11 what's been lost over time.</p> <p>12 MR. MEISSNER: Sure.</p> <p>13 CHAIRMAN CASHMAN: It doesn't address</p> <p>14 that.</p> <p>15 MR. MEISSNER: I would like to know</p> <p>16 that only because as a Village resident for my</p> <p>17 whole life I would like to know how much we</p> <p>18 basically said we don't want and we are not</p> <p>19 interested. So that now when we look at this we</p> <p>20 can say, Okay, here is what it would be and can</p> <p>21 make some comparative analysis between that.</p> <p>22 CHAIRMAN CASHMAN: I guess, Mr. James,</p>	<p style="text-align: center;">156</p> <p>1 MR. MEISSNER: Let alone if it were</p> <p>2 developed.</p> <p>3 CHAIRMAN CASHMAN: If there was a</p> <p>4 \$1.5 million house sitting on every parcel right</p> <p>5 now, it would be generating a lot more money</p> <p>6 than that.</p> <p>7 MR. MEISSNER: That's right. Where I</p> <p>8 am coming from is I'm hoping, only because I</p> <p>9 have been running up and down County Line Road</p> <p>10 since I was 5 years old, I don't want to see</p> <p>11 another 10 years go by where the streets and</p> <p>12 everything in Hinsdale are going for want</p> <p>13 because at one point in time some people felt,</p> <p>14 well, the Village should have bought that and</p> <p>15 turned it into a park and still kind of holding</p> <p>16 that as some kind of an excelsior banner.</p> <p>17 CHAIRMAN CASHMAN: We are not really</p> <p>18 considering that issue. But if we can get the</p> <p>19 financial information on lost taxes, I think</p> <p>20 that's good.</p> <p>21 MR. JAMES: We will try to come up with</p> <p>22 something.</p>
<p style="text-align: center;">155</p> <p>1 is that something you can calculate is since you</p> <p>2 had approval in the 36 single-family homes to</p> <p>3 today, what's been lost to the Village as far as</p> <p>4 tax revenue?</p> <p>5 MR. JAMES: Well, we probably could</p> <p>6 do -- I don't know how accurate it would be.</p> <p>7 CHAIRMAN CASHMAN: Just an estimate.</p> <p>8 MR. JAMES: We will try to come up with</p> <p>9 something.</p> <p>10 CHAIRMAN CASHMAN: Just an estimate</p> <p>11 because that's the question you had, right?</p> <p>12 MR. JAMES: Money has been left on the</p> <p>13 table, there is no question about it. I mean</p> <p>14 the tax bill that I saw go through our office,</p> <p>15 whatever it was, sometime this year, for the</p> <p>16 property as subdivided now, was about \$170,000.</p> <p>17 Now, take that back 10 years. That's vacant</p> <p>18 lots, and I think two partially built and one</p> <p>19 built. Take that back 10 years or 12 years.</p> <p>20 MR. MEISSNER: That's a lot of money.</p> <p>21 MR. JAMES: Well, it's a million bucks</p> <p>22 at least if just --</p>	<p style="text-align: center;">157</p> <p>1 MS. FIASCONE: Can I just ask a</p> <p>2 question real quick? Have you or how many times</p> <p>3 have you been approached to develop this as a</p> <p>4 single-family after you have tried to develop as</p> <p>5 single-family? I mean has someone come in and</p> <p>6 tried to partner with you or proposed to you at</p> <p>7 all to redevelop to single-family?</p> <p>8 MR. JAMES: We have had people called</p> <p>9 us and say, Would you like to sell the property</p> <p>10 for pennies on the dollar, thinking that we are</p> <p>11 desperate; the answer has been no. There was a</p> <p>12 developer that came in and wanted to buy it for</p> <p>13 the same type of project we are doing, and we</p> <p>14 said no.</p> <p>15 But I don't know, my personal</p> <p>16 feeling is, Hinsdale is a special place just</p> <p>17 like.</p> <p>18 MR. MEISSNER: Actually, Burr Ridge</p> <p>19 already has that same line. My mother came up</p> <p>20 with that.</p> <p>21 But you are right, Hinsdale is</p> <p>22 special.</p>

<div>158</div> <div> <div>1</div> <div>MR. JAMES: Hinsdale is special just</div> <div>2</div> <div>like other suburbs that we have built in are</div> <div>3</div> <div>special. And we get a lot of pleasure, and I</div> <div>4</div> <div>have made this comment recently, we get a lot of</div> <div>5</div> <div>pleasure out of building communities, not just</div> <div>6</div> <div>houses. And we go back to the communities or we</div> <div>7</div> <div>travel. And people say, I live in one of your</div> <div>8</div> <div>developments, I love it. We go through the</div> <div>9</div> <div>development, and we see people and families</div> <div>10</div> <div>enjoying what we created. It was a dream.</div> <div>11</div> <div>And the thing that is paramount in</div> <div>12</div> <div>our company is this, we can't build a</div> <div>13</div> <div>development and hide it. It's going to be there</div> <div>14</div> <div>a lot longer than I'm going to be around, all of</div> <div>15</div> <div>us. And so you have got one chance to do it,</div> <div>16</div> <div>and you better do it right.</div> <div>17</div> <div>CHAIRMAN CASHMAN: That's right. I</div> <div>18</div> <div>appreciate your patience with all our questions</div> <div>19</div> <div>tonight because we want to do this right also.</div> <div>20</div> <div>MR. JAMES: Your questions are right</div> <div>21</div> <div>on. They are good, honest solid questions. You</div> <div>22</div> <div>know what they are, they are constructive</div> </div>	<div>160</div> <div> <div>1</div> <div>that to the bank.</div> <div>2</div> <div>CHAIRMAN CASHMAN: By surprise, you</div> <div>3</div> <div>actually did, I thought you mentioned that you</div> <div>4</div> <div>did Lake Barrington Shores.</div> <div>5</div> <div>MR. JAMES: We did Lake Barrington</div> <div>6</div> <div>Shores, 500 acres, 1360 homes, own sewer plant,</div> <div>7</div> <div>did everything.</div> <div>8</div> <div>We did 1630 Sheridan Road, 104</div> <div>9</div> <div>cooperative apartments before condominiums were</div> <div>10</div> <div>enacted in Illinois in 1962. My brother was</div> <div>11</div> <div>26 and I was 24, first project we ever did, sold</div> <div>12</div> <div>out ahead of time 100 percent.</div> <div>13</div> <div>We did Tangle Oaks in Lake Bluff,</div> <div>14</div> <div>the old Armor estate, 200 acres of solid woods.</div> <div>15</div> <div>American Nurserymen, and I will bring the</div> <div>16</div> <div>article for you, or I will send it to you, wrote</div> <div>17</div> <div>us up and how to develop in the woods and save</div> <div>18</div> <div>it. We hire the best consultants, some of them</div> <div>19</div> <div>are right here, to advise us. And we listen to</div> <div>20</div> <div>them. We don't just pay lip service. I can</div> <div>21</div> <div>tell you more about oak trees because I learned</div> <div>22</div> <div>it all from Dr. Ware, who is the person at the</div> </div>
<div>159</div> <div> <div>1</div> <div>questions; and we appreciate that. It's when</div> <div>2</div> <div>you get up here and -- You know, we don't do</div> <div>3</div> <div>ticky-tacky homes, we don't do cookie-cutter</div> <div>4</div> <div>homes. We never have and never will. We</div> <div>5</div> <div>wouldn't be invited back into suburbs once and</div> <div>6</div> <div>twice and three times if we did that.</div> <div>7</div> <div>Most of the property, most of the</div> <div>8</div> <div>property that we have developed over the</div> <div>9</div> <div>60 years we have been in business has been</div> <div>10</div> <div>brought to us by the owners. They said, We like</div> <div>11</div> <div>what you have done elsewhere, would you develop</div> <div>12</div> <div>our property. We have a love for our property,</div> <div>13</div> <div>we have owned it for years, it's been a family</div> <div>14</div> <div>estate, would you do it. And that's how we have</div> <div>15</div> <div>created a reputation. And we are not going to</div> <div>16</div> <div>squander it on one development here or one</div> <div>17</div> <div>development there. We don't care where it is,</div> <div>18</div> <div>we won't do it.</div> <div>19</div> <div>In fact, the motto that we have,</div> <div>20</div> <div>quite frankly, is If we won't live in it, we</div> <div>21</div> <div>won't build it. And if we don't want it next</div> <div>22</div> <div>door to us, we won't build it. And you can take</div> </div>	<div>161</div> <div> <div>1</div> <div>Morton Arboretum, top guy in oak trees around</div> <div>2</div> <div>the country.</div> <div>3</div> <div>And we pay attention to what we do</div> <div>4</div> <div>and we like what we do, and we are not going to</div> <div>5</div> <div>sacrifice it here or anywhere.</div> <div>6</div> <div>CHAIRMAN CASHMAN: That's a perfect way</div> <div>7</div> <div>to end it. We look forward to hearing more</div> <div>8</div> <div>about it November 9. So do I have a motion to</div> <div>9</div> <div>continue this public hearing?</div> <div>10</div> <div>MR. KRILLENBERGER: I so motion.</div> <div>11</div> <div>MR. UNELL: Second.</div> <div>12</div> <div>MR. JAMES: Thank you very much. We</div> <div>13</div> <div>have enjoyed being with you tonight.</div> <div>14</div> <div>CHAIRMAN CASHMAN: Roll call?</div> <div>15</div> <div>MS. FIASCONE: Aye.</div> <div>16</div> <div>MR. UNELL: Aye.</div> <div>17</div> <div>MS. CRNOVICH: Aye.</div> <div>18</div> <div>MR. PETERSON: Aye.</div> <div>19</div> <div>MS. RYAN: Aye.</div> <div>20</div> <div>MR. KRILLENBERGER: Aye.</div> <div>21</div> <div>CHAIRMAN CASHMAN: Thank you very much.</div> <div>22</div> <div>* * *</div> </div>

1 (Whereupon the further hearing
 2 of the above-entitled cause was
 3 continued to November 9, 2016, at
 4 7:30 p.m.)
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1 STATE OF ILLINOIS)
) ss.
 2 COUNTY OF DU PAGE)
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4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 5 do hereby certify that I am a court reporter
 6 doing business in the State of Illinois, that I
 7 reported in shorthand the testimony given at the
 8 hearing of said cause, and that the foregoing is
 9 a true and correct transcript of my shorthand
 10 notes so taken as aforesaid.
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14 Janice H. Heinemann CSR, RDR, CRR
 License No 084-001391
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STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-18-2016)
55th St./County Line Road -)
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.)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of November, 2016, at the hour of 8:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. JIM KRILLENBERGER, Member;
MS. LAURIE MC MAHON, Member;
MR. SCOTT PETERSON, Member;
MS. MARY RYAN, Member;
MR. MARK WILLOWBEE, Member.

<p style="text-align: right;">184</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. EDWARD R. JAMES, Edward R. James Companies;</p> <p>MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MR. TERRENCE J. SMITH, BSB Design;</p> <p>MR. ERIC RUSSELL, KLOA;</p> <p>MR. RICHARD TURK; President, Corley Communities;</p> <p>MR. MICHAEL MEISSNER, Architect;</p> <p>MR. DENNIS PARSONS, Architect;</p> <p>MR. JOHN BUCHELERES;</p> <p>MS. KRISTIN EDSTROM;</p> <p>MS. MAUREEN HANSON.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">186</p> <p>1 MS. CRNOVICH: Aye.</p> <p>2 MR. WILLOWBEE: Aye.</p> <p>3 MS. FIASCONE: Aye.</p> <p>4 CHAIRMAN CASHMAN: Okay.</p> <p>5 Hello, Mr. James. We are back</p> <p>6 again. I appreciate, we have a lot of</p> <p>7 information to go through, I appreciate the</p> <p>8 information you sent us in response to our</p> <p>9 meeting in October and look forward to your</p> <p>08:31:21PM 10 presentation. A couple things just to clarify.</p> <p>11 So this is a copy of what you are going to be</p> <p>12 presenting, is that correct?</p> <p>13 MR. JAMES: Yes, correct.</p> <p>14 CHAIRMAN CASHMAN: Okay, good. Thank</p> <p>15 you.</p> <p>16 And just something I would like you</p> <p>17 to focus on, if there is something in here</p> <p>18 that's different than in our packet, if you</p> <p>19 could just try to highlight that so that we,</p> <p>08:31:42PM 20 because we basically have now --</p> <p>21 MR. JAMES: You should have 3.</p> <p>22 CHAIRMAN CASHMAN: -- in some cases 3</p>
<p style="text-align: right;">185</p> <p>1 CHAIRMAN CASHMAN: Our next order of</p> <p>2 business is case A-18-2016, 55th Street and</p> <p>3 County Line Road, Hinsdale Meadows Venture, LLC,</p> <p>4 Text Amendment to Section 3-106: Special uses</p> <p>5 to allow a Planned Development in any single-</p> <p>6 family residential district, subject to the</p> <p>7 issuance of a special use permit and subject to</p> <p>8 a minimum lot area of 20 acres.</p> <p>9 This is continuing our public</p> <p>08:30:31PM 10 hearing from October 12, 2016. Do we need to</p> <p>11 vote to reopen it?</p> <p>12 MR. MARRS: Yes. If we could have a</p> <p>13 motion and second to reopen the public hearing.</p> <p>14 MS. MC MAHON: So moved.</p> <p>15 MR. WILLOWBEE: I will second. Yes.</p> <p>16 CHAIRMAN CASHMAN: Okay, I had a</p> <p>17 second.</p> <p>18 Jim?</p> <p>19 MR. KRILLENBERGER: Aye.</p> <p>08:29:44PM 20 MS. RYAN: Aye.</p> <p>21 MR. PETERSON: Aye.</p> <p>22 MS. MC MAHON: Aye.</p>	<p style="text-align: right;">187</p> <p>1 versions of the same information, the original</p> <p>2 packet, the presentation last month, your</p> <p>3 follow-up; so actually four pieces and then</p> <p>4 this.</p> <p>5 MR. JAMES: Right.</p> <p>6 CHAIRMAN CASHMAN: So I will also try</p> <p>7 to jump in if I see something that I think is</p> <p>8 different from before.</p> <p>9 MR. JAMES: Okay. I hope there isn't.</p> <p>08:32:06PM 10 CHAIRMAN CASHMAN: And then do we need</p> <p>11 to swear in anyone else who may speak on this</p> <p>12 matter.</p> <p>13 MR. MARRS: I know some people stood</p> <p>14 during the last hearing. I know some were sworn</p> <p>15 in last meeting. But if we could just have</p> <p>16 anyone who is going to speak on this, stand.</p> <p>17 CHAIRMAN CASHMAN: I thought Mr. James</p> <p>18 was going to talk on the last matter. So,</p> <p>19 please, if you could, appreciate it.</p> <p>08:32:41PM 20 (Audience sworn en masse.)</p> <p>21 MR. JAMES: Good evening. My name is</p> <p>22 Edward James. And I'm here this evening with</p>

<p style="text-align: center;">188</p> <p>1 Mike Balas, our Vice President of Finance of 2 Edward R. James Companies; Eric Russell, our 3 traffic consult with KLOA; and Terry Smith, Land 4 Planner from BSB Design.</p> <p>5 In our previous meetings in some of 6 those books that you referenced, Mr. Chairman, 7 we discussed specifics of a proposed plan 8 including the formal application, property 9 background information, the proposed text 10 amendment, special use criteria, permit 11 criteria, building and lot coverage, FAR, and 12 the home elevations, and floor plans.</p> <p>13 We also presented reports from our 14 market consultants, Tracy Cross & Associates, 15 who underscored the growing demand for the type 16 of age-targeted housing we are presenting. We 17 also discussed the findings of our physical 18 impact consultant, Teska Associates, showing net 19 positive impacts to the Village and each of the 20 school districts.</p> <p>21 And then we presented our traffic 22 impact and report and that is in the book. And</p>	<p style="text-align: center;">190</p> <p>1 Village, and the residents. The proposed 2 housing configuration, restrictive use 3 covenants, price points, size, and the 4 self-selection these characteristics provide 5 will negate any necessity to impose formal age 6 restrictions, something -- I will show values 7 on that later on. I'll explain what I'm saying.</p> <p>8 We feel the land is appropriate for 9 this type of use. The parcel's ability to 10 handle and support a low-density detached 11 cluster single-family and duplex home with 12 1st floor master bedrooms in a location within 13 the Hinsdale Village limits provides a unique 14 opportunity to enable Hinsdale residents to 15 choose this type of housing that is not 16 available elsewhere in the Village in this size 17 and price range.</p> <p>18 And so what's happening, in 19 essence, is that the communities nearby are 20 providing this type of housing, and the Hinsdale 21 residents are being literally -- I'm not going 22 to say forced -- but they have to choose to go</p>
<p style="text-align: center;">189</p> <p>1 we have our traffic consultant here again this 2 evening, here with us this evening, Eric 3 Russell, who will be glad to answer any 4 questions at the appropriate time.</p> <p>5 Tonight I would like to address two 6 issues. They are having to do with density in 7 the context of housing and a comparison of 8 advantages of age-targeted versus age-restricted 9 homes. We hope our testimony tonight combined 10 with the information previously presented will 11 provide the basis for a positive recommendation 12 based on the following conclusions: The 13 proposed amendment, amended plan, addresses a 14 real and growing need within the Hinsdale 15 community for this type of living and 16 life-style.</p> <p>17 The use of this property in 18 response to this community need will offer 19 substantial and tangible benefits to the 20 Hinsdale residents now and in the future. There 21 are no material negative impacts and, in fact, 22 substantial positive benefits to the schools,</p>	<p style="text-align: center;">191</p> <p>1 elsewhere to find the housing to suit, suit 2 their needs.</p> <p>3 So here is what we are going to 4 be -- It's hard to see, darn it. Well, this is 5 the index; and I will just keep on going. Here 6 we go the zoning request. You have already 7 covered that in the body of your opening 8 comments. But we are looking for a text 9 amendment plus approval of the zoning of the 10 PUD, PD plan. And it's already been discussed 11 what that includes.</p> <p>12 If this is an age-targeted plan, it 13 includes 44 buildings, 1.8 units per acre, 14 59 units, or 2.4 units per acre, 29 detached 15 single-family homes. The minimum lot size, 16 10,000 and an average lot size of 12,285 feet. 17 30 duplex homes with a combined lot size of 18 17,920 feet with a minimum combined lot size of 19 15,000. It's fee simple ownership and there are 20 two parks, common open space and a sidewalk 21 connection to Katherine Legge park.</p> <p>22 The basement configurations on</p>

<div>192</div> <div> <p>1 these homes, we have standard basements, we have</p> <p>2 lookout basements, English basements with</p> <p>3 windows only, and then some full walkout</p> <p>4 basements. And if you look at the chart at the</p> <p>5 bottom, you will see that we have 24 homes with</p> <p>6 standard basements, 19 with lookout, 16 with</p> <p>7 walkout, for a total of 59.</p> <p>8 So the discussion items tonight are</p> <p>9 density. Density having to do with buildings,</p> <p>10 population, student generation, traffic</p> <p>11 generation, and open space. And then the next</p> <p>12 subject would be age-restricted versus age-</p> <p>13 targeted communities. And we will talk about</p> <p>14 the demand for age-targeted homes, age-targeted</p> <p>15 community design, student generation from</p> <p>16 age-targeted communities, pricing</p> <p>17 considerations, and research data.</p> <p>18 So here is -- and then in your</p> <p>19 slides it just -- we are going to bullet point</p> <p>20 these, and then we will have a comparison slide</p> <p>21 at the end of each subject. We will be</p> <p>22 increasing the number of buildings, actual</p> </div> <div>08:38:54PM</div> <div>08:39:24PM</div>	<div>194</div> <div> <p>1 children.</p> <p>2 Traffic generation. Under the</p> <p>3 current R-2, the estimated AA, Average Annual</p> <p>4 daily trips from the R-2 district, is estimated</p> <p>5 at 410 trips per day. Hinsdale Meadows being</p> <p>6 age-targeted would generate estimated 276 trips</p> <p>7 per day. That's a decrease of 134 or a</p> <p>8 33 percent decrease in traffic even though we</p> <p>9 have increased the number of buildings per acre.</p> <p>10 But we have reduced the population, we have</p> <p>11 reduced the number of children, and we are</p> <p>12 reducing the traffic.</p> <p>13 Open space. Open space under the</p> <p>14 existing plan -- And there is all kinds of</p> <p>15 definitions in open space in your zoning</p> <p>16 ordinance, common open space, private open</p> <p>17 space, and combinations. And I might add here,</p> <p>18 the numbers I'm giving you, the open space</p> <p>19 numbers, and later on some tax numbers, some</p> <p>20 school benefit numbers, have all been reviewed</p> <p>21 and approved. And we are in agreement with the</p> <p>22 Village and school board officials. In other</p> </div> <div>08:42:01PM</div> <div>08:42:34PM</div>
<div>193</div> <div> <p>1 physical buildings on the property, from 36 to</p> <p>2 44. That's an increase of 8 units. At 36, it's</p> <p>3 1.47 buildings per acre. At 44 buildings on the</p> <p>4 site, it's 1.8 buildings per acre. That's a 22</p> <p>5 percent increase. But that increase, that</p> <p>6 increase brings along the following benefits:</p> <p>7 The estimated population and student generation</p> <p>8 from the empty-nester, age-targeted homes. The</p> <p>9 population under the R-2 was estimated to be 129</p> <p>10 people. The Hinsdale Meadows PD, the population</p> <p>11 would be estimated at 124 people. That's a</p> <p>12 decrease of 5 or a decrease of 4 percent.</p> <p>13 The student generation from the</p> <p>14 current R-2 zoning would be 29 students for the</p> <p>15 District 181 and 8 students for District 86, the</p> <p>16 high school district. The PD, Hinsdale Meadows</p> <p>17 PD, would have 4 children estimated in</p> <p>18 District 181. That's a decrease of 25 or a</p> <p>19 decrease of 86 percent. The District 86 high</p> <p>20 school would have 8 in the R-2 category where</p> <p>21 it's zoned now. Hinsdale Meadows would have 2,</p> <p>22 that's a decrease of 6 or 75 percent less</p> </div> <div>08:40:19PM</div> <div>08:41:05PM</div>	<div>195</div> <div> <p>1 words, we are not presenting figures here, these</p> <p>2 are not just our figures. These open space</p> <p>3 figures have been reviewed and approved with</p> <p>4 your staff and in terms of definition and what</p> <p>5 have you.</p> <p>6 The current plan shows</p> <p>7 381,307 square feet of open space. The proposed</p> <p>8 plan the Hinsdale Meadows PD will have</p> <p>9 522,183 square feet. That's an increase of</p> <p>10 140,876 square feet or 37 percent more open</p> <p>11 space.</p> <p>12 Now, if you look at the map, you</p> <p>13 will probably be able to see just why. On the</p> <p>14 left side of the screen, you see this is the way</p> <p>15 the land is zoned right now. All of the land is</p> <p>16 platted into individual private lots. If you</p> <p>17 look at the proposed plan, you see the yellow</p> <p>18 sections up in the corner at 55th and County</p> <p>19 Line, you see the center section in the center</p> <p>20 of all of the duplex homes, then you see another</p> <p>21 section off to the right coming in off of 55th</p> <p>22 Street. And so we are very comfortable with the</p> </div> <div>08:43:20PM</div> <div>08:43:58PM</div>

<p style="text-align: center;">196</p> <p>1 added space. That's the benefit again, even 2 though we have increased the number of buildings 3 by 22 percent, we still have an increase of open 4 space of 37 percent, not otherwise available in 5 the current plan. 6 Now, these numbers, as I said, for 7 the annual District 181 fiscal impact comparison 8 are as follows: The property tax revenue under 9 the proposed plan is \$514,000 -- Excuse me. Let 10 me go back up. The estimated proposed children 11 in District 181 are 4 compared to the current 12 zoning of 29. The property tax revenue under 13 the current zoning is 429,000 compared to 14 413,000. The total revenue would be 520,000 for 15 the proposed plan compared with 473,000. That's 16 an increase of \$122,000 or a 31 percent increase 17 from the proposed plan to District 181 by virtue 18 of the fewer students, more units, and the tax 19 revenue resulting from the taxes. 20 The annual increase in the high 21 school district is not as great, but it's still 22 there. The total revenue for the proposed plan</p>	<p style="text-align: center;">198</p> <p>1 and it would be a smaller car; but I don't think 2 the Maserati just by virtue of being more dense 3 in the garage or being smaller would depreciate 4 the value of the larger limousine next to it or 5 Cadillac or whatever it might be. 6 So density is a word that when you 7 use it you have got to understand the component 8 parts of the word. It's just not -- Dense 9 isn't bad. Some of the richest and most 10 valuable real status in the country today 11 anywhere is the highest density, whether it be 12 Park Avenue in New York or Champs Elysees in 13 France or Lakeshore Drive in Chicago. 14 So now let's go back to the 15 estimated annual benefits to the Village of 16 Hinsdale. It's a \$14,000 increase in Village 17 net taxes or about 17 percent. So here is a 18 comparison sheet that if you want to look at it 19 it has everything. You have got a reduction of 20 134 traffic trips on a daily basis, that's 21 33 percent less. 22 Population. Total population,</p>
<p style="text-align: center;">197</p> <p>1 is 288,000 compared to 254 under the current 2 plan. That's an increase of \$33,000 per year or 3 13 percent. Now, mind you, I'm talking about 4 density here. When people say, We are going to 5 increase the density, the houses, the building 6 is, the plan, whatever it is is too dense, well, 7 look at the benefits that have come from this 8 word density. You have got 13 percent, 9 31 percent increases in revenue to the high 10 school and grade school district. You have 11 33 percent less traffic. You have a volume of 12 100 some thousand square feet of open space that 13 you didn't even have under the current plan. So 14 when you use the word density, density has to be 15 looked into and determined just what do you mean 16 by dense. 17 I sometimes use the idea if you had 18 a two-car garage and you had one car in the 19 garage, and it was a big limousine of some sort, 20 Cadillac, Lincoln, whatever, and you brought one 21 of the local Maserati cars and put it next to 22 it, you would have more density in that garage</p>	<p style="text-align: center;">199</p> <p>1 129 versus 124, 4 percent less population. 2 86 percent less fewer students at District 181 3 and 75 percent fewer students in the high school 4 district. 5 In the tax revenue area, you have 6 got an increase in the estimated taxes to the 7 District 181 of \$122,000 on an annual basis or 8 31 percent positive impact. The high school 9 District 86, 33,000 net increase or 13 percent 10 positive impact. And Hinsdale itself the, 11 Village tax revenues, \$14,000 increase and a 12 13 percent positive impact. That, mind you, is 13 all with increasing the density of our project. 14 But it's a different type of 15 product. And so the word density has to be 16 looked into when you just -- You can't just 17 say, well, it looks too dense. There are 18 benefits from density. 19 Open space. Here is a comparison. 20 381,000 square feet of open space versus 522,000 21 in the proposed plan. 37 percent increase in 22 open space. Now, here is one that is really</p>

<p style="text-align: right;">200</p> <p>1 something. In the common open space of the</p> <p>2 existing plan, you have 1751 square feet.</p> <p>3 That's miscellaneous land here along the parkway</p> <p>4 or what have you compared to 97,863 square feet</p> <p>5 or a 98 percent increase in open space, which</p> <p>6 the residents can use. They can walk to it.</p> <p>7 They can enjoy the park atmosphere. The</p> <p>8 grandchildren can go over there. You drive by</p> <p>9 and you are not seeing homes, you are seeing</p> <p>10 open space, not just lot after lot, street after</p> <p>11 street, driveway after driveway.</p> <p>12 Stormwater management. The</p> <p>13 stormwater management pond that was put in for</p> <p>14 the 36-unit plan that is currently zoned under</p> <p>15 R-2 will satisfy the additional density of our</p> <p>16 project. We have chosen not to convert the pond</p> <p>17 to a wetland. And we will pay the Village, or</p> <p>18 whoever it is, a \$150,000 fee.</p> <p>19 Now, why are we doing that? Well,</p> <p>20 first of all, since we put that pond in many</p> <p>21 years ago, I have not heard or ever been</p> <p>22 called -- and I have asked -- heard about any</p>	<p style="text-align: right;">202</p> <p>1 MR. JAMES: -- talked about a dog park.</p> <p>2 And we picked up on it. And surprisingly, when</p> <p>3 I was reading some information on the KB house,</p> <p>4 King Bruwaert, they just decided they are going</p> <p>5 to put a dog park in on the southeast corner of</p> <p>6 their property for their residents.</p> <p>7 Well, we looked at the dog park.</p> <p>8 And I came out and looked at a possible site</p> <p>9 that was recommended. It's at the southwest</p> <p>10 corner of KLM park. As you come into the</p> <p>11 entrance, on your right there is a big open</p> <p>12 space. You can see on the left is the aerial.</p> <p>13 And on the right, this is what it looks like.</p> <p>14 And the parking lot is just on the upper part of</p> <p>15 the picture is close by so people could drive</p> <p>16 over there, get out of their car, walk a few</p> <p>17 feet and be in the dog park.</p> <p>18 Now, we didn't have a design of the</p> <p>19 dog park last week or last meeting; but we do</p> <p>20 now. And we propose a dog park design would be</p> <p>21 about 75 feet wide by about 150 feet long. And</p> <p>22 that means that a dog can get up a good head of</p>
<p style="text-align: right;">201</p> <p>1 downstream flooding from the runoff from this</p> <p>2 property. So the pond has been doing what it</p> <p>3 should do, and I would prefer not to convert it</p> <p>4 to a wetland because I don't know whether a</p> <p>5 wetland will hold back the water as well as a</p> <p>6 detention pond.</p> <p>7 And in addition, looking at a</p> <p>8 detention pond we think is a much nicer feature</p> <p>9 to look at than wetland and with all the</p> <p>10 mosquitoes and whatever else come from them.</p> <p>11 But anyway, that's just our feeling. But we are</p> <p>12 going to retain the detention pond. And the</p> <p>13 only additional work that we have to do on it, I</p> <p>14 think we have to raise the overflow outfall by</p> <p>15 about 4 inches and maybe some other minor</p> <p>16 things. But it's a minor adjustment, but it has</p> <p>17 sufficient capacity to handle our increased</p> <p>18 density.</p> <p>19 At the last meeting somebody -- and</p> <p>20 maybe it was the chairman, I'm not sure --</p> <p>21 talked about --</p> <p>22 CHAIRMAN CASHMAN: Of course, blame me.</p>	<p style="text-align: right;">203</p> <p>1 steam, run, and not all of a sudden hit a fence.</p> <p>2 And he or she can get the exercise they need.</p> <p>3 And yet, the dog isn't that far away from the</p> <p>4 owner.</p> <p>5 Now, if you look up in the left</p> <p>6 upper left-hand corner, you will see the gate</p> <p>7 mechanism. I'm going to change slides, and you</p> <p>8 will see what we have done here. I hope, yes.</p> <p>9 Okay. Up on the upper left, we have a double</p> <p>10 gate entry. The owner and the dog come into the</p> <p>11 first section and the gate closes behind them.</p> <p>12 The gate to the dog -- to the run area is</p> <p>13 closed. And so now they walk in, and they go</p> <p>14 into the -- open the gate, go into the dog area.</p> <p>15 And any dogs that may be in that running area</p> <p>16 couldn't get out of that gate. And if they did,</p> <p>17 they would still be locked into the little</p> <p>18 vestibule area there. And there, so we</p> <p>19 eliminate the idea or the chance for dogs</p> <p>20 getting out on the street or escaping. And we</p> <p>21 have two such areas. You can see in there and</p> <p>22 down to the lower left is the dog area. Then</p>

<p style="text-align: center;">204</p> <p>1 you will see where we cut the squares off. We 2 have angled the corners so that the dogs don't 3 get caught in the corner and what have you, and 4 it's hard to maintain. So we are very excited 5 about that, and we think it's a good feature. 6 Now, we talk about age-restricted 7 versus age-targeted homes. We put in a couple 8 of things for you to look at. And the baby 9 boomers are driving the housing market. That's 10 the 1960 people to whatever age they are. But 11 they are the ones that are driving this market 12 right now. They are the ones that are ready to 13 purchase these age-targeted homes. This slide 14 shows you there are 67 million 55 plus 15 homeowners, 55 percent -- 55 percent of whom 16 plan to move one or more times. It's an 17 impressive 27 million people. 19 million of 18 those plan to buy a home and nearly 8 million 19 expect to move within the next four years. 20 And here is the No. 1 ranking 21 reason why they want to purchase or move. To 22 change their home layout ranks highest. Clearly</p>	<p style="text-align: center;">206</p> <p>1 they total 772 units and produced 25 K through 8 2 students and 11 high school students. So we 3 estimate that the Hinsdale Meadow students would 4 be 4 and the high school would be 2. And if you 5 look to the second column to the right from the 6 right, not one of these is age restricted; they 7 are all age targeted. So it's a self-selection 8 process. 9 For the same amount of money that 10 they can purchase in Hinsdale Meadows, they 11 would prefer to purchase a single-family home 12 with no lot use restriction, a private yard, a 13 neighborhood with children, where the mom could 14 watch them, the kids running next door, and back 15 and forth. That isn't the case in age-targeted 16 communities. 17 Now, the age-targeted versus age- 18 restricted based on the Tracy Cross letter of 19 May 26, '16, the Survey and market data indicate 20 that 27 to 35 percent of 55 and older aged 21 buyers would consider buying in an 22 age-restricted community. Only 27 to</p>
<p style="text-align: center;">205</p> <p>1 a hybrid of not only the need to get rid of the 2 stairs but a desire to get rid of them. So the 3 age-targeted homes that we are proposing, every 4 home in our development would have a 1st floor 5 master bedroom. You could live totally on the 6 1st floor. You will have 2 bedrooms upstairs. 7 The maintenance, the lawn, and the snow plowing, 8 all exterior maintenance is taken care of by the 9 homeowners. There is a homeowners' declaration, 10 which was given to you last week. And you can 11 see under the lot use restrictions all of the 12 limitations that are placed on what they can and 13 cannot do on their lot. And there is more 14 common open space, which wasn't even available 15 to any extent in the existing plan. 16 Now, this is an interesting slide. 17 We surveyed 11 communities. And they are 18 listed, the Savoy Club, Field Stone Club, 19 Chasemoor, Lake Ridge Club, Burr Ridge Club, 20 Heatherfield, Fox Meadow, Hibbard Gardens, Royal 21 Ridge, Regent Woods, Westgate, Armour Woods 22 Hibbard Gardens, Royal Ridge, Regent Woods. And</p>	<p style="text-align: center;">207</p> <p>1 30 percent. So we have just lost 70 percent of 2 our market. Age restricting the community would 3 limit the target market and exclude potential 4 new residents. 5 Age restrictive, if you understand 6 it, is really -- You will find them in warmer 7 climates. They are large communities. They 8 have golf courses. They have clubhouses. They 9 have a life-style that goes with the older 10 people who want that type of living. Hinsdale 11 Meadows and all of the projects in this area are 12 not that kind of a project. 13 Now, the question has risen is this 14 a way for young people or families with children 15 to come into Hinsdale and take advantage of the 16 excellent school system. Well, in 2014 the 17 median sales price for single-family homes in 18 Hinsdale, just Hinsdale, \$893,055. In 2015, it 19 was 930,000. In January to September through 20 2016, it was \$1,012,499. Now, this is MLS data. 21 It's right off the charts. You can see it and 22 I've got it right here. Hinsdale Meadows,</p>

<p style="text-align: center;">208</p> <p>1 average price for the single-family home, 2 \$1,145,000 plus the options. Hinsdale Meadows 3 duplex is 935,000 plus the options. If you take 4 those numbers from the MLS and compare them to 5 our average price, in 2014 68 percent of the 6 homes sold in Hinsdale were lower priced -- the 7 median, the median price, was lower than our 8 single-family price. In 2015, it was 9 63 percent, almost 64. In January to 10 September of 2016, it was 61 percent less. 11 Taking the duplex unit, same years, 12 average price 935 compared to the single family, 13 58 percent of the homes sold, closed in 14 Hinsdale, were below our average price. In 15 2015, it was 54 percent. In January through 16 September of 2016, it was 48 percent. So we 17 have no worry or no qualm about people moving 18 into Hinsdale Meadows just to take advantage of 19 a lower-priced unit and get into the schools 20 when they can buy from 58, 48 if you take this 21 year, to 58 or 61 to 68 percent of homes sold 22 and get a single family house and have a family</p>	<p style="text-align: center;">210</p> <p>1 on property decreases housing prices by 2 17.9 percent from April -- May of 2005 to 3 April 2006. And you know that was the height of 4 the real estate market. That's before the 2008 5 downturn. Talk about a 17.9, the reduction of 6 2 percent was experienced from May 2006 to 7 May 2007. 8 So what we would be doing if age 9 restriction is imposed on this project would be 10 saying that Hinsdale Meadows will be age 11 restricted, the seller or the purchaser, the 12 seller when he goes to sell, would be the only 13 home among all that I listed, the 11 nearby 14 communities, developments, here and elsewhere, 15 where they would be a deed restriction. They 16 would suffer a financial loss just by virtue of 17 limiting their market, reducing the marketplace. 18 So that's why we don't think it's good for the 19 developer to offer that, and we know it's not 20 good for the purchaser who some day, we'll be 21 long gone, 5, 10 years, whatever it might be, he 22 or she will be faced with selling a house and,</p>
<p style="text-align: center;">209</p> <p>1 situation and more conducive to raising 2 children, having families with children. 3 Now, here is something interesting 4 that we didn't realize. But we looked it up and 5 we have several reports on this. And the 6 research study shows -- And this is the "Effect 7 of Age Restrictions on Housing Prices." And we 8 have just made it easy for you to read. The 9 research study indicates that about a 6 percent 10 price reduction for age-restricted home. 11 Now, if you were going to buy a 12 house and you had two homes to look at, and one 13 house had a deed restriction and the other house 14 didn't have a deed restriction, and everything 15 else was similar, most likely you would say, 16 Well, I would rather have no deed restriction. 17 I want to sell who I want to sell to, and I 18 don't want to be restricted. 19 Let me expand on that. Here is 20 another report, and it's done by the professors 21 at Florida Atlantic University and some others. 22 This says, We find that imposing age restriction</p>	<p style="text-align: center;">211</p> <p>1 according to these studies, suffering a discount 2 compared to other similar type homes. 3 Now, here is a real-life story. 4 This is Mallinckrodt College in Wilmette. It 5 was converted to what was called Mallinckrodt in 6 the Park. And we know it first-hand because we 7 had the contract to purchase it. And the 8 various -- I mean we literally owned it except 9 we didn't close on it. And because we are 10 Winnetka and Wilmette residents, we said, If you 11 really want to buy the building, you can go 12 ahead and buy it. And they use it for the park 13 district and community center and what have you. 14 Well, they imposed an age 15 restriction on the property. And it was not 55 16 but it was age 62. And after 5 years, the 17 developer still had 26 of the 81 total units to 18 be sold; and he lost the building. The new 19 owners came in, bought the property at a 20 substantial discount; finally got the Village to 21 reduce the age restriction from 62 to 55. They 22 slashed the prices. And then they were able to</p>

<p style="text-align: center;">212</p> <p>1 sell out.</p> <p>2 But all of the other people in the</p> <p>3 building who had paid the retail price suffered</p> <p>4 an economic loss. The developer lost the</p> <p>5 building. And as the one resident said, you</p> <p>6 know, Some neighbors worried about the schools</p> <p>7 getting crowded, but there is not one child</p> <p>8 living here. If somebody is paying \$500,000 and</p> <p>9 they have kids, they will buy a house. That was</p> <p>09:06:03PM 10 back in the 1980s or '90s, whatever it was. But</p> <p>11 that's his statement then, that's not my</p> <p>12 statement. But age-targeted communities are</p> <p>13 self-policing.</p> <p>14 You wouldn't loan your children or</p> <p>15 lend them money or encourage them with their</p> <p>16 young children, your grandchildren, to live in</p> <p>17 an age-targeted community. Because they would</p> <p>18 not be able to do so many different things just</p> <p>19 by virtue of the homeowners association</p> <p>09:06:32PM 20 documents.</p> <p>21 Now, there is the thought, well,</p> <p>22 why don't we stay with the 36 single-family</p>	<p style="text-align: center;">214</p> <p>1 find a home that meets their needs.</p> <p>2 Here are some communities that we</p> <p>3 have developed over the years. Heatherfield in</p> <p>4 Glenview, age restricted. It's not age</p> <p>5 restricted, it's age targeted. This is Fox</p> <p>6 Meadow in Northfield. And you can see the</p> <p>7 architecture and the water feature. This is</p> <p>8 Hibbard Gardens. The most recently completed</p> <p>9 unit right across from Winnetka in Northfield.</p> <p>09:08:48PM 10 And it was as old 3-acre nursery. We put</p> <p>11 6 homes and I'm pleased to say I live in it, and</p> <p>12 I love it.</p> <p>13 The Awards & Recognition, I put</p> <p>14 this in because we are proud of it. We are very</p> <p>15 proud of it. We have been invited back into</p> <p>16 communities two and three times to build homes</p> <p>17 because they like what we did the first time.</p> <p>18 Hibbard Gardens took about a 15-minute</p> <p>19 presentation in front of the plan commission and</p> <p>09:09:22PM 20 the commissioners said, This is the finest-</p> <p>21 looking project I have seen; and any questions,</p> <p>22 and everybody said, Yes, can they build a second</p>
<p style="text-align: center;">213</p> <p>1 homes. And this article says it all, and it's</p> <p>2 not too far, it's right here in Hinsdale. This</p> <p>3 was in the Chicago Tribune. It says, "The day</p> <p>4 of the McMansion has come and gone." Now, this</p> <p>5 is an extremely large home. But if you go into</p> <p>6 Lake Forest, we go into Winnetka, and if you</p> <p>7 look at the MLS listings right here in Hinsdale,</p> <p>8 everything over a million -- between \$1.5 and</p> <p>9 \$2 million, there are 100 -- There are 53 homes</p> <p>09:07:18PM 10 on the market in Hinsdale. And the average</p> <p>11 marketing time is 197 days. Under contract,</p> <p>12 there are 2 at \$1,525,000 and the average</p> <p>13 marketing time were 240 days.</p> <p>14 Now, can you imagine putting on</p> <p>15 36 \$1.5, \$2 million, homes with that kind of a</p> <p>16 marketing time, with that kind of a backlog of</p> <p>17 unsold homes? We are just not going to do it.</p> <p>18 It's not economic. And it's not in the best</p> <p>19 interest of Hinsdale and certainly it doesn't</p> <p>09:07:57PM 20 satisfy a need of the residents in Hinsdale, who</p> <p>21 right now are having to leave -- not have to</p> <p>22 leave, but they choose to leave the community to</p>	<p style="text-align: center;">215</p> <p>1 or third one. And the meeting was over, and we</p> <p>2 moved on.</p> <p>3 But we are proud of this. We do</p> <p>4 not build cookie-cutter homes. We do not</p> <p>5 build -- I'm not going to say cheap homes.</p> <p>6 They are fairly priced and they have very nice</p> <p>7 appointments. We are extremely proud of it, and</p> <p>8 I just put this in because some people may think</p> <p>9 otherwise.</p> <p>09:09:54PM 10 Anyway, that is the end of my</p> <p>11 presentation. What I really wanted to stress</p> <p>12 here were two things. Density is not bad.</p> <p>13 Density can be good. And I think with the</p> <p>14 numbers you have seen tonight density is good.</p> <p>15 It's good in every aspect and including the fact</p> <p>16 that we increased the number of buildings per</p> <p>17 acre from 1.4 to 1.8, and we are going to give a</p> <p>18 cash bonus in tax revenue to the schools, to the</p> <p>19 Village, reduce the traffic, and all of the</p> <p>09:10:32PM 20 other issues that come with that word density.</p> <p>21 And when you get to the age-</p> <p>22 restricted or age-targeted, I do not think that</p>

<p style="text-align: right;">216</p> <p>1 we will build an age-restricted project because</p> <p>2 it's going to set the future owners up for an</p> <p>3 uncompetitive position. And the way we look at</p> <p>4 our development, we have a fiduciary</p> <p>5 responsibility as a developer to not be, take</p> <p>6 the easy way out and say, Sure, if you want age</p> <p>7 restricted, you can have age restricted. Much</p> <p>8 like they did at Mallinckrodt, and we are not</p> <p>9 going to do that.</p> <p>09:11:12PM 10 Because our obligation is to sell</p> <p>11 something to our prospective home owners that</p> <p>12 will create value as it has for the last 60</p> <p>13 years that our company has been doing this. And</p> <p>14 we just can't do it in good conscience. And I</p> <p>15 don't think you would want to do it either to</p> <p>16 set up your residence, your own neighbors and</p> <p>17 residents, for a -- what do you call it -- a</p> <p>18 defective title if you want to call it that.</p> <p>09:11:41PM 19 It's not a detective title, it's just an</p> <p>20 impediment.</p> <p>21 So, anyway, that concludes and I</p> <p>22 would be glad to answer any questions. And Eric</p>	<p style="text-align: right;">218</p> <p>1 CHAIRMAN CASHMAN: Was there a full</p> <p>2 study done for the previous development, the</p> <p>3 36 homes?</p> <p>4 MR. BALAS: I believe there was.</p> <p>5 MR. JAMES: There might have been, yes.</p> <p>6 There might have been. Yes. There probably</p> <p>7 was.</p> <p>8 CHAIRMAN CASHMAN: Rob, is that</p> <p>9 something you can look into is -- I was</p> <p>09:13:07PM 10 assuming that we are just seeing like a summary</p> <p>11 of a full study. But I would be curious to see</p> <p>12 back when it was, the approved development</p> <p>13 that's there right now, whether there was a full</p> <p>14 traffic study done at that time.</p> <p>15 MR. MC GINNIS: I will look into that.</p> <p>16 MR. JAMES: It was so long ago we can</p> <p>17 look.</p> <p>18 MR. RUSSELL: I think what's important</p> <p>19 to note from, I'm sure there probably was a</p> <p>09:13:31PM 20 study, was that the access drives at Barton and</p> <p>21 Hannah were designed accordingly for that type</p> <p>22 of product in that 36-unit development. On</p>
<p style="text-align: right;">217</p> <p>1 Russell is here if you want to talk to him about</p> <p>2 traffic. And we have Terry Smith if you want to</p> <p>3 talk to him about land planning or other,</p> <p>4 anything else. Thank you.</p> <p>5 CHAIRMAN CASHMAN: Thank you.</p> <p>6 Actually, I would like to have your traffic</p> <p>7 consultant make a presentation.</p> <p>8 And I guess my first question, just</p> <p>9 before you get going, I believe we have only</p> <p>09:12:18PM 10 seen a summary of the traffic study. Do we have</p> <p>11 the full text of the traffic study, whole</p> <p>12 report?</p> <p>13 MR. RUSSELL: We actually haven't done</p> <p>14 a full report. What we have done is a traffic-</p> <p>15 generation statement. So it's an abbreviated</p> <p>16 type of report where we have projected the</p> <p>17 traffic generation from the project as an</p> <p>18 age-targeted type of product compared that with</p> <p>19 what the traffic generation would be from the</p> <p>09:12:41PM 20 existing approved 36-unit development as a</p> <p>21 traditional single-family development, show the</p> <p>22 differences in that regard.</p>	<p style="text-align: right;">219</p> <p>1 55th, for instance, there is a left-turn lane</p> <p>2 into the property. The two streets have been</p> <p>3 designed to accommodate the volume of traffic</p> <p>4 that a 36-unit development would generate. But</p> <p>5 then by comparison, when we look at the 59 unit</p> <p>6 age-targeted community that would generate less</p> <p>7 traffic, those same design constraints that have</p> <p>8 been already built now would more than</p> <p>9 accommodate what would be generated by the</p> <p>09:14:06PM 10 project as it's being proposed today.</p> <p>11 MS. CRNOVICH: That's a good point you</p> <p>12 brought up, Steve. And I would guess that</p> <p>13 traffic has increased from the last study, too,</p> <p>14 especially with the Oak Street bridge.</p> <p>15 CHAIRMAN CASHMAN: Oh, yes. When I was</p> <p>16 on County Line --</p> <p>17 MS. CRNOVICH: I'm sure it's probably</p> <p>18 busier.</p> <p>19 MR. RUSSELL: Yes. We have looked back</p> <p>09:14:29PM 20 at some historic numbers. Du Page County has</p> <p>21 some traffic that's on their website at the</p> <p>22 intersection of 55th and County Line. And we</p>

<p style="text-align: right;">220</p> <p>1 take a look at that and kind of get an idea of 2 how that intersection is operating today. And 3 from these projections from our report as far as 4 what the traffic generation would be during 5 those peak hours, we can determine that there 6 really would be no impact to the level of 7 service, that intersection will not change. We 8 looked at the access drives into the 9 development. Being that there are two access 10 points, that provides flexibility of the 11 traffic. Regardless of which direction it goes, 12 they will be able to make the easier movement 13 out of the project. And there again, whether 14 it's a 36-unit development or 59-unit 15 age-targeted development, the level of service 16 of those driveways would not change for the two 17 different types of development products. 18 CHAIRMAN CASHMAN: How do you determine 19 that? Is it because of age in this empty-nester 20 kind of target group, that you are just not 21 getting the cycles of someone coming out of my 22 house every day, heading to work, coming back,</p>	<p style="text-align: right;">222</p> <p>1 traditional single-family home buyer, one or two 2 people will have a regular job or leave in the 3 morning during that time, come back in the 4 evening, has more of a regular type of traffic 5 pattern. Whereas as an age-targeted resident 6 may or may not be retired and would have a very 7 different -- could have a very different traffic 8 pattern. They might get up earlier and do 9 things more in the morning. They might travel 10 more during the off-peak hours. But in total, 11 they would generate less traffic because there 12 may be fewer cars. They would make fewer trips 13 because they wouldn't necessarily have that work 14 trip. That all kind of contributes to why the 15 trip generation is low. 16 We have actually surveyed some of 17 the developments that Mr. James presented, 18 Armour Woods in Lake Bluff in particular, and we 19 found first-hand just by those traffic counts 20 alone that, in fact, the numbers are lower when 21 the development is an age-targeted community 22 when compared to just a standard community.</p>
<p style="text-align: right;">221</p> <p>1 dropping the kids off at school, and all that? 2 So that's really the -- Because if you look at 3 their density proposal, which I have other 4 questions about that, when you are talking 124 5 versus 129, that's a pretty minor difference; 6 but you are looking at less traffic. 7 MR. RUSSELL: Yes. 8 CHAIRMAN CASHMAN: Because of that. 9 MR. RUSSELL: It's a couple different 10 things. We are presenting the total traffic, 11 total daily traffic numbers. So that's looking 12 over a 24-hour period, that's more of a product 13 of the type of age-targeted building that's 14 being proposed. A development that's not going 15 to have children, not going to have potential 16 children, that drive is likely to have fewer 17 vehicles at the house. It may be a 1 vehicle 18 household, may be a 2 vehicle household but 19 likely wouldn't be 3 or more. That contributes 20 to total traffic over the course of the day. If 21 you focus on the rush hours alone in the morning 22 and afternoon, during the weekdays, your</p>	<p style="text-align: right;">223</p> <p>1 MS. CRNOVICH: To that point, I could 2 see the traffic being lower. But then again you 3 would have twice as many units so wouldn't that 4 kind of even out? 5 MR. RUSSELL: The traffic, the trip- 6 generation rate per unit is lower. It's going 7 to be 33 to 50 percent lower than the typical 8 single-family unit. So more units doesn't 9 necessarily mean -- It does mean more traffic. 10 But in total, with the comparison with this, it 11 would still be less by about 33 percent. 12 CHAIRMAN CASHMAN: What kind of 13 happened generally -- I mean this is a concept 14 plan. That's the stage of the process we are 15 in. We are looking at a concept plan that, 16 ultimately, if it goes forward from the Plan 17 Commission, then it's to the Trustees, then at 18 some point a detailed plan would be submitted 19 and reviewed. At that time just because of this 20 development, I do think it's crucial that we 21 have a full traffic study done. The idea of 22 doing the concept review is so that Mr. James</p>

<p style="text-align: center;">224</p> <p>1 and his company are not spending money -- I know 2 you're probably not happy with that, doing 3 another traffic study -- but if the project 4 wasn't going forward, why spend the time and 5 money. So I think this is a good overview. But 6 if we really get into the detail and we are 7 talking about a project that's moving forward, 8 then I really think it's important for the 9 Village.</p> <p>09:18:45PM 10 Because Julie has a good point. I 11 don't know if you are aware of it, Oak Street 12 bridge, we had this bridge that was crazy, one 13 lane, wood plank, with asphalt on top. It was a 14 one lane stoplight. That has been replaced. A 15 big concern in the community when that was done 16 and is that going to become a shortcut and are 17 people going to come off of Ogden and use it to 18 get to County Line south and the Village has 19 been monitoring that.</p> <p>09:19:08PM 20 But I think it would just be good 21 to say we could document exactly where we are at 22 as we go forward.</p>	<p style="text-align: center;">226</p> <p>1 "I would like to submit a response 2 to the question or issue raised during the 3 initial project presentation and discussion made 4 last month.</p> <p>5 "The question and concern raised 6 had to do with the inclusion and incorporation 7 of habitable basement spaces, either in walkout, 8 day light or traditional basements.</p> <p>9 "The concern as I perceived it was 10 led by the supposition that any of these forms 11 of lower level spaces would ultimately provide 12 for the use of bed rooms, or additional sleeping 13 quarters. Therefore, to minimize and restrict 14 the number of habitants, total occupants, the 15 elimination of all lower spaces would guard 16 against this.</p> <p>17 "It was suggested that concrete 18 slabs on grade would be preferable.</p> <p>19 "As a registered architect 20 practicing in our Village of Hinsdale since 21 1983, I find this approach and alternate 22 thinking draconian, un-necessary, and both a</p>
<p style="text-align: center;">225</p> <p>1 CHAIRMAN CASHMAN: Other questions 2 regarding traffic?</p> <p>3 Thank you very much. We might have 4 a few later, but I appreciate it.</p> <p>5 MR. RUSSELL: No problem.</p> <p>6 CHAIRMAN CASHMAN: Anyone else from the 7 applicant? If not, I wanted to open up to the 8 community to get some input from anyone who 9 would like to speak on behalf of this project.</p> <p>09:19:41PM 10 Please state your name and where 11 you live, and we welcome your input.</p> <p>12 MR. MEISSNER: Michael Meissner, 13 1405 Chanticleer Lane, Hinsdale Illinois.</p> <p>14 You may have gotten a copy of this 15 in the late afternoon hours, but I will read 16 into the record what I submitted.</p> <p>17 MR. MC GINNIS: You all have it.</p> <p>18 CHAIRMAN CASHMAN: Pardon me?</p> <p>19 MR. MC GINNIS: You all have it.</p> <p>09:20:14PM 20 MR. MEISSNER: You can follow along if 21 you'd like. 22 "To the Hinsdale Plan Commission.</p>	<p style="text-align: center;">227</p> <p>1 confiscation and an imposed penalty.</p> <p>2 "Allow me to illuminate several of 3 the reasons for my reaction.</p> <p>4 "Concrete slabs on grade are 5 tremendously uncomfortable. They are physically 6 hard on the human body. SOGs" as they are known 7 "(slabs on grade) make terribly inefficient 8 thermal envelopes, offering very, very poor 9 thermal environments and conditioned space 10 retention.</p> <p>11 "SOG's" slabs on grade "are 12 inflexible with regards to services, plumbing, 13 heating, HVAC, and electrical. The repair, 14 replacement and servicing of each are 15 considerably more expensive and in the case of 16 plumbing problems" they "may go undetected for 17 years.</p> <p>18 "In those preferable topographical 19 configurations that lend themselves to walk outs 20 English gardens and daylight lower levels, the 21 forced grading that would become required would 22 be counter to the natural flow of the land.</p>

<p style="text-align: right;">228</p> <p>1 "If the real goal is to limit, 2 restrict or mitigate bed rooms in the lower 3 levels then let's address that issue as such. 4 "There are already codes in place 5 that forbid the introduction of lower level 6 habitable sleeping rooms. The required Light 7 and Ventilation mandates specific percentages of 8 a rooms area be met in both light and vent, and 9 that the window sill of a bedroom may not be 10 more than 2'6" above the finished floor. 11 "Covenants, codes and building 12 permits are the appropriate tools and safeguards 13 to restrict such uses. Do not throw the baby 14 out with the bath water!" 15 "Lower level uses such as 16 recreation areas, shops, craft, hobby, studio, 17 storage, quiet areas, and overall social, home 18 and family amenities are enormously valuable and 19 worthwhile. Restricting these will 20 significantly diminish the economic values of 21 these homes. 22 "By reference, all of the original</p>	<p style="text-align: right;">230</p> <p>1 I will be happy to respond to any 2 questions. Otherwise, thank you for your 3 indulgence. 4 CHAIRMAN CASHMAN: I do have one 5 question for you. What would be your opinion if 6 the 24 standard homes that are proposed that 7 basically could go without a basement? They are 8 not either a lookout or a walkout basement based 9 on the topography, if those were crawl spaces 10 versus full basements? 11 MR. MEISSNER: I still think if the 12 intention around that is to limit the use of 13 those spaces for bedrooms, put that in the 14 language, in the covenants of the development, 15 that it is forbade, that again in the permitting 16 process that they are not allowed. 17 In the event that someone does not 18 want a basement, then by all means a crawl space 19 is a far preferable solution than a slab on 20 grade. But I would not recommend in any way 21 losing that space. I, for one, live on a slab 22 on grade in Chanticleer. And while I had to</p>
<p style="text-align: right;">229</p> <p>1 Golf View homes built in the 50's by US homes 2 were" slabs on grade "and were considered to be 3 cheap homes. 4 "It is my strongest possible 5 professional recommendation that restrictive 6 covenants be employed and not an ill-conceived 7 blanket ban on basements. In my humble opinion 8 which truly would be a terrible design 9 solution!" 10 The use of crawl spaces in those 11 instances where someone does not want a basement 12 is a far preferable solution than a slab on 13 grade. And it provides for a much higher 14 quality of thermal value, acoustic value, all 15 kinds of considerations. 16 So I'm sorry to have seized on one 17 thing and made a whole story about this. But it 18 would be a very poor solution to reach the 19 concern, and that is that there are not bedrooms 20 in basements. So those can be addressed by 21 covenants and the various codes that are in 22 place.</p>	<p style="text-align: right;">231</p> <p>1 fight with the homeowners association for four 2 years to get permission to put skylights in, if 3 I ever went to the board of the homeowners 4 association and requested to put a basement 5 underneath my house, I would be tarred and 6 feathered and driven out of the community. 7 It is a space that is a valuable 8 space. I love building things. I like creating 9 things. If someone were to make that a 10 restriction to an otherwise fabulous place, I 11 would not move there. Any other questions? 12 MS. CRNOVICH: I had a one question for 13 the applicant actually since you brought up the 14 basements. 15 MR. BALAS: Thank you. 16 CHAIRMAN CASHMAN: Could we possibly 17 like at the next meeting get a floor plan of the 18 basements? 19 MR. JAMES: The basement is an 20 unfinished basement. I mean it's not -- Unless 21 someone wants to finish it, make a recreation 22 room out or what have you, it comes with an</p>

<div>232</div> <div> <p>1 unfinished basement. Usually it's about, what</p> <p>2 are they, 9 foot? I think we are about 9 foot.</p> <p>3 It's a 9-foot clear I think.</p> <p>4 MR. BALAS: 8'10".</p> <p>5 MR. JAMES: 8'10", something like that.</p> <p>6 It's a space that can finished off for</p> <p>7 recreation or what have you. We do provide or</p> <p>8 we do offer as well, we call it a bonus room</p> <p>9 over the garage, which we like a lot. Because</p> <p>09:27:37PM 10 it's light, airy, it's heated, carpeted,</p> <p>11 finished, air-conditioned and all the rest of it</p> <p>12 with the rest of the house. It's a nice area if</p> <p>13 a person wants to have an office up there or</p> <p>14 desk, he or she can look out. If you are</p> <p>15 painting, you have got natural light.</p> <p>16 CHAIRMAN CASHMAN: And the average</p> <p>17 prices that you have been talking about for the</p> <p>18 duplexes or the single family, does that number</p> <p>19 include or not include the basement?</p> <p>09:28:07PM 20 MR. JAMES: That includes the basement.</p> <p>21 CHAIRMAN CASHMAN: It includes it.</p> <p>22 What if someone was going to go to a crawl space</p> </div>	<div>234</div> <div> <p>1 say that, I'm just here to say you are lucky to</p> <p>2 have Edward James wanting to build in your town.</p> <p>3 Thank you.</p> <p>4 CHAIRMAN CASHMAN: Thank you.</p> <p>5 MR. BUCHELERES: Good evening. My name</p> <p>6 is John Bucheleres. I live on south Washington.</p> <p>7 B-u-c-h-e-l-e-r-e-s.</p> <p>8 So my wife Mary and I have been</p> <p>9 here for 23 years. We originally bought at</p> <p>09:29:53PM 10 714 Washington in '95. And all of a sudden it's</p> <p>11 2016. We have been here 23 years. We love the</p> <p>12 community. We have a big 6-bedroom house. We</p> <p>13 raised four children in that home or in two</p> <p>14 homes, went through grade school and middle</p> <p>15 school and high school. But they are gone, and</p> <p>16 they are never coming back.</p> <p>17 So -- And I don't know, I know his</p> <p>18 son Warren. I'm a commercial real estate owner</p> <p>19 and commercial real estate investor. So I have</p> <p>09:30:28PM 20 got a little bit of knowledge in, not</p> <p>21 residential, it's all commercial. But, you</p> <p>22 know, we need somewhere to go. We love this</p> </div>
<div>233</div> <div> <p>1 on a single, the single-family homes from a</p> <p>2 basement, what kind of money would they save?</p> <p>3 MR. JAMES: I'm going to take a wild</p> <p>4 guess, maybe 15,000, something like that, to get</p> <p>5 rid, in other words, just shorten the wall.</p> <p>6 CHAIRMAN CASHMAN: Right.</p> <p>7 MR. JAMES: And then you, that's about</p> <p>8 it.</p> <p>9 MR. BALAS: Excavation concrete.</p> <p>09:28:35PM 10 MR. JAMES: Excavation concrete, less</p> <p>11 dirt to get rid of and that type of thing.</p> <p>12 CHAIRMAN CASHMAN: Okay. Any other</p> <p>13 questions regarding basements? Okay.</p> <p>14 Next person -- thank you -- who</p> <p>15 would like to speak. Thanks, Mike.</p> <p>16 MR. TURK: My name is Richard Turk,</p> <p>17 T-u-r-k, President of Corley Communities. We</p> <p>18 are based out of Northbrook. And my business</p> <p>19 partner and my father-in-law Gene Corey is a</p> <p>09:29:09PM 20 contemporary of Ed James. And I really just</p> <p>21 want -- I grew up in LaGrange and went to LT,</p> <p>22 so I'm familiar with the area. I just want to</p> </div>	<div>235</div> <div> <p>1 community. We'd love to stay. We are close to,</p> <p>2 you know, we are close to our friends. We are</p> <p>3 close to our church. We are close to this</p> <p>4 community. And we are close to our club. And I</p> <p>5 couldn't envision moving to a different</p> <p>6 community or even moving downtown. I have just</p> <p>7 got no interest.</p> <p>8 But I sort of feel like we are</p> <p>9 being forced to move. We have got the big 6-</p> <p>09:30:55PM 10 bedroom house. And it really deserves to be</p> <p>11 turned over to a younger family with kids that</p> <p>12 are going to enjoy and appreciate the house and</p> <p>13 get a chance to pay the big tax bill, too.</p> <p>14 But I would like to speak out in</p> <p>15 favor of the project. And I can't believe,</p> <p>16 Steve, you are sitting here. I was here</p> <p>17 10 years ago with your son Warren speaking out</p> <p>18 in favor of just the development. Because, you</p> <p>19 know, there is a big piece of property that sits</p> <p>09:31:21PM 20 idle. And I know everybody has got their own</p> <p>21 set of concerns. I think that's really an</p> <p>22 inefficient use of the land. And I'm thrilled</p> </div>

<p style="text-align: center;">236</p> <p>1 now that that single-family home project has 2 turned into a project with multiple units. I 3 would probably be interested in one of the town 4 home units. I don't know if that's -- Is that 5 what you called them? 6 MR. JAMES: Duplexes. 7 MR. BUCHELERES: I would give Mr. James 8 a check today, if he'd let me, if you guys would 9 approve the project. 10 CHAIRMAN CASHMAN: I'm sold. 11 MR. MEISSNER: I have a pen. 12 MR. BUCHELERES: There are probably 10 13 couples that are in our position that would do 14 the same thing. I think it's a great project. 15 And Rick Turk, who has been a friend of mine for 16 30 years, when he said that we are lucky to have 17 this quality developer in our community, he 18 means it because it's true. Thank you. 19 CHAIRMAN CASHMAN: Thanks, John. 20 MR. PARSONS: My name is Dennis 21 Parsons, 28 Spring Lake, a long-time resident of 22 Hinsdale, licensed architect in the State of</p> <p>09:31:52PM 09:32:25PM</p>	<p style="text-align: center;">238</p> <p>1 They are not going to sacrifice their reputation 2 for one development. They are going to continue 3 to build the quality that they have been 4 building all over the Chicagoland suburbs. So I 5 think we are lucky that they haven't pulled the 6 plug and sold this property off to the highest 7 bidder and left town, very lucky. 8 So I urge you to send a positive 9 recommendation to the Village board and to get 10 this project moving because I'm not getting any 11 younger, and I like it here. Thank you. 12 MS. EDSTROM: Hi. Good evening. My 13 name is Kristin Edstrom, E-d-s-t-r-o-m. I am a 14 long-time resident of Hinsdale. I grew up in 15 town. I went to school with some of you here. 16 My children went to school with some of you 17 here. I grew up on north Washington, and I live 18 on south Washington. I live at 633 South 19 Washington. I don't know the properties that 20 you have talked about. I know a lot of the 21 other communities. 22 What I look at is a point of</p> <p>09:34:05PM 09:34:44PM</p>
<p style="text-align: center;">237</p> <p>1 Illinois. So I was around when this idea was 2 floated nine years ago, and there was a lot of 3 pushback on this. I didn't understand it then, 4 and I'm glad to see there has been a softening 5 of attitude towards this type of project in the 6 nine years that it's sat vacant there. 7 That development has a better 8 infrastructure than anyplace else in Hinsdale. 9 It has stormwater retention. It has bioswales. 10 It has curb and gutter. It has city sewer and 11 copper water lines. It's got everything. If 12 Hinsdale, if the rest of Hinsdale was built as 13 well as that development is going to be built, 14 we wouldn't have half the problems we have right 15 now. So that's one thing I want, one point I 16 want to make. 17 Secondly, I would like to echo the 18 other man's opinion that this is one of the 19 premiere developers in the Chicagoland area. We 20 have got a lot of good builders in Hinsdale, and 21 this company can go toe-to-toe with the best we 22 have got. They are not going to build junk.</p> <p>09:33:04PM 09:33:30PM</p>	<p style="text-align: center;">239</p> <p>1 comparison of what's available, what inventory 2 is available in my area. So I, like John, I 3 raised my kids here. I grew up here. I went to 4 the Lane School, graduated from the old middle 5 school. I graduated from Hinsdale Central, and 6 my kids went to school here in town as well. 7 So I see my friends and my family 8 relocate. I have had friends that have moved to 9 the City of Chicago. I have friends that have 10 moved to Elmhurst. I have friends that have 11 moved to LaGrange and Burr Ridge. I have 12 friends who recently bought and live in the 13 Hamptons, and I think there is a lot of really 14 great things about the Hamptons. I have been in 15 the condos and I have been in the townhouses. 16 When you talk about density, I think that's a 17 great word. And you can put it in perspective, 18 but you can watch your neighbor pour their 19 morning coffee at the Hamptons. I think it's 20 lovely buildings. My friends have 1st floor -- 21 how do I say -- walk-ins and they have offices. 22 They have studios. They have dens that are also</p> <p>09:35:12PM 09:35:37PM</p>

<p style="text-align: center;">240</p> <p>1 used as bedrooms. And I think as we grow older 2 and our kids come back to visit from college, as 3 they move to other cities and come home, I want 4 to have space for my children to come back and 5 guests come and stay with me for out of town. 6 So I think density is important. 7 I can only think of, I have family 8 that live at Graue Mill. And to me that feels 9 like it's age re -- how do I say -- age limited, 10 limiting if you will? 11 MR. JAMES: Age targeted or age 12 restricted. 13 MS. EDSTROM: Age targeted. It's age 14 restricted. I think in Oak Brook if you go to 15 Briarwood Villas in Oak Brook, to me that's age 16 restricted. There are no children that are 17 allowed to be born there. You can't move there 18 as a young couple and have children. 19 The Hamptons, I don't know the 20 terminology. It feels age targeted. But there 21 are kids there that are going to school in all 22 districts, in all school districts. And there</p>	<p style="text-align: center;">242</p> <p>1 an area -- Once you build deep basements and 2 land gets moved, and I appreciate with respect 3 to your conversation and thoughtfulness about 4 water -- and how do I say it, a wet garden, 5 which I have seen go in to Hinsdale Central, and 6 the maintenance and ongoing that goes on -- how 7 do we say landscaped, wet garden -- if you will. 8 So I do support the project. I 9 support your continued due diligence on the 10 project. And I'm right behind many others that 11 are looking for a place to buy and stay in our 12 community. Thank you for your time. 13 CHAIRMAN CASHMAN: Thank you. 14 MR. JAMES: Thank you very much. 15 CHAIRMAN CASHMAN: Any more comments? 16 Yes, please. 17 (Ms. Hanson sworn.) 18 MS. HANSON: My name is Maureen Hanson, 19 H-a-n-s-o-n. I live at 441 on Bruner Place in 20 Hinsdale. And I've probably lived in town 21 longer than any of you. I have seen so many 22 plans and projects proposed and go nowhere. I</p>
<p style="text-align: center;">241</p> <p>1 are professionals. And I think there is a big 2 difference between a 65 and over and 50 and 3 over. And I think that people enjoy that 4 multigenerational, if you will, component. I 5 live on a street with families that get together 6 with the 20, 30, 40, 50, 60, 70, 80 year olds. 7 I enjoy that. I want to stay in the community. 8 I agree with the comments that have 9 been made here today that this has been needed 10 in our community for a long time. Every time I 11 drive by Amlings, my mind is thinking that I'm 12 in marketing, and I'm in branding, and I'm 13 thinking what could be there that we are waiting 14 to be at that facility. 15 On County Line Road and on 55th 16 Street, to me it's still in the Village. You 17 can participate in community events, attend your 18 church. You can meet people in town for coffee. 19 I think it's still walk to town. Having grown 20 up on north Washington and grown up on south 21 Washington, I implore you to look at the 22 density. The water issues having, that's been</p>	<p style="text-align: center;">243</p> <p>1 happen to be married to one of those wicked 2 developers. And every time we drive on 55th or 3 County Line and we see the property and it's 4 still maintained very well for 10 years going 5 on, we say, How did he hang on this long. 6 We know what it is to hang on to 7 property on hope that at some point you can work 8 through your plan and come to an agreement. I 9 think it's a wonderful idea for age targeted. 10 I'm in that age group, my husband and I. And I 11 think it's a good thing for our Village. I 12 think it's good. A lot of people have, as 13 others have said, a lot of people have left and 14 gone to other communities because they couldn't 15 find what they wanted here. They are good 16 people. They would have like to have stayed, 17 but they didn't have that option. 18 So I would say for my husband and 19 myself, both, we are very in favor. And we hope 20 that we can come to some kind of an agreement 21 and get it moving and not have it sit like 22 Amlings. We live close to Amlings, it's sad.</p>

<p style="text-align: right;">244</p> <p>1 I would also add with traffic, I'm</p> <p>2 on Bruner Place, I think there are 11 houses on</p> <p>3 our street. At this point with the Bruner Place</p> <p>4 address I think nobody is under 50. So you will</p> <p>5 see traffic in and out during the day, you will</p> <p>6 see cars going by. There is no rush hour,</p> <p>7 morning or night. And some people are still</p> <p>8 working. There just is not a rush hour. So I</p> <p>9 can say that, too. I wish you well.</p> <p>09:41:07PM 10 MR. JAMES: Thank you.</p> <p>11 CHAIRMAN CASHMAN: Thank you. Any more</p> <p>12 comments?</p> <p>13 Okay. If not, those consist of the</p> <p>14 comments.</p> <p>15 And questions, comments by the</p> <p>16 Commissioners?</p> <p>17 MS. MC MAHON: I have a question on</p> <p>18 page 22, which is the student generation from</p> <p>19 the dozen or so other communities. First, five</p> <p>09:41:42PM 20 of those are Burr Ridge. And I'm wondering what</p> <p>21 school district each of those 5 is in, if it's</p> <p>22 181 or a different district.</p>	<p style="text-align: right;">246</p> <p>1 Northbrook, one of the Northbrook schools. And</p> <p>2 Burr Ridge Club, I don't know. Lake Ridge Club,</p> <p>3 I don't know. Chasemoor, I don't know.</p> <p>4 MS. MC MAHON: Do you know some of</p> <p>5 these, Mary?</p> <p>6 MS. RYAN: No.</p> <p>7 MS. FIASCONE: Burr Ridge Club is 181.</p> <p>8 And Savoy Club is not. I don't know the other</p> <p>9 one. Burr Ridge Club is 181.</p> <p>09:43:39PM 10 CHAIRMAN CASHMAN: Yes, Burr Ridge</p> <p>11 Club, that's the closest of the group.</p> <p>12 MS. MC MAHON: Okay. Well, I think it</p> <p>13 would make --</p> <p>14 CHAIRMAN CASHMAN: If that's something</p> <p>15 we could add to that chart? It's a good chart.</p> <p>16 MR. JAMES: Sure. We can get that. We</p> <p>17 will get that for you. We were looking for the</p> <p>18 number of children in the schools to see if the</p> <p>19 self-selecting process that we have been talking</p> <p>09:44:02PM 20 about was valid for those, as we think it will</p> <p>21 be valid for these, and we think it is. But we</p> <p>22 will find out the school district. We do have</p>
<p style="text-align: right;">245</p> <p>1 MR. JAMES: I don't know. I didn't, I</p> <p>2 did not --</p> <p>3 MS. MC MAHON: Because Burr Ridge is in</p> <p>4 several different school districts.</p> <p>5 MR. JAMES: I don't, I just don't know.</p> <p>6 MS. MC MAHON: Well, I think it's a</p> <p>7 relevant point for comparison purposes.</p> <p>8 MR. JAMES: I'm not -- In terms of</p> <p>9 what school they go to or the fact that they</p> <p>09:42:17PM 10 have children?</p> <p>11 MS. MC MAHON: Well, if they go to a</p> <p>12 less desirable school district, then there is</p> <p>13 less impetus to want to move there with kids.</p> <p>14 I'm not familiar with the North Shore district</p> <p>15 so I can't opine on that.</p> <p>16 MR. JAMES: Well, Royal Ridge is</p> <p>17 probable, that's in the Glenbrook school</p> <p>18 district. Hibbard Gardens where I live is New</p> <p>19 Trier. Fox Meadow is New Trier. Heatherfield</p> <p>09:42:49PM 20 would be Glenbrook South. Westgate would be one</p> <p>21 of the Glenview schools. Armour Woods is up in</p> <p>22 Lake Bluff, Lake Forest. Royal Ridge would be</p>	<p style="text-align: right;">247</p> <p>1 the, well --</p> <p>2 MS. MC MAHON: I mean if it's a less</p> <p>3 desirable school district, then I don't know if</p> <p>4 it is a valid comparison.</p> <p>5 MR. JAMES: We will get that for you</p> <p>6 sure.</p> <p>7 CHAIRMAN CASHMAN: So that the</p> <p>8 elementary district --</p> <p>9 MR. JAMES: Elementary and high school.</p> <p>09:44:29PM 10 MS. MC MAHON: Both.</p> <p>11 CHAIRMAN CASHMAN: That would be great.</p> <p>12 MR. JAMES: Could we just send that to</p> <p>13 you in a letter, would that work?</p> <p>14 CHAIRMAN CASHMAN: Yes. Just revise</p> <p>15 that spreadsheet and send it along.</p> <p>16 MR. JAMES: Okay. That's what we will</p> <p>17 do, add another column.</p> <p>18 CHAIRMAN CASHMAN: I think it will be</p> <p>19 good for the Board to see.</p> <p>09:44:39PM 20 MR. JAMES: Good. We will do that.</p> <p>21 MS. FIASCONE: Along the same lines on</p> <p>22 page 24 --</p>

<p style="text-align: right;">248</p> <p>1 MR. JAMES: Yes.</p> <p>2 MS. FIASCONE: It's Hinsdale</p> <p>3 single-family pricing and closing. Can you just</p> <p>4 confirm that that's District 181 Hinsdale</p> <p>5 prices? Because I have different numbers for</p> <p>6 the median price rages. Part of Hinsdale is not</p> <p>7 over in -- Golfview is not in District 181 and</p> <p>8 that would significantly lower that median price</p> <p>9 if it's included. So basically will you confirm</p> <p>10 if those numbers are District 181 only?</p> <p>11 MR. JAMES: 181. In terms of the 893?</p> <p>12 MS. FIASCONE: And the 930 and the</p> <p>13 \$1.12, yeah.</p> <p>14 MR. JAMES: Well, this is Hinsdale. I</p> <p>15 have to ask you a question, is all of Hinsdale</p> <p>16 in 181?</p> <p>17 MS. FIASCONE: No.</p> <p>18 MR. JAMES: No.</p> <p>19 MS. FIASCONE: So my numbers for</p> <p>20 January through September 2016, the median price</p> <p>21 is closer to 1.2.</p> <p>22 MR. JAMES: This came off the MLS just</p>	<p style="text-align: right;">250</p> <p>1 with the school district. Okay.</p> <p>2 MS. FIASCONE: Afterwards I can tell</p> <p>3 you if there is some not in the area.</p> <p>4 MR. JAMES: I'm at a disadvantage.</p> <p>5 MS. RYAN: One thing that concerns me</p> <p>6 is the modeling. I do hope that I would like to</p> <p>7 personally see some sort of, you know, housing</p> <p>8 that would allow people and the baby boomer</p> <p>9 group to go someplace after we are tired of the</p> <p>10 big house.</p> <p>11 The thing, though, and I know</p> <p>12 despite all the research you have done,</p> <p>13 etcetera, I think the millennials are setting a</p> <p>14 different standard. And I think Hinsdale is a</p> <p>15 perfect test case for them just based on myself</p> <p>16 trying to sell a house. And this is pretty --</p> <p>17 My house is not that old but this is pretty much</p> <p>18 what I fear. They are more concerned about I</p> <p>19 think the price point for millennials looking to</p> <p>20 get into Hinsdale in this development is pretty</p> <p>21 much perfect. They are not that concerned</p> <p>22 anymore about having a big yard. And the fact</p>
<p style="text-align: right;">249</p> <p>1 yesterday. There are, let's see, active</p> <p>2 listings in Hinsdale. And I don't -- Again, I</p> <p>3 don't know the district. There are 53 active</p> <p>4 listings. The average listing price is</p> <p>5 \$1,779,350. The average marketing time for</p> <p>6 those right now is 197 days. Under contract,</p> <p>7 there are 2. And the average listing price</p> <p>8 \$1,525,000. And the average marketing time was</p> <p>9 240 days, but I don't know the school district.</p> <p>10 MS. FIASCONE: Okay.</p> <p>11 MR. JAMES: Now this is right off the</p> <p>12 MLS.</p> <p>13 MS. FIASCONE: I'm sure it's correct.</p> <p>14 I just was curious if it had District 181.</p> <p>15 MR. JAMES: We had the figures. We had</p> <p>16 them for both Hinsdale and Burr Ridge combined.</p> <p>17 And I think at the last meeting you said, Could</p> <p>18 you get Hinsdale only; so that's what we did.</p> <p>19 But I did not get the school district, but I</p> <p>20 don't know if I can -- I've got the street</p> <p>21 addresses where they are located. I will see</p> <p>22 what we can -- Let me see what I can find out</p>	<p style="text-align: right;">251</p> <p>1 that Katherine Legge is right next door. You</p> <p>2 can roll your children over there. They can</p> <p>3 ride their bikes over there. They can access</p> <p>4 just a gem of a playground if you will.</p> <p>5 I think that they also are not that</p> <p>6 will interested in, you know, doing a whole lot</p> <p>7 of maintenance work. What I fear is that</p> <p>8 despite your best efforts to market to an age-</p> <p>9 targeted group. I do think there will be any</p> <p>10 number of millennial families looking, and this</p> <p>11 will be an ideal setting for them. And I know</p> <p>12 we can't exclude or try to exclude them, but it</p> <p>13 would kind of then defeat the purpose of trying</p> <p>14 to set up a housing option for people who are</p> <p>15 specifically looking to downsize and move to a</p> <p>16 development like this.</p> <p>17 I don't have the answer or the</p> <p>18 solution since you seem pretty concerned about</p> <p>19 restricted. But I really think we can't</p> <p>20 discount the impact of the millennials. Because</p> <p>21 just reading the other day things like parking</p> <p>22 garages are probably going to be a thing of the</p>

<p style="text-align: center;">252</p> <p>1 past because the millennials pretty much rely on 2 services such as Uber, Lyft, etcetera. 3 MR. JAMES: Absolutely right. 4 MS. RYAN: So I think it's just 5 something we have to think very seriously 6 because they are changing the face of our 7 culture. 8 MS. MC MAHON: I would like to echo 9 that because to me the number one reason to do 10 this project is to meet that demand of people 11 wanting to downsize. And so if other people end 12 up buying, it defeats the whole purpose of 13 really what we all want to do with this project. 14 CHAIRMAN CASHMAN: Which is -- If I 15 could just kind of switch gears, but on that 16 subject the whole issue of the homeowners 17 association covenants. I thought it was 18 fascinating to go through. Because my parents 19 at a point lived in an age-restricted community 20 and a lot of the covenants, it's interesting 21 some of the similarities. But a couple things 22 really jumped out at me. And I, I mean I don't</p>	<p style="text-align: center;">254</p> <p>1 Then it gets to no courts, play fields, 2 lounging, parking, baby carriages, playpens, 3 swing sets, bicycles, wagons, toys, vehicles, 4 and the like, and place and bench and chairs in 5 any of the common property except as authorized 6 or designated by the association. 7 So my first question is in this 8 development -- maybe you can show us a plan -- 9 what is common property. Is that basically all 10 the land around each one of these single-family 11 homes and each one of these duplexes? 12 MR. JAMES: You know, I have got that, 13 the definition in your ordinance about what 14 common property is. Let me see if I can -- 15 CHAIRMAN CASHMAN: And it will also be 16 important in how it's defined in the home owners 17 association. 18 MR. JAMES: In the current plat of 19 subdivision, all of the property within the 20 development is inside of a lot, designated lot 21 area. Now, for practical purposes, we would 22 call that private space. I can't go into your</p>
<p style="text-align: center;">253</p> <p>1 know where you guys stand; but I'm okay with 2 age-targeted so long as it's put together and 3 most likely with this tool, homeowner 4 association restrictions, and the design of the 5 buildings that it would appeal more 6 predominantly to people 55 and older with, if 7 they have kids, or they just have one. And 8 empty nesters would be, hopefully, 2/3 of the 9 group at least. 10 And if you go -- 11 MS. RYAN: It needs to be more than 12 that to make their numbers work. 13 CHAIRMAN CASHMAN: We will get to that 14 later because I have a bigger beef just about 15 those numbers. But if you go to the covenants 16 starting on page 28, this is where it gets into 17 this Article 9, use of lots and common property. 18 I'm disappointed you can't have pigs. 19 But it talks about pets, which is 20 good. We are talking about a dog park over at 21 Katherine Legge. But it really gets into, first 22 thing is about not hanging out laundry, trash.</p>	<p style="text-align: center;">255</p> <p>1 backyard, you can't come into mine, whether it's 2 a private fence or just common courtesy. The 3 homeowners association will have common property 4 in those three parks that we showed on the -- 5 Yes, the yellow, yes. Correct. 6 And then, but I think the -- Rob, 7 you can help me with this. Again, they call 8 open space anything that doesn't have anything 9 above it. 10 CHAIRMAN CASHMAN: Right. 11 MR. JAMES: Our definition of common 12 property would be anything that more than one -- 13 Common property would be property that other 14 than those who are abutting it can use, that 15 would be those parks. 16 CHAIRMAN CASHMAN: Yes. So if you look 17 at this first paragraph, and these are the 18 things we talked about briefly before. You 19 know, you know, play sets and everything; that 20 means basically I can put a play set in my yard. 21 If I have one of those single family, I could 22 have play sets, I could have toys, I could do</p>

<p style="text-align: center;">256</p> <p>1 whatever.</p> <p>2 MR. JAMES: No. I don't think that's</p> <p>3 the case.</p> <p>4 MR. BALAS: We can change the language</p> <p>5 on that. We can change the language.</p> <p>6 CHAIRMAN CASHMAN: Yes. Well, that's</p> <p>7 where I wanted to ask about that.</p> <p>8 MR. BALAS: So the fee simple lots are</p> <p>9 10,000 minimum, that was I think that is a</p> <p>09:53:27PM 10 template that we had used.</p> <p>11 CHAIRMAN CASHMAN: I was thinking that</p> <p>12 could be the case because, obviously, this is a</p> <p>13 starting point. But to me like an age-</p> <p>14 restricted community, you know, because this</p> <p>15 property, the land next to these single-family</p> <p>16 homes, they are not mowing that grass. That's</p> <p>17 basically being maintained by the homeowners</p> <p>18 association, correct? Around the single</p> <p>19 families and around the duplexes, correct?</p> <p>09:53:53PM 20 MR. JAMES: Yes.</p> <p>21 CHAIRMAN CASHMAN: So in my mind if we</p> <p>22 are trying to get the target audience to be the</p>	<p style="text-align: center;">258</p> <p>1 found that to be the case in all the homes that</p> <p>2 we build, the empty-nester, age-targeted. They</p> <p>3 just don't appeal to the children, parents want</p> <p>4 to be --</p> <p>5 CHAIRMAN CASHMAN: I'm a tough sell on</p> <p>6 that because, as I told you, I grew up with a</p> <p>7 1st floor master bedroom and we had four kids</p> <p>8 bouncing around the neighborhood.</p> <p>9 MR. JAMES: As I say, this is just our</p> <p>09:55:17PM 10 experience.</p> <p>11 CHAIRMAN CASHMAN: Right. So back to</p> <p>12 this, this first paragraph, my thought is we</p> <p>13 need to add some more things in here and need to</p> <p>14 get to this issue, whether this is common</p> <p>15 property or how the other space is defined.</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: And the other thing</p> <p>18 I would like to see added would be --</p> <p>19 MR. JAMES: What was that paragraph</p> <p>09:55:34PM 20 again under lot use?</p> <p>21 CHAIRMAN CASHMAN: Basically on the top</p> <p>22 of page 29, starts on page 28.</p>
<p style="text-align: center;">257</p> <p>1 empty nesters, that's one thing you need to do</p> <p>2 is appeal to what do families bring to a</p> <p>3 neighborhood. And it's portable basketball</p> <p>4 hoops. It's permanent basketball hoops. It's</p> <p>5 soccer balls. It's trampolines. It's batting</p> <p>6 cages. It's dogs runs. It's all those things.</p> <p>7 And they need to be restricted not just on the</p> <p>8 common property but on all the property.</p> <p>9 Because then I really think, if you look at</p> <p>09:54:21PM 10 this, a family, like you said earlier, and I</p> <p>11 see, okay, I could spend a million two here, or</p> <p>12 a million two on these houses that are around</p> <p>13 town, if I'm a family and I want that outdoor</p> <p>14 experience, I will go somewhere else because I</p> <p>15 will see these restrictions.</p> <p>16 MR. JAMES: I think there is one other</p> <p>17 issue that I wanted to raise. All of our homes</p> <p>18 have 1st floor master bedrooms. And we have all</p> <p>19 had our children and now we have grandchildren.</p> <p>09:54:46PM 20 And I, we, my wife and I, when we raised our</p> <p>21 four children, we wanted to be on the same</p> <p>22 sleeping level as our children. And we have</p>	<p style="text-align: center;">259</p> <p>1 MR. JAMES: Of the declaration.</p> <p>2 CHAIRMAN CASHMAN: Article 9.</p> <p>3 MS. MC MAHON: Yes, the declaration.</p> <p>4 CHAIRMAN CASHMAN: Article 9, use of</p> <p>5 lots on common property.</p> <p>6 MR. JAMES: Okay, great.</p> <p>7 CHAIRMAN CASHMAN: Starts on page 28,</p> <p>8 goes to 29.</p> <p>9 So some other things that I think</p> <p>09:55:52PM 10 would be helpful to add, and I thought I even</p> <p>11 heard these comments when you initially</p> <p>12 presented to the Board, basketball backstops,</p> <p>13 soccer, Lacrosse, hockey goals, batting cages,</p> <p>14 trampolines, dog runs. I think if those could</p> <p>15 be added, inflatable or portable pools.</p> <p>16 MR. JAMES: Yes. We can go down that</p> <p>17 whole list.</p> <p>18 CHAIRMAN CASHMAN: Because then I think</p> <p>19 even though age targeted, that's going to make a</p> <p>09:56:18PM 20 difference.</p> <p>21 MR. JAMES: Sure.</p> <p>22 CHAIRMAN CASHMAN: So that was on</p>

<div>260</div> <div> <p>1 page 29. But then later on page, page 33. And</p> <p>2 this would be on the same article, I guess, 18.</p> <p>3 It says, There shall be no athletic or</p> <p>4 playground equipment permitted in the front yard</p> <p>5 of a lot or where it was clearly visible from</p> <p>6 the street and all such equipment shall be</p> <p>7 stored inside between November 1st and</p> <p>8 April 1st. I think that needs to be revised to</p> <p>9 read, There shall be no athletic equipment or</p> <p>10 playground equipment permitted in the front,</p> <p>11 rear, or side yard of lot. And strike anything</p> <p>12 having to do with yours because that's basically</p> <p>13 saying I can have, you know, I can have, playing</p> <p>14 soccer in the back yard and set a couple goals</p> <p>15 up and be doing that, which is fine, because I</p> <p>16 think again, as, I don't remember the</p> <p>17 gentleman's name, this could be from another</p> <p>18 development. And it's a starting point. But I</p> <p>19 think that's important.</p> <p>20 And the remainder, last sentence</p> <p>21 says, There shall be no temporary or permanent</p> <p>22 basketball hoops installed, which I think is</p> </div> <div>09:56:52PM</div> <div>09:57:19PM</div>	<div>262</div> <div> <p>1 Briarwood but I personally -- That concerns me</p> <p>2 about that. Granted, I also have my other</p> <p>3 concerns about young people coming in to live in</p> <p>4 these so --</p> <p>5 MS. CRNOVICH: I think basically what</p> <p>6 Mary and Laurie was saying, what about -- I'm</p> <p>7 sorry, but back to what they were saying about</p> <p>8 age restricted. What about families moving in</p> <p>9 with older children where they don't need the</p> <p>10 trampolines but moving into Hinsdale for</p> <p>11 District 86, not just necessarily 181? I mean I</p> <p>12 would be more comfortable with less</p> <p>13 single-family homes and more of the duets.</p> <p>14 CHAIRMAN CASHMAN: I said that at the</p> <p>15 last meeting. If I was moving in, I would go</p> <p>16 for one of the duplexes.</p> <p>17 MS. CRNOVICH: Yes.</p> <p>18 CHAIRMAN CASHMAN: Those appeal to me.</p> <p>19 And back to your comment, I don't think density</p> <p>20 is necessarily a bad thing. I think there is --</p> <p>21 I love the fact that this is a very isolated</p> <p>22 property. You know, you have had,</p> </div> <div>09:59:01PM</div> <div>09:59:22PM</div>
<div>261</div> <div> <p>1 fine; so I think they can keep that. I just</p> <p>2 kind of think about how you make this work and</p> <p>3 get to the age-targeted and having it successful</p> <p>4 without putting all those other restrictions in</p> <p>5 place. And I think by, this is going to be</p> <p>6 important.</p> <p>7 MR. JAMES: We will go through the</p> <p>8 pages. I have got 28, 29, and 33.</p> <p>9 CHAIRMAN CASHMAN: Yes.</p> <p>10 MR. JAMES: And we will address those</p> <p>11 and get something back to you. And then we will</p> <p>12 also get to the high school districts for the --</p> <p>13 Yes.</p> <p>14 MS. FIASCONE: I agree with you on that</p> <p>15 language. I actually am against age-restricted.</p> <p>16 I'm a little worried that, if we do that, we</p> <p>17 would risk ending up where we are at right now</p> <p>18 with something sitting. For example, Burr Ridge</p> <p>19 Club, which is age targeted, only has 3 homes</p> <p>20 for sale right now whereas Briarwood in</p> <p>21 Oak Brook, which is age restricted, has 25</p> <p>22 listings. Granted, there is more units in</p> </div> <div>09:57:47PM</div> <div>09:58:19PM</div>	<div>263</div> <div> <p>1 unfortunately, ten years for the landscaping to</p> <p>2 grow along the streets. I mean you can barely</p> <p>3 see in. You don't even know what's going on in</p> <p>4 there, it's pretty well-shielded. And we have</p> <p>5 in the front people over in Burr Ridge, backs up</p> <p>6 to those yards. But then the hospital to the</p> <p>7 south.</p> <p>8 You know, the density doesn't</p> <p>9 concern me as much. And I want it to be a</p> <p>10 valuable asset for the community where many</p> <p>11 people would see this as the option, you know,</p> <p>12 kids go off to college, move out of the house,</p> <p>13 they get married. And all of a sudden, how do</p> <p>14 you stay in the community. And this is a great</p> <p>15 location.</p> <p>16 MS. CRNOVICH: But I'm also respectful</p> <p>17 of the fact of the current zoning, I mean you</p> <p>18 bought it R-2. It is R-2. This still concerns.</p> <p>19 MR. JAMES: The R-2 category, and I</p> <p>20 don't want to speak for Hinsdale because I'm</p> <p>21 not -- I'm not entitled to do that. But we</p> <p>22 have been told by the Plan Commission before by</p> </div> <div>09:59:50PM</div> <div>10:00:15PM</div>

<p style="text-align: center;">264</p> <p>1 one of trustees now that when the property was 2 annexed, which is a standard I think that, and 3 Rob, you can vouch for this, the properties are 4 brought in at the most restrictive category, 5 which would be R-2. And then the trustees or 6 the Village or the Plan Commission can decide 7 what to do with it at a later date. So that's 8 the basis on which this property was brought in. 9 They had a conditional use for the 10 sanitarium, as they do for the hospital there. 11 But the hospital, I don't think is going to go 12 away any time soon, at least not in our lifetime 13 and my lifetime. 14 But changing it from R-2 to this 15 planned development in an R-2 text amendment 16 change I think is beneficial, as we tried to, 17 show not only to the Village, to the schools. 18 And I think it's going to provide something you 19 just don't have in Hinsdale right now. It's 20 just not there. I mean the Hamptons is a lovely 21 project, there is nothing wrong with the 22 Hamptons. But you still have to go up those</p>	<p style="text-align: center;">266</p> <p>1 talked about, the row houses downtown, all over 2 the downtown area. It's coming for a long time. 3 This is going to be a unique opportunity. But I 4 think then when you look at the approval process 5 for the planned development and special use, 6 that's where it allows, you have to have 7 increased open space, there has to be public 8 benefit. 9 MS. CRNOVICH: Exactly. 10 CHAIRMAN CASHMAN: And I think that 11 allows concessions to be made to help a 12 developer do something that's not normally 13 allowed by the code but giving general Village 14 benefits and that our goal is to try to get to 15 that end. 16 MS. CRNOVICH: And I agree with you. 17 But again, I think we seriously need to consider 18 that he bought it R-2, it is zoned R-2, and now 19 you are asking for something different. And I 20 realize you want to give back in the way of a 21 dog park. But then I'm thinking of the 22 variances this will require, but we do need</p>
<p style="text-align: center;">265</p> <p>1 stairs to get in. Or once you are in, you have 2 got to go up the stairs. And that's just not 3 the case what we are offering. You may go up 4 one step, a stoop, or what have you; but that 5 can be handled. And so it's just not available. 6 CHAIRMAN CASHMAN: I think it's a 7 really good point, but I think our code is 8 really interesting. It's really, it's a 9 residential zoning ordinance. It states it all 10 over it's a residential community. Its number 11 one goal is to preserve and enhance that. So to 12 me it makes sense, any change like that would 13 revert to the most restrictive. 14 But I think that's also why they 15 have Commissions like us and the Board to make 16 the -- 17 MR. JAMES: That's right. 18 CHAIRMAN CASHMAN: The rule doesn't 19 always apply. And there needs to be exceptions 20 to the rule. And if all the houses were built 21 today, we wouldn't be having this conversation. 22 But this has been -- empty-nester has been</p>	<p style="text-align: center;">267</p> <p>1 empty-nester housing. I'm not sure if your plan 2 to me is a definition of empty-nester housing. 3 It's still going to be very appealing to younger 4 families seeking out the school districts. 5 MR. JAMES: I lost some by my 6 hearing -- 7 CHAIRMAN CASHMAN: I don't think there 8 is any way, there is no way to cover that due to 9 age restricted to stop that other than by the 10 design if you are a young family. I would 11 agree. It probably wouldn't be young families. 12 It might be older families. And say they move 13 in and stayed there, and the kids go to Hinsdale 14 Central and they move out, in my mind, so be it. 15 MS. CRNOVICH: There are families who 16 live just for -- 17 CHAIRMAN CASHMAN: That's going to be 18 the nature of the beast. I don't think that 19 would be a huge detriment to the town, that 20 family, or to the school district. I mean I 21 talked to both superintendents, and they really 22 don't have a concern about density, about</p>

<p style="text-align: right;">268</p> <p>1 students coming. Because to be honest, they</p> <p>2 have no control over who comes to the school. I</p> <p>3 mean it's completely, they just respond and they</p> <p>4 educate our kids if they show up to register.</p> <p>5 MS. CRNOVICH: But then again --</p> <p>6 CHAIRMAN CASHMAN: I mean I guess</p> <p>7 that's where I'm kind of curious to see and the</p> <p>8 Commissioners just on this one issue, age</p> <p>9 targeted versus age restricted. I appreciate</p> <p>10 you have on each presentation you've really</p> <p>11 delved into the reasons for and against in your</p> <p>12 mind.</p> <p>13 I'm just kind of curious. I</p> <p>14 personally am comfortable with the age-targeted</p> <p>15 so long as we focus on these other areas. And</p> <p>16 we can try to improve the probability that it</p> <p>17 will be mostly an empty-nester housing. Will it</p> <p>18 be the 100 percent? Probably not. It might be</p> <p>19 at some point. It just depends. But I think if</p> <p>20 we can get close enough. And if it was 2/3</p> <p>21 empty-nester or 3/4, that would be a lot that we</p> <p>22 don't have right now, it would be a benefit.</p>	<p style="text-align: right;">270</p> <p>1 and the trustee that when we first were, you</p> <p>2 know, moved to assigned to come and talk to you,</p> <p>3 the comment was -- and I think it was at that</p> <p>4 meeting, this was brought in for -- brought in</p> <p>5 at R-2 so that we had the right and the</p> <p>6 opportunity to change the zoning at a future</p> <p>7 date to something else.</p> <p>8 Now the building is gone, and you</p> <p>9 have R-2 and is that the best -- Is that the</p> <p>10 best locations for R-2? Is that the highest and</p> <p>11 best use for the land? Does that satisfy a</p> <p>12 need? Does that fill a need? You have got two</p> <p>13 arterial roads, 55th and County Line on either</p> <p>14 side. You have the parking lot for the hospital</p> <p>15 on the south. You have KLM park on the south.</p> <p>16 And you have a pond on the east and Burr Ridge</p> <p>17 east of that.</p> <p>18 And I would like to comment on the</p> <p>19 relationship to KLM park to our property. It's</p> <p>20 similar and probably not even as good as</p> <p>21 Fox Meadow. And you know what we did at the</p> <p>22 corner of Waukegan and Willow? We did 53</p>
<p style="text-align: right;">269</p> <p>1 And then as time, as people pass and people</p> <p>2 move, it could change. And it could at some</p> <p>3 point, if these people, properties kind of stay</p> <p>4 within -- and it becomes an empty-nester type of</p> <p>5 community, maybe it will kind of generate its</p> <p>6 own -- That's where people want to live when</p> <p>7 they are empty nesters because they are of the</p> <p>8 same age, and they have -- It's just that kind</p> <p>9 of feel to it.</p> <p>10 But I mean, Anna, you said</p> <p>11 basically you are okay with age targeted.</p> <p>12 Julie, what do you think, where do you sit on</p> <p>13 the age targeted versus age restricted?</p> <p>14 MS. CRNOVICH: I would prefer age</p> <p>15 restricted, but I do understand the economics of</p> <p>16 that. I guess right now I'm more hung up on it</p> <p>17 being R-2. You bought into R-2, it's zoned R-2,</p> <p>18 why should we change that.</p> <p>19 CHAIRMAN CASHMAN: That's a good</p> <p>20 question.</p> <p>21 MR. JAMES: My only answer to that is</p> <p>22 it goes back to the Plan Commission years ago</p>	<p style="text-align: right;">271</p> <p>1 empty-nester homes similar to what we are</p> <p>2 proposing here. And all be it at a higher</p> <p>3 density, but we took the corner of Willow Road</p> <p>4 and Waukegan, just across the street from the</p> <p>5 Kraft, old Kraft headquarters. And between New</p> <p>6 Trier, the park district and ourselves,</p> <p>7 whatever, we created soccer fields and ball</p> <p>8 fields. And we have no children at Fox Meadow.</p> <p>9 I mean there is a parking lot there, everything.</p> <p>10 I think it's no children but --</p> <p>11 CHAIRMAN CASHMAN: You say Fox Meadow.</p> <p>12 If you drive down Willow, it has the dense</p> <p>13 landscaping that currently exists on County Line</p> <p>14 and 55th. I told Mr. James how that one house I</p> <p>15 wish would go away. I understand he has \$1.5</p> <p>16 into it so I can understand that. I like the</p> <p>17 fact that it's green, and you really can't see</p> <p>18 what's going on there. It's a perfect</p> <p>19 transition from north of 55th Street all the</p> <p>20 homes that are there in southeast Hinsdale. I</p> <p>21 don't see them as having any kind of detrimental</p> <p>22 effect. Because, number one, you can't see it.</p>

<p style="text-align: center;">272</p> <p>1 You can't even see them really. They have a lot 2 of kind of green barrier along the north side of 3 the street. So it's a tricky, tricky issue. 4 But I'm just kind of curious, age-restricted, 5 age-targeted. 6 MR. WILLOWBEE: I'm more in favor of 7 age targeted with the covenants and 8 restrictions. 9 MR. JAMES: Did you say age targeted? 10 MR. WILLOWBEE: Yes. 11 MS. MC MAHON: I still have a concern 12 about that, whether that's really doable and 13 will it get us to where we want to be. 14 The other concern I have is, going 15 back to the public benefit, we threw out the 16 idea of a dog park, which I thought was a great 17 idea. I'm assuming that's something if it comes 18 to pass that since the Village owns KLM that can 19 be achieved looking at Rob here. 20 But I think maybe there is more 21 opportunity to do a little more than that. And 22 maybe at KLM isn't the place to do it, I don't</p>	<p style="text-align: center;">274</p> <p>1 mentioned it. It hit me because, you know, we 2 have got grand dogs all over the place. And 3 daughters and sons and grandchildren are always 4 walking them someplace. And I think just think 5 it would be a perfect spot for it. 6 CHAIRMAN CASHMAN: Again, I think it's 7 back to something that's public. 8 Regardless of where you lived in 9 town or even in Burr Ridge, the neighborhood, 10 that somebody could come over and use it. 11 MR. JAMES: The other thing I might add 12 is we did pay \$720,000 some 7 to 10 years ago 13 and for the park district, for the park fund, 14 whatever it was; so this is in addition to that. 15 CHAIRMAN CASHMAN: So you are just 16 concerned that without age restriction that this 17 might not work? 18 MS. MC MAHON: That it might not 19 achieve the goal of the empty nester primarily. 20 And by primarily, I mean at least 80 percent of 21 true empty nesters. 22 MS. CRNOVICH: My echo --</p>
<p style="text-align: center;">273</p> <p>1 know. But that didn't seem like that big of a 2 thing so -- 3 CHAIRMAN CASHMAN: I would like to loop 4 back to the dog park. Because I think it's a 5 start, but I don't think it's where I want to 6 exactly end up. 7 MS. CRNOVICH: And my opinion about the 8 dog park, we already have a dog park. I would 9 rather see something else. 10 CHAIRMAN CASHMAN: But not really. 11 MS. MC MAHON: We don't have a fenced 12 one. 13 CHAIRMAN CASHMAN: It's restricted to 14 just to certain hours of the day. 15 MR. JAMES: I will make an observation. 16 In recent weeks this past summer, I came out 17 many, many times to the property and to look at 18 it. Not once, not once did I drive in to the 19 property and not see a car or two parked and 20 walking their dogs and what have you. And I 21 thought to myself, that's wonderful. And I had 22 not thought of a dog park at all but you</p>	<p style="text-align: center;">275</p> <p>1 CHAIRMAN CASHMAN: It's a leap of 2 faith. 3 MS. CRNOVICH: It's a leap of faith. 4 It's new construction. You have people wanting 5 to move in, schools. 6 MS. MC MAHON: Some of the information 7 here like the additional tax returns. To me, 8 it's kind of peanuts. Those numbers are pretty 9 small in the scheme of things. But the real 10 benefit is getting, you know, these homes for 11 the -- 12 CHAIRMAN CASHMAN: One concern I have 13 is, I mean my hope is if we, if there is 14 restrictions, I mean I like the idea of taking 15 the 24 units that have a standard basement and 16 going crawl space and no basement. Because I do 17 think that that can allow additional -- It 18 would be more attracting to families with a 19 basement. 20 MS. CRNOVICH: I thought that's what we 21 were talking about, no basements, at the last 22 meeting.</p>

<p style="text-align: center;">276</p> <p>1 CHAIRMAN CASHMAN: It was something. I 2 was curious about Michael's comment about that. 3 I agree with him, I don't like slab on grades 4 either. But a crawl space is no different and 5 if that eliminates, just on those 24, that's a 6 sizeable chunk of the group, that I think would 7 again help to improve the probability, the 8 chance of this working. 9 And, you know, if you say 15 grand 10 a unit, then that's helping. It's been 11 criticism that the price point is too high. And 12 you are a businessman, and you can set the price 13 points where they are. If they don't sell, then 14 I imagine the price points will come down. So 15 that's capitalism. But I think everything we 16 can try to find that can help. But I understand 17 your thing with the age restrictive makes it 18 simple because it's black and white. 19 MS. MC MAHON: Don't need as much 20 faith. 21 CHAIRMAN CASHMAN: You don't need to 22 have faith.</p>	<p style="text-align: center;">278</p> <p>1 MS. MC MAHON: Well, I understand that. 2 MR. JAMES: And by these studies, which 3 I didn't even know existed until we researched 4 it, they were shocking, that it was up to a 5 22 percent discount on the price. That's a lot 6 of money. 7 MS. MC MAHON: Where were those -- I 8 don't know where those, were those national 9 studies or some other areas? I don't know that 10 those are applicable. 11 MR. JAMES: No. These are published 12 studies by learned real estate professors from 13 the universities. 14 MS. MC MAHON: Certainly the one -- 15 MR. JAMES: This is not statistical, 16 you know, MLS stuff. This is -- 17 MS. MC MAHON: Well, the one you put in 18 there, the Mallinckrodt, I don't think that's 19 applicable at all. It's completely different. 20 MR. JAMES: Mallinckrodt was an example 21 of trying to do something without really 22 understanding what it was they were doing. And</p>
<p style="text-align: center;">277</p> <p>1 MR. JAMES: You have got to think, 2 though, when you talk age restricted, you have 3 got to think of what you are selling to a 4 purchaser who says, Okay, that's fine. And then 5 he or she, two, three, four, five, years, comes 6 to sell the unit and, as was said over here, you 7 have got two homes similar qualities and all 8 things, one has the restriction the other 9 doesn't. 10 MS. MC MAHON: But we don't have a 11 similar home to that, that's the thing, we 12 don't. 13 MR. JAMES: The Savoy Club. 14 MS. MC MAHON: That's not in Hinsdale. 15 MR. JAMES: I understand. Well, there 16 is nothing in Hinsdale, nothing. 17 MS. MC MAHON: That's my point. 18 CHAIRMAN CASHMAN: That's where it's 19 tough. There is not a good comparable. 20 MR. JAMES: The people, they will, any 21 deed restriction is an impediment to the sales. 22 It reduces --</p>	<p style="text-align: center;">279</p> <p>1 they did this in good faith, and that was to 2 make it age restricted. They had the people who 3 wanted to preserve the building. They wanted to 4 provide for elderly. And then there was one 5 other group, and they all got together. And we 6 told the Village, okay, you went to a referendum 7 if you want to buy it, we will sell it to you. 8 And sure enough, the referendum passed and 9 nobody thought it would. And they bought it. 10 And they had the age restriction of 62 instead 11 of the typical 55. And as a result, they had 25 12 of the 81 units unsold after 5 years and the 13 developer lost the project. 14 Then the new developer came in. 15 And the village and the developer got together 16 and they reduced it to 55 as the age restricted, 17 but then the developer slashed the prices and 18 all those other 50, 60 people who had bought 19 suffered, you know, significant losses of value 20 to their units. 21 And as I said before, it's -- 22 MS. MC MAHON: I'm just not sure that</p>

<div>280</div> <div>1 project is a relevant comparison.</div> <div>2 MR. JAMES: It is not crazy, but it is</div> <div>3 crazy. We are a fiduciary about what we sell</div> <div>4 and what we develop. And we are very proud of</div> <div>5 the fact that every single development that we</div> <div>6 have ever put on the ground has appreciated in</div> <div>7 value, and it's not depreciated the surrounding</div> <div>8 community or the neighbors or what have you.</div> <div>9 They have all been successful. And I just don't</div> <div>10 think we want to change that on a thought that</div> <div>11 it might. Because it, all of our records, all</div> <div>12 of the statistics show that it just doesn't.</div> <div>13 People aren't going to go into an age-</div> <div>14 restricted with young children. They are just</div> <div>15 not going to do it. It just doesn't make sense.</div> <div>16 MS. MC MAHON: Age targeted.</div> <div>17 CHAIRMAN CASHMAN: Age targeted.</div> <div>18 MR. JAMES: Consider this, those kids</div> <div>19 are landlocked. They have got an arterial</div> <div>20 street on the west, one on the north. And they</div> <div>21 can't get to the east. And they do have the</div> <div>22 park on the south, but it's way at the far end.</div>	<div>282</div> <div>1 CHAIRMAN CASHMAN: Yes. They said it</div> <div>2 was important to study the issue and be</div> <div>3 thorough.</div> <div>4 MR. PETERSON: So I mean I haven't seen</div> <div>5 any real --</div> <div>6 CHAIRMAN CASHMAN: No.</div> <div>7 MR. PETERSON: I saw two be carefult</div> <div>8 and be considerate. But otherwise the Village</div> <div>9 is speaking, and I think that's something we</div> <div>10 need.</div> <div>11 CHAIRMAN CASHMAN: I agree.</div> <div>12 MS. CRNOVICH: Speaking of the letters,</div> <div>13 the letters that you sent to us or forwarded to</div> <div>14 us on Friday, Rob, from the February 2 meeting,</div> <div>15 Board of Trustees, are those going to be</div> <div>16 considered part of the public record?</div> <div>17 MR. MC GINNIS: Yes, they would.</div> <div>18 MS. CRNOVICH: I noticed they weren't</div> <div>19 in the packet, and I think it's important that</div> <div>20 we --</div> <div>21 CHAIRMAN CASHMAN: Wouldn't you need to</div> <div>22 White-out all the e-mail addresses?</div>
<div>281</div> <div>1 And that's a nice feature. But here again, we</div> <div>2 have the same feature, a lot nicer with</div> <div>3 irrigated ball fields and what have you,</div> <div>4 sprinkler system, and the whole thing. We don't</div> <div>5 have any children in Fox Meadow.</div> <div>6 CHAIRMAN CASHMAN: Scott, what are your</div> <div>7 thoughts on targeted versus restricted?</div> <div>8 MR. PETERSON: Targeted. But I think</div> <div>9 the covenants and conditions have to be very,</div> <div>10 very tight.</div> <div>11 MR. JAMES: We will tighten those up.</div> <div>12 MR. PETERSON: We need to do that and I</div> <div>13 think we see that in order to protect it best we</div> <div>14 can. We are not going to make it perfect, but</div> <div>15 we have to try to.</div> <div>16 CHAIRMAN CASHMAN: Right.</div> <div>17 MR. PETERSON: And I just think from a</div> <div>18 standpoint of all these e-mails that we have,</div> <div>19 the people kind of keep track. We have had</div> <div>20 42 people comment that I have, and 2 people were</div> <div>21 wishy-washy about it. Otherwise everybody else</div> <div>22 is looking for this.</div>	<div>283</div> <div>1 MR. MC GINNIS: That's why we didn't.</div> <div>2 I didn't want to publish all of those people's</div> <div>3 e-mail addresses. That's why I'm very careful</div> <div>4 to blind copy it, send it back out, and not give</div> <div>5 that information to the applicant. So certainly</div> <div>6 we will go ahead and redact all that information</div> <div>7 and make that part of the record.</div> <div>8 CHAIRMAN CASHMAN: When Chan comes</div> <div>9 back.</div> <div>10 MR. MC GINNIS: Next week.</div> <div>11 CHAIRMAN CASHMAN: Another to do item.</div> <div>12 MS. CRNOVICH: When does he get back?</div> <div>13 CHAIRMAN CASHMAN: Mary?</div> <div>14 MS. RYAN: As I said, I would be very</div> <div>15 much in support of a targeted marketing plan, if</div> <div>16 you will, and really fine tuning and tweaking</div> <div>17 the language to make it as -- try to think of</div> <div>18 everything including the kitchen sink in there.</div> <div>19 And I also like the idea of, even if it's for</div> <div>20 some piece of project, to go with a crawl space</div> <div>21 option. I think that would help as well.</div> <div>22 MR. JAMES: What?</div>

<div>284</div> <div> <div>1MS. RYAN: A crawl space option versus</div> <div>2a full basement.</div> <div>3MR. JAMES: Sure. It would be an</div> <div>4option. The other day I called the Savoy Club.</div> <div>5I talked to a woman over there, one of the</div> <div>6residents. And she happened to be a real estate</div> <div>7broker. I didn't know her but I just got her on</div> <div>8the phone and start chatting. And she said the</div> <div>9one thing that they really do like is storage.</div> <div>10They want storage. Because they are coming out</div> <div>11of their home. And my wife and I experienced</div> <div>12this. They don't want to give up the, quote,</div> <div>13mom's antique dining room table, so they store</div> <div>14it someplace in hope one of the kids will take</div> <div>15it later on when they have got the house; so</div> <div>16that's what they use it for or whatever.</div> <div>17CHAIRMAN CASHMAN: I have a concern</div> <div>18though, with a more senior empty nesters, I</div> <div>19think the basement is a hazard.</div> <div>20MR. JAMES: Well, I don't --</div> <div>21CHAIRMAN CASHMAN: That's where I</div> <div>22really like the idea. And I appreciate, you</div> </div> <div>10:19:08PM</div> <div>10:19:43PM</div>	<div>286</div> <div> <div>1option it's included. Why would you go</div> <div>2backwards?</div> <div>3MR. JAMES: Here is the other feature.</div> <div>4Some of those basements, and I don't have the</div> <div>5page in front of me --</div> <div>6CHAIRMAN CASHMAN: Well, just so that</div> <div>7people can't use it as storage. If it's only --</div> <div>8If it goes through this process, and basically</div> <div>9is built into the special use permit, that those</div> <div>1024 will not have basements, cannot have</div> <div>11basements, then they will build crawl spaces, no</div> <div>12basements.</div> <div>13MR. PETERSON: I have a problem with</div> <div>14that from the cost and not having the ability to</div> <div>15do that. I think that's going to hurt the</div> <div>16resale value.</div> <div>17CHAIRMAN CASHMAN: Versus having the</div> <div>18option?</div> <div>19MR. PETERSON: That's my -- You are</div> <div>20spending a lot of money. And you don't have</div> <div>21a --</div> <div>22CHAIRMAN CASHMAN: I really think the</div> </div> <div>10:20:53PM</div> <div>10:21:07PM</div>
<div>285</div> <div> <div>1identify the 24. In my mind, I think those</div> <div>2would be great, but those are crawl spaces only.</div> <div>3Because you'll still have all the remaining</div> <div>4structures that could have full basements. So</div> <div>5someone that wanted the storage space would have</div> <div>6it.</div> <div>7But we would again take this group</div> <div>8of houses and then take 24 of them and restrict</div> <div>9that ability to store. And you know, Michael</div> <div>10had a good point. People are constantly</div> <div>11building basements out in town with no permits</div> <div>12and that happens. So I don't think our building</div> <div>13code is not going to stop somebody from doing</div> <div>14something.</div> <div>15MS. CRNOVICH: I agree with you. Yes.</div> <div>16CHAIRMAN CASHMAN: That again is just</div> <div>17chipping away at the goal. If we took them out</div> <div>18of this 59, and now you have 24 of them that</div> <div>19don't have a basement as an option, I think</div> <div>20that's just going to make it more attractive to</div> <div>21an empty-nester community versus a family.</div> <div>22MALE VOICE: But the basement is not an</div> </div> <div>10:19:59PM</div> <div>10:20:23PM</div>	<div>287</div> <div> <div>1homeowners association covenants is where the</div> <div>2teeth are to really make it focused on the</div> <div>3seniors. My parents lived in an age-restricted</div> <div>4community and that was the teeth, and it really</div> <div>5did. When they went to sell, it limited the</div> <div>6pool of people that could look at their</div> <div>7property. But they bought into that, they</div> <div>8wanted it that way. When people came to visit,</div> <div>9it was short-term visits. You weren't going to</div> <div>10show up and be there for a year with a bunch of</div> <div>11kids in tow.</div> <div>12So it just was an idea. I'm okay</div> <div>13with the basements, without them. I want it to</div> <div>14be successful.</div> <div>15FEMALE VOICE: Steve, have you guys</div> <div>16done a field trip to the Hamptons, been to the</div> <div>17townhouses?</div> <div>18CHAIRMAN CASHMAN: A field trip? No,</div> <div>19we have not done it.</div> <div>20FEMALE VOICE: They have no basements</div> <div>21and they are absolutely beautiful, but there is</div> <div>22a lot of storage. There is tons of storage.</div> </div> <div>10:21:33PM</div> <div>10:21:54PM</div>

<p style="text-align: center;">288</p> <p>1 CHAIRMAN CASHMAN: Actually, we had a 2 family member, our good friend, who retired, 3 went empty-nester, lived in downtown Hinsdale, 4 went to Graue Mill. And both of them -- If they 5 had a basement, they would have died a lot 6 younger. Because in the end falls are what kill 7 you. And it's, they were even -- They 8 restricted, they had an upstairs. And when they 9 were younger, they get to go up there. When 10 they got into the 80s, they quit going upstairs. 11 With a basement door, they would have fallen 12 down there and killed themselves. 13 MR. JAMES: I think one issue, if we 14 have a duplex, some of our duplex homes have 15 basements and some are walkout. And we have 16 6 walkout and 12 lookout. If 1/2 of a duplex 17 home has a basement, the other half has to have 18 it. You can't separate those. So the numbers 19 could get -- 20 CHAIRMAN CASHMAN: Just something to 21 consider. 22 MR. JAMES: I think if you were to talk</p>	<p style="text-align: center;">290</p> <p>1 reservation. I like basements. I think they 2 are important for storage. And I don't know if 3 we are responsible for the safety of the people 4 that live there. 5 CHAIRMAN CASHMAN: I sure hope not. 6 MR. KRILLENBERGER: But I think that 7 Mr. James, describing yourself as a fiduciary, 8 which you are not legally of course, but even 9 invoking that term and thinking in those terms 10 really reinforces your -- 11 MR. JAMES: Thank you. 12 MR. KRILLENBERGER: -- your character 13 witnesses, I don't know what the best phrase is, 14 for this sort of developer we want in this 15 community. And yes, there are risks. You are 16 certainly taking financial and all sorts of 17 risks. And the Village is taking risks because 18 of the population that may move in there. We 19 may have school-aged kids regardless of whether 20 we age target I guess. But I think age 21 targeting, doing all the things with the 22 restrictive covenants, is a great idea, no swing</p>
<p style="text-align: center;">289</p> <p>1 about no bedrooms and this type of thing, that 2 might be better. And of course, we are still 3 thinking about, you know, or mention the 4 upstairs bonus room over the garage, which is 5 heated, cooled, air conditioned, carpeted. And 6 there was a picture in our previous presentation 7 of what one of those rooms looked like. 8 MS. MC MAHON: What is to stop somebody 9 from making a bedroom out of that? 10 MR. JAMES: Pardon me? 11 MS. MC MAHON: What's to stop someone 12 from making a bedroom out of that storage room, 13 the upstairs room? 14 MR. JAMES: The bonus room? No 15 bathroom. 16 MS. MC MAHON: There is one on the 2nd 17 floor. 18 MR. JAMES: It's just not set up that 19 way. It's just not set up that way. 20 CHAIRMAN CASHMAN: Jim? 21 MR. KRILLENBERGER: You are all raising 22 legitimate concerns, but I am for this without</p>	<p style="text-align: center;">291</p> <p>1 sets, no fun of any kind. 2 MS. CRNOVICH: Party's in the basement. 3 MR. KRILLENBERGER: Party is in the 4 basement, that's right. But I'm completely 5 onboard. And one of the comparisons that I 6 don't think it's being made here, it's not R-2 7 versus planned development. It's planned 8 development versus nothing. 9 And you have appropriately reserved 10 your threats but things like age restriction 11 being uneconomic is another way to me of saying 12 this may sit idle for another 10 years. That's 13 a really bad idea. And maybe the incremental 14 tax benefits are small, but they are something 15 and helpful. So again, I think our debate on 16 our discussion is really, really helpful. But I 17 am very inclined to send this along to the 18 trustees with a very high recommendation that it 19 should be pursued. 20 MR. JAMES: Thank you. 21 CHAIRMAN CASHMAN: Thank you. That's a 22 good seg because I wanted to get a sense kind of</p>

<p style="text-align: center;">292</p> <p>1 where we are at. One thing we are going to need</p> <p>2 is the declaration of covenants, conditions,</p> <p>3 easements, and restrictions for Hinsdale</p> <p>4 Meadows.</p> <p>5 MR. JAMES: Pages 28, 29 and 33.</p> <p>6 CHAIRMAN CASHMAN: If you can go</p> <p>7 through the whole thing and find them. Anything</p> <p>8 you can do to help us. You understand the goal</p> <p>9 that we are trying to accomplish.</p> <p>10 MR. JAMES: You will have it.</p> <p>11 CHAIRMAN CASHMAN: That would be very</p> <p>12 helpful. And Laurie and Jim, you talked about</p> <p>13 this financial piece. And I believe it's the</p> <p>14 Teska.</p> <p>15 MS. MC MAHON: Yes.</p> <p>16 CHAIRMAN CASHMAN: So, you know, I</p> <p>17 stated my issues with this before. And, you</p> <p>18 know, you went through and responded to each of</p> <p>19 the issues we raised. And I like how you did</p> <p>20 that, it was helpful. But I still, I have an</p> <p>21 issue with this because all your numbers --</p> <p>22 Number one, the numbers, and I</p>	<p style="text-align: center;">294</p> <p>1 it's just a small sample. I think you can skew</p> <p>2 the numbers. And I personally, I like your</p> <p>3 proposal, the spreadsheet that we wanted to</p> <p>4 modify that Laurie asked you that had the school</p> <p>5 districts, that shows what you believe is going</p> <p>6 to happen. But I think when comes to this</p> <p>7 summary of financial impacts and these</p> <p>8 calculations, these need to be played right down</p> <p>9 the middle and balanced regardless of the</p> <p>10 outcome and the finances because a couple</p> <p>11 questions I have related to that, the</p> <p>12 financial --</p> <p>13 MR. JAMES: Which page are you talking</p> <p>14 about?</p> <p>15 CHAIRMAN CASHMAN: The original report,</p> <p>16 Teska attachment 1. Where it basically starts,</p> <p>17 it's Table 1, Summary of fiscal impacts. This</p> <p>18 is from before. And this is where you start</p> <p>19 with, you compare the proposed site plans of the</p> <p>20 current zoning for 36 homes.</p> <p>21 So your current zoning for</p> <p>22 36 homes, you use the Rutgers study by Robert</p>
<p style="text-align: center;">293</p> <p>1 agree with you, the financial aspect of this is</p> <p>2 not why in my mind why we are considering this.</p> <p>3 We are considering this because this is an</p> <p>4 empty-nester option for this property. If we</p> <p>5 were looking for, you know, the most money that</p> <p>6 can be made, we would be looking to do a retail</p> <p>7 development or something; and we are not. We</p> <p>8 are looking for housing for the empty-nester</p> <p>9 community. So I understand how this is set up</p> <p>10 and works. But I really think it would be a</p> <p>11 mistake, this is just my opinion, for the Plan</p> <p>12 Commission or the Board of Trustees to accept</p> <p>13 this report the way it is and allow it to be</p> <p>14 part of this project as a report because I think</p> <p>15 it's basically it's cooking the numbers in a</p> <p>16 favorable position, which is fine because that's</p> <p>17 part of marketing. But if you are going to use</p> <p>18 the Rutgers study to establish your single-</p> <p>19 family density, then to go and select those 11,</p> <p>20 which may or may not -- it's a very small sample</p> <p>21 set, it's not census data, it's not national</p> <p>22 data, it's not even statewide data, county data,</p>	<p style="text-align: center;">295</p> <p>1 Burchell and some other officers from the Center</p> <p>2 of Urban Policy researched at Rutgers</p> <p>3 University, entitled Residential Demographic</p> <p>4 Multipliers. The study was conducted using New</p> <p>5 housing in Illinois primarily suburban markets.</p> <p>6 The most comprehensive study of new housing was</p> <p>7 utilized.</p> <p>8 So you are using that for single</p> <p>9 family, and I'm all in favor of that. I want</p> <p>10 you to use the same thing for your proposed</p> <p>11 approach. It's going to change the numbers.</p> <p>12 But I think to for us to approve this based on,</p> <p>13 say that we are going from 29 kids in 181 to 4,</p> <p>14 I think it's a leap and a prayer. If it came</p> <p>15 back and say it was 15 or 20, I still believe</p> <p>16 because I don't think there isn't data yet on</p> <p>17 what you are proposing is this age targeted.</p> <p>18 But I'm okay with that because I just would not</p> <p>19 like to approve something, and then say for some</p> <p>20 reason it doesn't work, they go back, Look, you</p> <p>21 accepted this data that was clearly erroneous.</p> <p>22 There are not 4 kids in 181, there are 14 kids</p>

<div>296</div> <div>1 in 181. And again, the school districts really</div> <div>2 don't have an opinion on it. They are going to</div> <div>3 accept and educate those kids. Even if they</div> <div>4 move in, is it going to be a blip, are they</div> <div>5 there for a short period of time, my hope would</div> <div>6 be through the H0A covenants and the</div> <div>7 restrictions we put in place, that through that</div> <div>8 and the design, that it will force the numbers</div> <div>9 lower than this table. But I just have an issue</div> <div>10 with this. It doesn't even --</div> <div>11 We have in our zoning ordinance</div> <div>12 under subdivision section, Table 11-1, for a</div> <div>13 single-family detached, we have 3.8 persons per</div> <div>14 dwelling unit; for a 3 bedroom attached, 2.4.</div> <div>15 Our Code doesn't have data for age groups from</div> <div>16 age 5 to 14 or 15 to 18.</div> <div>17 MR. JAMES: None of, the Rutgers</div> <div>18 studies are --</div> <div>19 CHAIRMAN CASHMAN: It has that data.</div> <div>20 MR. JAMES: No, they don't.</div> <div>21 CHAIRMAN CASHMAN: I was looking at it</div> <div>22 today. It has the data. It breaks out. It</div>	<div>298</div> <div>1 single-family homes up there in 200 acres of</div> <div>2 solid woods. We had been invited in to do</div> <div>3 empty-nester housing. They said, No, give us</div> <div>4 single-family homes; so we did that. That was</div> <div>5 in the '78 to the '80 period when interest rates</div> <div>6 were 22 percent and 20 percent. They came back</div> <div>7 to us and said, What would you think if we</div> <div>8 allowed you to build some empty-nester homes.</div> <div>9 We said we would look at it and</div> <div>10 come back. We took out 28 acres, and we reduced</div> <div>11 our density of single-family homes to 172</div> <div>12 single-family homes. We took the 28 acres and</div> <div>13 we developed Armour Woods, which is 3 units to</div> <div>14 the acre, 84 units. That development, done,</div> <div>15 finished in '84, have zero school children how</div> <div>16 many years later, 30 years later.</div> <div>17 CHAIRMAN CASHMAN: That all could be</div> <div>18 well and true.</div> <div>19 MR. JAMES: It is.</div> <div>20 CHAIRMAN CASHMAN: But I would like</div> <div>21 this not in the packet, because I just don't</div> <div>22 think, I think you can't have your data both</div>
<div>297</div> <div>1 lists, it lists, for example --</div> <div>2 MR. JAMES: They do, the Rutger study</div> <div>3 now has it?</div> <div>4 CHAIRMAN CASHMAN: Yes.</div> <div>5 MR. JAMES: For age targeted?</div> <div>6 CHAIRMAN CASHMAN: No. It has for a</div> <div>7 particular housing type, it has not only the</div> <div>8 population but it has.</div> <div>9 MR. JAMES: Oh, yes, sure. Bedroom</div> <div>10 count and all the rest.</div> <div>11 CHAIRMAN CASHMAN: Right.</div> <div>12 MR. JAMES: They have all this.</div> <div>13 CHAIRMAN CASHMAN: Right.</div> <div>14 MR. JAMES: But nobody has, nobody,</div> <div>15 Rutgers, to our knowledge, have not done these</div> <div>16 age-targeted developments.</div> <div>17 CHAIRMAN CASHMAN: And I totally agree,</div> <div>18 and I agree with that.</div> <div>19 MR. JAMES: And that is a short-sighted</div> <div>20 on their part so we did our own. We did Armour</div> <div>21 Woods in Lake Bluff. It was a 200-acre</div> <div>22 development called Tangly Oaks. We had 200</div>	<div>299</div> <div>1 ways. You have to either agree to use the data</div> <div>2 from Rutgers and play it both ways. Let me just</div> <div>3 ask a couple of questions because you talked</div> <div>4 about these financial benefits, which is great.</div> <div>5 To me if it's financially even, it's a good</div> <div>6 thing. But we first talked about District 181,</div> <div>7 \$122,000. District 86, \$33,000.</div> <div>8 So just based on that, say you had</div> <div>9 the same number of children projected in this</div> <div>10 empty-nester housing versus the normal, how</div> <div>11 would those numbers change? Because you have</div> <div>12 more revenue because you have more units,</div> <div>13 correct? There is more taxing because there is</div> <div>14 more units?</div> <div>15 MR. JAMES: Sure.</div> <div>16 CHAIRMAN CASHMAN: So what's the</div> <div>17 impact? Say that number changed. Say you have</div> <div>18 29 kids in single family and 29 kids in an</div> <div>19 empty-nester, and my 122 becomes 75. Who cares?</div> <div>20 It's still a good thing. I just think to try to</div> <div>21 go so low with those student counts.</div> <div>22 MR. JAMES: We did not try to go low.</div>

<p style="text-align: center;">300</p> <p>1 We took whatever, I just --</p> <p>2 CHAIRMAN CASHMAN: No. I agree. You</p> <p>3 did what you -- There was a reason and it made</p> <p>4 sense and you went and sampled data, but I think</p> <p>5 it's way too small of a sample to be meaningful</p> <p>6 and to base these calculations on. So I would</p> <p>7 be curious to see if you looked at the Rutgers</p> <p>8 numbers and did both columns the same way just</p> <p>9 to see what those numbers are, because I don't</p> <p>10 think this decision is hinging on the financial</p> <p>11 revenue that's coming from this project.</p> <p>12 MR. KRILLENBERGER: But are you saying</p> <p>13 that it hinges on the number of kids that might</p> <p>14 go to our schools?</p> <p>15 CHAIRMAN CASHMAN: No. Because I</p> <p>16 believe everything that he said that regardless</p> <p>17 of if he uses the Rutgers numbers, I think we</p> <p>18 are going to perform better. There is going to</p> <p>19 be fewer kids than what that Rutgers proposal --</p> <p>20 MS. MC MAHON: Whether it's 4 or</p> <p>21 whether it's 20, who knows.</p> <p>22 CHAIRMAN CASHMAN: Right. Right. You</p>	<p style="text-align: center;">302</p> <p>1 we looked at.</p> <p>2 CHAIRMAN CASHMAN: Right.</p> <p>3 MR. JAMES: The rest of the numbers</p> <p>4 were agreed upon between the Village and the</p> <p>5 school district and ourselves in terms of this</p> <p>6 is what it will cost. These numbers are not</p> <p>7 ours. When I say "not ours," these, the benefit</p> <p>8 to the school, the benefit to --</p> <p>9 MS. MC MAHON: No. You gave him the</p> <p>10 number of the kids, which is driving it.</p> <p>11 MR. JAMES: All we did was base it on</p> <p>12 the number of children. They then took it. As</p> <p>13 a matter of fact, if you look here, expense cost</p> <p>14 of additional teacher, minus 75,000. They</p> <p>15 picked that. They said, well, just what happens</p> <p>16 if we have to have another teacher. They said,</p> <p>17 well, we will take out 75,000. Otherwise, it</p> <p>18 would have been something else.</p> <p>19 CHAIRMAN CASHMAN: That's what I mean.</p> <p>20 Say even if you take your proposed empty-nester,</p> <p>21 the Hinsdale Meadows development, and you say</p> <p>22 you are going to have 29 kids, that's basically</p>
<p style="text-align: center;">301</p> <p>1 are not going to know. But if we go forward and</p> <p>2 approve that there is going to be a total of</p> <p>3 6 kids in this development and all the sudden</p> <p>4 there is 12, I just think it's --</p> <p>5 MR. JAMES: Why don't we give you a</p> <p>6 calculation on 10 or 12 kids.</p> <p>7 CHAIRMAN CASHMAN: Why don't you, if</p> <p>8 you could run it with the Rutgers number.</p> <p>9 MR. JAMES: It's a guess. It's guess.</p> <p>10 We don't have any --</p> <p>11 CHAIRMAN CASHMAN: I know they are all</p> <p>12 guesses, but that's a much larger. That's based</p> <p>13 on U.S. census data. It's a much bigger thing.</p> <p>14 Like you said, these are experts. It's a</p> <p>15 comprehensive study. It's used by a lot of</p> <p>16 people. I just would personally be more</p> <p>17 comfortable, and I really don't care where these</p> <p>18 three numbers end up where we are talking 181,</p> <p>19 District 86, or the Village.</p> <p>20 MR. JAMES: The only numbers that came</p> <p>21 out of the school, the number of school</p> <p>22 children, were as a result of the developments</p>	<p style="text-align: center;">303</p> <p>1 a little bit more than a classroom. So your</p> <p>2 number for 181 goes from 122, you take 75 grand</p> <p>3 out of it, it's still a positive.</p> <p>4 MR. JAMES: It's still positive.</p> <p>5 CHAIRMAN CASHMAN: It's still positive.</p> <p>6 The Village, in my mind, how would the Village's</p> <p>7 14 grand change? It wouldn't, would it?</p> <p>8 MR. JAMES: It wouldn't, no.</p> <p>9 MR. BALAS: That's tax revenue.</p> <p>10 MR. JAMES: The Village isn't going to</p> <p>11 change at all.</p> <p>12 CHAIRMAN CASHMAN: I think leaving this</p> <p>13 in there suggests a possible criticism about the</p> <p>14 Plan Commission and the Trustees that we are</p> <p>15 accepting some numbers, that our underlying</p> <p>16 assumption is too soft.</p> <p>17 MR. BALAS: Presenting evidence that</p> <p>18 age-targeted communities generate fewer kids</p> <p>19 than the Rutgers study indicates.</p> <p>20 CHAIRMAN CASHMAN: Right. And I would</p> <p>21 still like, say you change the Teska and use the</p> <p>22 Rutgers on both sides, now I would still want</p>

<p style="text-align: center;">304</p> <p>1 you to use your other graph to say that's based 2 on this national but here are the things that we 3 think are the problem; it does not address 4 single-family master bedrooms; it doesn't 5 address age-targeted housing. Based on our 6 other survey, in addition to that, we have done 7 this survey and we have this other data, then I 8 think it just paints a better picture. You have 9 using the national standard, you have these 10 calculations. And then you show, and this is in 11 a way the worst-case scenario. And this is what 12 you think is going to happen. I just think it's 13 more transparent.</p> <p>14 MR. JAMES: We will pull the Rutgers 15 study, put it together based on this, based on 16 the bedrooms. And then we will give you what's 17 in the real world.</p> <p>18 CHAIRMAN CASHMAN: Right.</p> <p>19 MR. JAMES: Because Rutgers hasn't done 20 it. Rutgers is --</p> <p>21 CHAIRMAN CASHMAN: Some day they will 22 be studying this.</p>	<p style="text-align: center;">306</p> <p>1 MR. BALAS: Teska.</p> <p>2 MR. JAMES: Teska was involved.</p> <p>3 CHAIRMAN CASHMAN: I'm sure.</p> <p>4 MR. JAMES: So these are not numbers 5 that we just pulled out and said it would be 6 nice to have 122,000. We just won't do it.</p> <p>7 CHAIRMAN CASHMAN: Right. So it's 8 really those three numbers. Total population, 9 proposed 181 students and 86 students for the 10 Hinsdale Meadows, and then see how the numbers 11 change.</p> <p>12 MR. JAMES: We will put the Rutgers --</p> <p>13 MS. MC MAHON: Call it a worst case.</p> <p>14 CHAIRMAN CASHMAN: Yes, a worst-case 15 scenario. Because I do agree that I think 16 that --</p> <p>17 MR. JAMES: Okay. We will do it.</p> <p>18 CHAIRMAN CASHMAN: -- I mean if we are 19 successful and we accomplish with just those 20 restrictions alone is not going to make it as 21 attractive for a young family moving in with 22 play sets. Try telling your kid they are not</p>
<p style="text-align: center;">305</p> <p>1 MR. JAMES: They should do it, they 2 should do it.</p> <p>3 CHAIRMAN CASHMAN: If you were able to 4 do that that would really eliminate a lot of my 5 concerns about that. Because I even think one 6 of the letters we received this week was talking 7 about the benefits. And that's where I just 8 worry that, you know, someone is going to lock 9 into, you know, the 122 to the 33 and the 14.</p> <p>10 The 14 is not going to change whether we have 11 29 kids or 4 kids. The 33 is not going to 12 change much because that's a smaller delta on 13 the older-aged kids. You know, we are only 14 talking 8 in the worst-case scenario in the 15 36 homes.</p> <p>16 MR. JAMES: I think what you'll 17 remember here is that the numbers for the school 18 district, for the Village, and the high school, 19 all three, were after a thorough discussion and 20 review with your financial officer, with the 21 school superintendent, and with, what was, Tracy 22 or Teska?</p>	<p style="text-align: center;">307</p> <p>1 going to have a play set. It's going to 2 restrict that, which I think is what we kind of 3 want. So I'll get off my --</p> <p>4 MS. MC MAHON: I just had one question 5 on parking.</p> <p>6 CHAIRMAN CASHMAN: Sure. Yes.</p> <p>7 MS. MC MAHON: I just had one question 8 on parking.</p> <p>9 MR. JAMES: Yes, sure.</p> <p>10 MS. MC MAHON: So I understand, you, 11 obviously, have the two spots in the garages and 12 then two on the apron in front.</p> <p>13 MR. JAMES: Apron, yes.</p> <p>14 MS. MC MAHON: Is all other parking on 15 the street, is that correct?</p> <p>16 MR. JAMES: Correct, yes.</p> <p>17 MS. MC MAHON: There was some reference 18 to some kind of parking area, but I wasn't sure 19 if that really existed.</p> <p>20 MR. JAMES: No. There is no other 21 parking lot to speak of. The on-street parking, 22 these are public roads. And Hinsdale would</p>

<p style="text-align: center;">308</p> <p>1 establish the requirements or regulations for</p> <p>2 on-street parking.</p> <p>3 MS. MC MAHON: So I'm assuming there</p> <p>4 would be no overnight parking since there isn't?</p> <p>5 MR. MC GINNIS: Like any of our</p> <p>6 streets, right.</p> <p>7 MS. MC MAHON: Second, I'm assuming you</p> <p>8 would have to limit it to one side of the</p> <p>9 street?</p> <p>10 MR. JAMES: I don't know the Hinsdale</p> <p>11 Code. But I know the streets are wide enough so</p> <p>12 that you can park on one side and still get by</p> <p>13 on the other.</p> <p>14 MR. MC GINNIS: It would probably</p> <p>15 accommodate parking on both sides.</p> <p>16 MS. MC MAHON: So you could park on</p> <p>17 both sides? But then you couldn't have two cars</p> <p>18 there, there would only be one lane.</p> <p>19 MR. MC GINNIS: I believe you could</p> <p>20 with a 66-foot right of way. I'm not sure if</p> <p>21 both sides are posted right now or just one</p> <p>22 side. I'm not sure we've got all that signage</p>	<p style="text-align: center;">310</p> <p>1 MS. CRNOVICH: Can we continue that?</p> <p>2 CHAIRMAN CASHMAN: I don't mind going</p> <p>3 through it quickly because it's something I</p> <p>4 think if we are going to continue this meeting,</p> <p>5 if we are not going to vote tonight on the whole</p> <p>6 package, then I would like the applicant to be</p> <p>7 able to respond.</p> <p>8 MS. CRNOVICH: I thought we had a stop</p> <p>9 time at 10:30. I have an early appointment so</p> <p>10 I'd appreciate it.</p> <p>11 CHAIRMAN CASHMAN: We will move it</p> <p>12 along. I guess we will start with Jim. What's</p> <p>13 your thought of what was currently proposed as</p> <p>14 the public benefit, which in the PowerPoint was</p> <p>15 different than the package?</p> <p>16 MR. KRILLENBERGER: The dog park?</p> <p>17 CHAIRMAN CASHMAN: Yes.</p> <p>18 MR. KRILLENBERGER: It sounds like a</p> <p>19 reasonably beneficial feature and sounds</p> <p>20 sufficient for what would qualify as a public</p> <p>21 benefit here.</p> <p>22 CHAIRMAN CASHMAN: Mary?</p>
<p style="text-align: center;">309</p> <p>1 up yet.</p> <p>2 MR. JAMES: That has not been done.</p> <p>3 MR. MC GINNIS: It's dedicated</p> <p>4 right-of-way, so the on-street parking would be</p> <p>5 regulated like any other street.</p> <p>6 MR. KRILLENBERGER: What is the process</p> <p>7 going forward from here?</p> <p>8 CHAIRMAN CASHMAN: Yes. We have</p> <p>9 another matter of business I wanted to focus on</p> <p>10 is the -- I think we saw some good information</p> <p>11 on open space because that's a clear criteria</p> <p>12 that we need to take into account.</p> <p>13 MR. JAMES: With the two major roads,</p> <p>14 Hannah and Barton, and long roads, there is</p> <p>15 going to be plenty of parking out there</p> <p>16 available for the parties or Christmas or</p> <p>17 holiday seasons or what have you.</p> <p>18 CHAIRMAN CASHMAN: So the next issue is</p> <p>19 really I kind of want to get a sense on your</p> <p>20 feel of the public benefit and where it is</p> <p>21 currently and your thoughts on that because</p> <p>22 that's a crucial piece.</p>	<p style="text-align: center;">311</p> <p>1 MS. RYAN: I still feel that there has</p> <p>2 to be something additive to it. I don't think</p> <p>3 that it quite meets the threshold yet for enough</p> <p>4 public benefit.</p> <p>5 MR. KRILLENBERGER: I don't mean to</p> <p>6 interrupt the flow here. But what was the</p> <p>7 700,000? Where did that go? What was the</p> <p>8 history with that?</p> <p>9 MR. JAMES: It went to KLM park.</p> <p>10 MR. BALAS: The park district, the</p> <p>11 standard donation that's due for a 36-unit</p> <p>12 subdivision. So the park district is supposed</p> <p>13 to take that money and make improvements with</p> <p>14 that for the benefit of --</p> <p>15 MR. KRILLENBERGER: It seems to me like</p> <p>16 that's relevant here.</p> <p>17 MS. MC MAHON: That came before it was</p> <p>18 being --</p> <p>19 CHAIRMAN CASHMAN: That was part of the</p> <p>20 previous --</p> <p>21 MS. CRNOVICH: That was part of the</p> <p>22 subdivision.</p>

<p style="text-align: center;">312</p> <p>1 CHAIRMAN CASHMAN: If you put a public 2 park in, couldn't that have been in lieu of 3 that? Couldn't you have done something in the 4 property in lieu of the 720? 5 MR. JAMES: Not in a subdivision of 6 that -- I mean, yes, we could have put a park 7 in there; but it wouldn't have qualified 8 sufficient to offset any cash donation. 9 CHAIRMAN CASHMAN: I think it's 10 something we can acknowledge, but I don't think 11 it's part of the application. 12 MR. JAMES: But it's a real number, a 13 lot, a big number. 14 CHAIRMAN CASHMAN: I know. 15 MR. KRILLENBERGER: I stand on my 16 position again with the factors. 17 MR. JAMES: You say you are okay with 18 it? 19 MR. KRILLENBERGER: I am okay with it. 20 CHAIRMAN CASHMAN: So Mary, you say 21 like a little more development. Scott? 22 MR. PETERSON: I'm okay with it. Dial</p>	<p style="text-align: center;">314</p> <p>1 the planned unit development, I would like to 2 see more. 3 CHAIRMAN CASHMAN: If it wasn't a dog 4 park, what would you like to see? 5 MS. CRNOVICH: Maybe some sort of 6 outdoor activity because I think it's great 7 having the park there. 8 CHAIRMAN CASHMAN: Outdoor activity? 9 MR. JAMES: A what? 10 CHAIRMAN CASHMAN: Outdoor activity. 11 MS. CRNOVICH: Some sort of -- Can we 12 use the park some other way? What does the park 13 need over there? 14 MR. JAMES: I can't hear, I'm sorry. 15 MS. CRNOVICH: I'm sorry. I will speak 16 closer into the microphone. 17 Maybe there is some other use for 18 the park over in that area besides a dog park. 19 You know, maybe soccer field or something or -- 20 CHAIRMAN CASHMAN: Well -- 21 MS. CRNOVICH: I will give that some 22 more thought, but I just feel with the PUD with</p>
<p style="text-align: center;">313</p> <p>1 it up a little bit, but we don't have to 2 reinvent the wheel. 3 MS. MC MAHON: The dog park is a nice 4 start, and I would like to see that. Maybe I 5 would like to see that developed a little bit 6 more, but I'm not sure that's really enough. I 7 would like to see something more than that. 8 MS. CRNOVICH: I would like to see, I 9 think, more giving back to the Village, too. 10 Maybe not a dog park. Sorry, I don't have a 11 dog. I'm wondering if -- 12 MR. PETERSON: I'll buy you one. 13 MR. KRILLENBERGER: Cat park? 14 CHAIRMAN CASHMAN: Now we know what to 15 get you. 16 MS. CRNOVICH: I just feel that moving 17 forward, you are asking for a planned 18 development. And so far there is, what, four or 19 five variance requests. And there should be -- 20 And I understand you have given money to the 21 park district but that was for the subdivision 22 regulations. So now I'm considering this for</p>	<p style="text-align: center;">315</p> <p>1 the variances you are requesting and the 2 density, even though I understand we are getting 3 something back from the density, it's asking a 4 lot for that piece of property. 5 CHAIRMAN CASHMAN: Mark? 6 MR. WILLOWBEE: I was at KLM on Sunday. 7 I understand the time constraints are not 8 necessarily precluding the different uses 9 between -- I understand the need for physical 10 separation of the uses at the park. I think 11 there is a benefit for that. I'm still more 12 concerned about the open space that's on the 13 site and how those, I don't understand exactly 14 how all the calculations on the open space have 15 been derived. I understand you moved some from 16 out of the lots that were part of the -- and to 17 the number -- 18 MR. JAMES: Yes. In a platted 19 subdivision, just like on your street where you 20 live, all the lots are private. 21 MR. WILLOWBEE: I understand. 22 MR. JAMES: So what we did here is we</p>

<p style="text-align: center;">316</p> <p>1 reduced the size of the lots, we put in the 2 corner 33,000. 3 MR. WILLOWBEE: I absolutely understand 4 that. 5 MR. JAMES: That's a common park. 6 MR. WILLOWBEE: My question is there 7 is -- And I understand the different 8 definitions of the zoning ordinance for open 9 space. My question is, the increase -- I would 10 like to see what the impervious area comparison 11 between the two sites are, the proposed and the 12 current. 13 MR. JAMES: I think those numbers -- 14 We have done that, have we not? 15 MR. WILLOWBEE: We have 59 driveways 16 instead of 36. 17 MR. JAMES: We have the lot coverage, 18 and that's already been -- I think that was 19 already submitted. 20 MR. WILLOWBEE: No. I would like the 21 pure and total impervious area for the two 22 different, from not on a lot coverage basis.</p>	<p style="text-align: center;">318</p> <p>1 MR. JAMES: We have done it. 2 CHAIRMAN CASHMAN: There is a 3 spreadsheet, it's really small. 4 MR. WILLOWBEE: Right. 5 MR. JAMES: Why am I trying to answer 6 it. 7 MR. SMITH: I think we did it. I think 8 there is a comparable number as far as 9 impervious coverage between the two scenarios. 10 There has to be because otherwise we have to 11 make the pond larger. 12 MR. WILLOWBEE: I understand that, and 13 that goes to my other point. I don't mean to 14 drag this on. But with regard to the pond, the 15 Du Page County ordinance changed in the last 10 16 years. You have to deal with run-off reductions 17 and water quality for the stormwater ordinance. 18 You said at the last meeting it meets the 19 stormwater ordinance. Is that the new ordinance 20 for the Du Page County, or what was in place 21 10 years ago? 22 MR. JAMES: The Village has adopted the</p>
<p style="text-align: center;">317</p> <p>1 But I think that will help take away the 2 different classifications of common open space 3 versus private open space and really truly 4 understand the increase that we need to see. 5 CHAIRMAN CASHMAN: So impervious in the 6 36-home development versus impervious in the 7 proposed development. And I agree, it may be in 8 one of those previous reports because I never 9 did get through those. 10 MR. JAMES: Here is the problem, not 11 the problem with that, we have got four 12 different models. 13 CHAIRMAN CASHMAN: Just take your 14 worst-case scenario. 15 MR. JAMES: We have done that in all of 16 the land coverage and everything else and fit 17 that for the calculations for the detention pond 18 and storage. 19 MR. WILLOWBEE: I understand. 20 MR. JAMES: We did that. 21 CHAIRMAN CASHMAN: I actually think you 22 might have already done the data.</p>	<p style="text-align: center;">319</p> <p>1 Du Page new stormwater. 2 MR. WILLOWBEE: I understand that. 3 MR. JAMES: And they want wetlands 4 instead of the detention pond. And quite 5 frankly, we prefer the pond. And we are going 6 to pay \$150,000 fee in lieu to have a pond, 7 which we think is working well now. We have had 8 no downstream flooding, which we -- 9 When we first bought the property, 10 that's all we heard about, heavy rains whether 11 it was in KLM park or the neighbors to the east; 12 but we are going to stick with the pond. 13 CHAIRMAN CASHMAN: And basically pay 14 that fee to the County? Who does that go to? 15 MR. BALAS: That's my understanding. 16 MR. WILLOWBEE: But that fee is 17 supposed to be a last resort, that fee is 18 supposed to be a last resort. It's supposed to 19 prove that it's -- 20 MR. JAMES: It's a fee in lieu. 21 MR. WILLOWBEE: But per the ordinance 22 of Du Page County, I don't mean to digress, this</p>

<p style="text-align: right;">320</p> <p>1 is the time you need to look at --</p> <p>2 MR. BALAS: There is utility lines that</p> <p>3 line the pond.</p> <p>4 MR. WILLOWBEE: I --</p> <p>5 MR. JAMES: It is a very complex</p> <p>6 situation.</p> <p>7 MR. WILLOWBEE: Again, I understand</p> <p>8 that. I deal with these types of ordinances all</p> <p>9 the time. I want to get this on the table</p> <p>10 because, if this discussion does continue, I</p> <p>11 think we need at the conceptual stage look nor</p> <p>12 carefully at any stormwater management aspects</p> <p>13 of the site as opposed to just throwing</p> <p>14 \$150,000.</p> <p>15 CHAIRMAN CASHMAN: Could you just</p> <p>16 respond in more detail about all the issues?</p> <p>17 And describe how you got to choosing the 150 fee</p> <p>18 in lieu of and basically kind of give us more</p> <p>19 information on the stormwater as we go forward.</p> <p>20 MS. MC MAHON: Even on the stormwater,</p> <p>21 it's great there have been any problems; but</p> <p>22 there aren't any houses there either.</p>	<p style="text-align: right;">322</p> <p>1 MR. WILLOWBEE: When the new ordinance</p> <p>2 requires evaluation of reducing runoff and water</p> <p>3 quality best management practices. Hinsdale</p> <p>4 just spent a good amount of resources on the</p> <p>5 Woodlawns to implement drain infrastructure in a</p> <p>6 retrofit scenario. I think the time is now to</p> <p>7 look at the evaluation more carefully of</p> <p>8 stormwater management at the conceptual stage</p> <p>9 that needs to occur.</p> <p>10 CHAIRMAN CASHMAN: Public benefit?</p> <p>11 MS. FIASCONE: I'm fine with it.</p> <p>12 MR. JAMES: Pardon?</p> <p>13 MS. FIASCONE: I'm fine with it.</p> <p>14 CHAIRMAN CASHMAN: I like the starting</p> <p>15 point, and I was glad to see you brought</p> <p>16 something else today. I'm not a current dog</p> <p>17 owner, but the dog parks that I have seen that I</p> <p>18 think are more effective -- I still imagine the</p> <p>19 Village is going to keep open the limited, those</p> <p>20 two windows where you can run and use the entire</p> <p>21 park. So I really see this as being for the</p> <p>22 rest of the day. And maybe if you have a</p>
<p style="text-align: right;">321</p> <p>1 MR. WILLOWBEE: That's correct. Also,</p> <p>2 looking at the aerials, there has been a</p> <p>3 significant amount of erosion of the southern</p> <p>4 portion. If you look at Google Earth over time</p> <p>5 today, there is a lot of settlement in that</p> <p>6 pond. So there is concerns I would have from</p> <p>7 just a pure stormwater management, more than</p> <p>8 just raising that outfall structure --</p> <p>9 MR. JAMES: I'm having, I'm sorry --</p> <p>10 You have got to speak up. I have a hearing</p> <p>11 issue.</p> <p>12 MR. WILLOWBEE: My point is there is</p> <p>13 more concerns with the stormwater management</p> <p>14 than I think that are being presented here that</p> <p>15 I would have, as Laura --</p> <p>16 MR. JAMES: Our engineers have gone</p> <p>17 through that, and they have given us the</p> <p>18 calculations.</p> <p>19 MR. WILLOWBEE: I understand the</p> <p>20 calculations, but that's for stormwater</p> <p>21 detention.</p> <p>22 MR. JAMES: All of that.</p>	<p style="text-align: right;">323</p> <p>1 smaller dog, and you don't want it running.</p> <p>2 Most parks I've seen are two</p> <p>3 sections. There is like a small or inactive dog</p> <p>4 and large dog section.</p> <p>5 MR. JAMES: No problem with that, it's</p> <p>6 just a fence. We even have, if you look at the</p> <p>7 map carefully, the chart, we have a 10-foot</p> <p>8 sliding gate.</p> <p>9 CHAIRMAN CASHMAN: I saw it.</p> <p>10 MR. JAMES: That slides open so that</p> <p>11 the lawn equipment and what have you can come</p> <p>12 through and mow the lawn, then go back out.</p> <p>13 CHAIRMAN CASHMAN: Any thought, also</p> <p>14 typical features, dog drinking fountains, like</p> <p>15 one on each side?</p> <p>16 MR. JAMES: That's not a problem. We</p> <p>17 have but I think the park district, you know,</p> <p>18 that's going to be turned on, turned off, is</p> <p>19 there water nearby, freeze up, all of that.</p> <p>20 CHAIRMAN CASHMAN: Well, if you could</p> <p>21 reach out to the Village to the park and rec, to</p> <p>22 the Village to see. I think it would make it a</p>

<div>324</div> <div>1 more functional park.</div> <div>2 MR. JAMES: We have got a line on</div> <div>3 those. But if you want, it's not a problem.</div> <div>4 It's just does the Village -- Somebody said</div> <div>5 something about a water feature. Well, if you</div> <div>6 bring your dog in the car, he goes in, he or she</div> <div>7 goes in the water feature, then they want to go</div> <div>8 home, you've just got a wet car.</div> <div>9 CHAIRMAN CASHMAN: I wasn't thinking --</div> <div>10 I've seen those. But I was thinking more they</div> <div>11 are basically drinking fountains. The button is</div> <div>12 up high and the fountain is down low.</div> <div>13 MR. JAMES: We have all the information</div> <div>14 on it.</div> <div>15 CHAIRMAN CASHMAN: So a couple, so</div> <div>16 those on each side. I'm trying to remember if</div> <div>17 you were shown any kind of paths within for the</div> <div>18 owners? You did show us some benches but</div> <div>19 possibly you had the crushed limestone coming</div> <div>20 in?</div> <div>21 MR. JAMES: We talked about that.</div> <div>22 CHAIRMAN CASHMAN: Doing like a</div>	<div>326</div> <div>1 tunnels, tubes, different things for play. I</div> <div>2 think you had stuff, I thought, about signage</div> <div>3 for typically the rules.</div> <div>4 But I would recommend maybe talking</div> <div>5 with parks and rec and probably the Hinsdale</div> <div>6 Humane Society to get some input from them. The</div> <div>7 Hinsdale Humane Society is a great organization</div> <div>8 in our town, and I'm sure they would have some</div> <div>9 good input since they are definitely dog lovers.</div> <div>10 But I think coming back with</div> <div>11 something that we could really hang our hat on</div> <div>12 and be proud of would make me more comfortable</div> <div>13 and feel that that's a really good benefit that</div> <div>14 we could approve and move it forward.</div> <div>15 MR. JAMES: We don't have a problem</div> <div>16 enhancing the park. But what we were keeping in</div> <div>17 mind, again going back to this fiduciary</div> <div>18 responsibility, it's nice to have all these</div> <div>19 things. But your park people, the maintenance</div> <div>20 people have to be happy with it. Because if</div> <div>21 not, you are going to get stones and what have</div> <div>22 you in there, and it's going to cost you \$1,000</div>
<div>325</div> <div>1 perimeter loop or something might be helpful</div> <div>2 or --</div> <div>3 MR. JAMES: We talked about the</div> <div>4 limestone path with our landscape architect. We</div> <div>5 finally said, You know, they could be mowing the</div> <div>6 lawn out there, it's all grass now, it's not</div> <div>7 going to be heavy traffic. The limestone path,</div> <div>8 when it gets into lawnmowers, it's going to</div> <div>9 cause more damage than it's worth.</div> <div>10 CHAIRMAN CASHMAN: It could be asphalt.</div> <div>11 MR. JAMES: It's a path crossing a</div> <div>12 large area.</div> <div>13 MR. MC GINNIS: The parks department</div> <div>14 would rather have asphalt. The crushed</div> <div>15 limestone is an ongoing maintenance problem.</div> <div>16 CHAIRMAN CASHMAN: Okay. If you could</div> <div>17 look into that, I think that would make it more</div> <div>18 attractive. You are going to be doing a lot of</div> <div>19 excavation at Hinsdale Meadows. A lot of times</div> <div>20 berming, you know, they do small hills and stuff</div> <div>21 that allow the dogs to play. There is all kinds</div> <div>22 of things, actually accessories, teeter-toters,</div>	<div>327</div> <div>1 to fix. They will say, Why did you do that.</div> <div>2 CHAIRMAN CASHMAN: Maybe if you can</div> <div>3 reach out to the Village and parks and rec, I</div> <div>4 think that would be a great place to start.</div> <div>5 Because I also do want the Village, whatever</div> <div>6 this is, to be happy because they are going to</div> <div>7 have to maintain it.</div> <div>8 MR. JAMES: I don't know where the</div> <div>9 closest water line is. But they are going to</div> <div>10 have turn it on and turn off, otherwise it</div> <div>11 freezes and whatever.</div> <div>12 CHAIRMAN CASHMAN: Rob, I'm sure Rob</div> <div>13 knows where it is.</div> <div>14 MR. MC GINNIS: No problem.</div> <div>15 MR. JAMES: You have to think of the</div> <div>16 ongoing maintenance.</div> <div>17 CHAIRMAN CASHMAN: So with that, it's</div> <div>18 just about 11:00. What I would like to do, I</div> <div>19 think we got closer, I appreciate all the</div> <div>20 information you sent; but I think we just have a</div> <div>21 few things we need to address.</div> <div>22 The homeowner association covenants</div>

<div>328</div> <div> <div>1</div> <div>are important. This public benefit is</div> </div> <div> <div>2</div> <div>important. Some of the other questions that the</div> </div> <div> <div>3</div> <div>Commissioners have. I think if you could</div> </div> <div> <div>4</div> <div>respond with those, what I would like to do is</div> </div> <div> <div>5</div> <div>continue this to the December 14 meeting and</div> </div> <div> <div>6</div> <div>look forward to seeing what package you submit</div> </div> <div> <div>7</div> <div>then to us.</div> </div> <div> <div>8</div> <div>Because I think, I really think we</div> </div> <div> <div>9</div> <div>are making some headway. And it's an exciting</div> </div> <div> <div>10</div> <div>project. I think it's important for us as a</div> </div> <div> <div>11</div> <div>Commission and, ultimately, for the Board just</div> </div> <div> <div>12</div> <div>to be good stewards and make sure that we are</div> </div> <div> <div>13</div> <div>kind of dotting our Is and crossing our Ts and</div> </div> <div> <div>14</div> <div>making sure that this is done properly.</div> </div> <div> <div>15</div> <div>MR. JAMES: We want it to be right as</div> </div> <div> <div>16</div> <div>well.</div> </div> <div> <div>17</div> <div>CHAIRMAN CASHMAN: I know you do.</div> </div> <div> <div>18</div> <div>MR. JAMES: There is no question about</div> </div> <div> <div>19</div> <div>it.</div> </div> <div> <div>20</div> <div>CHAIRMAN CASHMAN: You had some great</div> </div> <div> <div>21</div> <div>character witnesses here tonight. So we are</div> </div> <div> <div>22</div> <div>excited to see what the James Company can build</div> </div>	<div>330</div> <div> <div>1</div> <div>STATE OF ILLINOIS)</div> </div> <div> <div>2</div> <div>) ss.</div> </div> <div> <div>3</div> <div>COUNTY OF DU PAGE)</div> </div> <div> <div>4</div> <div></div> </div> <div> <div>5</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> </div> <div> <div>6</div> <div>do hereby certify that I am a court reporter</div> </div> <div> <div>7</div> <div>doing business in the State of Illinois, that I</div> </div> <div> <div>8</div> <div>reported in shorthand the testimony given at the</div> </div> <div> <div>9</div> <div>hearing of said cause, and that the foregoing is</div> </div> <div> <div>10</div> <div>a true and correct transcript of my shorthand</div> </div> <div> <div>11</div> <div>notes so taken as aforesaid.</div> </div> <div> <div>12</div> <div></div> </div> <div> <div>13</div> <div></div> </div> <div> <div>14</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> </div> <div> <div>15</div> <div>License No 084-001391</div> </div> <div> <div>16</div> <div></div> </div> <div> <div>17</div> <div></div> </div> <div> <div>18</div> <div></div> </div> <div> <div>19</div> <div></div> </div> <div> <div>20</div> <div></div> </div> <div> <div>21</div> <div></div> </div> <div> <div>22</div> <div></div> </div>
<div>329</div> <div> <div>1</div> <div>in Hinsdale.</div> </div> <div> <div>2</div> <div>MR. JAMES: Thank you.</div> </div> <div> <div>3</div> <div>CHAIRMAN CASHMAN: With that, can I</div> </div> <div> <div>4</div> <div>have a motion to continue this to the</div> </div> <div> <div>5</div> <div>December 14 meeting.</div> </div> <div> <div>6</div> <div>MR. KRILLENBERGER: I so motion.</div> </div> <div> <div>7</div> <div>MS. MC MAHON: Second.</div> </div> <div> <div>8</div> <div>CHAIRMAN CASHMAN: Anna?</div> </div> <div> <div>9</div> <div>MS. FIASCONE: Aye.</div> </div> <div> <div>10</div> <div>MR. WILLOWBEE: Aye.</div> </div> <div> <div>11</div> <div>MS. CRNOVICH: Aye.</div> </div> <div> <div>12</div> <div>CHAIRMAN CASHMAN: Aye.</div> </div> <div> <div>13</div> <div>MS. MC MAHON: Aye.</div> </div> <div> <div>14</div> <div>MR. PETERSON: Aye.</div> </div> <div> <div>15</div> <div>MS. RYAN: Aye.</div> </div> <div> <div>16</div> <div>MR. KRILLENBERGER: Aye.</div> </div> <div> <div>17</div> <div>* * *</div> </div> <div> <div>18</div> <div>(Whereupon the further public</div> </div> <div> <div>19</div> <div>hearing of above-entitled cause</div> </div> <div> <div>20</div> <div>was continued to December 14 at</div> </div> <div> <div>21</div> <div>7:30 p.m.)</div> </div> <div> <div>22</div> <div></div> </div>	

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<p style="text-align: right;">350</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. EDWARD R. JAMES, Edward R. James Companies;</p> <p>MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MR. BRETT DUFFY, Spaceco Inc.;</p> <p>MS. JANET GRISEMER;</p> <p>MR. PHILIP MORIARTY.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">352</p> <p>1 Tonight, as we have in the past, we</p> <p>2 would like to address some of the questions that</p> <p>3 were raised at the last meeting and which we</p> <p>4 have hopefully found suitable answers to. We</p> <p>5 will go over those this evening. They are</p> <p>6 basically the school enrollment using the</p> <p>7 Rutgers statistics and the school district of</p> <p>8 the age-targeted communities and what school</p> <p>9 district these homes, these communities were in.</p> <p>07:34:47PM 10 Then there was a question about on-street</p> <p>11 parking, would it be allowed and is it</p> <p>12 available. Stormwater management, we have our</p> <p>13 engineer with us tonight to respond to any</p> <p>14 questions you might have there. Existing pond</p> <p>15 conditions. And then additions to Article IX of</p> <p>16 the homeowner declaration, paragraph 18 and</p> <p>17 paragraph 19, play equipment on lots and board</p> <p>18 of directors expanded control. And then</p> <p>07:35:20PM 19 basement information, standard basements, which</p> <p>20 is a typical closed basement with the window</p> <p>21 wells and so forth, a window basement, and a</p> <p>22 walkout basement; and we will review those.</p>
<p style="text-align: right;">351</p> <p>1 CHAIRMAN CASHMAN: Our next order of</p> <p>2 business is to reopen the public hearing that</p> <p>3 was continued at the November 9 meeting.</p> <p>4 Can I have a motion to open the</p> <p>5 public hearing.</p> <p>6 MS. MC MAHON: So moved.</p> <p>7 MS. CRNOVICH: Second.</p> <p>8 CHAIRMAN CASHMAN: Anna?</p> <p>9 MS. FIASCONE: Aye.</p> <p>10 MR. WILLOBEE: Aye.</p> <p>11 MS. CRNOVICH: Aye.</p> <p>12 CHAIRMAN CASHMAN: Aye.</p> <p>13 MS. MC MAHON: Aye.</p> <p>14 MR. PETERSON: Aye.</p> <p>15 MS. RYAN: Aye.</p> <p>16 CHAIRMAN CASHMAN: Welcome back.</p> <p>17 MR. JAMES: Thank you. For the record,</p> <p>18 my name is Edward James, Edward James Companies.</p> <p>19 It's nice to be here. And so I don't forget, if</p> <p>07:34:01PM 20 the evening gets too long, we bring you</p> <p>21 greetings for a Merry Christmas and happy</p> <p>22 holidays and whatever else we can conjure up.</p>	<p style="text-align: right;">353</p> <p>1 So let me see if I can start the</p> <p>2 PowerPoint. I think each of you have in front</p> <p>3 of you a copy of the PowerPoint presentation.</p> <p>4 And Mike, let me if I get this</p> <p>5 right --</p> <p>6 (Witnesses sworn en masse.)</p> <p>7 CHAIRMAN CASHMAN: Thank you.</p> <p>8 MR. JAMES: On the screen and in front</p> <p>9 of you we will review the estimated population</p> <p>07:36:23PM 10 and student generation. The first line shows</p> <p>11 Hinsdale Meadows based on our survey of the</p> <p>12 comparable developments. The total population</p> <p>13 was estimated at 124, the elementary students</p> <p>14 were at 4, and the high school students at 2.</p> <p>15 The Rutgers study, the Rutgers analysis would</p> <p>16 show the population, total population of 137,</p> <p>17 elementary students at 9, and high school</p> <p>18 students at 6. The current zoning based on</p> <p>19 4 and 5 bedrooms using the Rutgers analysis</p> <p>07:37:05PM 20 would have 129 population, total population, 29</p> <p>21 elementary students, and 8 high school students.</p> <p>22 The proposed plan based on the subdivision code</p>

<p>354</p> <p>1 would estimate that there would be 182 people in 2 the development, in this development. And they 3 do not, shouldn't do anything regarding the 4 students, either elementary or high school. And 5 the current planning, current zoning for 4- and 6 5-bedroom homes shows 137. And the same, no 7 answer for the high school and elementary 8 students.</p> <p>9 It's interesting to note at the 10 bottom of the page that when we spoke to the 11 school superintendent of District 181 he made 12 the statement, and it's in the packet that you 13 have received, that even if the elementary 14 students were increased from 4 to 9 no 15 additional staffing needs would arise. And his 16 thought process -- I don't want to speak for 17 him -- but from what I understood was that those 18 children may not be in the same class, and they 19 may not even be in the same school building so 20 they could be assimilated easily. But that is 21 the answer to the estimated population and 22 student generation using the Rutgers analysis</p>	<p>356</p> <p>1 done it.</p> <p>2 The next page is an interesting 3 response again to your questions. And this is 4 the -- When we did our study of 12 communities, 5 the question was asked what school district were 6 they in. And we went ahead and added the number 7 of units and then the children in each of those 8 communities, and it totals up to 631 total 9 units. 25 children in the elementary are 10 K through 8 and 11 high school. And that's 11 .040 percent for elementary and .17. 1 point 12 less than .020 for the high school district. So 13 we are competent of what we, what we have 14 projected for our own school population.</p> <p>15 Moving on to the next page if I can 16 get it. Yes, parking. Parking for each of our 17 homes will have an attached two-car garage. And 18 they will have accommodations for at least two 19 cars in their driveway. We questioned the 20 Village and the Chief of Police, who is 21 responsible for monitoring the roads and what 22 have you. He wrote us a note. He came out and</p>
<p>355</p> <p>1 and then also comparing it with our own actual 2 survey.</p> <p>3 CHAIRMAN CASHMAN: Thank you for doing 4 that.</p> <p>5 MR. JAMES: You are welcome. You are 6 welcome.</p> <p>7 CHAIRMAN CASHMAN: That was my request.</p> <p>8 MR. JAMES: That's okay.</p> <p>9 CHAIRMAN CASHMAN: I think it was 10 interesting. And in my mind it doesn't show a 11 huge variation. And I did find it interesting, 12 what Hinsdale Superintendent Don White said 13 about it. And this makes sense. If you had 14 some in the elementary school, some in the 15 middle school isn't really going to impact them 16 even in worst-case scenario.</p> <p>17 MR. JAMES: I'm quite surprised, quite 18 frankly, that the Rutgers study hasn't been 19 updated to provide for empty-nester house. It's 20 such a powerful and dynamic form of development 21 nowadays that you would think that they would do 22 it. But for some reason, they have just not</p>	<p>357</p> <p>1 inspected the roads and said that the roads are 2 sufficient to provide for on-street parking on 3 both sides and that they would go under further 4 study where they would, if they said no parking 5 here and no parking there, and they would also 6 monitor. And the attitude there is no overnight 7 street parking allowed in accordance with the 8 Village Code so we are comfortable with that.</p> <p>9 Stormwater management. We have 10 asked, and I think the Village engineer and our 11 engineer and others met some months ago, and 12 talked about the existing detention pond and 13 concluded that we would retain the existing 14 detention pond because it would be impractical 15 and hugely prohibitive costwise to convert the 16 area into a wetland. It's been functioning 17 well. We have not received one complaint in the 18 15 or 14 years we have owned the property that 19 there has been any off-stream, offsite flooding.</p> <p>20 And I think before we bought the property we did 21 hear that they always -- or had been instances 22 where to the east or southeast water had gone</p>

<p style="text-align: right;">358</p> <p>1 downstream and flooded either lots or houses or 2 whatever. 3 The total impervious surface 4 coverage is 9.5 acres. There is no increase in 5 the runoff curve number, that's called the RCN, 6 of 83. That's for the existing plan or for the 7 revised plan, which you -- the 59 units. We 8 will raise the existing outfall structure by .24 9 feet, which is less than 3 inches. And we have 10 also been told that the revised detention pond 11 capacity provides for sufficient capacity for 12 the proposed plan. 13 Then we were asked about the 14 existing pond conditions. That's your next 15 page. The pond depth is 8 to 10 feet. And any 16 necessary pond cleanup, sediment, weed, and 17 algae control will be confirmed and done during 18 the final engineering process. We have a pond 19 in our back yard and where we live now, and we 20 have cattails. So we treated the cattails late 21 this fall by September, and you do it 22 systemically. You don't pull them out. And</p>	<p style="text-align: right;">360</p> <p>1 trustees as well as your approval. 2 The next page is the homeowners 3 declaration and referencing Article IX. You 4 have in front of you the revised declaration. I 5 also dropped off a sheet, a single page with red 6 type on it. That is, that's page 33, which 7 includes paragraphs 18 and 19 in the 8 declaration. 9 And specifically, paragraph 18 10 deals with "There shall be no trampolines, 11 basketball hoops, swing sets, above ground pools 12 or other similar types of recreational equipment 13 permitted on a lot." That specifically itemizes 14 the swing sets and what have you that we were 15 questioned about. 16 CHAIRMAN CASHMAN: For 18, this is 17 important to note, that page in our packet does 18 not match this. It must not have been revised. 19 So the page that was in here was incorrect. 20 MR. JAMES: Okay. 21 CHAIRMAN CASHMAN: Paragraph 18 reads 22 differently. It says --</p>
<p style="text-align: right;">359</p> <p>1 they die, they go down. And then they are all 2 gone, clean as a whistle at this point. And we 3 would do the same thing with the cattails that 4 have grown up in that pond. 5 The actual detention, the question 6 was asked what about any sediment buildup. And 7 the response of that is in your packet. But in 8 short, actual detention volume determined above 9 the normal waterline, that's where it's 10 determined. Therefore, any sediment buildup 11 does not upset the detention volume. So we are 12 very comfortable again with the way the pond is 13 acting and what's happened to it in the last few 14 years. 15 The Village engineering staff's 16 preliminary recommendation is to keep the pond 17 as a wet basin, and we would pay the fee in lieu 18 of converting it to a wetland. And we would 19 need that recommendation, I think, or the Plan 20 Commission would need it or the Plan Commission 21 maybe has it. But we would want, we would 22 expect that, that approval to be sent on to the</p>	<p style="text-align: right;">361</p> <p>1 MR. JAMES: In Article IX? 2 THE WITNESS: Pardon me? 3 MR. JAMES: In Article IX? 4 MR. BALAS: We added that extra, that 5 change in the extra paragraph was made after our 6 submittal package. 7 CHAIRMAN CASHMAN: Okay. What was in 8 here when I read it here, I was thinking -- 9 MR. JAMES: Paragraph 18 was added 10 after we printed that. Now it includes that. 11 MR. BALAS: As an oversight, yes. 12 CHAIRMAN CASHMAN: Okay. Because 13 that's where it was confusing to me. And then I 14 asked Chan to send me the whole article. And 15 then when I read the whole article, it was 16 revised. 17 MR. JAMES: That was not -- Yes. You 18 do have a revised declaration separate from the 19 packet. 20 CHAIRMAN CASHMAN: So just to point 21 out, so the one that we received here, this is 22 the official language.</p>

<p style="text-align: right;">362</p> <p>1 MR. JAMES: Yes, that will be the</p> <p>2 official language.</p> <p>3 CHAIRMAN CASHMAN: The one that was in</p> <p>4 the bound packet was incorrect.</p> <p>5 MR. JAMES: Right.</p> <p>6 Now, let me speak to paragraph 19.</p> <p>7 And this was after a long conversation with our</p> <p>8 legal counsel, who has been doing these</p> <p>9 declarations and documentations for us for,</p> <p>07:47:12PM 10 well, since the beginning, about 45, 50 years.</p> <p>11 He said, No matter how many items you list,</p> <p>12 somebody will come up with another use that they</p> <p>13 want to do on their property, you just can't</p> <p>14 list them all. So he crafted the language</p> <p>15 that's in your packet that gives the board of</p> <p>16 directors of the homeowners association to</p> <p>17 determine in their own way whether or not</p> <p>18 something is a nuisance.</p> <p>19 And this determination does not</p> <p>07:47:44PM 20 have to come as a result of a complaint. They</p> <p>21 can see something that maybe the neighbor</p> <p>22 doesn't want to say something to their neighbor</p>	<p style="text-align: right;">364</p> <p>1 designed to be escape routes. But it's a</p> <p>2 standard, unfinished basement.</p> <p>3 Then we have what we call a lookout</p> <p>4 basement. Now, the lookout basement is where</p> <p>5 you have a site, a site where the building is</p> <p>6 located, and it may drop two or three feet from</p> <p>7 the front of the lot streetside to the back of</p> <p>8 the lot. And so we have to deal with that in</p> <p>9 the elevation and the foundation of the</p> <p>07:49:32PM 10 building. Well, as the lot drops away going</p> <p>11 down, you have a greater exposure of the</p> <p>12 concrete foundation. So rather than just having</p> <p>13 a big, ugly concrete foundation sticking out of</p> <p>14 the ground, we put windows. And that's what we</p> <p>15 call a window basement, an English basement if</p> <p>16 you will. And it's looking out over the,</p> <p>17 whatever the backyard has in it.</p> <p>18 Then where the lot configuration</p> <p>19 has a severe drop-off from front to rear, we</p> <p>07:50:05PM 20 have what we call a walkout basement. And this</p> <p>21 basement would have sliding glass doors, a lower</p> <p>22 patio, and presumably a deck at the first -- at</p>
<p style="text-align: right;">363</p> <p>1 or whatever the case may be. But the board of</p> <p>2 directors will say, We believe this is a</p> <p>3 nuisance and we want you to stop it or what have</p> <p>4 you. And they, this gives them that full</p> <p>5 control. And it takes away the opportunity for</p> <p>6 anyone to say, well, it wasn't listed in the</p> <p>7 book so, therefore, it's approved. And we think</p> <p>8 this catchall phrase is very good. And that's</p> <p>9 why we inserted it into the declaration. We</p> <p>07:48:21PM 10 did, however, at the request -- and I can't</p> <p>11 remember where it came from -- addressed the</p> <p>12 subject of swings and what have you in</p> <p>13 paragraph 18.</p> <p>14 And the next page deals with the</p> <p>15 plans for the basements. The definition of a</p> <p>16 basement or our standard lookout or walkout and</p> <p>17 what we put in the building is totally dependent</p> <p>18 on the site where the building is located. If</p> <p>19 the site is relatively flat, then we call that a</p> <p>07:48:55PM 20 standard basement. It's a typical basement.</p> <p>21 You go down the basement, there is window wells.</p> <p>22 And they have an escape mechanism, or they are</p>	<p style="text-align: right;">365</p> <p>1 the grade level off the living room or wherever</p> <p>2 it is in the floor plan.</p> <p>3 But those are the three</p> <p>4 configurations. One could have an option for a</p> <p>5 crawl space instead of a standard basement. One</p> <p>6 could have an option for a slab on grade, which</p> <p>7 is heated, the perimeter would be heated, so</p> <p>8 that it is warm when it's at standard</p> <p>9 configuration.</p> <p>07:50:47PM 10 But the fact of the matter is the</p> <p>11 homes will come, we have -- At the current plan</p> <p>12 we have 12 standard single-family basements,</p> <p>13 12 duplex standard basements for a total of 24.</p> <p>14 We have 7 lookout in the single families and 12</p> <p>15 in the duplex. And we have 10 in the</p> <p>16 single-family walkout basements, and we have</p> <p>17 6 walkout basements in the duplex.</p> <p>18 I might add here that in a duplex</p> <p>19 home, if the home -- the homes must have</p> <p>07:51:22PM 20 identical basement configurations. If you have</p> <p>21 a window on one side, it must be a window on the</p> <p>22 other. If it's standard, it's standard on both</p>

<p style="text-align: right;">366</p> <p>1 sides. And walkout would be the same way.</p> <p>2 Now, the next slide shows the</p> <p>3 public benefit and economic considerations. The</p> <p>4 36 traditional single-family homes compared to</p> <p>5 the 59 age-targeted homes will produce a 100 --</p> <p>6 estimated 122,000 net increase or a 31 percent</p> <p>7 positive impact to the school District 181. The</p> <p>8 estimated surplus in high school District 86 is</p> <p>9 33,000 estimated, 13 percent, increase, positive</p> <p>10 impact. The Hinsdale Village would have a</p> <p>11 \$14,000 estimated net increase or a 13 percent</p> <p>12 positive impact.</p> <p>13 In addition to these positive</p> <p>14 impacts in the tax benefits, several years ago</p> <p>15 we paid the Village park district \$720,000. If</p> <p>16 you add up the 122, the 33, and the 14,000, it</p> <p>17 comes to about \$169,000 estimated positive tax</p> <p>18 benefit to the Village, the school districts</p> <p>19 combined. Over 10 years that's \$1.69 million.</p> <p>20 If those -- I'm not going to get into it. But</p> <p>21 if those same cash, cash flows were capitalized</p> <p>22 at 5 percent, it would be close to 3 million,</p>	<p style="text-align: right;">368</p> <p>1 traffic and the increase. There is going to be</p> <p>2 a decrease in traffic of 33 percent. About</p> <p>3 134 average daily trips per day less from the</p> <p>4 proposed development than there would be from a</p> <p>5 36-single family plan, as we now have it, as</p> <p>6 it's now zoned.</p> <p>7 And there is a 98 percent increase</p> <p>8 in the common, common open space. As the</p> <p>9 current plan, all of the property is platted in</p> <p>10 private lots. There was about 1700 feet and</p> <p>11 some buffer area that was open space or common</p> <p>12 space. Now we have over 44,000 square feet of</p> <p>13 additional common open space.</p> <p>14 CHAIRMAN CASHMAN: Can I just make one</p> <p>15 comment about that.</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: Per the previous</p> <p>18 meeting, though, when we look at open space, per</p> <p>19 the way our Code is defined, it was a 6 percent</p> <p>20 increase from original to today.</p> <p>21 MR. JAMES: Yes. That's why I made the</p> <p>22 reference common open space, the open.</p>
<p style="text-align: right;">367</p> <p>1 \$3.5 million, close to it, 3.38.</p> <p>2 Now, the other, let's go to the</p> <p>3 next slide, the planned development benefits.</p> <p>4 It's already known, it's been supported, I just</p> <p>5 read some e-mails that the Village has received,</p> <p>6 and we know from the public meeting you had here</p> <p>7 some months ago that there is community support</p> <p>8 for age-targeted housing. We also know that</p> <p>9 many Hinsdale residents have already left the</p> <p>10 Village of Hinsdale for other communities where</p> <p>11 age-targeted homes have been provided and are</p> <p>12 continued to be provided. There is a projected</p> <p>13 75 percent decrease in the high school</p> <p>14 enrollment compared to the current zoning for</p> <p>15 36 single-family homes. There is an 86 percent</p> <p>16 decrease in elementary student population versus</p> <p>17 the existing zoning. I already mentioned that</p> <p>18 over 10 years the \$169,000 estimated annual</p> <p>19 benefit would be \$1.69 million as a benefit to</p> <p>20 the Village.</p> <p>21 Questions on traffic. I just read</p> <p>22 an e-mail a few minutes ago, worried about the</p>	<p style="text-align: right;">369</p> <p>1 CHAIRMAN CASHMAN: Total open space we</p> <p>2 are talking about 6 percent increase.</p> <p>3 MR. JAMES: Yes. Exactly. But in the</p> <p>4 common space, up at the northeast corner or the</p> <p>5 northwest corner of the plan, and over on the</p> <p>6 entrance off of 55th, those areas exceed 44,000</p> <p>7 square feet that weren't there before. And</p> <p>8 that's the common, you know, gathering place of</p> <p>9 a park or what have you.</p> <p>10 So what is the proposed plan</p> <p>11 details. It's an R-2 district with a planned</p> <p>12 unit overlay. And that language is a text</p> <p>13 amendment, which you will hopefully approve and</p> <p>14 pass on to the trustees. There are 44</p> <p>15 buildings, 1.8 buildings per acre. There are</p> <p>16 59 units, 2.4 units per acre. 29 single-family</p> <p>17 homes with an average lot size of 12,000, over</p> <p>18 12,000, and a minimum of 10,000 square feet.</p> <p>19 30 duplex homes and average lot of close to</p> <p>20 18 though 17,920 and a combined total of about</p> <p>21 15,000 square feet. It's fee simple ownership</p> <p>22 and the two parks are in excess of 44,000 square</p>

<p style="text-align: right;">370</p> <p>1 feet. And we will include a sidewalk 2 connection, the public walk at the far south end 3 of the property into Katherine Legge park so 4 that's a public benefit.</p> <p>5 And the last page is just a 6 continuation of the many awards that we have won 7 from our development from land planner to 8 architecture to landscaping. And I'm pleased to 9 say at the last home builders award ceremony our 10 two most recent projects garnered nine more Gold 11 Keys. So we are very proud of that, and we have 12 added those to this list.</p> <p>13 That concludes our answers to the 14 questions you raised. And I will be glad to 15 review any of the information or answer any of 16 the questions that you have.</p> <p>17 CHAIRMAN CASHMAN: All right. Thank 18 you.</p> <p>19 MR. JAMES: You are welcome.</p> <p>20 CHAIRMAN CASHMAN: Questions by the 21 Commissioners? 22 MR. WILLOBEE: I guess I appreciate,</p>	<p style="text-align: right;">372</p> <p>1 original plan with the 36 lots, they took into 2 account all the homes and driveways and 3 sidewalks on the properties. The new plan with 4 the increased density has the total impervious 5 coverage on the lots themselves increased by .2 6 of an acre, the original plan. There is more 7 coverage on the lot. I don't know how that 8 relates to the open space in the calculation but 9 the impervious coverage --</p> <p>10 MR. WILLOBEE: I guess as far as, I 11 mean per the Code is the delta impervious open 12 space? I'm just --</p> <p>13 CHAIRMAN CASHMAN: Open space, it could 14 be impervious surface could be considered open 15 space. Pavement would be still open space in 16 the Code definition.</p> <p>17 MR. WILLOBEE: In the Code def? 18 CHAIRMAN CASHMAN: Yes. Open space 19 refers to structures, buildings. Not to pull up 20 the definition, I think I have it here, but that 21 was really defining the difference. 22 MR. WILLOBEE: Okay.</p>
<p style="text-align: right;">371</p> <p>1 Steve, you clarifying that 6 percent. In 2 looking at the information that was provided, 3 the current number calculations, I know you said 4 the curve number doesn't change. However, the 5 impervious area, just to be clear, on those 6 calculations does increase by .2 of an acre; is 7 that correct?</p> <p>8 MR. JAMES: I would ask -- This is 9 Brett Duffy, our engineer.</p> <p>10 MR. DUFFY: Brett Duffy with Spaceco. 11 Yes. It does increase by .2 of an acre, you are 12 correct.</p> <p>13 MR. WILLOBEE: So we have seen the 14 numbers for open space several different ways, 15 for example, the 98 percent and the 6 percent we 16 are looking at. I'm just a little confused per 17 how the Code is written as all inclusive for 18 open space, private, just -- So I'm still not 19 understanding the math if we are increasing the 20 impervious area. 21 MR. DUFFY: The increase in the 22 impervious area is the -- from the first</p>	<p style="text-align: right;">373</p> <p>1 CHAIRMAN CASHMAN: And really to me it 2 makes sense. It's how you perceive it. If you 3 look and it's not a building there, whether it's 4 a sidewalk or a patio, whatever. Stormwater is 5 a whole different ball game.</p> <p>6 MR. WILLOBEE: Exactly. I look at open 7 space where the raindrop falls. So that's where 8 I'm just, that's why I'm asking for 9 clarification.</p> <p>10 CHAIRMAN CASHMAN: I will look through 11 my notes, but I believe that was exactly -- 12 Because that was initially when I 13 think in your first submittal package --</p> <p>14 MR. JAMES: Right.</p> <p>15 CHAIRMAN CASHMAN: I kind of went 16 through the definition of open space.</p> <p>17 MR. JAMES: Right. I think my comment 18 was speaking to the fact that in the 36-unit 19 subdivision all of the land is platted out for 20 private lots. There were no areas where 21 neighbors could gather in a public setting, sit 22 and chat or, you know, walk and what have you</p>

<p style="text-align: right;">374</p> <p>1 and talk because they were all private lots.</p> <p>2 Now we have the northeast corner</p> <p>3 and the entrance by 55th. And that space I,</p> <p>4 that's called -- We call that the common open</p> <p>5 space.</p> <p>6 CHAIRMAN CASHMAN: And basically, Mark,</p> <p>7 to answer your question, in the definition in</p> <p>8 our Code, it talks about open space. Open,</p> <p>9 unobstructed from ground to sky except by</p> <p>08:01:30PM 10 facilities specifically designed to range</p> <p>11 10 degrees. So it's structures.</p> <p>12 MR. WILLOBEE: Right. Well, but it</p> <p>13 also says for active outdoor recreation and</p> <p>14 relaxation; right? So are we including patios</p> <p>15 and things like that in this context? Because I</p> <p>16 wouldn't consider a driveway recreation or</p> <p>17 relaxation.</p> <p>18 CHAIRMAN CASHMAN: That's a good</p> <p>19 question.</p> <p>08:01:53PM 20 MR. WILLOBEE: So --</p> <p>21 MS. CRNOVICH: Does that change total</p> <p>22 lot coverage?</p>	<p style="text-align: right;">376</p> <p>1 MR. WILLOBEE: I agree. But under the</p> <p>2 planned development, we are tasked with -- and</p> <p>3 the Village is tasked with making sure there is</p> <p>4 an increase in the amount of open space versus</p> <p>5 conventional -- right? -- overall. So that's</p> <p>6 the part where --</p> <p>7 MR. BALAS: That's been established.</p> <p>8 We are at I think 34 percent total lot coverage</p> <p>9 under the proposed plan versus the 15 percent</p> <p>08:03:08PM 10 that's allowable under the existing plan.</p> <p>11 MR. WILLOBEE: On a per lot basis. I'm</p> <p>12 talking about the whole development.</p> <p>13 MR. BALAS: Right. So there is no</p> <p>14 common open space. You can build up to</p> <p>15 50 percent.</p> <p>16 MR. JAMES: Of the 36 lots.</p> <p>17 MR. BALAS: Of those 36 lots. We have</p> <p>18 got 34 percent on our lots. And we have over, I</p> <p>19 think, 2 acres of common open space. So it's</p> <p>08:03:34PM 20 clearly more open space, I believe, as defined</p> <p>21 under the Code.</p> <p>22 MR. WILLOBEE: I apologize. I don't</p>
<p style="text-align: right;">375</p> <p>1 MR. WILLOBEE: Well, it depends on the</p> <p>2 calculation. It sounds like -- And I'm just</p> <p>3 sticking to the part of the PUD and what we</p> <p>4 are --</p> <p>5 CHAIRMAN CASHMAN: The open space</p> <p>6 requirement is big.</p> <p>7 MR. WILLOBEE: Right.</p> <p>8 MR. DUFFY: The stormwater report was</p> <p>9 only focusing on impervious coverage. It didn't</p> <p>08:02:14PM 10 have anything to do with open space</p> <p>11 calculations. So it was just --</p> <p>12 MR. WILLOBEE: I'm trying to put two</p> <p>13 sets of math together, and it's not adding up to</p> <p>14 me in --</p> <p>15 MR. YU: So in the private lot in the</p> <p>16 R-2 district, you can have a maximum lot</p> <p>17 coverage of 50 percent.</p> <p>18 MR. WILLOBEE: Right.</p> <p>19 MR. YU: So if these were single-family</p> <p>08:02:31PM 20 residential, the building code would allow them</p> <p>21 to potentially have a lot coverage of 50</p> <p>22 percent. Whereas here it's really not --</p>	<p style="text-align: right;">377</p> <p>1 think it's clear.</p> <p>2 CHAIRMAN CASHMAN: Are you able to</p> <p>3 bring up the slide from last month? Do you</p> <p>4 happen to have that with you? Because that</p> <p>5 was --</p> <p>6 MR. JAMES: If we can find it, yes. We</p> <p>7 will try.</p> <p>8 CHAIRMAN CASHMAN: In the previous</p> <p>9 packet where you had open space was page 102 and</p> <p>08:03:59PM 10 163. It looks like this.</p> <p>11 MR. JAMES: Was that last meeting?</p> <p>12 CHAIRMAN CASHMAN: Yes, at the</p> <p>13 November meeting. And this is where you had</p> <p>14 your calculations. Yes. It might be good to go</p> <p>15 through that.</p> <p>16 MR. JAMES: What page was that? 102,</p> <p>17 103 you said?</p> <p>18 MR. WILLOBEE: So the November 9</p> <p>19 packet.</p> <p>08:04:52PM 20 CHAIRMAN CASHMAN: I guess the trick</p> <p>21 would be space that -- I mean patios. Do you</p> <p>22 have a standard in these single-family duplexes,</p>

<p style="text-align: right;">378</p> <p>1 is there a standard like patio offering or how 2 do -- 3 MR. JAMES: Here is the open space 4 comparison. The fee simple lot area was 5 736 -- 36 units, there are 759,112 square feet. 6 That's using a 50 percent lot coverage for the 7 36 homes. 8 The 59 Hinsdale Meadows plan has 9 638,453 square feet or 34 percent. The maximum 10 lot coverage (b) is 379 for the 36 plan and 215, 11 215,000, for the 59-unit plan. And the private 12 open space, (a minus b), 379,556, and 422,718 13 for the 59-unit plan. There are no pocket 14 parks. There is no common center open space. 15 And there was a fringe area open space of 16 1,751 feet. And it comes out to be, 17 calculations, it's an increase of it was 18 381,000 square feet in round numbers versus 19 522 open space, total minimum open space in the 20 59-unit plan. And the current plan, as I said, 21 was 381, the proposed plan was 522, an increase 22 of 140,000 or 37 percent increase in open space.</p>	<p style="text-align: right;">380</p> <p>1 accommodate. 2 When we reran those, and however 3 those were established originally, established 4 the size of the detention basin. We then took 5 the most current plan and calculated all the 6 impervious coverage, driveways, new surface 7 walks, patios, decks, everything that was 8 included, and came up with an increase from the 9 original design calculations of about .23 acres. 10 I don't know how that relates to 11 open space and coverage. To me it doesn't 12 relate back and forth. I'm just looking at raw 13 numbers and how we established the detention 14 pond. And I don't know how that relates to open 15 space, and I don't think that's -- 16 CHAIRMAN CASHMAN: I would say we go 17 from 36 driveways to 59. 18 MR. WILLOBEE: Right. 19 CHAIRMAN CASHMAN: So that's a big 20 change right there. But then we are talking 21 about smaller footprints. 22 MR. DUFFY: Smaller footprints.</p>
<p style="text-align: right;">379</p> <p>1 Those are the numbers in your book and that was 2 all -- 3 CHAIRMAN CASHMAN: I guess so my 4 question would be if we are increasing the open 5 space where are we coming up with additional 6 impervious surface. 7 MR. WILLOBEE: That's my point because 8 the definition per the Code of open space is 9 very broad. 10 CHAIRMAN CASHMAN: Well, the only thing 11 that we wouldn't be counting would be like a 12 patio. 13 MR. WILLOBEE: Exactly. 14 CHAIRMAN CASHMAN: So it's not a large 15 area. 16 MR. DUFFY: I cannot speak to how it 17 relates to the open space. I'm going back in 18 the original calculations that were prepared for 19 the stormwater management basin from when this 20 was developed back in 2003. There was a certain 21 impervious coverage that was assumed that needed 22 to be -- that a detention basin was designed to</p>	<p style="text-align: right;">381</p> <p>1 MR. JAMES: Versus 50 percent. 2 MR. DUFFY: So the footprints of the 3 houses are smaller. How the open space relates, 4 I'm not exactly sure. But just looking at raw 5 numbers of how the original calculations were 6 made for detention basin sizing itself and how 7 it relates to the new plan and strictly go with 8 that. 9 MR. WILLOBEE: That's fair. It wasn't 10 necessarily apples to apples, you were using 11 these numbers. 12 MR. DUFFY: Right. 13 MR. WILLOBEE: I guess what I was 14 asking for last month was just a comparison of 15 impervious calculated the same way you did for 16 the proposed off of what's already permitted to 17 get a true apples-to-apples comparison. 18 Because I think there is a lot of 19 different ways you can present these open space 20 numbers. And per our Code, again I'm still not 21 understanding that net increase. 22 So, Mr. Duffy, I understand your</p>

<p style="text-align: right;">382</p> <p>1 calculation was in one regard.</p> <p>2 MR. DUFFY: Right.</p> <p>3 MR. WILLOBEE: But I guess on the open</p> <p>4 space --</p> <p>5 CHAIRMAN CASHMAN: I guess if you made</p> <p>6 assumptions like on patios, you made assumptions</p> <p>7 for each of the units, what is that area. You</p> <p>8 know, we would be able to find out what that</p> <p>9 area was in your calculations. But we are still</p> <p>08:09:29PM 10 talking about a 6 percent delta taking that out</p> <p>11 of the equation. So I doubt it's quarter of an</p> <p>12 acre, but I don't know.</p> <p>13 MR. DUFFY: I didn't look at individual</p> <p>14 patios on each building. I'm not sure what each</p> <p>15 one of those added up to. I took the overall</p> <p>16 coverage of the lots in the impervious</p> <p>17 calculations. So I don't know --</p> <p>18 CHAIRMAN CASHMAN: Did you add in</p> <p>19 patios?</p> <p>08:09:54PM 20 MR. DUFFY: Whatever was shown on the</p> <p>21 plan is whatever was calculated. The current</p> <p>22 plan that was presented includes patios and</p>	<p style="text-align: right;">384</p> <p>1 various models within the planned unit</p> <p>2 development. We took the largest lot, the</p> <p>3 largest home that could be built on that lot.</p> <p>4 Because there are some lots that will not</p> <p>5 accommodate the largest home.</p> <p>6 MR. WILLOBEE: All right.</p> <p>7 MR. JAMES: Thank you.</p> <p>8 CHAIRMAN CASHMAN: I guess you still</p> <p>9 must have that data on the patios, just the area</p> <p>08:11:02PM 10 of the patios.</p> <p>11 MR. JAMES: I think they are probably</p> <p>12 about 10 by 12.</p> <p>13 CHAIRMAN CASHMAN: If you could just</p> <p>14 provide us that information, that would be</p> <p>15 great.</p> <p>16 MR. JAMES: Sure.</p> <p>17 CHAIRMAN CASHMAN: But we are talking</p> <p>18 about a delta here that's 60,000 square feet.</p> <p>19 And looking at the size of the patios that are</p> <p>08:11:16PM 20 shown in here, it doesn't look like 60,000</p> <p>21 square feet of patio. So we just want to make</p> <p>22 sure we are truly looking at this properly and</p>
<p style="text-align: right;">383</p> <p>1 decks, and those were included in the coverage</p> <p>2 calculations.</p> <p>3 MR. WILLOBEE: But you don't know if</p> <p>4 the 2003 calculations included that same?</p> <p>5 MR. DUFFY: These were custom lots.</p> <p>6 They made assumptions on those lots. And those</p> <p>7 kinds of sizes, I don't know how that relates.</p> <p>8 CHAIRMAN CASHMAN: Okay. So these</p> <p>9 small patios that are indicated on the current</p> <p>08:10:19PM 10 site plan?</p> <p>11 MR. DUFFY: That was included in that</p> <p>12 number, correct.</p> <p>13 MR. JAMES: Yes. Yes.</p> <p>14 MR. DUFFY: My understanding is those</p> <p>15 single-family homes are the biggest homes that</p> <p>16 can be built on the lots. And there are other</p> <p>17 models that are a smaller footprint. So we have</p> <p>18 used the maximum size building on each one of</p> <p>19 those lots. And I'm going to make a pretty big</p> <p>08:10:33PM 20 guess that the biggest house will not be on</p> <p>21 every single lot, there will be some reduction.</p> <p>22 MR. JAMES: We are talking about the</p>	<p style="text-align: right;">385</p> <p>1 we can say, yes, you are providing additional</p> <p>2 open space.</p> <p>3 MR. JAMES: Are you talking about open</p> <p>4 space or impervious surface?</p> <p>5 CHAIRMAN CASHMAN: Well, we want to</p> <p>6 know what the patio amount is.</p> <p>7 MR. JAMES: I think the, if I'm not</p> <p>8 mistaken, our typical patio is about 10 by 12;</p> <p>9 but I can confirm that.</p> <p>08:11:43PM 10 MR. MC GINNIS: Chairman, if I can jump</p> <p>11 in just for a minute.</p> <p>12 CHAIRMAN CASHMAN: Sure.</p> <p>13 MR. MC GINNIS: I'm not sure if I'm</p> <p>14 going to be able to add any clarity to this or</p> <p>15 not. It seems like we are commingling terms.</p> <p>16 So there is total lot coverage, which is I'm</p> <p>17 sure what was used as part of the original</p> <p>18 subdivision approval in addition to whatever</p> <p>19 stormwater calcs they had to provide. And under</p> <p>08:11:59PM 20 the R-2, you are allowed a total of 50 percent</p> <p>21 lot coverage.</p> <p>22 MR. JAMES: Right.</p>

<p style="text-align: center;">386</p> <p>1 MR. MC GINNIS: In this case, you have</p> <p>2 much smaller lots that could theoretically be</p> <p>3 built on with a lot more common open space that</p> <p>4 can't. So arguably you would end up with less</p> <p>5 total lot coverage under this proposal than you</p> <p>6 would theoretically under the R-2.</p> <p>7 But you are right, the definition</p> <p>8 of open space is somewhat nebulous.</p> <p>9 MR. JAMES: That's the problem.</p> <p>08:12:25PM 10 CHAIRMAN CASHMAN: It's just that</p> <p>11 paragraph where it says, Except by facilities</p> <p>12 specifically designed, arranged and intended for</p> <p>13 use in conjunction with passive or active</p> <p>14 outdoor recreation or relaxation, which in my</p> <p>15 mind is a patio or a play field or something.</p> <p>16 So if we have less than 60,000</p> <p>17 square feet of patios, we have an increase in</p> <p>18 open space. Because right now the difference</p> <p>19 between the previous proposal was Sedgwick was</p> <p>08:12:54PM 20 602,000 square feet of open space and the</p> <p>21 Hinsdale Meadows is 662 and change.</p> <p>22 So I think we are still there, but</p>	<p style="text-align: center;">388</p> <p>1 consternation. It didn't seem like we were</p> <p>2 getting anywhere.</p> <p>3 MR. JAMES: Right.</p> <p>4 CHAIRMAN CASHMAN: I guess my only</p> <p>5 question on paragraph 18 would be if it could</p> <p>6 just be revised to read more like the start of</p> <p>7 19 where instead of it ending, Permitted on a</p> <p>8 lot, permitted on -- in and about a unit, lot,</p> <p>9 or common property. Just so it's consistent</p> <p>08:14:24PM 10 between the two. Because if you read that, you</p> <p>11 could actually have recreational equipment on</p> <p>12 the common property unless there is some other</p> <p>13 paragraph elsewhere that says you can't.</p> <p>14 MR. JAMES: I think we covered that</p> <p>15 elsewhere.</p> <p>16 CHAIRMAN CASHMAN: That's just my</p> <p>17 concern. I think it -- I wanted to kind of</p> <p>18 hear what the Commissioners thought about that.</p> <p>19 Because as we talked about at the last meeting,</p> <p>08:14:44PM 20 the whole discussion about age targeted versus</p> <p>21 age restricted, if we are going the age-targeted</p> <p>22 route, we need to have something that is going</p>
<p style="text-align: center;">387</p> <p>1 it would just be good to have that data. And</p> <p>2 we are basically talking 120 square feet times</p> <p>3 59 so --</p> <p>4 MR. JAMES: I mean that's impervious</p> <p>5 surface. And how you determine, how you justify</p> <p>6 open space versus impervious surface, they are</p> <p>7 apples and/oranges.</p> <p>8 MR. WILLOBEE: Not necessarily. I</p> <p>9 mean --</p> <p>08:13:23PM 10 MR. JAMES: Well, it is. Open space</p> <p>11 you can look through it, but there may be a</p> <p>12 patio below it.</p> <p>13 MR. BALAS: Yes. The criteria under</p> <p>14 the Code is open space as defined under the</p> <p>15 Code.</p> <p>16 MR. WILLOBEE: Right. And I guess</p> <p>17 that's what Steve's pointed out, too.</p> <p>18 MR. JAMES: It was confusing for us.</p> <p>19 MR. WILLOBEE: Right. Yes.</p> <p>08:13:49PM 20 CHAIRMAN CASHMAN: Other questions?</p> <p>21 Well, I appreciate you clarifying</p> <p>22 this document because that was causing me some</p>	<p style="text-align: center;">389</p> <p>1 to encourage these to be empty-nester type units</p> <p>2 versus just single-family units.</p> <p>3 And I think when we talked before,</p> <p>4 we thought the homeowners association</p> <p>5 restrictions could go in that direction.</p> <p>6 Because if you are looking at a property there</p> <p>7 for \$900,000 and you can't have a play set and</p> <p>8 you have a 6-year-old daughter, and you have a</p> <p>9 house somewhere else in Hinsdale, and it's</p> <p>08:15:15PM 10 900,000, it's got a back yard and play sets and</p> <p>11 swings, I know where I would be going to make</p> <p>12 sure my daughter has a play set. So that would</p> <p>13 be the hope.</p> <p>14 But you could always have like a</p> <p>15 high school, a family with, say, a high school-</p> <p>16 aged student, could decide they want to move in,</p> <p>17 they don't really need a play set. They are</p> <p>18 okay with that. They are in sports, whatever.</p> <p>19 So there is no way to guarantee that this is</p> <p>08:15:35PM 20 going to be all empty-nester, but I think we can</p> <p>21 encourage through these restrictions a higher</p> <p>22 level of empty-nester use.</p>

<p style="text-align: right;">390</p> <p>1 MR. JAMES: If you look at the opening 2 sentence in paragraph 19, which is the paragraph 3 that gives the board of directors total control, 4 it says, There shall be no trampolines, 5 basket -- Correction. In the event any 6 activity in or about a unit, lot, or the common 7 property, so that's the catchall. It's a unit, 8 the lot, or the common property shall be, you 9 know, causing disturbance which adversely 10 affects any owner. And I think there is 11 something that --</p> <p>12 MR. BALAS: Yes. There is the 13 provision on -- You don't have it there in 14 front of you. But Article IX, paragraph 4, 15 There shall be no courts, play fields, lounging, 16 parking, baby carriages, playpens, swing sets, 17 bicycles, wagons, toys, or placing of benches or 18 chairs on the common property except as 19 authorized or designated by the association.</p> <p>20 CHAIRMAN CASHMAN: Okay. Article 4 -- 21 MR. JAMES: Yes. 22 CHAIRMAN CASHMAN: So you can't</p>	<p style="text-align: right;">392</p> <p>1 planned unit development without coming back to 2 this board.</p> <p>3 CHAIRMAN CASHMAN: And I think we 4 talked about that. Mike, I had that question 5 for you in the past.</p> <p>6 MR. MARRS: Yes.</p> <p>7 MR. JAMES: They don't have the right 8 to do that.</p> <p>9 MS. MC MAHON: Because this document is 10 a component of the approved PUD?</p> <p>11 MR. JAMES: Yes.</p> <p>12 MR. MARRS: Yes. And one of the 13 standards for planned unit developments in your 14 Code talks about the covenants and says that the 15 covenants shall provide a -- may not be 16 modified, removed, or released without the 17 express consent of the Board of Trustees and 18 that they may be enforced by the Village as well 19 as by future land owners.</p> <p>20 CHAIRMAN CASHMAN: Okay. Thank you. 21 MR. JAMES: That's our understanding, 22 too.</p>
<p style="text-align: right;">391</p> <p>1 suddenly put a playground in somewhere.</p> <p>2 MR. JAMES: Yes.</p> <p>3 MS. MC MAHON: I have thought on this 4 declaration, is there a method that the 5 homeowners association can change this?</p> <p>6 MR. JAMES: Well --</p> <p>7 MS. MC MAHON: This document.</p> <p>8 MR. JAMES: The only thing they, the 9 homeowners situation -- and I don't want to play 10 attorney here -- cannot change the terms of the 11 planned unit development. Only your board can 12 change the terms of the planned unit 13 development.</p> <p>14 MS. MC MAHON: So if this declaration 15 is a part of the planned unit development, then 16 it can't be changed?</p> <p>17 MR. JAMES: That's right. Yes.</p> <p>18 MR. BALAS: On the Village's --</p> <p>19 MR. JAMES: If they want to change 20 something in the declaration having to do 21 with -- I don't want to play attorney. All I 22 know is they cannot change the terms of the</p>	<p style="text-align: right;">393</p> <p>1 CHAIRMAN CASHMAN: Anna, any questions?</p> <p>2 MS. FIASCONE: Obviously we have seen a 3 lot of support for this through e-mails and 4 people coming in here, and I think it's very 5 well-supported, so it's great. But we have seen 6 a lot of the pushback on the pricing. And I'm 7 not one to dictate your pricing at all, I don't 8 think that's our job. But obviously, we are 9 concerned on whether these sit vacant or not.</p> <p>10 What's kind of your response to the 11 pricing, your experience? You have obviously 12 done this.</p> <p>13 MR. JAMES: We always want to price 14 them at the market price or below. We would 15 like to reduce our prices. And we are working 16 on that. But we don't have any, anything that 17 we can talk about at this point. But the answer 18 is we are doing everything we can.</p> <p>19 But labor, wood, materials, it's 20 all, that's all a commodity. Pricing goes back 21 to the land, what is the land, what is the value 22 of the land, what did you pay for the land.</p>

<p style="text-align: right;">394</p> <p>1 That's the real variable and what, how much per 2 unit.</p> <p>3 And as you probably know, we 4 purchased this property back in 2002, some 5 14 years ago, going on 15 years. And it's no 6 secret, we paid about \$15 million, a little more 7 than that, for the land. Now, you add to that 8 the carrying costs, the real estate taxes, the 9 site improvements with all the infrastructure, 10 streets, sidewalks, sewer, utility lines, what 11 have you, and you get up to a pretty high, 12 pretty high figure.</p> <p>13 We do appreciate very, very much 14 the fact that we have been able to increase the 15 density. And that helps, that helps a lot; and 16 we hope it will come to fruition. And we can 17 lower the prices, and we are working on that. 18 But we don't have that definite figure yet 19 because we just don't have all the information 20 in yet.</p> <p>21 We have been talking about the 22 public benefit. We have been talking about the</p>	<p style="text-align: right;">396</p> <p>1 CHAIRMAN CASHMAN: If the density was 2 increased even more, couldn't that help drive 3 down some of your costs if you took a --</p> <p>4 MR. JAMES: That's a good question.</p> <p>5 CHAIRMAN CASHMAN: -- if you took the 6 single-family and they became 4 duplexes.</p> <p>7 MR. JAMES: That's a good question. 8 But here are the issues here, the infrastructure 9 is already in this, in other words, the streets, 10 the sewers, the electric utility lines going 11 back to the houses where they were going to 12 enter. So typically if a developer is given an 13 increase in density and it's a plain, flat piece 14 of ground with nothing there, yes, that's a 15 definite positive.</p> <p>16 But when you have infrastructure 17 already in the ground and you are limited by 18 where you can put these houses and the size of 19 the houses, then the density is -- the increased 20 density is good to a point at which you can't do 21 anymore because you have got the utility lines 22 and everything in there. And to move and</p>
<p style="text-align: right;">395</p> <p>1 dog park. We have been talking about a running 2 track. And I wrote a note today to the Village 3 that said the running track just isn't going to 4 work because the total -- We were going to take 5 our excess dirt and build a sledding hill, and 6 then we would do the running track. And 7 hopefully it would all come out less than what 8 it would cost us to move the dirt offsite and 9 dispose of it. It doesn't work that way. It 10 just adds to the price so we can't do that.</p> <p>11 So then I did send to the Village 12 today information on a question they asked us 13 about the Humane Society office building at KLM 14 park. And they have that information, and I 15 haven't heard back from them yet. But we are 16 doing everything we can I can assure you.</p> <p>17 And quite frankly, with some of the 18 other projects around more recently, most 19 recently completed, our prices are not that, are 20 not that far out of line at all. They are right 21 in line with them. And I'm not going to mention 22 the projects, but they are recently completed.</p>	<p style="text-align: right;">397</p> <p>1 restructure those, it would be more than, more 2 than you could get out of the increased density.</p> <p>3 But we continue to look at that, we 4 continue to strive for it. And we will continue 5 to do that. It's all part of the process.</p> <p>6 CHAIRMAN CASHMAN: Okay.</p> <p>7 MS. CRNOVICH: Won't some of the 8 infrastructure have to be changed now anyway?</p> <p>9 MR. JAMES: Pardon?</p> <p>10 MS. CRNOVICH: Won't some of the 11 infrastructure have to be changed anyway to get 12 the duets in?</p> <p>13 MR. JAMES: The road network remains 14 the same. The major sewer, water lines all 15 remain the same. It's the electrical and some 16 of the lines that, the transformers and what 17 have you, that have to be repositioned to fit 18 the dimensions of the new homes and the lot 19 configurations.</p> <p>20 So the answer is it has been 21 changed to the point where it's economical where 22 it doesn't increase the cost. I mean, you know,</p>

<p style="text-align: center;">398</p> <p>1 over and above any benefit of increased density.</p> <p>2 CHAIRMAN CASHMAN: I just want to</p> <p>3 state, you comment on it, regarding the public</p> <p>4 benefit and the dog park we talked about a month</p> <p>5 ago. It's in the packet. But for people</p> <p>6 watching or listening, it was basically then</p> <p>7 reviewed by Village staff, a recommendation was</p> <p>8 then sent to the parks and rec commission, they</p> <p>9 reviewed it, and basically rejected the idea.</p> <p>08:24:03PM 10 So I'm glad they looked at it. It</p> <p>11 would be terrible -- You don't want to give</p> <p>12 presents and have them returned. But I</p> <p>13 appreciate your patience because then,</p> <p>14 obviously, we were heading down that path; and</p> <p>15 now we have to find a different path to go down.</p> <p>16 So the issue of public benefit is</p> <p>17 still being discussed and reviewed by the</p> <p>18 applicant and by the Village. So we really</p> <p>19 don't have that information to act on tonight.</p> <p>08:24:27PM 20 What he's mentioned, a couple things that have</p> <p>21 been discussed, some needs that the Village has</p> <p>22 related to Katherine Legge that they could</p>	<p style="text-align: center;">400</p> <p>1 public benefit that you may not realize today,</p> <p>2 but you will realize it over years to the tune</p> <p>3 of the tax impact, 1,690,000 in 10 years, or</p> <p>4 \$169,000 a year, if our figures are right; and</p> <p>5 we have every reason to believe they will be</p> <p>6 based on our survey.</p> <p>7 And I might add this, when it comes</p> <p>8 to age targeted versus age restricted, right</p> <p>9 now, right now, this property is zoned for 36</p> <p>08:26:16PM 10 single-family homes. And there are projected</p> <p>11 29 school children in the elementary school</p> <p>12 district. If you take our numbers and reduce --</p> <p>13 I mean take the difference between the</p> <p>14 29 projected for the existing zoning and the</p> <p>15 4 projected students for the elementary school,</p> <p>16 I'm just talking elementary now, that would mean</p> <p>17 you would have to go -- And our superintendent,</p> <p>18 your superintendent, tells us that they can</p> <p>19 handle the 9 in the Rutgers report. But</p> <p>08:27:01PM 20 forgetting that, taking the 4 from the 29, you</p> <p>21 would have to have 25 school children or about</p> <p>22 40 percent of the units that we are proposing to</p>
<p style="text-align: center;">399</p> <p>1 possibly help with. But we are just going to</p> <p>2 have to continue that for another discussion</p> <p>3 because we just are not going to have the</p> <p>4 information tonight.</p> <p>5 And I appreciate your patience. I</p> <p>6 was, a month ago I thought tonight we might be</p> <p>7 in a position to vote on this. But it's because</p> <p>8 of that one crucial piece, it's the public</p> <p>9 benefit, we are not going to be able to.</p> <p>08:24:54PM 10 MR. JAMES: Well, I can leave you only</p> <p>11 with our thoughts. I think the information I</p> <p>12 sent to the Village today about the roof</p> <p>13 structure was very positive at the KLM Humane</p> <p>14 Society building, and I would hope that would be</p> <p>15 satisfactory.</p> <p>16 And you add to that, which I don't</p> <p>17 think you can discount, and that is the 720,000</p> <p>18 we paid several years ago to the park district.</p> <p>19 Add to that the tax benefit to the high school,</p> <p>08:25:23PM 20 to the District 181, and to the Village, add to</p> <p>21 that the 33 percent less traffic coming out of</p> <p>22 the development. It all adds up to a long-term</p>	<p style="text-align: center;">401</p> <p>1 have a child, which is just unheard of in an</p> <p>2 age-targeted community. That would be one child</p> <p>3 in 25 of the 59 homes, one child each in 29 --</p> <p>4 in 25 of the 59 homes before you would equal</p> <p>5 where you are today with 36 homes and</p> <p>6 29 children. It's just unheard of. There is no</p> <p>7 evidence. There is nothing to, nothing to show</p> <p>8 that.</p> <p>9 In addition -- And this is very</p> <p>08:27:46PM 10 simple, in fact, maybe it's too simple. If you</p> <p>11 take those same 12 units that we surveyed, and</p> <p>12 suppose they are automobiles in an automobile</p> <p>13 show room. You have the first 11 cars, you can</p> <p>14 buy any car you want, they are all the same.</p> <p>15 And you come to the 12th car, it's the same as</p> <p>16 the first 11, but it has a restriction that you</p> <p>17 can't drive it unless you are 55. Maybe you</p> <p>18 can't sit in the front seat unless you are 55,</p> <p>19 maybe you can't put your luggage in the trunk,</p> <p>08:28:19PM 20 you have to leave it unless you are 55, you have</p> <p>21 to put it in the backseat. Any one of those</p> <p>22 idiotic things, that 12th car would be at a</p>

<p style="text-align: center;">402</p> <p>1 distinct disadvantage compared to the first 11. 2 And that is a very simple analogy of what an 3 age-targeted -- age-restricted home would be 4 like if you compared it to the other 11 homes, 5 11 projects in this area including those in Burr 6 Ridge close by in proximity to this area. 7 So you are, the homeowner, if they 8 do buy an age-restricted unit, are going to be 9 at a distinct disadvantage in selling that unit 10 at a future date. And we know from surveys that 11 25 to 35 percent of the people looking at homes 12 do not want an age-restricted home to begin 13 with, at least not in the type of community that 14 we are planning here. 15 There are places for age 16 restricted. Those are in vacation areas. There 17 are large amenity projects where they have golf 18 courses, where they have recreation centers, 19 where they have programs. And they have all the 20 things that fit the elderly person and who is 21 there full-time, he or she is not an active 22 adult. This is not that community, nor are the</p>	<p style="text-align: center;">404</p> <p>1 children in -- one each in 25 homes or 2 42 percent of our 59 homes, 59 homes, 42 percent 3 would have to have a child before you even match 4 what we have now, 29 homes, 29 children in 5 36 single-family homes. There is nothing, there 6 is nothing in our survey anywhere that suggests 7 anything to the contrary. People will go where 8 they are comfortable. And adults are 9 comfortable in age-targeted communities. And 10 they are also comfortable in age restricted but 11 those are different communities, those are 12 life-style communities. They are not what we 13 are talking about. 14 I don't know of one age-restricted 15 community in this area in the whole, I don't 16 know of any in the north shore -- In fact, 17 there was one, Mallinckrodt College, and that 18 was in one of your previous books. 19 MS. MC MAHON: We talked about that, 20 that was not a relevant comparison. 21 MR. JAMES: That was a total failure, 22 not only from the developer's standpoint but</p>
<p style="text-align: center;">403</p> <p>1 communities in Burr Ridge or Ruth Lake or any 2 other that we have developed over the last 60 3 years, that ilk. They were age targeted and 4 that's all they serve. 5 And the people regardless -- 40 to 6 50 percent of the homes that have sold in 7 Hinsdale are selling at a lesser price than the 8 price of our homes. And it doesn't stand to 9 reason that a young family would come into a 10 development such as Hinsdale Meadows with all of 11 the restrictions and the things in the 12 declaration and what have you and buy something 13 there when they could buy a full single-family 14 home in Hinsdale with a back yard, a community 15 of children and what have you, that they don't 16 have at Hinsdale Meadows. If they were your 17 children and they were spending their money or 18 you were going to lend them money, I'm sure you 19 would give them family advice and say, This not 20 where you want to go, you want to be where other 21 children are located. 22 So our margin of error is 25</p>	<p style="text-align: center;">405</p> <p>1 from the people who originally bought there. 2 And they had to go back to the Village of 3 Wilmette, and they changed the age restriction 4 from 62 down to 55. But in the meantime, people 5 who had bought at the higher price lost a 6 significant amount of money in value. 7 CHAIRMAN CASHMAN: Thank you. 8 MR. PETERSON: Can we go back to the 9 housing cost? When you said you are working on 10 different, different ways to reduce the stuff or 11 reduce the cost, I mean I'm hoping that's not 12 going to affect the finish and the details that 13 we have seen. 14 MR. JAMES: Not at all, no. No. 15 MR. PETERSON: I just want to make sure 16 we are not value engineering the homes we saw. 17 MR. JAMES: Absolutely. We will not 18 reduce the quality or character of the house. 19 MR. PETERSON: I just wanted to make 20 sure that wasn't -- 21 MR. JAMES: And the same goes for the 22 landscaping.</p>

<p style="text-align: right;">406</p> <p>1 MR. PETERSON: Okay.</p> <p>2 MR. JAMES: You can take that to the</p> <p>3 bank.</p> <p>4 CHAIRMAN CASHMAN: Okay. Laurie?</p> <p>5 MS. MC MAHON: Just on the public</p> <p>6 benefit, I guess I continue to believe that you</p> <p>7 really shouldn't count the 720,000 as a benefit</p> <p>8 to the PUD because you had to do that just to</p> <p>9 put a subdivision in no matter what version of</p> <p>08:33:14PM 10 it it was. So to me that's not really a PUD</p> <p>11 benefit.</p> <p>12 MR. JAMES: Well, I appreciate what you</p> <p>13 are saying. The 44,000 square feet, we haven't</p> <p>14 done the calculations, but I'm assuming if we</p> <p>15 added the 44,000 square feet that would reduce</p> <p>16 the amount of 720 to some lesser number. But I</p> <p>17 don't know that for a fact.</p> <p>18 The only thing I can say is whether</p> <p>19 it was that subdivision or whether it's this</p> <p>08:33:43PM 20 project or whether it comes out of the same</p> <p>21 pocket, it's still 720,000 that went to the</p> <p>22 Village some years ago with zero cost to the</p>	<p style="text-align: right;">408</p> <p>1 CHAIRMAN CASHMAN: We talked about the</p> <p>2 trustees might want one within the final plan.</p> <p>3 MR. JAMES: I think that was the idea,</p> <p>4 that it would not be at this point. But once</p> <p>5 the plan was approved and they want to see a</p> <p>6 traffic study, there could be one produced.</p> <p>7 CHAIRMAN CASHMAN: Which I think makes</p> <p>8 sense.</p> <p>9 MR. JAMES: We are confident that based</p> <p>08:34:48PM 10 on all the experience we have had and others</p> <p>11 that there are just less average daily trips.</p> <p>12 The children aren't going to the soccer games or</p> <p>13 the baseball games. The husband and the wife</p> <p>14 aren't getting up and going to the office at</p> <p>15 7:30, 8 o'clock in the morning. Their hours are</p> <p>16 different. And so you have peak hours in the</p> <p>17 morning, peak hours in the afternoon. And then</p> <p>18 during the day you have traffic. But overall,</p> <p>19 overall, our study or estimate, statement,</p> <p>08:35:15PM 20 whatever you want to call it, was about 134</p> <p>21 average daily trips less per day or about a 33,</p> <p>22 34 percent reduction in AADT, average daily</p>
<p style="text-align: right;">407</p> <p>1 Village from our subdivision that we built.</p> <p>2 Because if there is one family lives there and</p> <p>3 that's all.</p> <p>4 MS. MC MAHON: Well, I'm just saying I</p> <p>5 don't call it --</p> <p>6 MR. JAMES: I don't mean to be</p> <p>7 argumentative. I'm just saying it's still out</p> <p>8 of the same pocket.</p> <p>9 MS. MC MAHON: And then I guess the</p> <p>08:34:10PM 10 only other thing I would say, you talked about</p> <p>11 the reduced traffic. And I think we established</p> <p>12 there really hasn't been a traffic study per se.</p> <p>13 So until we see that, you know, I guess we</p> <p>14 don't --</p> <p>15 MS. CRNOVICH: I thought we were going</p> <p>16 to be getting one because of the Oak Street</p> <p>17 bridge. Am I wrong? I thought we had asked for</p> <p>18 something like that.</p> <p>19 CHAIRMAN CASHMAN: We talked about when</p> <p>08:34:31PM 20 it went to the --</p> <p>21 MS. MC MAHON: They said that they were</p> <p>22 going to need one eventually.</p>	<p style="text-align: right;">409</p> <p>1 traffic, average annual daily traffic.</p> <p>2 MS. CRNOVICH: Back to what Laurie was</p> <p>3 saying about the public benefit. Also, on the</p> <p>4 list of questions that we were given today, you</p> <p>5 also mentioned the additional 150,000 for</p> <p>6 changing the existing pond to a wetland. And in</p> <p>7 my opinion, that's not a public benefit. That's</p> <p>8 something you would have to do anyway.</p> <p>9 MR. WILLOBEE: Right.</p> <p>08:35:57PM 10 MS. CRNOVICH: And I agree with what</p> <p>11 Laurie has to say. You do keep going back to</p> <p>12 the, what is it, 720,000. But again, that's</p> <p>13 something you had to do for a subdivision. And</p> <p>14 I'm still not convinced that you would only</p> <p>15 have -- that this would be empty-nester housing</p> <p>16 or age-targeted. I'm thinking of the price</p> <p>17 point, new construction, perhaps families moving</p> <p>18 in with older children, not wanting to move into</p> <p>19 District 181 but perhaps District 86.</p> <p>08:36:30PM 20 And at one time I thought you said</p> <p>21 that no basements would be fine with you, but</p> <p>22 now I see that every unit is going to have a</p>

<p style="text-align: center;">410</p> <p>1 basement.</p> <p>2 MR. JAMES: No. If a person does not</p> <p>3 want a basement, he can have a crawl space. I</p> <p>4 mean he can have a slab on grade. It's heated</p> <p>5 and that's perfectly acceptable.</p> <p>6 And when you talk about high school</p> <p>7 students, our projections show there would be</p> <p>8 2 high school students in this project of the</p> <p>9 12 communities. So that's compared to 6 in the</p> <p>10 Rutgers analysis.</p> <p>11 CHAIRMAN CASHMAN: And it's a good</p> <p>12 question. And I guess what are your thoughts as</p> <p>13 far as the revisions to the homeowners</p> <p>14 association declarations? Do you think that</p> <p>15 goes far enough to kind of encourage this to be</p> <p>16 empty-nester? Because other than something like</p> <p>17 that as age targeted, the design and something</p> <p>18 like that, and the fact that there isn't a park</p> <p>19 there with a playground and that kind of</p> <p>20 functions, that would make this more of an</p> <p>21 empty-nester community. And the fact that all</p> <p>22 the houses look the same. It's a different</p>	<p style="text-align: center;">412</p> <p>1 and passionately about his opposition to slabs</p> <p>2 on grade -- but I think that could help, again,</p> <p>3 influence the outcome. It's not going to</p> <p>4 guarantee anything. But then again you would</p> <p>5 have a mix of units. You would have 17 units</p> <p>6 that could have a basement, and you would have</p> <p>7 12 that wouldn't.</p> <p>8 MS. CRNOVICH: Right. And you brought</p> <p>9 up a good point about falls down basements. I</p> <p>10 was more in favor of the bonus room above the</p> <p>11 garage for extra storage.</p> <p>12 And I think at the last meeting I</p> <p>13 had asked if you had any plans for the basements</p> <p>14 but all the basements would be unfinished.</p> <p>15 MR. JAMES: Yes, unfinished. If a</p> <p>16 person wants to finish it, make a recreation</p> <p>17 room out of it, he or she can do that; but they</p> <p>18 come unfinished.</p> <p>19 MS. CRNOVICH: They all come</p> <p>20 unfinished. So no bathrooms. They aren't</p> <p>21 divided into rooms?</p> <p>22 MR. JAMES: It's a basement basement.</p>
<p style="text-align: center;">411</p> <p>1 look. But it's going to, it's always going to</p> <p>2 be a leap of faith if we are going age targeted</p> <p>3 versus age restricted.</p> <p>4 MS. CRNOVICH: Right.</p> <p>5 MS. MC MAHON: Which I think some of us</p> <p>6 are still a little uncomfortable.</p> <p>7 MS. CRNOVICH: Right. That's what</p> <p>8 I'm -- I think the basements, I thought at one</p> <p>9 point you had said, okay, you don't want</p> <p>10 basements, no basements. I think that would</p> <p>11 help keep it down to the empty nesters. And I</p> <p>12 do believe there is a need for empty-nester</p> <p>13 housing in Hinsdale, but I think the basements</p> <p>14 would bring more people in.</p> <p>15 CHAIRMAN CASHMAN: If I remember</p> <p>16 correctly, that was the 12 standard basement</p> <p>17 types.</p> <p>18 MR. JAMES: I was just looking at that.</p> <p>19 CHAIRMAN CASHMAN: So if you took those</p> <p>20 12 that are based on flat areas, that those</p> <p>21 could conceivably be crawl spaces or slabs on</p> <p>22 grade -- though Michael spoke very eloquently</p>	<p style="text-align: center;">413</p> <p>1 CHAIRMAN CASHMAN: What's your thought</p> <p>2 about possibly eliminating those 12 basements?</p> <p>3 I know we talked about this before. I can't</p> <p>4 remember exactly what your response was.</p> <p>5 MR. JAMES: I talked to a broker</p> <p>6 recently. And she is very familiar with this</p> <p>7 area and with the some of the recent</p> <p>8 developments, the Savoy Club specifically. And</p> <p>9 her comment was people want it for storage.</p> <p>10 They want the storage space.</p> <p>11 And I just had a friend move from a</p> <p>12 home in Winnetka into an apartment over on the</p> <p>13 lake in no man's land. We had dinner with him</p> <p>14 the other night. And I said, How is it going?</p> <p>15 He said, We can't get rid of the</p> <p>16 boxes. There is no place to put them. And they</p> <p>17 don't have their basement.</p> <p>18 CHAIRMAN CASHMAN: What I do recall, I</p> <p>19 thought we had some citizens speak in that</p> <p>20 regard.</p> <p>21 MR. JAMES: And they wanted the</p> <p>22 basement.</p>

<p style="text-align: right;">414</p> <p>1 CHAIRMAN CASHMAN: And they thought 2 don't restrict that. 3 MR. JAMES: Yes. 4 MS. CRNOVICH: Well, I guess I'm still 5 looking at the overall picture, too. You are 6 asking for a text amendment. It's currently 7 zoned R-2, single-family homes. I'm still not 8 quite comfortable with that. You already have 9 the zoning in place. I'm not sure if there is 10 enough of a public benefit. 11 I'm just, I'm having a hard time 12 thinking the single-family homes versus age 13 targeted, I guess I'm not convinced that 14 families are not going to be moving into these 15 units. 16 MR. JAMES: Well, I, all you -- You 17 have got to look at the 12 communities. And you 18 have got -- I mean when we were doing the 19 survey, one of the property management firms 20 told me, he said the last 20 to 25 people that 21 we sold to came out of Hinsdale because there 22 was nothing there. And he said, We love it.</p>	<p style="text-align: right;">416</p> <p>1 elementary students in those 600 units, 2 600 homes. 3 Let me ask a question. If your 4 children were going to -- They came to you and 5 said, Mom, we would like to move in to this 6 age-targeted community and it's going to cost us 7 \$900,000. 8 And you are going to say, Well, 9 what else is available in that community. 10 Well, I can buy a single-family for 11 700 or I can buy a -- for 800 or even buy it for 12 900. 13 And you will say, Well, you are 14 going to have a family. Or maybe they already 15 have their family. And you are going to say, 16 Where is the neighborhood for children, where is 17 their -- where are their playmates. They aren't 18 there. When our children grew up, they went out 19 to the rear yard into the back yard and open the 20 gate and they were on the school field. They 21 played with their friends and neighbors, and we 22 could watch them and see them. That's not going</p>
<p style="text-align: right;">415</p> <p>1 That was his comment. That's a management 2 company comment to me. 3 And people are leaving Hinsdale 4 because there is no place for them to live in a 5 development similar to what we are proposing 6 with 1st floor master bedrooms, quality 7 finishes, size and character like what they left 8 in their own single-family home. 9 And they can go to Chanticleer 10 Lane, which is very, very nice; Claymoor, which 11 is very, very nice. But they are different 12 types of units. And they are not, those -- The 13 Hamptons in Hinsdale, that's vertical living. 14 It is not what we are proposing here. It's a 15 very nice development. There is nothing wrong 16 with it, and it's selling well; but it is not 17 what we are proposing. And it's not what we 18 have been doing elsewhere that has been very, 19 very successful. And families with children are 20 not moving into them. They're just not. 21 And you have got 12, you have got 22 12 -- 600 and some units here and you have .04</p>	<p style="text-align: right;">417</p> <p>1 to be the case. It just isn't the case here and 2 not -- Don't take my word for it. Look at the 3 survey. It tells the story. Go to Savoy Club. 4 Go to the Burr Ridge club, a wonderful 5 development. Fine people there. We have many 6 friends over there. There are no children 7 there. 8 MS. CRNOVICH: That's a little bit of a 9 different development, though, too. 10 MR. JAMES: It's the same. It may 11 be -- It's not different. It's age targeted. 12 It's a single-family house. It is a 1st floor 13 master bedroom, and that's what we are selling. 14 You don't have to go up and down the stairs to 15 enjoy your daily activities. That's all we are 16 selling. 17 Typically parents want to be on the 18 same floor as their young children, sleeping. 19 So they can watch them. So the kids don't have 20 to go up and down the stairs, they can run right 21 to the bedroom and see mom and dad. And you can 22 hear them if they are crying or what have you.</p>

<p style="text-align: center;">418</p> <p>1 That, what we are selling is totally different. 2 And it's proven over and over and over again. 3 I just moved into one after 4 42 years on Indian Hill Road in Winnetka, and we 5 love it. 6 MS. CRNOVICH: Have you considered 7 having like a meeting for the neighbors of the 8 adjoining properties, hear if they have any 9 ideas or thoughts? 10 MR. JAMES: The neighbors to the north, 11 the boundary to the north is 55th Street. 12 MS. CRNOVICH: Across the street from 13 55th. 14 MR. JAMES: Okay. We have got single- 15 family homes facing their single-family homes. 16 Then the west we have single-family homes and 17 County Line Road facing their single-family 18 homes. 19 MS. CRNOVICH: And I understand that 20 but for -- 21 MR. JAMES: Okay, but just let me 22 finish. On the east we have the huge detention</p>	<p style="text-align: center;">420</p> <p>1 When we were invited here, look at the property, 2 if you can -- This is a -- Look at here. 3 There is 55th Street. There is 4 County Line Road. Single family across from 5 single family. Here is Burr Ridge property 6 line. There are, right there, those two homes 7 are probably as close to the property line as 8 any. And then down here you have one or two 9 homes. The rest, there is KLM park. Here is 10 the hospital site here. 11 So we are talking a road, a road, 12 and then the pond, and then our housing back 13 here. The single-family homes, those were all 14 typical, large, single-family homes. They are 15 just a different size home now in the same, same 16 general location. Because the road never, we 17 didn't change the road network. 18 MS. CRNOVICH: And I understand that. 19 But I still think it would be a neighborly thing 20 to do is to reach out to your potential neighbor 21 saying, This is what we want to do, do you have 22 any thoughts.</p>
<p style="text-align: center;">419</p> <p>1 pond and the Village of Burr Ridge and only two 2 or three or four houses maybe in that whole area 3 are next to or adjacent to the property line at 4 the far north end and at the far south end. The 5 rest of the property is bounded by KLM park on 6 the south. And the entire hospital property on 7 the south, part of the south, the southeast 8 corner and the west at the south end. 9 And that's why if -- Get the map. 10 We will show you. 11 MS. CRNOVICH: I understand. I know 12 the site. But have you reached out to the 13 neighbors to get their thoughts? 14 MR. JAMES: The neighbors, the 15 neighbors on Pamona (phonetic) or -- 16 What's the name of the street? 17 MS. MC MAHON: Pamela. 18 MR. JAMES: Pardon? 19 MS. MC MAHON: Pamela Circle. 20 MR. JAMES: -- Pamela Lane led the 21 fight 13 years ago against any development that 22 we are proposing. And I might make this point.</p>	<p style="text-align: center;">421</p> <p>1 MR. JAMES: Well, yes, I do. This room 2 is evidence enough of the concern. In the last 3 meetings we have not had one single objector 4 except for the first meeting at the trustees' 5 when a woman announced she did not want us to 6 build ticky-tacky homes and what have you. And 7 that's frankly why I put at the back of every 8 one of these all the awards that our project, 9 that our projects have won from land planning to 10 architecture to you name it. And they are all 11 there. 12 13 years ago, 14 years ago, we were 13 invited in to provide empty-nester housing the 14 Village thought they wanted. This was after we 15 had completed Chasemoor of Burr Ridge with the 16 metropolitan -- with Metropolitan Life, that was 17 our project. This was after we were invited to 18 do the cottages and the homes that are at the 19 King Bruwaert, the freestanding cottages. We 20 did that with KB. And then we were invited, 21 say, come in and do this project. 22 So we came in, and we were</p>

<p style="text-align: center;">422</p> <p>1 disappointed to say the least. And here we are 2 14 years later talking about coming back and 3 doing a single-family, empty-nester, 4 age-targeted development 13 years later. And 5 the residents on Pamela Lane have not said 6 anything. We are more than willing, more than 7 ready to talk with them if they wanted. They 8 certainly know where we are. 9 MR. YU: Commissioner, if I can just 10 add something really quick, there was a public 11 notification, certified mailing that was done. 12 And since it's been done, I have gotten only 13 3 calls. And after I explained what was going 14 on and gave them the date and time of the 15 meetings, I haven't had -- haven't seen them at 16 the meetings. But I just want to add there was 17 a certified mailing notification for this 18 project. 19 MS. CRNOVICH: Thank you. 20 CHAIRMAN CASHMAN: Going to both the 21 citizens of Hinsdale and Burr Ridge? 22 MR. JAMES: 250 feet of the entire</p>	<p style="text-align: center;">424</p> <p>1 showed up here speaking in favor of it, not one 2 negative. And 40 some residents sent e-mails to 3 the Village when they had the public hearing all 4 in favor of it. There wasn't any, there weren't 5 any negatives; were there? 6 MR. MC GINNIS: I believe we had one 7 comment, she was concerned about rezoning to 8 R-5, which is not in play here. 9 MR. JAMES: We are not zoning to R-5. 10 CHAIRMAN CASHMAN: I wanted to ask, I 11 see some community members here, would you like 12 to speak on the issue? 13 MS. GRISEMER: Yes, I would. 14 CHAIRMAN CASHMAN: Please come up and 15 state your name. 16 MR. WILLOBEE: Have they been sworn in, 17 Mr. Chairman? 18 CHAIRMAN CASHMAN: Yes, they were. I 19 saw them standing. 20 MS. GRISEMER: Yes, I was sworn. I'm 21 Janet Grisemer. I was on the Plan Commission 22 here when Mr. James' company came the first</p>
<p style="text-align: center;">423</p> <p>1 surrounding property. 2 MS. CRNOVICH: I understand all that, 3 and I appreciate you going to such detail. I 4 just always think -- Like, for instance, like 5 last week, Hinsdale Middle school with the new 6 plans they were going to do, they had a 7 neighborhood meeting. I just think it's a 8 neighborly thing to do. 9 MR. JAMES: I should tell you, every 10 single project we have ever done we have done 11 that. We have done that. But we have never had 12 a project, never, extend 13 years like this 13 project, 14 years. And if you, you know, you 14 don't like the high prices, we don't like them 15 either; but that's a function of the carrying 16 costs, the land and the improvements and 17 everything else that we have done. 18 And as was stated by one of the 19 people here, who is speaking in front of you, 20 don't let this opportunity pass by. That's not 21 my word, that is your resident's. And your 22 residents, 40 some residents, 24 residents,</p>	<p style="text-align: center;">425</p> <p>1 time. I no longer live in Hinsdale because we 2 decided to downsize. We could not find a place 3 to live here in town that was cost effective for 4 us. I live in Burr Ridge in one of the 5 developments he talked about. 6 I would like to tell you a story 7 about where I live, which is Fieldstone Club. 8 It was built about 20 years ago. And it's high 9 quality. They are single-family homes, 10 detached. There is 60 of them on property 11 that's probably twice to three times the size of 12 this piece of property. They all cost very 13 close to a million dollars. And depending on 14 what people did to them in terms of finishes and 15 embellishments, many of them were more than a 16 million dollars. 17 And at the same time that this 18 project was going through its planning stages 19 and so on -- Well, I guess it was more, a 20 little bit, 5 years later, the 2008 recession. 21 People -- First of all, it's always hard to 22 sell a place when you can't have a sign in front</p>

<p style="text-align: right;">426</p> <p>1 of it. And that's what our homeowners 2 association says is you may not have signs. It 3 always has to be done through, you know, public 4 channels otherwise. It was difficult for people 5 to sell their units at all for a number of years 6 because they wanted what they, they wanted to 7 get out of them what they put into them and the 8 market dropped out. So it's now beginning to 9 creep up again. But there are very few, I don't 10 think there is any that has sold for a million 11 dollars. We are close on a couple of them, but 12 they have been on the market for six years 13 maybe.</p> <p style="text-align: right;">08:53:59PM</p> <p>14 So what I am seeing here is, number 15 one, it's awfully dense, this project. And I 16 understand why it's dense. But my sense is that 17 if people are going to pay this amount of money 18 they are not going to be able to sell it for 19 what they paid for it because it is so dense 20 that it's not going to be as desirable in my 21 view. And what I'm afraid of is that you may 22 have a depressed situation here down the road</p> <p style="text-align: right;">08:54:30PM</p>	<p style="text-align: right;">428</p> <p>1 reside at 914 Harding Road in Hinsdale. We have 2 been residents here for 49 years. Let me state 3 unequivocally that I know many of the James 4 developments and they are outstanding. And I 5 have no quarrel with the Jameses or any 6 development that they have built. I spent part 7 of my afternoon I think where you live right 8 now. Is it Hibbard Gardens? 9 MR. JAMES: Hibbard Gardens. 10 MR. MORIARTY: Right. Very nice. 11 MR. JAMES: Thank you. 12 MR. MORIARTY: Do they have basements? 13 MR. JAMES: No. 14 MR. MORIARTY: No basements. Slabs? 15 MR. JAMES: Yes. 16 MR. MORIARTY: No place for boxes. 17 MR. JAMES: Upstairs. 18 MR. MORIARTY: At any rate, my concern 19 is that we have basically been this road before 20 with this developer, with this piece of 21 property. Let me assure you there are many of 22 us who are opposed to this increase in density.</p> <p style="text-align: right;">08:56:45PM</p> <p style="text-align: right;">08:57:00PM</p>
<p style="text-align: right;">427</p> <p>1 that is going to be a negative in terms of tax 2 revenues. Our taxes have gone down considerably 3 where I'm living. And people are beginning to 4 be relieved because they have been paying high 5 taxes for something they couldn't sell for what 6 they paid for it. And these are people who for 7 the most part are probably able to pay cash if 8 they want to for one of these places because 9 they are usually downsizing from someplace else. 10 So, you know, I'm just really 11 concerned that this is so dense and that it's 12 going to end up being upside down in the future. 13 So I would give it a real hard look to see if 14 you think it's something that might have a 15 downside later on that you haven't thought of 16 yet. That's all. Thank you. 17 CHAIRMAN CASHMAN: Thank you very much. 18 Sir, would you like to speak? 19 MR. MORIARTY: Thank you. Good 20 evening, members of the Plan Commission, Village 21 staff, Mr. James and his entourage. 22 My name is Phil Moriarty, and I</p> <p style="text-align: right;">08:55:17PM</p> <p style="text-align: right;">08:56:00PM</p>	<p style="text-align: right;">429</p> <p>1 Planned unit development aside, whatever you 2 want to, whatever you want to call these, text 3 amendments, there are lots of fuzzy figures, 4 surveys, terms, you know, age restricted. It 5 just doesn't matter. 6 What matters is that the fact was 7 they bought this property in 2000. They paid 8 15 million for it. They came before us. They 9 wanted 114 units, we said no. We kept it at 10 R-2. We didn't want multifamily. We didn't 11 want attached. We wanted the 36 homes that we 12 fought long and hard to have on this property. 13 We won. We are back, they are back; and we are 14 going to fight again. This is about our zoning 15 code. 16 And the fact that there were 17 carrying costs that affect the price just seems 18 to me to be not at all appropriate to what we 19 are talking about here. Our zoning code is the 20 one precious thing we have in this Village. 21 Please do not lose sight of that. 22 And I will add one other thing. I</p> <p style="text-align: right;">08:57:46PM</p> <p style="text-align: right;">08:58:15PM</p>

<p style="text-align: center;">430</p> <p>1 don't think this developer has been a very good 2 neighbor over the years since they got the 3 approval to build 36 homes. The roads are 4 atrocious in there, half built houses, whatever, 5 it's two of them or three of them. You know, 6 the fence that was hit by some vehicle on 55th 7 Street hasn't been repaired in years. It's 8 unsightly.</p> <p>9 That pattern of not being a good 10 neighbor and then all this back and forth about 11 dog parks and water and pathways, those things 12 don't matter a hoot. What matters is our zoning 13 code. Think about the value of the zoning code 14 and what it means to all of us who pay taxes 15 here. So there will be more of us at the next 16 meeting. Thank you. Merry Christmas.</p> <p>17 CHAIRMAN CASHMAN: Thank you.</p> <p>18 Mary, have anything?</p> <p>19 MS. RYAN: I guess my thoughts are, 20 because I have benefited personally from very 21 restricted covenants and deed restrictions, if 22 we decide to go forward with housing for more</p>	<p style="text-align: center;">432</p> <p>1 person in terms of, all right, are we pricing 2 them or not. They don't seem to be selling, 3 maybe we need to address it again. But I sure 4 would hate to see a development go in there and 5 have it be vacant for lack of your ability to 6 meet kind of what the people are hoping is a 7 good price.</p> <p>8 And I guess the third thing is I 9 would say I still am looking for something -- 10 I'm sorry, you know, if this hurts some people 11 or offends people or whatever -- our Code is 12 pretty strict about public benefit and open 13 space. And I welcome the fact that you are 14 looking at some other options. I still think 15 that is important because a public benefit does 16 not just mean to the people that are going to be 17 in this particular planned development. It 18 means for the greater good of the Hinsdale 19 people so I still think that piece is missing.</p> <p>20 CHAIRMAN CASHMAN: Anything else? 21 Mark? 22 MR. WILLOBEE: Yes. I would like to</p>
<p style="text-align: center;">431</p> <p>1 senior people, I think we can get there by 2 virtue of what we include in here and do the 3 best possible job. You can't think of 4 everything, but I like the addition of the 5 clause that does allow flexibility for the board 6 or the homeowners association to make 7 adjustments as needed.</p> <p>8 The things that still concern me 9 would be, really, two. The price point from 10 this vantage point, if we are going to do 11 something like this and address a need, people 12 have spoken to what they think is a reasonable 13 price point. And I guess with all due respect 14 to you, folks -- I agree with the gentleman who 15 just spoke -- the fact that you have had the 16 carrying costs and you spent the money you 17 spent, that's a fact of doing business. I think 18 we have to be realistic in terms of what the 19 price point is.</p> <p>20 On the other hand, either they are 21 going to sell or they aren't. So you are going 22 to have to make some adjustments as a business</p>	<p style="text-align: center;">433</p> <p>1 revisit the \$150,000 that Julie brought up. 2 MR. JAMES: What? 3 MR. WILLOBEE: The \$150,000 fee in lieu 4 of. First of all, I want to -- appreciate all 5 the information you provided on the stormwater 6 pond. I understand the detention is above 7 normal water. My concern I think you have 8 addressed, indicating that you would clean it up 9 if needed.</p> <p>10 MR. JAMES: Oh, yes. 11 MR. WILLOBEE: My point last month was 12 to make sure that that burden wasn't transferred 13 to the Village or the homeowner association if 14 it needed to be cleaned up.</p> <p>15 MR. JAMES: No. 16 MR. WILLOBEE: So I understand the 17 detention is addressed. But my concern is 18 runoff volume and the fact that -- And I want 19 to understand, if Mr. Duffy could speak to this 20 or not, but is the \$150,000 for the 21 postconstruction BMP, fee in lieu of? 22 MR. DUFFY: That's correct. It's a</p>

<p style="text-align: right;">434</p> <p>1 postconstruction BMP fee in lieu to the Code. 2 It's a \$500 per 1,000 square feet impervious 3 so -- 4 MR. WILLOBEE: And that was a 5 recommendation from the staff? 6 MR. DUFFY: It's allowable under the 7 Code, and we had discussions with staff. And 8 this is one of the options we had in lieu of 9 converting the detention basin to a mainly 10 planned wetland basin, which the owner does not 11 want to convert. So the fee in lieu route was 12 offered up as an alternative. 13 MR. WILLOBEE: I think I need to see 14 more of what you evaluated between the fee in 15 lieu and the wetland. There is a lot of 16 options. We just did a bunch in the Woodlands 17 as far as -- I mean we talked about open space. 18 We could do borrow retention, we can do all -- a 19 lot of other volume reduction benefits instead 20 of just writing a check onsite. 21 MR. DUFFY: Right. Part of the trouble 22 with this one is the development has already</p>	<p style="text-align: right;">436</p> <p>1 this particular development. There is no 2 grandfathering. When they adopted the new 3 stormwater ordinance, that was it. There was no 4 provisions for facilities that were already 5 constructed. 6 MR. WILLOBEE: And -- 7 MR. MC GINNIS: That's about the limit 8 of my depth in this. 9 MR. WILLOBEE: I know this isn't zoning 10 code. The reason I'm bringing it now is this is 11 the time at the planning level to look at the 12 site configuration and layout of additional 13 stormwater management practices on the site. 14 CHAIRMAN CASHMAN: Maybe if we can ask 15 and get engineering's review of this for the 16 next meeting. 17 MR. MC GINNIS: Certainly. I can have 18 them produce a memo and have that for the next 19 meeting. 20 CHAIRMAN CASHMAN: If that would be 21 helpful. That way we know what they are 22 thinking about it and that they concur.</p>
<p style="text-align: right;">435</p> <p>1 been constructed. So it is retroactively coming 2 back in and putting in some of the stuff. So 3 pavements are in, units are in, and the pond is 4 in. You try to implement individual lot BMPs is 5 going to be very difficult to maintain. 6 MR. WILLOBEE: Was that evaluated, or 7 was that something assumed? 8 MR. DUFFY: We have not gone through 9 and done a cost analysis of that, no. 10 MR. WILLOBEE: So my opinion, the fee 11 in lieu of -- And I don't want to digress into 12 the ordinance. I've got to get ahold of 13 Mr. Deeter today to talk to him. But I think 14 the fee in lieu of is supposed to be the last -- 15 It's supposed to be when it's impractical. And 16 it doesn't sound like at this stage you guys 17 have evaluated whether or not it's impractical. 18 CHAIRMAN CASHMAN: Rob, can you add to 19 this at all? Are you familiar with the 20 discussions? 21 MR. MC GINNIS: I'm sorry, I can't. I 22 know that Du Page County doesn't give credit for</p>	<p style="text-align: right;">437</p> <p>1 MR. WILLOBEE: I just need to 2 understand the logic behind that jump to the 3 150,000. 4 MR. DUFFY: Right. It was discussed. 5 And that's the alternative that was -- It was 6 an alternative for us, and that's how the 7 developer wanted to approach it was the fee in 8 lieu. 9 MR. JAMES: Brett is our engineer. Our 10 architect looked at it with all of the utility 11 lines included, talking about on site per lot, 12 so forth and so on. And it was just impractical 13 to do it. 14 MR. WILLOBEE: I do this every day. I 15 need to see proof. 16 MR. JAMES: Pardon me? 17 MR. WILLOBEE: I do this every day, I 18 need to see proof of that. I need to understand 19 that. I need to understand the evaluation to 20 proving it wasn't practical. 21 CHAIRMAN CASHMAN: So we will have the 22 Village look into this. And then if you can</p>

<div>438</div> <div>1 just reflect on it some more along with that</div> <div>2 patio information.</div> <div>3 MR. WILLOBEE: All right. Thank you.</div> <div>4 CHAIRMAN CASHMAN: I feel like we</div> <div>5 have -- The big thing we need to get back to a</div> <div>6 month from now, I would like to continue this so</div> <div>7 that we can then talk about the public benefit.</div> <div>8 A month from now, you will tie in the work with</div> <div>9 the Village.</div> <div>09:05:49PM10 I want to see if there is not any</div> <div>11 other comments. We are kind of rehashing. We</div> <div>12 have gone through this now three times.</div> <div>13 So if there aren't any additional</div> <div>14 comments or questions for the applicant, I would</div> <div>15 like to entertain a motion to continue this to</div> <div>16 the January 11 meeting.</div> <div>17 MS. CRNOVICH: One question.</div> <div>18 CHAIRMAN CASHMAN: Perfect.</div> <div>19 MS. CRNOVICH: I would like to see a</div> <div>09:06:10PM20 new table of compliance at the meeting in</div> <div>21 January. I believe there has been some changes.</div> <div>22 MR. JAMES: The table of compliance?</div>	<div>440</div> <div>1 MS. CRNOVICH: Aye.</div> <div>2 CHAIRMAN CASHMAN: Aye.</div> <div>3 MS. MC MAHON: Aye.</div> <div>4 MR. PETERSON: Aye.</div> <div>5 MS. RYAN: Aye.</div> <div>6 CHAIRMAN CASHMAN: Thank you.</div> <div>7 * * *</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>
<div>439</div> <div>1 MS. CRNOVICH: Yes.</div> <div>2 MR. JAMES: Okay.</div> <div>3 MS. CRNOVICH: Thank you.</div> <div>4 MR. JAMES: Got that.</div> <div>5 CHAIRMAN CASHMAN: And that was changed</div> <div>6 for the last month.</div> <div>7 MR. JAMES: What is the next meeting</div> <div>8 date?</div> <div>9 CHAIRMAN CASHMAN: I believe it's</div> <div>09:06:31PM10 January 11. Is that correct?</div> <div>11 MR. YU: Correct.</div> <div>12 CHAIRMAN CASHMAN: I appreciate your</div> <div>13 patience. This is important, and I'm glad we</div> <div>14 are going through it in detail.</div> <div>15 Do I hear a motion to continue</div> <div>16 Case A-18-2016 to January 11? Do I have a</div> <div>17 motion?</div> <div>18 MS. MC MAHON: So moved.</div> <div>19 MS. CRNOVICH: Second.</div> <div>20 CHAIRMAN CASHMAN: Anna?</div> <div>21 MS. FIASCONE: Aye.</div> <div>22 MR. WILLOBEE: Aye.</div>	<div>441</div> <div>1 STATE OF ILLINOIS)</div> <div>2) ss.</div> <div>3 COUNTY OF DU PAGE)</div> <div>4</div> <div>5 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>6 do hereby certify that I am a court reporter</div> <div>7 doing business in the State of Illinois, that I</div> <div>8 reported in shorthand the testimony given at the</div> <div>9 hearing of said cause, and that the foregoing is</div> <div>10 a true and correct transcript of my shorthand</div> <div>11 notes so taken as aforesaid.</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>

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<p style="text-align: right;">457</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. EDWARD R. JAMES, MR. JERRY JAMES, and MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MS. EDITH JOHNSTON;</p> <p>MR. PHILIP MORIARTY.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">459</p> <p>1 who would like to comment on this matter to</p> <p>2 stand and be sworn in.</p> <p>3 (Audience sworn en masse.)</p> <p>4 MR. E. JAMES: Good evening. My name</p> <p>5 is Edward James. I'm with Hinsdale Meadows</p> <p>6 Venture. With me tonight, my son Jerry James,</p> <p>7 president of Edward James Companies, principal</p> <p>8 in Hinsdale Meadows Venture. And Mike Balas,</p> <p>9 vice president and chief financial officer,</p> <p>10 Edward James Companies.</p> <p>11 After the last meeting, we were</p> <p>12 asked to look at increasing the density in order</p> <p>13 to reduce the prices of the homes. And we made</p> <p>14 a valiant attempt. We came up with a plan for</p> <p>15 65, and we are now going to ask you to put that</p> <p>16 aside. If the Board of Trustees wants to</p> <p>17 entertain it at a later date, they can. But we</p> <p>18 are going to seek permission for the 59-unit</p> <p>19 plan this evening. This is our fourth meeting.</p> <p>20 PRESIDENT CASHMAN: Okay. Just some</p> <p>21 comment on that. I know in talking with Village</p> <p>22 staff, with President Cauley, and with Luke, a</p>
<p style="text-align: right;">458</p> <p>1 PRESIDENT CASHMAN: Our next order of</p> <p>2 business is Case A-18-2016, 55th Street and</p> <p>3 County Line, Hinsdale Meadows Venture, Text</p> <p>4 Amendment to Section 3-106, Special use is to</p> <p>5 allow a planned development in a single-family</p> <p>6 residential district and subject to an issuance</p> <p>7 of a Special Use Permit. And this is also a</p> <p>8 Planned Development.</p> <p>9 So it is basically those three</p> <p>10 items, the planned development, adding the</p> <p>11 special use for a planned development, and then</p> <p>12 ultimately a text amendment to add that special</p> <p>13 use. We had three previous meetings, on</p> <p>14 October 12, November 9, and December 14. And</p> <p>15 with that, thank you again for a nice package</p> <p>16 and answering not only our questions but some</p> <p>17 that you received from trustees, I think,</p> <p>18 between the last meeting and today.</p> <p>19 So I believe you gave us a handout of</p> <p>20 what you are going to present. So if you cover</p> <p>21 the main points, and then we will ask for</p> <p>22 questions. And I guess we need to ask anyone</p>	<p style="text-align: right;">460</p> <p>1 lot of this was response -- If you remember,</p> <p>2 Luke sent an e-mail to Mr. James and asked him</p> <p>3 about this concept. And in his e-mail, and it's</p> <p>4 in our packet, he was spelling out basically --</p> <p>5 He was focusing on the east side of the</p> <p>6 property, which is along the existing detention</p> <p>7 area, and taking those 1st floor bedroom</p> <p>8 single-family structures and converting those</p> <p>9 into duplexes. And basically if you went back</p> <p>10 and looked at the e-mail, kind of came up to</p> <p>11 some math to how he thought he could get the</p> <p>12 units down to about a \$750,000 range.</p> <p>13 So I reviewed this package. I</p> <p>14 contacted Luke just to see what was his take,</p> <p>15 since it was a request he had made or question</p> <p>16 he had asked; and he was not in favor. Though</p> <p>17 he was in favor of trying to reduce the cost of</p> <p>18 the duplexes, he was not in favor of changing</p> <p>19 the single family that are along County Line or</p> <p>20 along 55th Street in order to accomplish that.</p> <p>21 So with that in mind, I think it's</p> <p>22 nice to have the information. I appreciate the</p>

<p style="text-align: center;">461</p> <p>1 hard work you put together to do this. So that 2 it's something that could be evaluated by the 3 Village or by the trustees. But I think instead 4 of going through it all in detail, unless 5 someone had a comment about it that they wanted 6 to ask, that what we are going to focus on 7 tonight is the 59 unit where it's basically 8 50 percent of them are single family, 1st floor 9 bedrooms, and roughly 50 percent are duplexes, 10 the original submittal that we saw back in 11 October. 12 So we will continue that and focus 13 on that tonight, and I appreciate that. I mean 14 I know, I appreciate the fact that you responded 15 and did some creative work to try to come up 16 with a solution. But I don't want to waste your 17 time or the Commissioners' time to discuss 18 something that you don't want to propose to the 19 Village and with discussions with staff that 20 they are suggesting that you stay with the 21 original plan. 22 MR. E. JAMES: We understand. So let</p>	<p style="text-align: center;">463</p> <p>1 is this, we won't dig all the foundations at 2 once, obviously. So we have talked to the 3 Village about storing the dirt on site, on their 4 site. And when we get enough there, then we 5 would go and level the one field leaving two in 6 play, and then continue the process until we are 7 done. 8 PRESIDENT CASHMAN: Okay. 9 MR. E. JAMES: So they will always have 10 at least two fields in action. 11 PRESIDENT CASHMAN: Okay. And then, 12 Chan, I thought you told me that this was 13 discussed at the Parks & Rec's meeting recently? 14 MR. YU: No. 15 PRESIDENT CASHMAN: Was it just with 16 staff? 17 MR. MC GINNIS: No. There was 18 conversation on Monday night with the Parks & 19 Rec Commission. I caught the tail end of it, 20 was asked about that being a compensating 21 amenity. And there was at least at a very high 22 level, because the only information they had was</p>
<p style="text-align: center;">462</p> <p>1 me move on to the next subject, which was an 2 open discussion at the end of the last meeting. 3 If you look at the handout that we gave you, 4 it's on the second page. It's the revised 5 public benefit. And with our, with working with 6 the staff between the last meeting and this 7 one -- and I believe it was approved by the KLM 8 park district or the people there -- we will use 9 our excess dirt from the excavations and what 10 have you to regrade the lacrosse fields in KLM 11 park. And we propose to add a cardio path 600 12 to 900 feet long by 8 feet wide. And the exact 13 locations and configuration of that is subject 14 to engineering and whatever the park, where they 15 want to put it and where they want it to 16 connect. 17 PRESIDENT CASHMAN: Excuse me, 18 Mr. James. So I thought in the text you also 19 said that basically executing this that the plan 20 would be to level one at a time so that two 21 would remain operational? 22 MR. E. JAMES: Yes. What we plan to do</p>	<p style="text-align: center;">464</p> <p>1 a very rudimentary sketch that I put together 2 for internal use -- 3 PRESIDENT CASHMAN: Okay. 4 MR. MC GINNIS: -- but at a high level 5 there was buy in for that, for the fields. A 6 couple of the comments by the Commissioners, 7 they were concerned that it would drastically 8 change the feel of KLM; and they had requested 9 additional information once more detailed 10 drawings were put together. But in concept, 11 they were in agreement. 12 PRESIDENT CASHMAN: Anything else to 13 add to that? 14 MR. E. JAMES: No. I mean it's all 15 subject to engineering, with the engineers and 16 the park district and what have you, and using 17 our fill to level the field to the extent that 18 we have the dirt available. 19 PRESIDENT CASHMAN: And I don't know if 20 this was in the packet or just discussion with 21 staff, so the concept on the cardio loop was to 22 utilize the existing roadway together with</p>

<p style="text-align: right;">465</p> <p>1 possibly this loop and to do some striping and 2 note distances or something. So that if people 3 wanted to walk a mile, a couple miles, they 4 would be able to figure out what they are doing 5 and using a combination of what currently exists 6 there with this additional.</p> <p>7 MR. MC GINNIS: That's correct. The 8 initial concern with one of the Commissioners 9 was that we were going to have a path to 10 nowhere. And at that point I had stated that 11 all of those public sidewalks are in already so 12 there would be kind of a circuitous route from 13 the existing service road interconnecting the 14 parking lots and what have you around the park 15 to the existing public walks in the Hinsdale 16 Meadows Venture project that would tie into a 17 walk on 55th or County Line. So it does create 18 a link and a walk to somewhere.</p> <p>19 PRESIDENT CASHMAN: Okay. Okay. Thank 20 you.</p> <p>21 MR. E. JAMES: If you go to the next 22 page, just to refresh your memory on the 59-unit</p>	<p style="text-align: right;">467</p> <p>1 Village staff and the applicant's engineers 2 about the existing systems, the best management 3 practices, fee in lieu of. And my understanding 4 is in general terms Dan and the Village are 5 acceptable, but this would still be something -- 6 This is a conceptual plan that we are reviewing 7 now and that the hope would be, as this goes 8 forward, that the applicant, if this does get 9 from us and goes to the trustees, and they then 10 get to a detailed panel level, that this would 11 all be determined to the satisfaction of the 12 Village to make sure it complies with Du Page 13 requirements and the Village is pleased with the 14 results.</p> <p>15 So I appreciate the fact that 16 that's happened over the last month. But I 17 don't want it to be something that we are acting 18 on now because it's really a little bit more 19 detailed than where we are at at this point.</p> <p>20 MR. WILLOBEE: Yes, I agree. Robb and 21 Dan and I have talked a little bit. But I think 22 my point more was at this stage we want to make</p>
<p style="text-align: right;">466</p> <p>1 plan. It has 44 buildings, 1.8 per acre. Total 2 of 59 units, 2.4 units per acre. There are 29 3 single-family detached homes and 30 duplex 4 homes. And there are two parks totaling about 5 44,754 feet. And the plan we are not using is 6 on the next page, and that's not going to go 7 anywhere.</p> <p>8 PRESIDENT CASHMAN: Okay.</p> <p>9 MR. E. JAMES: And that concludes our 10 presentation.</p> <p>11 PRESIDENT CASHMAN: Okay. Thank you, 12 Mr. James.</p> <p>13 Any questions for the applicant 14 right now? Commissioners?</p> <p>15 MR. KRILLENBERGER: None.</p> <p>16 PRESIDENT CASHMAN: Okay. A couple 17 things I wanted to kind of get a comment on is 18 there was one question that was brought up by 19 Mark previously regarding stormwater and best 20 management practices. And I know it's in this 21 packet. There has been work and conversations 22 back and forth between Dan Deeter and the</p>	<p style="text-align: right;">468</p> <p>1 sure the footprint is available for dealing with 2 best management practices to deal with the 3 ordinance.</p> <p>4 And so I think we are on the same 5 page, but -- And we saw Dan's memo in there. 6 So it's not trying to prematurely ban -- or it's 7 banned into the ordinance, it's just the 8 planning part is when you do it, stormwater.</p> <p>9 PRESIDENT CASHMAN: Okay. And the 10 footprint is available if they, however they 11 ultimately engineer this.</p> <p>12 MR. WILLOBEE: Yes.</p> <p>13 PRESIDENT CASHMAN: So that was one 14 issue.</p> <p>15 And then another issue. And 16 obviously, we have talked about this over three 17 months, is the whole issue of age restricted 18 versus age targeted. And in our packet and what 19 has always been presented here is an 20 age-targeted proposal. I have been told there 21 has been some discussion about a possible -- 22 more discussion between the applicant and the</p>

<p style="text-align: right;">469</p> <p>1 Village about possibly doing something where --</p> <p>2 try to encourage that there be an empty-nester,</p> <p>3 that there be an age-restricted period of time</p> <p>4 for the development, say the first 18 months,</p> <p>5 24 months, whatever. The time would be</p> <p>6 determined, between the Village and applicant.</p> <p>7 I believe it's investigated whether</p> <p>8 it was legal, and I think the answer was it was</p> <p>9 or at least that was the initial feedback. And</p> <p>09:20:45PM 10 the thought is that it would allow in a way this</p> <p>11 to establish itself and grow as an empty-nester</p> <p>12 community. And if that was the case, would that</p> <p>13 ensure or raise the probability that it would be</p> <p>14 what we were, I think in general terms trying to</p> <p>15 accomplish here, which is an empty-nester type</p> <p>16 community.</p> <p>17 So that's still being discussed.</p> <p>18 It's not really in this packet, but I wanted to</p> <p>19 bring that up that that's something that if this</p> <p>09:21:10PM 20 was to move forward with the positive vote that</p> <p>21 that's something that I imagine is going to be</p> <p>22 on the docket with the trustees and that.</p>	<p style="text-align: right;">471</p> <p>1 slight increase, 26 percent increase, in morning</p> <p>2 weekday peak. But in the evening peak, there is</p> <p>3 a reduction of 33 percent. So there is</p> <p>4 basically a reduction in overall traffic with</p> <p>5 the senior-targeted housing versus single-family</p> <p>6 housing.</p> <p>7 But again, I think it's an</p> <p>8 important piece. And I think if we are going to</p> <p>9 make a recommendation, I think it's input, we</p> <p>09:22:50PM 10 should have that in our recommendation that</p> <p>11 there is a traffic study prepared. It's not</p> <p>12 specifically required, but I think it would be</p> <p>13 crucial.</p> <p>14 MR. KRILLENBERGER: Steve, you just</p> <p>15 cited statistics that sound like they are from a</p> <p>16 traffic study?</p> <p>17 PRESIDENT CASHMAN: There is a name and</p> <p>18 I have to pull it up here.</p> <p>19 MR. KRILLENBERGER: Teska or --</p> <p>09:23:07PM 20 PRESIDENT CASHMAN: But I think it was</p> <p>21 the last meeting or meeting or two before we</p> <p>22 asked, and they have not been out there and</p>
<p style="text-align: right;">470</p> <p>1 One other thing that we talked</p> <p>2 about, and I appreciate it was back in here</p> <p>3 again, is a traffic study. We have the traffic,</p> <p>4 I think it's called like the assessment or</p> <p>5 something. But basically it goes back and it</p> <p>6 looks at what you previously had in 36 homes</p> <p>7 versus the 59 units now and the impact on</p> <p>8 traffic. And one feeling I have is, again this</p> <p>9 is conceptual in nature. But if this gets to a</p> <p>09:21:49PM 10 detailed plan level, then I do think it's really</p> <p>11 important that a traffic study be done. A lot</p> <p>12 of time has past. Just even to just have the</p> <p>13 data to say where are we today, so that if we</p> <p>14 move forward and this was developed that the</p> <p>15 Village -- Just like we did with Oak Street</p> <p>16 bridge. We did a traffic study before we tore</p> <p>17 it down. I think it's important. I think we</p> <p>18 will see next week that HMS did the traffic</p> <p>19 studies to establish where they are at. And I</p> <p>09:22:15PM 20 think it would be helpful information. We don't</p> <p>21 have it right now. Basically to summarize</p> <p>22 what's currently in the packet, there is a</p>	<p style="text-align: right;">472</p> <p>1 counted cars. And basically what they have done</p> <p>2 is used, there is a standard manual that's done</p> <p>3 that you can do number of houses and counts; but</p> <p>4 it's just based on that. It's conceptual in</p> <p>5 nature. We don't have any data on how many cars</p> <p>6 are currently passing by this property, and</p> <p>7 that's for a traffic study.</p> <p>8 MR. E. JAMES: We know the traffic</p> <p>9 count on County Line Road and 55th Street, but</p> <p>09:23:34PM 10 we don't, we don't know what the -- We haven't</p> <p>11 taken a study of what was coming in and out.</p> <p>12 But we do have the traffic counts. The best</p> <p>13 statement that our traffic consultant gave us,</p> <p>14 that the traffic was projected at 410 average</p> <p>15 daily trips on a daily basis for the 39, for</p> <p>16 36 homes, and 276 for the 59 age-targeted homes.</p> <p>17 There's a reduction of about 134 on a daily</p> <p>18 basis or about 33, 34 percent reduction in</p> <p>19 traffic.</p> <p>09:24:09PM 20 PRESIDENT CASHMAN: And I think a full</p> <p>21 report would be helpful. I looked at this and</p> <p>22 it's in this packet, maybe 5 pages long. But if</p>

<p style="text-align: center;">473</p> <p>1 you look at what he's referring to and then pull 2 up that, the standard, which is used by all 3 these traffic engineers, and you focus on 4 basically senior housing, it's interesting. You 5 know, there is a lot of information in there. 6 So I just think it would be helpful to the 7 trustees, to the Village, and to us all to have 8 that information. I don't think it can hurt. 9 And then I think it also, just to have that data 10 point, draw a line in time and say, Here is the 11 traffic that's currently existing there, I think 12 that would be really helpful. 13 Another thing that, it's not 14 currently in our packet but we talked about it 15 at the last meeting, on the issue of age 16 targeted and trying to have that being 17 successful, were the homeowner association 18 covenants. And you recall that we had something 19 in our packet. But then during the meeting this 20 was handed out, this one that was revised that 21 was in red; and that we were all more in favor 22 of what this stated, which is basically, There</p>	<p style="text-align: center;">475</p> <p>1 PRESIDENT CASHMAN: So then kind of a 2 similar note, we talked about this but we don't 3 necessarily have it in the homeowners 4 association covenants, was the issue related to 5 basements. And now there was discussion, if you 6 recall, back and forth between us about, you 7 know, basically on the property. And it's in 8 this package on how many are roughly on a flat 9 site that could be a crawl space or 10 slab-on-grade and how many are lookout or 11 walkout basements because they are on a sloping 12 area down to the retention pond, whatever. 13 We had some citizens raise the 14 point that they wanted the ability to have the 15 basements. I think our concern with the 16 basements wasn't the basement itself, it was the 17 idea that it could be used to make it into more 18 of a single-family home and defeat the purpose. 19 So my thought would be, and we 20 talked about this one concept, was adding to the 21 covenants a restriction to prohibit bedrooms in 22 basement levels because that's not in the nature</p>
<p style="text-align: center;">474</p> <p>1 shall be no trampolines, basketball hoops, swing 2 sets, above-ground pools, other recreational 3 equipment permitted on the lot, so not common 4 area, anywhere. And so it basically restricts 5 that. 6 Then they added paragraph 19 below 7 it that basically gives the homeowners 8 association the ability to add, if the other 9 items became a nuisance or disturbance, that 10 they could modify that or add that. So who 11 knows what kind of toys and games are going to 12 be flying through the air 10 years from now. 13 MR. E. JAMES: The purpose of that is 14 you can't list everything that they will come up 15 with. And if it's not listed, they say, It's 16 not listed so it's approved. Well, we have 17 given the board of directors the right to 18 control that with or without a complaint from a 19 neighbor. So the neighbor can't say, Well, I 20 didn't know, no one is complaining, so why can't 21 you do it. The board has the right to say this 22 is not a proper use and cease and desist.</p>	<p style="text-align: center;">476</p> <p>1 of this development. So I think that would go a 2 long way. And to make it have a little bit more 3 teeth is to, in my mind, would be to prohibit 4 full bathrooms on the basement level. 5 Just hear me out, that the idea 6 would be -- and this is just an idea -- but the 7 idea would be to allow powder rooms because they 8 are going to have visitors or something or 9 whatever. But I know my kids, they are not 10 going to -- if the bathroom is two floors away, 11 they are not going to sleep down there. So is 12 that -- I just want to throw it out there as an 13 idea. I think restricting the bedrooms would be 14 helpful. 15 And then this was just a response, 16 well, how do you really, how could you ever 17 enforce that, how would you even know. I mean a 18 bathroom, a bedroom, could be built in a 19 weekend. My thought was if there is not, 20 because the 1st floor is a master bedroom suite, 21 kids aren't going to be using that. The next 22 bathroom is on the 2nd floor. So it really I</p>

<p style="text-align: center;">477</p> <p>1 think would ensure that the basements are used. 2 But if you had a rec room down there or a shop 3 or something that you could have a bathroom and 4 a toilet and a sink and still be functional. So 5 that's really a concept just for, I would like 6 to discuss with the Commissioners about that. 7 And that's really all the items I 8 had on my list, that just kind of refreshing all 9 the things we have discussed. 09:28:27PM 10 And so I guess on that, I know 11 Mr. James you didn't like the concept. But what 12 is your thought about prohibiting, not powder 13 rooms, but prohibiting a full bath? 14 MR. E. JAMES: I think it's a mistake. 15 PRESIDENT CASHMAN: Why would that be? 16 MR. E. JAMES: These people are empty- 17 nesters. He may be a workman, he may be a wood 18 carver. She may be doing whatever she is doing, 19 drawing, painting, pottery, who knows what. And 09:28:56PM 20 rather than going upstairs, she can take a 21 shower right downstairs in her hobby room. And 22 here you are forcing this person who is trying</p>	<p style="text-align: center;">479</p> <p>1 question, though. I believe several meetings 2 ago, maybe it was at the Board of Trustees 3 meeting, or one of the first Plan Commission 4 meetings, at one point you said no basements, 5 fine. You were fine with that. Because you 6 were talking about your bonus rooms. And now I 7 feel that you are saying you want every unit to 8 have a basement. 9 MR. E. JAMES: No, let me explain that. 09:30:25PM 10 As you know, the land has a lot of topography to 11 it. And I don't have it in front of me, but I 12 can find it in a second. There are a certain 13 number of buildings that will have a basement by 14 virtue of the fact that the ground is falling 15 away, either have a window basement, English 16 basement, if you will, or you have a walkout 17 basement to accommodate the ground falling away. 18 It's the, it's the level ground that we are 19 talking about. We have been talking with 09:31:00PM 20 realtors. We have been talking with our 21 consulting people and others. And they have 22 said at the price range we are at people are</p>
<p style="text-align: center;">478</p> <p>1 to get away from stairs on a daily basis up and 2 down again I would say is a mistake. But having 3 no bedroom down there, perfectly acceptable. 4 PRESIDENT CASHMAN: Thank you. 5 Jim, any thought? 6 MR. KRILLENBERGER: Well, my view 7 changed based on what you said, Mr. James. I 8 would have said that the homeowner association 9 provisions -- but it sounds like they have got 09:29:28PM 10 some catchalls and prohibitions against, I don't 11 know, drone ports or whatever we are going to 12 have in the future, would be sufficient. But if 13 we can prohibit the bedroom down there, you are 14 right, it's hard to enforce, then we should ask 15 that that be done; so that's my view. 16 PRESIDENT CASHMAN: Mary? 17 MS. RYAN: I pretty much agree with 18 that. 19 PRESIDENT CASHMAN: Scott? 09:29:53PM 20 MR. PETERSON: Yes, I agree. 21 PRESIDENT CASHMAN: Julie? 22 MS. CRNOVICH: I agree. I do have a</p>	<p style="text-align: center;">480</p> <p>1 going to want to store their furniture, and they 2 are going to want to keep it in the basement. 3 Now, I'm 82 years old. I don't 4 have a basement in the house where we are now. 5 We did before, and I had furniture down there 6 for my children when they would take it into 7 their homes and what have you. We have gotten 8 rid of all that furniture, so we have a storage 9 area upstairs. But when they are going to be 09:31:30PM 10 paying the price that they are going to be 11 paying for these homes, they are going to want a 12 basement; and we have been told that every 13 single time. And so if they want to opt out of 14 a basement, they can. But if they want a 15 basement, that's going to come with a basement. 16 MS. CRNOVICH: I guess I'm having a 17 hard time where at first you were like no 18 basements; and now it's a big switch to every 19 home, every unit, has to have a basement. 09:32:00PM 20 PRESIDENT CASHMAN: Well, it's really 21 going to be up to the purchaser; right? I mean 22 if they didn't want a basement --</p>

<p style="text-align: center;">481</p> <p>1 MR. E. JAMES: The basement comes 2 with -- It's included in the price of the 3 house. 4 PRESIDENT CASHMAN: Okay. 5 MR. E. JAMES: And there would be 24 6 standard, 12 single family and 12 duplex 7 buildings for 24, 24 standard basements. And 8 they could be -- That's just a regular basement 9 where they could store things. They could have 10 a hobby room, whatever they want to do. The 11 others, there are 19 lookout basements. And 12 there are 16 walkout basements for a total of 13 59. 14 But I don't want to, I hope I 15 didn't misrepresent. My position on the 16 basement, we are very happy without our 17 basement. But the homeowners who are going to 18 be coming into these, who are 15 and 20 years 19 younger than me, are going to be bringing things 20 with them, as my wife and I did in our home. We 21 kept it for the children. And they don't want 22 to put it in storage. You know, kids come over</p>	<p style="text-align: center;">483</p> <p>1 have spent a lot of time on empty-nester 2 communities, particularly the one he lives in 3 right now along with several of his friends. 4 And because of that experience, I'm familiar 5 with what the buyers, including him, feel about 6 the absence of basements in this particular 7 location, which is called Hibbard Gardens. And 8 it's not far from where I live. 9 But the fact is there were a couple 10 interesting circumstances. First, it was only 11 six homes. And it came -- And I think it was 12 2012, 2013. And in the location where it's at 13 there is virtually nothing like it, and Steve 14 might be familiar with it. So there was such a 15 pent-up demand. 16 And the other factor was that there 17 was a floodplain. And we spent a lot of money 18 to create a pond, when you could do a pond, this 19 was before the ordinance changes. And the fact 20 is that Northfield had agreed with FEMA at the 21 time that even though you change the floodplain 22 circumstances that you would not do a basement.</p>
<p style="text-align: center;">482</p> <p>1 and I call it shop in the basement; and they 2 take what they want. And for us at this price 3 range not to offer it is an impediment to our 4 sales. That's according to every single broker 5 we have talked to. 6 MS. CRNOVICH: Well, earlier, though, 7 you were saying -- 8 MR. E. JAMES: Yes, I did. I said we 9 were without it, exactly. 10 MS. CRNOVICH: Would you consider no 11 basements? 12 MR. E. JAMES: Pardon? 13 MS. CRNOVICH: Would you consider no 14 basements? 15 MR. E. JAMES: Would I consider, no. 16 MS. CRNOVICH: Okay. Thank you. 17 MR. J. JAMES: Let me, for the record, 18 I'm Jerry James. I don't think I got sworn in, 19 so I do promise to tell the truth and follow the 20 truth. 21 I've had the privilege of working 22 with dad for quite some time. And most recently</p>	<p style="text-align: center;">484</p> <p>1 We didn't have an option to do basements there. 2 When we spoke to our sales people to go back on 3 this question, because we wanted to be 4 deferential. And I knew what Ed had said 5 before, that, in fact, they told us they did 6 turn down -- I should say they lost to some 7 buyers who were interested in Hibbard because 8 they were younger than Ed and Jeannie, my 9 mother, and their compatriot. I know every one 10 of the buyers, obviously. They are all about 2, 11 3, 4 ages of dad's age except one, which is 12 about 70 years old. 13 So I think that was a really 14 exceptional situation. And I have had people 15 say, Can't you do that somewhere else. And my 16 answer is, No, I don't think I could repeat 17 that, I had 6 buyers. So to extrapolate that to 18 59 or even half that, I think it would be very 19 difficult. 20 But fast forward, this is an 21 another data point, which I think is more 22 relevant. We just finished zoning a lovely</p>

<p style="text-align: center;">485</p> <p>1 property on Voltz Road in Northbrook. You might 2 be familiar with that road and property. It's 3 the nicest road in town, very similar 4 empty-nester concept that we got approved. And 5 one of the thoughts that we had was that maybe 6 we could reduce the cost of these homes by 7 offering the slabs. So we were kind of heading 8 down that direction thinking, gee, we had a 9 great idea there until we started talking to 10 some of the people. And people being brokers, 11 consultants, and so on, and some of the 12 interested buyers. And the profile of those 13 buyers, unlike Ed, was exactly what we think we 14 might see here; and that is, a 60-year-old, plus 15 or minus, 70-year-old, where they are going to 16 camp into those homes. And as Ed said a moment 17 ago, whereas Ed and Jeannie have already 18 bequeathed their stuff to my siblings and myself 19 a long time ago, these people are still 20 transitioning. They are coming out of a big 21 house. Their kids may be down in the city yet. 22 They have got the dining room hutch and some of</p>	<p style="text-align: center;">487</p> <p>1 prohibit that fourth bedroom. 2 I can also tell you another 3 circumstance. I lived in a similar community 4 temporarily called Fox Meadow, again an 5 empty-nester thing. And we lived there with my 6 wife and young son for just a brief period of 7 time when we were building a home where we are 8 now. I was the only guy with a kid there until 9 somebody else moved in. And that, I moved out, 10 somebody else a little younger than Ed bought. 11 And to this day there is one kid there. And so 12 it's continued through a 10-year trajectory to 13 maintain its character. 14 Now, the thing about that house, 15 though, was we never saw anybody doing fourth 16 bedrooms on the sneak. But we do and have seen 17 situations where they want to remodel. And what 18 happens in a community like that and like what 19 we are proposing is because it's a community of 20 clustered homes people know what their neighbors 21 are doing. And if you bring workmen in there to 22 start doing things on the sly, pretty soon you</p>
<p style="text-align: center;">486</p> <p>1 the things that they don't want to give away, 2 they are heirlooms. So where do they go? They 3 will put it downstairs. And I think, therefore, 4 the basement serves that purpose. 5 But now what happens is you've got 6 8 of these new homes sold already, the profiles 7 that I just described. Every one of these is 8 taking a downstairs basement and developing an 9 entertainment space with a bar, what have you. 10 It's a place for them to go. It could be a 11 workout room. And I would add if you have got a 12 workout room downstairs -- because these people 13 are active -- having a shower down there and 14 showering after you work out is really very nice 15 to have. So that's a thing to think about. I 16 know I have got something like that in my house. 17 And it really does work instead of traipsing and 18 getting stuff all over the upstairs, just put it 19 there. You can even have a laundry down there 20 if you wanted. But nobody, nobody is asking for 21 fourth bedrooms. And I told Ed to put this 22 issue to bed, we would be more than happy to</p>	<p style="text-align: center;">488</p> <p>1 are crowding the road with vehicles, 2 contractors. And you know what, it becomes 3 really obvious in a hurry to the neighbors that 4 something is going on there. And it becomes an 5 inconvenience, quite frankly. 6 MR. E. JAMES: You have to get a 7 building permit as well. 8 MR. J. JAMES: Well, but I'm saying if 9 they wanted to do backdoor, the association 10 would be empowered to not only fine but to 11 notify the Village. There would be two ways to 12 combat that type of adverse behavior. 13 So the long and short of it is, and 14 this is the final point I wanted to make, you 15 know, if it was a great idea to take the 16 basements out of these houses and bring the 17 house cost down, you know, we would be saying 18 great. I think in our case what we are saying 19 is if the buyer doesn't want to spend that, 20 then, fine, we can do that for you. But we 21 don't want to cripple this community, which we 22 think is going to be unique and a real asset for</p>

<p style="text-align: center;">489</p> <p>1 the Hinsdale community. We want this to be a 2 place where people can move out of the large 3 house and not feel like they are moving into a 4 inferior situation as compared to, say, some 5 other alternatives. 6 And there other alternatives in and 7 around here. You know, I think you may have 8 heard in Burr Ridge they have got a 52-unit 9 program that is being planned. And those will 10 have basements, and they will have the cluster 11 housing and so on. There is another one in 12 Clarendon Hills or Willowbrook that's being 13 planned. You know what, we are not worried 14 about that. Because we know Hinsdale for what 15 it is, and it's a beautiful community. We are 16 excited about this. 17 We do know, too, that brokers when 18 they take the people around, as any one of you 19 who is shopping for a house, you would say, What 20 am I getting for my money, Mr. James. How does 21 this compare to what's in the market? They may 22 not go there, but they are going to ask us to</p>	<p style="text-align: center;">491</p> <p>1 golly, we are going to do it. But what we don't 2 want to do is just in the rush to try and say 3 yes, cripple this community; and then when you 4 put your faith in us, if you do, it doesn't 5 work, it doesn't succeed. That's a disaster for 6 nor both of us. We have been down that route. 7 We want to make this the absolutely great, the 8 best set of homes, and a really long-term 9 functional set of empty-nester, age-targeted 10 residences for people to move in and enjoy. 11 That's a long-winded -- But I hope that gives 12 you a little more flavor. 13 MS. CRNOVICH: Thank you. 14 PRESIDENT CASHMAN: Mark? 15 MR. WILLOBEE: On the basements, I'm of 16 the opinion that I think the option does need to 17 be there. My dad is remodeling his house to do 18 1st floor living, but he wants his basement for 19 his workshop. I think I'm of that opinion not 20 to get into restricting that part. I think we 21 have enough in the covenants that prohibit on 22 the exterior on the site that, you know, of what</p>
<p style="text-align: center;">490</p> <p>1 say, Why do you want us to spend this much money 2 with no basement; are you kidding. And that's 3 the kind of the reaction we were getting on 4 Voltz Road, and that's what changed our mind. 5 We said, You know what, we made a mistake, let's 6 put the basements back in. And guess what, 7 everybody, like I said, is improving these 8 things, not with bedrooms, but to make it 9 another part of the extension of their house. 10 And they are excited about it because they know 11 these 55, 60-year-old people, they are going to 12 be there for 15 years. They want friends to 13 come over. They are not quite ready to slow 14 down. 15 That's a long-winded answer to it. 16 But, you know, you asked would we be able to do 17 it with basements. We want to work with the 18 community and get it done. Therefore, if we can 19 make some adjustments in terms of some of the 20 age restriction and things that have been talked 21 about, work with the board on the BMPs and 22 things like that. If we could work on that, by</p>	<p style="text-align: center;">492</p> <p>1 the uses would be. 2 PRESIDENT CASHMAN: Are you okay with 3 prohibiting bedrooms in the basement? 4 MR. WILLOBEE: Not with that. I see 5 the points on the bathroom as well. 6 MS. FIASCONE: Yes, you have got to 7 have a basement especially with the price point. 8 If they are downsizing, they are coming from 9 \$2 million houses, they are going to have a lot 10 of stuff. Yes. I'm fine for putting the 11 bedrooms. 12 I'm kind of on the fence with the 13 bathroom. I mean they are going to have to go 14 upstairs anyway after they work out. It's not 15 like they are going to a 2nd floor to take a 16 shower to get dressed. They are still going to 17 have to go upstairs, and their bedroom is on the 18 main floor; so I don't know on that one. 19 PRESIDENT CASHMAN: Okay. I would like 20 to open this up for community comments, hear 21 from our citizens. So thank you, Mr. James. 22 Please come up, tell us your name,</p>

<p style="text-align: center;">493</p> <p>1 where you live; and we would love to hear what 2 you have to say. 3 If you could go over here then, 4 thank you. 5 MS. JOHNSTON: My name is Eddie 6 Johnston. I live at 21 Woodgate Drive in Burr 7 Ridge. I would like to say very quickly, keep 8 the basements. We are empty-nesters but we have 9 three out of town grandchildren or children, 10 another grandchild, a number of grandchildren. 11 We could use extra space if we were to go there. 12 I think this development will have 13 a great impact on the Hinsdale-Burr Ridge area. 14 And I know that there is an interest in 15 empty-nester housing. But I do believe that 16 this proposal as it's proposed will not be a 17 positive addition to the Village and the 18 surrounding area. The major problem I believe 19 is the proposed density. I was dismayed to hear 20 that you were even considering increasing the 21 density. 22 I did some comparisons with similar</p>	<p style="text-align: center;">495</p> <p>1 units are triplexes, 3 units. And so probably 2 about 25 structures. And I believe the acreage 3 is larger. There is also a large pond. There 4 is a walking path. And all of these others, 5 these three others, have either cul-de-sacs or 6 winding roads or both. 7 And I understand that the Meadows 8 development by the way it is already configured 9 would find it very hard to have cul-de-sacs. 10 But that can be compensated for by having, 11 perhaps, more space between the units and having 12 an open space requirement. An ideal space for 13 this openness would be on the north side of the 14 road as it comes in. I don't think it's 15 unreasonable to require a 6-acre area of open 16 space or a combination of a smaller open space 17 and more space between the homes. 18 In addition to my concern about the 19 density is my almost greater concern about the 20 traffic. To back up, I must say that I am 21 totally in love with the bridge on Oak Street. 22 I give great credit for all the ones responsible</p>
<p style="text-align: center;">494</p> <p>1 areas. I compared the Burr Ridge Club in 2 Burr Ridge, the Fieldstone Club in Burr Ridge, 3 and also the KB cottages. The Fieldstone Club 4 has 60 acres, almost the same as the Meadows 5 proposal. But there are 30 acres, 30.7 acres in 6 Fieldstone compared with 24 in the Meadows. And 7 the Village of Burr Ridge required them to have 8 open space. So there is a 6.5-acre open land as 9 you enter the Burr Ridge Club -- I mean enter 10 Fieldstone. The gross density of the Fieldstone 11 Club is 1.95 compared with 2.45 in the Meadows. 12 The Burr Ridge Club has 34 acres 13 with 72 units for a gross density of 2.12. 14 There is no open space, public open space, in 15 the Burr Ridge Club; but it's filled with 16 cul-de-sacs, which gives the feeling of more 17 openness. And there is also considerable open 18 land in the interior with some small ponds. Its 19 gross density is 2.12. 20 I also looked at the Woods of King 21 Bruwaert. I don't have the acreage, but there 22 are 70 units. Keep in mind that most of those</p>	<p style="text-align: center;">496</p> <p>1 for it. Every time I drive over it I think, oh, 2 this is so neat. Having said that, however, 3 there is no doubt that there is considerable 4 increase on traffic on County Line. And I have, 5 obviously, because I live right off of County 6 Line, have ways of knowing that. 7 There are, I counted, 10 areas 8 between Plainfield Road and 55th Street that 9 have no other egress except to County Line. 10 Five are in Hinsdale and five are in Burr Ridge. 11 You have got Longwood Drive. You have got KB. 12 You have got Katherine Legge. You have got the 13 specialty hospital on the west side. On the 14 east side, you have Charleston, Chanticleer. 15 There is a small cul-de-sac development just 16 south of Sedgley. You have got Woodgate Drive 17 where I live, Burr Ridge Club. And then there 18 is another small cul-de-sac just south of or 19 just north of Plainfield. In the morning hours, 20 it is not unusual to find a two or more backup 21 on cars coming north. In the evening hours, 22 it's the reverse. They are coming south again.</p>

<p style="text-align: right;">497</p> <p>1 I have seen it backed up almost to 7th Street 2 from 55th Street. 3 Now, looking at the Meadows, if you 4 have 59 units, let's say that perhaps -- And at 5 this price range people are going to have 6 perhaps 2 cars. Let's say half of them have 2 7 cars. So that's 90 cars coming in and out. The 8 Meadows has two means of egress, one is on 55th 9 and one is on County Line. You probably would 10 not make an exit on 55th unless you were going 11 to make a right turn because a left turn would 12 be very difficult. So most of those cars are 13 coming onto County Line. So let's say there are 14 90 cars, that's 180 cars; 90 coming in, 15 90 coming out. You add that to this already 16 increased traffic, it's going to be a traffic 17 nightmare. So in your traffic studies, I do 18 hope that they are looking at it at different 19 hours of the day including early morning and 20 late afternoon. 21 So while I feel, again, that there 22 are ample reasons to have this type of</p> <p>09:48:56PM 09:49:24PM</p>	<p style="text-align: right;">499</p> <p>1 years, and my address is 914 Harding Road. 2 This is really a very forceful and 3 impactful proposal. And should it be approved 4 in its current iteration, it will have, in my 5 view, multiple negative impacts on the character 6 of our Village, some of them have already been 7 mentioned. I was here at the last meeting. But 8 I do want to thank you for letting me speak 9 again. 10 My cautionary wish is the same as 11 the last time. And this body needs to focus not 12 on paths, not on basements, but on one document. 13 And as you evaluate the James' current -- I 14 don't know whether this is a new, newer, or 15 newest; but I think we have taken a step forward 16 and now taken a step back, so we are back to 59 17 units. This document that you need to look at 18 is the very precious Village of Hinsdale zoning 19 code. It is easy to be seduced by the hyperbole 20 and, to my view, the slight of hand and the 21 diverting sales language of the developers. 22 That's what they are here to do. They are here</p> <p>09:51:44PM 09:52:40PM</p>
<p style="text-align: right;">498</p> <p>1 development, I do believe that the Meadows can 2 be still very nice. And I think they can get 3 their prices -- The prices of the homes in the 4 Burr Ridge Club are from 900,000 to 1.2 million. 5 The prices in the Fieldstone Club are about 6 900,000 to a million. And can you imagine, even 7 in KB, the Woods, the end units are now asking 8 about \$950,000 for those. So I do think that 9 the Meadows can still make a profit and still 10 provide us with a valuable asset but at a much 11 lower density. 12 PRESIDENT CASHMAN: Thank you very 13 much. 14 MS. JOHNSTON: And this is kind of 15 enhanced from a letter I sent to the Plan 16 Commission a couple months ago. 17 PRESIDENT CASHMAN: Okay. Thank you. 18 Next? Please. 19 MR. MORIARTY: Good evening, members of 20 the Plan Commission, members of the Village 21 staff, members of the James Company. My name is 22 Phil Moriarty. I have lived here about 48 plus</p> <p>09:50:14PM 09:50:52PM</p>	<p style="text-align: right;">500</p> <p>1 to sell, and they have been successful 2 elsewhere. But I urge you to stay focused on 3 the merits of our well-conceived zoning code, 4 which has helped create one of the best 5 residential communities in our country. 6 The history of our Village is 7 unique in its historic commitment to be a 8 premiere village comprised significantly of 9 single-family homes. We are not Burr Ridge. 10 Burr Ridge is a lovely community, beautiful 11 community; but we are not Burr Ridge. We are 12 not Oak Brook. We are not Oak Park. We are not 13 Northbrook. Yet, I think there is, as Eddie 14 said, some merit to having some type of 15 community at a much denser level where people 16 can downsize from 4-, 5-, and 6-bedroom homes, 17 homes with 3- and 4-car garages. 18 The negative impact of creating 19 mixed use, dense multifamily projects on the 20 southern gateway to our special community is a 21 dangerous precedent for the Village. The domino 22 effect of approving the zoning changes from</p> <p>09:53:21PM 09:54:09PM</p>

<p style="text-align: center;">501</p> <p>1 single family to multifamily will only serve to 2 encourage future dense developments on the 3 adjacent hospital property, for example. And 4 it's only a matter of time before that property 5 will be available to developers, and then you 6 are bumping up again to our wonderful park. 7 I urge you to say no to this plan. 8 Hinsdale's not for sale, nor is our Village 9 responsible to bear the burden of the 10 developer's carrying costs since he first came 11 before us and was denied 116 multi-unit homes 12 and was required to build what the R-2 stated, 13 which was 36 single-family homes. These costs 14 should not be borne on the back of our zoning 15 code. 16 So please think of preserving the 17 single-family character of the Village of 18 Hinsdale. It's what makes us unique. This is 19 important to think about what the neighbors, 20 those who are on County Line, and those who live 21 across the road on Pamela Circle, those who have 22 to commute on County Line to get to the train</p> <p>09:54:52PM 09:55:37PM</p>	<p style="text-align: center;">503</p> <p>1 in your sights. It's dull reading but it's 2 important reading so I hope you all do know it 3 and study it. And that's what I wanted say, and 4 thank you very much. 5 PRESIDENT CASHMAN: Thank you very 6 much. 7 Other community members here to 8 speak? 9 Okay. Seeing none, thank you. 10 Okay. So to the matter at hand, 11 Commissioners. Additional thoughts, questions 12 for the applicant, discussions about the issue 13 before us? 14 MS. CRNOVICH: I have a question. 15 PRESIDENT CASHMAN: Sure. 16 MS. CRNOVICH: Regarding the price 17 points, the price point of the units. 18 MR. E. JAMES: The average price point, 19 as we had mentioned some time ago, for the 20 duplex homes was 935,000 and the single family 21 would be -- There are many different models so 22 it's hard to say; but the average, if we --</p> <p>09:57:43PM 09:58:11PM</p>
<p style="text-align: center;">502</p> <p>1 station, etcetera, there will be incredible 2 increased traffic in my view. And I would hope 3 that somehow we can have a legitimate traffic 4 study and not just something that is done by an 5 association that favors developers. 6 I'm very concerned also, something 7 that was said by a member of the staff at the 8 last meeting I attended, stating that they had 9 not received any letters opposed to this 10 development; but they had received several 11 letters supporting it. I have written. 12 Mr. Krehbiel has written. Laura Running has 13 written. I just wonder why those letters 14 weren't recognized by the staff before. And so 15 I have written another letter. And I hope that 16 gets to this Commission. 17 So I urge you to think about the 18 broad backs that face this development as it 19 impacts our Village. Think about how unique we 20 are. Think about what we stand for. Think 21 about what our schools are. Think about what, 22 why we pay the taxes we pay. And just keep that</p> <p>09:56:19PM 09:56:59PM</p>	<p style="text-align: center;">504</p> <p>1 about \$1,145,000. We were hoping to bring that 2 down and with the increased density. 3 MS. CRNOVICH: Okay. So you are back 4 to the first price point is what you are back 5 to? 6 MR. E. JAMES: Yes. 7 MS. CRNOVICH: Thank you. And then I 8 had a question perhaps more for staff. Has 9 there been any comments from the hospital next 10 door? 11 MR. YU: No. 12 MS. CRNOVICH: Nothing? 13 MR. MC GINNIS: We received nothing. 14 MS. CRNOVICH: There is no plans for 15 them going anywhere, putting it for sale? 16 MR. MC GINNIS: No. In fact, we have 17 had comments from them, nothing recently but 18 something in the last six months; but they did 19 have a capital plan. I don't anticipate the 20 hospital going anywhere anytime soon. 21 MS. CRNOVICH: Weren't they requesting 22 a MAP amendment?</p> <p>09:58:55PM 09:59:17PM</p>

<div>505</div> <div>1 MR. MC GINNIS: They were requesting a</div> <div>2 MAP amendment, it was denied. They are a legal</div> <div>3 nonconforming use, they understand that. And</div> <div>4 they are working in the confines of that</div> <div>5 restriction. So they are essentially limited to</div> <div>6 interior remodeling, but I don't anticipate that</div> <div>7 that's going to be enough to have them go away.</div> <div>8 MS. CRNOVICH: Thank you.</div> <div>9 MS. RYAN: I have one question for</div> <div>10 staff also, that would be how many parcels of</div> <div>11 land are available that are in Hinsdale that are</div> <div>12 in excess of 20 acres.</div> <div>13 MR. MC GINNIS: Very few. And it</div> <div>14 depends on whether -- The only other property</div> <div>15 that might be included in that would be IBLP,</div> <div>16 but it depends how that's parceled up. If</div> <div>17 that's brought in as one zoning lot, you know,</div> <div>18 both the property east and west of Adams, that</div> <div>19 would certainly be over that 20-acre minimum.</div> <div>20 But it depends on if and when they sell it and</div> <div>21 how it's parceled out.</div> <div>22 MS. RYAN: Thank you.</div>	<div>507</div> <div>1 parcel, it would not be allowed.</div> <div>2 The idea was to make it, in my</div> <div>3 understanding, what I have been told, was to</div> <div>4 make it unique to either the situation or</div> <div>5 something very similar so it would not be</div> <div>6 happening elsewhere in the Village where there</div> <div>7 are small parcels of land.</div> <div>8 Other thoughts, questions?</div> <div>9 One question I had for the</div> <div>10 applicant -- and pardon me, but we have a</div> <div>11 mountain of data -- was just the rough square</div> <div>12 foot range for these different units.</div> <div>13 MR. E. JAMES: The single family, about</div> <div>14 27, 2600, to about 3100, averaging about 2900</div> <div>15 square feet. And the duplex homes are 2400 and</div> <div>16 2600 in round numbers, averaging about 25, 2500.</div> <div>17 They all have 1st floor master bedrooms, every</div> <div>18 single home.</div> <div>19 PRESIDENT CASHMAN: So on average 2500</div> <div>20 for a duplex and 2900 for a single family.</div> <div>21 MR. E. JAMES: Yes.</div> <div>22 PRESIDENT CASHMAN: Thank you. I know</div>
<div>506</div> <div>1 PRESIDENT CASHMAN: And the one that,</div> <div>2 one item we had that we set for next month is</div> <div>3 some of that property; right? It's the piece</div> <div>4 that's on Ogden Avenue. There is, I can't</div> <div>5 remember how many acres that is.</div> <div>6 MR. MC GINNIS: That's fairly small.</div> <div>7 PRESIDENT CASHMAN: They sold off on</div> <div>8 that recently?</div> <div>9 MS. CRNOVICH: Aren't they over</div> <div>10 30 acres, Chan, do you know, offhand?</div> <div>11 MR. MC GINNIS: Collectively, yes, well</div> <div>12 over.</div> <div>13 MS. CRNOVICH: Well over. Thank you.</div> <div>14 MS. FIASCONE: Which, that text</div> <div>15 amendment is essentially allowing an</div> <div>16 application; correct?</div> <div>17 PRESIDENT CASHMAN: It would create a</div> <div>18 special use process.</div> <div>19 MS. FIASCONE: For a PUD.</div> <div>20 PRESIDENT CASHMAN: If you have</div> <div>21 20 acres or more that you could go through the</div> <div>22 special use process. If it was a smaller</div>	<div>508</div> <div>1 it was in there, but I was searching high and</div> <div>2 far but I could not find that.</div> <div>3 MR. E. JAMES: That's it.</div> <div>4 PRESIDENT CASHMAN: Thank you.</div> <div>5 MR. WILLOBEE: I would just like to</div> <div>6 make a couple of comments, not necessarily</div> <div>7 questions, as far as open space. I appreciate</div> <div>8 the information provided as part of our packet.</div> <div>9 Again, I know I have belabored this</div> <div>10 point over the last couple meetings. But I</div> <div>11 guess I think our code has a broad definition of</div> <div>12 open space. I see the numbers in there. Just</div> <div>13 as far as looking at the zoning code, I'm not</div> <div>14 convinced that's the increase that we need to</div> <div>15 see as part of the test of moving away from the</div> <div>16 original one.</div> <div>17 And then just from the public</div> <div>18 benefit as proposed, I see it as limited</div> <div>19 benefits to a subset of the community. In my</div> <div>20 current situation, I can't say I would benefit</div> <div>21 from a lacrosse field. So those are, I just</div> <div>22 want to state those.</div>

<p style="text-align: center;">509</p> <p>1 PRESIDENT CASHMAN: I mean the open 2 space was interesting because on the first 3 package in October, it was -- I think the focus 4 of the package was more on the common open 5 space. But when I kind of pushed this point 6 looking into the definitions of our code and 7 everything, and it really includes all open 8 space. Both common open space, the right of 9 ways, setback space. And I was looking in 10 today's packet at the current 59-unit proposal 11 compared to the 36-unit proposal. What was the 12 percentage increase? 13 MR. E. JAMES: About 98 percent. There 14 was about 1700 square feet miscellaneous in the 15 36-unit plan. And there is about 44,000 square 16 feet in -- 17 PRESIDENT CASHMAN: But in total open 18 space, and I would have to find it because I 19 thought it was more like -- 20 MR. E. JAMES: I don't want to get into 21 the definition of open space because I will 22 probably get lost. But I think the common area,</p>	<p style="text-align: center;">511</p> <p>1 included that -- from what is currently approved 2 to what's being proposed would be a 24.6 3 increase in open space. 4 MR. E. JAMES: And the -- 5 PRESIDENT CASHMAN: Is that correct? 6 MR. E. JAMES: Well, again, how you 7 define it. But the point being in the 36-unit 8 plan all the lots are plotted out, all of the 9 spaces within the private lots. There was no 10 park and what have you in this plan except for 11 the 1700 square feet that was miscellaneous here 12 or there. 13 This, the 59-unit plan, has the 14 44,000 square feet. And these are what we 15 would, you would, you and I would both consider 16 common parks, people could gather. 17 MR. WILLOBEE: I agree with that. But 18 the code -- Per the code, the definition 19 includes open space that is in those platted 20 lots. 21 CHAIRMAN CASHMAN: Right. 22 MR. WILLOBEE: And so I'm just for the</p>
<p style="text-align: center;">510</p> <p>1 the park at the corner of 55th and County Line, 2 has about 42 -- 44,000? 3 MR. BALAS: Total park space is 44,000. 4 MR. E. JAMES: Total -- with that park 5 at the corner of 55th and County Line, and 6 the -- Well, here it is, two parks, 44,000 7 square feet. And then the little park at the 8 entrance just inside the entrance off of 55th, 9 those two total 44,000 feet plus. 10 PRESIDENT CASHMAN: I guess if you 11 could go to tab 2, it's the last page on tab 2. 12 MR. E. JAMES: In today's book? 13 PRESIDENT CASHMAN: Correct. 14 MR. E. JAMES: Okay. 15 PRESIDENT CASHMAN: This shows 16 extensive open space comparisons. These were 17 the calculations between the currently approved 18 36-unit traditional single-family plan and the 19 59-unit plan. 20 And this is where, you know, if you 21 really look, because we don't talk about 22 specific open space, so it's all open. It's all</p>	<p style="text-align: center;">512</p> <p>1 record, I want to -- I understand the 2 conversion to common. But it's -- 3 PRESIDENT CASHMAN: Because that's 4 where they did add at our request this 5 calculation on -- 6 MR. WILLOBEE: Right. 7 PRESIDENT CASHMAN: -- the guesstimated 8 patio areas, which they say 13,000 square 9 feet -- 10 MR. E. JAMES: And whether it's private 11 open space, common open space. 12 PRESIDENT CASHMAN: That's where I 13 thought this used to be more like 26 percent. 14 It might have gone down to this 24.6 because of 15 that, including that. Because previously I 16 don't think we talked about that and you went 17 back and added that. 18 MR. BALAS: We did add the patio area 19 for the 36 unit, right. 20 MS. CRNOVICH: I saw your table of 21 compliance has also changed. 22 MR. E. JAMES: The what?</p>

<div>513</div> <div>1 MS. CRNOVICH: The table of compliance.</div> <div>2 MR. E. JAMES: Yes, it's there. I</div> <div>3 think it's in the tab 6.</div> <div>4 MS. CRNOVICH: Tab 6? But now your</div> <div>5 table of compliance has probably changed again,</div> <div>6 right?</div> <div>7 MR. BALAS: No. The 59-unit plan --</div> <div>8 MS. CRNOVICH: This is for 59?</div> <div>9 MR. BALAS: -- table of compliance is</div> <div>10 correct.</div> <div>11 PRESIDENT CASHMAN: They did add the</div> <div>12 additional one in here for the alternate.</div> <div>13 MR. E. JAMES: There was. But, yes,</div> <div>14 that's -- We are not referring to that.</div> <div>15 PRESIDENT CASHMAN: We are not talking</div> <div>16 about that tonight.</div> <div>17 MR. E. JAMES: The table of compliance</div> <div>18 should be correct.</div> <div>19 MS. CRNOVICH: I believe at first you</div> <div>20 were asking for 6 variances and now you are</div> <div>21 asking for 8.</div> <div>22 MR. E. JAMES: Well, I'm not sure of</div>	<div>515</div> <div>1 this is now showing the maximum as opposed to</div> <div>2 the average.</div> <div>3 MR. E. JAMES: Right.</div> <div>4 MR. BALAS: We picked the largest</div> <div>5 combined.</div> <div>6 MR. MC GINNIS: To clarify, you are</div> <div>7 looking at 6 areas of relief, 6 waivers.</div> <div>8 MS. CRNOVICH: 6 but possibly 8,</div> <div>9 correct?</div> <div>10 MR. MC GINNIS: It depends. Because a</div> <div>11 couple of these we can't tell yet --</div> <div>12 MS. CRNOVICH: Right, until you have</div> <div>13 final.</div> <div>14 MR. MC GINNIS: -- until they come with</div> <div>15 a detailed plan and we get full working</div> <div>16 drawings.</div> <div>17 MR. WILLOBEE: But that variance</div> <div>18 translates into the open space calculation,</div> <div>19 again, the last page. Because right now you are</div> <div>20 calculating your open space only off of</div> <div>21 36 percent maximum coverage ratio on the 59</div> <div>22 unit. So if you are asking for additional</div>
<div>514</div> <div>1 the number. We are asking for a variance, the</div> <div>2 30 -- Under the existing code for total maximum</div> <div>3 lot coverage, it's 50 percent for maximum -- for</div> <div>4 the single-family homes. We are asking for</div> <div>5 44 percent or 4 -- on lot 23 along the pond.</div> <div>6 And that assumes it has a screened-in porch, and</div> <div>7 that's for a single family. For a duplex on</div> <div>8 lot 40, we are asking for 47.8 percent lot</div> <div>9 coverage. And that's, those are both still</div> <div>10 below the 50 percent for what you could build if</div> <div>11 it were single family.</div> <div>12 MR. BALAS: The one item that did</div> <div>13 change specifically was on the total building</div> <div>14 coverage where we had discussions with Robb and</div> <div>15 Chan. Whereas before we had presented that as</div> <div>16 the combined total building coverage for all the</div> <div>17 homes in the development. And Robb and Chan</div> <div>18 suggested that, no, you do need to look at the</div> <div>19 one unit that has the most --</div> <div>20 MR. E. JAMES: Largest.</div> <div>21 MR. BALAS: So basically the biggest</div> <div>22 home you could build on the smallest lot. So</div>	<div>516</div> <div>1 coverage, then the open space calculation that</div> <div>2 you have in there is changing.</div> <div>3 MR. E. JAMES: I have a hard time</div> <div>4 hearing, so I'm sorry.</div> <div>5 MR. WILLOBEE: My point is is that with</div> <div>6 that request right now your calculations were</div> <div>7 showing increase in open spaces based on</div> <div>8 30 percent -- 36 percent maximum coverage ratio.</div> <div>9 PRESIDENT CASHMAN: That's considering</div> <div>10 all of them.</div> <div>11 MR. BALAS: For all of them.</div> <div>12 PRESIDENT CASHMAN: And this is</div> <div>13 considering the worst one.</div> <div>14 MR. WILLOBEE: I agree. But if that's</div> <div>15 allowed, doesn't that change this calculation?</div> <div>16 MR. BALAS: No.</div> <div>17 PRESIDENT CASHMAN: Until it's built</div> <div>18 out, that's going to change.</div> <div>19 MR. MC GINNIS: So what they did,</div> <div>20 because I know that this gets a little unwieldy,</div> <div>21 is they used the worst-case scenarios when</div> <div>22 trying to put together this table of compliance.</div>

<p style="text-align: center;">517</p> <p>1 Because they weren't sure what models were going 2 to get built on what lots. So they use the 3 smallest lot and the biggest unit in order to 4 try and do their bulk reg calcs. 5 So we are going to get into the 6 weeds when -- if and when they come back with a 7 detailed plan to make sure that all these 8 numbers reconcile. But when it came to actually 9 the waivers and how we were going to list those 10 in an ordinance, we felt it made more sense to 11 request a maximum and work backwards from that 12 than to try and anticipate what was going to get 13 built on every lot. 14 PRESIDENT CASHMAN: Okay. 15 MS. CRNOVICH: Thank you. 16 MR. E. JAMES: All right. Robb, thank 17 you. 18 PRESIDENT CASHMAN: Any other 19 questions, Mark? 20 MR. WILLOBEE: No. 21 MR. MC GINNIS: If I could jump in and 22 just add one more thing.</p>	<p style="text-align: center;">519</p> <p>1 MR. E. JAMES: Every unit will have 2 some outdoor space. And some of the homes the 3 outdoor space is still under the roof. And 4 that's where they can screen it in and make a 5 porch out of it and then have a little offset 6 patio off of that for the barbecue. 7 MS. CRNOVICH: So what you are saying, 8 Robb, is that might be another variance; 9 correct? 10 MR. MC GINNIS: No. No. You would 11 be -- A patio is permissible as an encroachment 12 into the required rear yard but a screen porch 13 wouldn't be. 14 MS. CRNOVICH: But the screen 15 porches -- Okay. 16 MR. MC GINNIS: Right. 17 MR. E. JAMES: In most cases, that 18 screen porch would be within the confines of the 19 house. Am I right on that? 20 MR. J. JAMES: Not necessarily. 21 MR. BALAS: Not all. 22 MR. E. JAMES: Not all models but most</p>
<p style="text-align: center;">518</p> <p>1 PRESIDENT CASHMAN: Sure. 2 MR. MC GINNIS: And this is somewhat 3 fluid so we have kind of been working through 4 it. Initially the rear yard relief wasn't going 5 to be listed as one of the waivers. But there 6 was some conversation about whether it was 7 better off to hold the front yard setback in 8 order to accommodate a rear screened porch 9 without encroaching the required rear yard or to 10 maintain that front yard setback. 11 It was staff's position that we 12 were better off to maintain that open 13 streetscape and adhere to that 35-foot front 14 yard setback and request a waiver for those 15 screen porches. The R-2 has got a 50-foot rear 16 yard setback. We thought it was more 17 appropriate and more aesthetically pleasing to 18 ask for a reduction on the required rear yard to 19 accommodate those screened porches than have to 20 pull everything closer to the street. 21 MS. CRNOVICH: So how many, do you know 22 how many units will have patios, rear patios?</p>	<p style="text-align: center;">520</p> <p>1 models. 2 MS. CRNOVICH: So there is a 3 possibility? 4 MR. E. JAMES: Excuse me. Yes. 5 PRESIDENT CASHMAN: Anna? 6 MS. FIASCONE: I have nothing. 7 PRESIDENT CASHMAN: Julie? 8 MS. CRNOVICH: Not right now. 9 PRESIDENT CASHMAN: Scott? 10 MR. PETERSON: No, no additional. 11 PRESIDENT CASHMAN: Mary? 12 MS. RYAN: No. 13 PRESIDENT CASHMAN: Jim? 14 MR. KRILLENBERGER: None additional. 15 PRESIDENT CASHMAN: Okay. Hearing no 16 comments now -- Julie? 17 I guess, Chan, I want to -- 18 Procedurally with the three items, the text 19 amendment, the planned development, conceptual 20 plan, and then the special use permit, is there 21 a specific order that we need to address these? 22 I mean in the way that it was all packaged</p>

<p style="text-align: center;">521</p> <p>1 together, they are all related. But I was 2 curious about if it should be in order. 3 MR. YU: Yes, that would help with a 4 potential motion for -- 5 MR. MARRS: I think it's appropriate to 6 take the text amendment separately, and then the 7 other two go pretty much hand in hand so -- 8 PRESIDENT CASHMAN: Okay. So I would 9 ask the Commissioners to refer back to the 10 application that basically has the criteria and 11 the standards for a text amendment. I think we 12 will review these: 13 "The consistency of the proposed 14 amendment with the purposes of this code." 15 "The existing uses and zoning 16 classifications for properties in the vicinity 17 of the subject property." 18 "The trend of development in the 19 vicinity of the subject property, including 20 changes, if any, in such trend since the 21 property was placed in its present zoning 22 classification."</p>	<p style="text-align: center;">523</p> <p>1 immediate vicinity of the subject property would 2 be affected by the proposed amendment." 3 "The availability of adequate utilities 4 and essential public services to the subject 5 property ..." 6 "The length of time, if any, that the 7 subject property has been vacant, considered in 8 the context of the pace of development in the 9 vicinity of the subject property." 10 "The community need for proposed 11 amendment and for the uses and development it 12 would allow." 13 "The reasons, where relevant, why the 14 subject property should be established as part 15 of an overlay district and the positive and 16 negative effects such establishment could be 17 expected to have on persons residing in the 18 area." 19 So any comments or -- 20 MR. MARRS: Before we get into motions 21 and further discussion, if we could get a motion 22 and second to close the public hearing.</p>
<p style="text-align: center;">522</p> <p>1 "The extent, if any, to which the value 2 of the subject property is diminished by the 3 existing zoning classification ..." 4 "The extent to which any such 5 diminution in value is offset by an increase in 6 the public health, safety, and welfare." 7 "... the use and enjoyment of adjacent 8 properties would be affected by the proposed 9 amendment." 10 "The extent ... to which the value of 11 the adjacent properties will be affected by the 12 proposed amendment." 13 "The extent, if any, to which the 14 future orderly development of adjacent 15 properties would be affected by the proposed 16 amendment." 17 "The suitability of the subject 18 property for uses permitted or permissible under 19 the present zoning classification." 20 "The availability of adequate ingress 21 to and egress from the subject property and 22 extent to which traffic conditions in the</p>	<p style="text-align: center;">524</p> <p>1 PRESIDENT CASHMAN: Sounds good. We 2 have had it open for four months. 3 MR. KRILLENBERGER: I so motion. 4 PRESIDENT CASHMAN: And a second. 5 MS. FIASCONE: Aye. 6 PRESIDENT CASHMAN: Anna? 7 MS. FIASCONE: Aye. 8 MR. WILLOBEE: Aye. 9 MS. CRNOVICH: Aye. 10 CHAIRMAN CASHMAN: Aye. 11 MR. PETERSON: Aye. 12 MS. RYAN: Aye. 13 MR. KRILLENBERGER: Aye. 14 And thanks to those who did 15 comment, Very useful. 16 * * * 17 (Which were all the proceedings 18 had in the above-entitled public 19 hearing.) 20 21 22</p>

1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4 do hereby certify that I am a court reporter
5 doing business in the State of Illinois, that I
6 reported in shorthand the testimony given at the
7 hearing of said cause, and that the foregoing is
8 a true and correct transcript of my shorthand
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STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

VILLAGE OF HINSDALE PLAN COMMISSION
BOARD DISCUSSION

In the Matter of:

Case A-18-2016

55th St./County Line Road -
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.

REPORT OF PROCEEDINGS had and testimony taken at the discussion of the continued public hearings of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 11th day of January, 2017, at the hour of 10:17 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. SCOTT PETERSON, Member;
MS. MARY RYAN, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: center;">4</p> <p>1 It's a number of separate parcels. I don't</p> <p>2 remember what the acreage is on the west, but if</p> <p>3 you --</p> <p>4 Like say that was over 20, but the</p> <p>5 piece on the right was, you know, 15 or</p> <p>6 something. How would the Village view those? I</p> <p>7 would think they are separated by a public</p> <p>8 street, would that --</p> <p>9 MR. MC GINNIS: I'm not quite sure how</p> <p>10 that one would work. Because it would have to</p> <p>11 meet the definition of zoning lot. And it talks</p> <p>12 about the property under ownership and control</p> <p>13 entirely located within a block.</p> <p>14 PRESIDENT CASHMAN: So that wouldn't --</p> <p>15 Those would have to be considered separate</p> <p>16 pieces then, couldn't be combined to, say,</p> <p>17 20 acres?</p> <p>18 MR. MC GINNIS: I don't know.</p> <p>19 PRESIDENT CASHMAN: If you don't know</p> <p>20 the answer to it, I think it would be important</p> <p>21 to get the answer to it because I would be in</p> <p>22 favor of that. Because say there is some</p>
<p style="text-align: center;">3</p> <p>1 PRESIDENT CASHMAN: So any comments on</p> <p>2 those criteria?</p> <p>3 MS. CRNOVICH: Yes.</p> <p>4 PRESIDENT CASHMAN: Julie.</p> <p>5 MS. CRNOVICH: If the text amendment</p> <p>6 could be tightened up. Perhaps, again, I'm</p> <p>7 thinking of the Institute of Basic Life where a</p> <p>8 planned development subject to the additional</p> <p>9 following standards, perhaps something could be</p> <p>10 added, the planned development shall be for</p> <p>11 age-targeted or age-restricted housing?</p> <p>12 MR. YU: That language is probably too</p> <p>13 restrictive, and we will get in trouble with</p> <p>14 spot zoning. You know, the idea is for a</p> <p>15 language that would allow potential other areas</p> <p>16 to have the same opportunity to apply for a</p> <p>17 planned development.</p> <p>18 PRESIDENT CASHMAN: What about like</p> <p>19 contiguous area? Like that's an interesting</p> <p>20 property over there because they are on the west</p> <p>21 side of Adams and on the east side, but it's</p> <p>22 separated. They are not one piece of land.</p>	<p style="text-align: center;">5</p> <p>1 situation, I mean we are not, we are not -- I</p> <p>2 don't think the intent was to make this so there</p> <p>3 would be 15 possibilities where this could</p> <p>4 happen.</p> <p>5 So if that, say the west piece of</p> <p>6 that Basic Life Principles was over 20 acres and</p> <p>7 the piece on the east side of Adams is not,</p> <p>8 well, then that's simple. We are talking about</p> <p>9 there is an opportunity there, but that's it.</p> <p>10 Amlings is not 20 acres so --</p> <p>11 MS. CRNOVICH: I'm saying this, a text</p> <p>12 amendment in my opinion is serious for anything</p> <p>13 that's going to have to do with a single-family</p> <p>14 residential district allowing a PUD, which you</p> <p>15 know PUDs are not allowed in single-family</p> <p>16 districts. So I consider this, you know,</p> <p>17 something we need to seriously consider. And I</p> <p>18 think if there is any way that could be</p> <p>19 tightened up --</p> <p>20 PRESIDENT CASHMAN: Well, I think if</p> <p>21 that was the case, I mean, like I say, that was</p> <p>22 the only other parcel in town that could --</p>

<p style="text-align: center;">6</p> <p>1 MS. CRNOVICH: I think it is.</p> <p>2 MR. MC GINNIS: And to Chan's point,</p> <p>3 you don't want to be accused of spot zoning. We</p> <p>4 spent a lot of time trying to come up with</p> <p>5 languages that we felt wouldn't just apply to</p> <p>6 one property but was very restrictive.</p> <p>7 MS. CRNOVICH: Right. And I understand</p> <p>8 that's why the text amendment versus a MAP</p> <p>9 amendment.</p> <p>10 MR. YU: Right.</p> <p>11 PRESIDENT CASHMAN: I guess we just ask</p> <p>12 staff to research that so that if this does go</p> <p>13 to the board that they can consider it properly.</p> <p>14 MS. FIASCONE: But it's just a line for</p> <p>15 allowing an application. The Commission doesn't</p> <p>16 have to pass another or approve another --</p> <p>17 PRESIDENT CASHMAN: No. Right. They</p> <p>18 don't get to go through this joy.</p> <p>19 MS. FIASCONE: Don't you love it?</p> <p>20 PRESIDENT CASHMAN: Right. No. I mean</p> <p>21 that's where -- That's why the whole process of</p> <p>22 a special use permit is onerous. It's to, not</p>	<p style="text-align: center;">8</p> <p>1 MR. WILLOBEE: Aye.</p> <p>2 MS. FIASCONE: Aye.</p> <p>3 PRESIDENT CASHMAN: Okay. So that's</p> <p>4 the text amendment.</p> <p>5 And then next we take the special</p> <p>6 use and the planned development together.</p> <p>7 MR. MARRS: Yes. I think that's fine.</p> <p>8 Unless someone for some reason wants them</p> <p>9 separately but --</p> <p>10 MR. KRILLENBERGER: Let's do it</p> <p>11 together.</p> <p>12 PRESIDENT CASHMAN: Okay.</p> <p>13 MS. CRNOVICH: Are we allowed to make</p> <p>14 comments on how we are voting before or</p> <p>15 afterwards?</p> <p>16 MR. KRILLENBERGER: Well, I think we</p> <p>17 have had a chance to sort of view our -- voice</p> <p>18 our pros and cons.</p> <p>19 PRESIDENT CASHMAN: Would you like to</p> <p>20 voice your --</p> <p>21 MS. CRNOVICH: I'm asking Steve. Thank</p> <p>22 you, Jim.</p>
<p style="text-align: center;">7</p> <p>1 to -- It's not to take care of the typical lot</p> <p>2 in an R-1 or R-2 or R-3. It's for these unusual</p> <p>3 situations, and it's every Village and every</p> <p>4 code to allow -- Because there is no way you</p> <p>5 could come up with a zoning ordinance that would</p> <p>6 cover every possibility.</p> <p>7 MS. CRNOVICH: Okay. Thank you.</p> <p>8 PRESIDENT CASHMAN: Other thoughts,</p> <p>9 comments on this?</p> <p>10 If not, can I hear a motion to</p> <p>11 approve the text amendment as submitted</p> <p>12 requesting that there be some research on</p> <p>13 possibly tightening up with what 20-acre amount</p> <p>14 is referring to so we know specifically?</p> <p>15 MS. FIASCONE: So moved.</p> <p>16 MR. KRILLENBERGER: I will second.</p> <p>17 PRESIDENT CASHMAN: Jim?</p> <p>18 MR. KRILLENBERGER: Aye.</p> <p>19 MS. RYAN: Aye.</p> <p>20 MR. PETERSON: Aye.</p> <p>21 PRESIDENT CASHMAN: Aye.</p> <p>22 MS. CRNOVICH: No.</p>	<p style="text-align: center;">9</p> <p>1 PRESIDENT CASHMAN: Yes. I always want</p> <p>2 to hear what you have to say.</p> <p>3 MS. CRNOVICH: Thank you. One of the</p> <p>4 residents who spoke tonight talked about the</p> <p>5 zoning code. And we all have these. And I was</p> <p>6 looking at section 1-102, Authority and Purposes</p> <p>7 of the Zoning Code. And No. 5, B5, "Limit the</p> <p>8 bulk and density of new and existing structures</p> <p>9 to preserve the existing scale of development in</p> <p>10 the Village ..."</p> <p>11 And the density of this project</p> <p>12 does concern me. And I know there has been many</p> <p>13 letters and many people who have spoken in favor</p> <p>14 of the development, but I feel it's our task as</p> <p>15 Plan Commissioners to listen to the residents.</p> <p>16 And it's supposed to be the residents who live</p> <p>17 in the surrounding areas, not the ones who</p> <p>18 possibly have something to gain from it or who</p> <p>19 are in that field of business.</p> <p>20 I am very supportive of</p> <p>21 empty-nester housing in Hinsdale, and I do</p> <p>22 appreciate the presentations you have given in</p>

<p style="text-align: center;">10</p> <p>1 the four hearings. But again, you are asking 2 the Village for a text amendment and to relax 3 the zoning code, the eight variances. The 4 density is a concern of mine. I do feel the 5 development should be age restricted. And I 6 also feel that basements, there should be no 7 basements except where you have to do the 8 walkout basements due to the topography. 9 And I'm also against full baths 10 so -- But thank you for removing the density 11 from County Line Road and 55th Street, and 12 that's just where I stand tonight. Thank you. 13 PRESIDENT CASHMAN: Good. I think it 14 will be a help for the trustees to hear that 15 because it's important to know the context of 16 votes, too. 17 MS. CRNOVICH: I think it's -- You 18 know, I think we have made progress. And maybe 19 there could be changes moving forward because I 20 am in favor of this sort of development. And I 21 think this would fill a need in Hinsdale. 22 PRESIDENT CASHMAN: Well, that's right.</p>	<p style="text-align: center;">12</p> <p>1 one we are going to look at is basically, 2 together, Special uses and planned development. 3 Special uses, the main 4 considerations, let's see, standards for special 5 use permits. So "Code and Plan Purposes: The 6 proposed use and development will be in harmony 7 with the general and specific purposes for which 8 this code was enacted and for which the 9 regulations of the district in question were 10 established and with the general purpose and 11 intent of the official comprehensive plan." 12 "No Undue Adverse Impact: The 13 proposed use and development will not have a 14 substantial or undue adverse affect upon 15 adjacent property, the character of the area, or 16 the public health, safety, and general welfare." 17 "No Interference with Surrounding 18 Development: The proposed use and development 19 will be constructed, arranged, and operated so 20 as not to dominate the immediate vicinity or to 21 interfere with the use and development of 22 neighboring property in accordance with the</p>
<p style="text-align: center;">11</p> <p>1 I imagine this is not going to be a one meeting 2 if this gets to the trustees' level. This is 3 important. This is a very unique situation. 4 It's important. I thought the comment by 5 Ms. Johnston -- 6 Is that correct? 7 MS. JOHNSTON: Yes. 8 PRESIDENT CASHMAN: You know about 9 likes the concept but less density is kind of 10 what you are talking about. 11 MS. CRNOVICH: Exactly. 12 PRESIDENT CASHMAN: Is there a way? 13 That's not currently in front of us, but who is 14 to say what -- This is a conceptual plan. 15 MS. CRNOVICH: Right. 16 PRESIDENT CASHMAN: Who's to say what 17 we will ultimately see if it does come back to 18 us at some point. But I think it's all helpful 19 as part of the process, and so I appreciate your 20 input on that. It counts. 21 MS. CRNOVICH: Thank you, Steve. 22 PRESIDENT CASHMAN: Okay. So the next</p>	<p style="text-align: center;">13</p> <p>1 applicable district regulations." 2 "Adequate public facilities. The 3 proposed use and development will be served 4 adequately by essential public facilities and 5 services such as streets, public utilities, 6 drainage structures, police and fire protection, 7 refuse disposal, parks, libraries, and schools, 8 or the applicant will provide adequately for 9 such services." 10 "No traffic congestion. The 11 proposed use and development will not cause 12 undue traffic congestion nor draw significant 13 amounts of traffic through residential streets." 14 "No destruction of significant 15 features. The proposed use and development will 16 not result in the destruction, loss, or damage 17 of any natural, scenic, or historic feature of 18 significant importance." 19 "Compliance with standards. The 20 proposed use and development complies with all 21 additional standards imposed upon it by the 22 particular provision of this Code authorizing</p>

<p style="text-align: right;">14</p> <p>1 such use."</p> <p>2 "Special Standards for specified</p> <p>3 special uses. When the district regulations</p> <p>4 authorizing any special use in a particular</p> <p>5 district impose special standards to be met by</p> <p>6 such use in such district, a permit for such use</p> <p>7 in such district shall not be recommended or</p> <p>8 granted unless the applicant shall establish</p> <p>9 compliance with all special standards."</p> <p>10 "Considerations. In determining</p> <p>11 whether the applicant's evidence establishes the</p> <p>12 foregoing standards have been met, the Plan</p> <p>13 Commission shall consider:</p> <p>14 "(a) Public benefit. Whether and</p> <p>15 to what extent the proposed use and development</p> <p>16 at the particular location requested is</p> <p>17 necessary or desirable to provide a service or a</p> <p>18 facility that is in the interest of the public</p> <p>19 convenience or that will contribute to the</p> <p>20 general welfare of the neighborhood or</p> <p>21 community.</p> <p>22 "(b) Alternative locations.</p>	<p style="text-align: right;">16</p> <p>1 clarify. I thought when it came to the proposed</p> <p>2 public benefit you thought it was basically</p> <p>3 headed in the right direction but not enough.</p> <p>4 You are not a big lacrosse player</p> <p>5 then?</p> <p>6 MR. WILLOBEE: No. I think it's just a</p> <p>7 very, it's a head nod at public use or benefit.</p> <p>8 But I don't think it's the right public benefit.</p> <p>9 It's a good way to get rid of dirt.</p> <p>10 PRESIDENT CASHMAN: Anna?</p> <p>11 MS. FIASCONE: I don't know, I think</p> <p>12 the path around it, a lot of people go to the</p> <p>13 high school, it's a good alternative to go over</p> <p>14 there and use that area instead of going to the</p> <p>15 high school.</p> <p>16 PRESIDENT CASHMAN: Julie?</p> <p>17 MS. CRNOVICH: Were there any other</p> <p>18 recommendations from staff, any other public</p> <p>19 benefits or --</p> <p>20 MR. MC GINNIS: No.</p> <p>21 MS. CRNOVICH: But Parks & Rec, they</p> <p>22 seemed okay with this?</p>
<p style="text-align: right;">15</p> <p>1 Whether and to what extent such public goals can</p> <p>2 be met by the location of the proposed use and</p> <p>3 development at some other site or in some other</p> <p>4 area that may be more appropriate than the</p> <p>5 proposed site."</p> <p>6 And then finally, "Mitigation of</p> <p>7 adverse impacts. Whether and to what extent all</p> <p>8 steps possible have been taken to minimize any</p> <p>9 adverse effects of the proposed use and</p> <p>10 development in the immediate vicinity through</p> <p>11 building design, site design, landscaping, and</p> <p>12 screening."</p> <p>13 So the big one there that we talked</p> <p>14 about -- I mean, obviously, all of these are</p> <p>15 important. We talked about traffic. We talked</p> <p>16 about surrounding development and their facts.</p> <p>17 But the big one that we really focused a lot of</p> <p>18 time on is on public benefit.</p> <p>19 I think maybe we do some comments</p> <p>20 on this, and then we can talk about the planned</p> <p>21 development, also need a break reading all that.</p> <p>22 One thing, Mark, I just wanted to</p>	<p style="text-align: right;">17</p> <p>1 MR. MC GINNIS: Yes. Conceptually they</p> <p>2 were good, but they were hoping to get more</p> <p>3 information as the plan was further refined.</p> <p>4 PRESIDENT CASHMAN: We would want their</p> <p>5 input. Just like I mean we ultimately got their</p> <p>6 input on the concept of the dog park, but we</p> <p>7 would like them to really consider this. I</p> <p>8 would like to hear what they have to say.</p> <p>9 MR. MC GINNIS: And certainly if people</p> <p>10 aren't comfortable with that as a public</p> <p>11 benefit, we can punt this to Parks & Rec and see</p> <p>12 if they have any ideas. I don't believe that</p> <p>13 they have been asked for any ideas. They have</p> <p>14 been asked to opine on the couple of proposals</p> <p>15 that they were presented with.</p> <p>16 MS. CRNOVICH: Wasn't there one plan</p> <p>17 for doing a new roof or something for the Humane</p> <p>18 Society?</p> <p>19 MR. MC GINNIS: There was one, there</p> <p>20 was a proposal for -- I know that we have some</p> <p>21 capital needs down in KLM. I don't know if that</p> <p>22 quite meets the test of compensating amendment.</p>

<p style="text-align: center;">18</p> <p>1 MS. CRNOVICH: Okay.</p> <p>2 PRESIDENT CASHMAN: The public relate</p> <p>3 to shingle roofs --</p> <p>4 MS. CRNOVICH: Thank you.</p> <p>5 PRESIDENT CASHMAN: Scott?</p> <p>6 MR. PETERSON: No. I think we talked</p> <p>7 about everything. My comments are that I think</p> <p>8 for that kind of money that you should have full</p> <p>9 paths, no bedrooms. I think the strong covenant</p> <p>10 is important. And I think age targeting is</p> <p>11 better than restrictive based on resale.</p> <p>12 And I think we need to be conscious</p> <p>13 of the stormwater and that should be addressed</p> <p>14 based on the Village of Hinsdale, whether, you</p> <p>15 know, we have the space for it. But that should</p> <p>16 be at the Village's direction.</p> <p>17 Traffic study is big. And, you</p> <p>18 know, right now I'm looking at the KLM, lacrosse</p> <p>19 and cardio path as the Village benefit, plus the</p> <p>20 \$750,000 that was put in, you know, back, you</p> <p>21 know, the 750 that was put in.</p> <p>22 PRESIDENT CASHMAN: Ten years ago.</p>	<p style="text-align: center;">20</p> <p>1 the same general purposes as all other special</p> <p>2 uses. In particular, however, the planned</p> <p>3 development technique is intended to allow the</p> <p>4 relaxation of otherwise applicable substantive</p> <p>5 requirements based upon procedural protections</p> <p>6 providing for a detailed review of individual</p> <p>7 proposals for significant developments. This</p> <p>8 special regulatory technique is included in this</p> <p>9 Code in recognition of the fact that traditional</p> <p>10 bulk, space, and yard regulations that may be</p> <p>11 useful in protecting the character of the</p> <p>12 substantially developed and stable areas may</p> <p>13 impose inappropriate pre-regulations and</p> <p>14 rigidities upon the development or redevelopment</p> <p>15 of parcels or areas that lend themselves to an</p> <p>16 individual, planned approach. Through the</p> <p>17 flexibility of the planned development</p> <p>18 technique, the Village seeks to achieve the</p> <p>19 following specific objectives:</p> <p>20 "1. Creation of a more desirable</p> <p>21 environment that would be possible through</p> <p>22 strict application of other Village land use</p>
<p style="text-align: center;">19</p> <p>1 MR. PETERSON: Ten years ago to the</p> <p>2 park district that -- Those are my comments.</p> <p>3 PRESIDENT CASHMAN: Mary?</p> <p>4 MS. RYAN: Scott did an excellent job</p> <p>5 summarizing exactly where I'm at. And I do</p> <p>6 think the cardio path, it is a nice alternative</p> <p>7 to having to go to the high school.</p> <p>8 PRESIDENT CASHMAN: The one idea I</p> <p>9 heard that was interesting, intriguing, was</p> <p>10 right by the parking lot to have a signpost that</p> <p>11 basically says zero point zero. You know that</p> <p>12 kind of thing encourages there is where you</p> <p>13 start, and you need to go more than zero point</p> <p>14 zero, even though it's a pretty funny bumper</p> <p>15 sticker.</p> <p>16 MR. KRILLENBERGER: I'm okay with the</p> <p>17 public benefit.</p> <p>18 PRESIDENT CASHMAN: With that, then</p> <p>19 look at the planned development criteria.</p> <p>20 "Purpose. Planned developments are</p> <p>21 included in this Code as a distinct category of</p> <p>22 special use. As such, they are authorized for</p>	<p style="text-align: center;">21</p> <p>1 regulations.</p> <p>2 "2. Promotion of a creative</p> <p>3 approach to the use of land and related physical</p> <p>4 facilities resulting in better design and</p> <p>5 development, including aesthetic amenities.</p> <p>6 "3. Combination and coordination</p> <p>7 of architectural styles, building forms, and</p> <p>8 building relationships.</p> <p>9 "4. Preservation and enhancement</p> <p>10 of desirable site characteristics such as</p> <p>11 natural topography, vegetation, and geologic</p> <p>12 features, the provision of screening or other</p> <p>13 facilities that benefit neighboring properties,</p> <p>14 and the prevention of soil erosion.</p> <p>15 "5. Provision for the preservation</p> <p>16 and beneficial use of open space.</p> <p>17 "6. An increase in the amount of</p> <p>18 open space over that which would result from the</p> <p>19 application of conventional subdivision and</p> <p>20 zoning regulations.</p> <p>21 And "7. Encouragement of land uses</p> <p>22 that promote the public health, safety, and</p>

<p style="text-align: right;">22</p> <p>1 general welfare."</p> <p>2 So comments about the review</p> <p>3 criteria related to this application?</p> <p>4 Anna?</p> <p>5 MS. FIASCONE: So in that sense that we</p> <p>6 are looking at the aesthetics of the building</p> <p>7 provided, am I not?</p> <p>8 PRESIDENT CASHMAN: Correct. We</p> <p>9 reviewed those. We had that package before.</p> <p>10 MS. FIASCONE: Right.</p> <p>11 PRESIDENT CASHMAN: I think my hope</p> <p>12 would be, if this had come back to us as a</p> <p>13 detailed plan, then we would be looking at much</p> <p>14 greater detail, looking at some sample boards</p> <p>15 and really getting down to it.</p> <p>16 What it came to aesthetics, I</p> <p>17 thought some of the changes that were originally</p> <p>18 proposed I liked; but I think we'd really want</p> <p>19 to look it in detail.</p> <p>20 Back to what we talked about a</p> <p>21 little earlier, it was interesting, the current</p> <p>22 plan if you look at it and you go back like a</p>	<p style="text-align: right;">24</p> <p>1 it a little bit, but I think it will be in much</p> <p>2 greater detail if they did come back with a</p> <p>3 detailed plan.</p> <p>4 Mark?</p> <p>5 MR. WILLOBEE: Just my comments that I</p> <p>6 made earlier about the open space. I have</p> <p>7 concern about that. I don't think I need to</p> <p>8 repeat.</p> <p>9 PRESIDENT CASHMAN: Julie.</p> <p>10 MS. CRNOVICH: The open space and the</p> <p>11 landscaping along the perimeter of the property,</p> <p>12 what that would be? The landscaping along the</p> <p>13 perimeter of the property?</p> <p>14 MR. E. JAMES: Yes. Much of it's been</p> <p>15 done, but it will all be enhanced.</p> <p>16 MR. YU: I just wanted to add that's</p> <p>17 part of the special use permit and exterior site</p> <p>18 plan will also be submitted.</p> <p>19 PRESIDENT CASHMAN: Okay. Scott?</p> <p>20 MR. PETERSON: Nothing additional.</p> <p>21 MS. RYAN: Nothing additional.</p> <p>22 MR. KRILLENBERGER: Nothing additional.</p>
<p style="text-align: right;">23</p> <p>1 month, there are some different models kind of</p> <p>2 being proposed. Maybe it was just trying to get</p> <p>3 at that worst-case scenario looking along the</p> <p>4 lake. There was like a different model versus</p> <p>5 what was there. It was more of a side-load</p> <p>6 garage versus front. I think that's where I</p> <p>7 would be very curious to see how it would all</p> <p>8 work out.</p> <p>9 I have some concerns, even though</p> <p>10 it's been there a while, the perimeter, their</p> <p>11 comments by some community members about the</p> <p>12 fencing that's been damaged and hasn't been</p> <p>13 repaired. There is seriously, there has got to</p> <p>14 be some ash trees, looks like some dead trees</p> <p>15 along the property. I think we really want to</p> <p>16 get into the details of landscaping. And I</p> <p>17 think we want to be very sensitive to the</p> <p>18 neighbors that are to the east in Burr Ridge and</p> <p>19 how the property is viewed from their</p> <p>20 perspective through their back yards.</p> <p>21 So I think we are going to see</p> <p>22 that, you know, in much greater detail. We saw</p>	<p style="text-align: right;">25</p> <p>1 PRESIDENT CASHMAN: Okay. With that,</p> <p>2 do I hear a motion to approve the planned</p> <p>3 development application and the special use</p> <p>4 permit application as submitted?</p> <p>5 I would want to qualify it with --</p> <p>6 back to my notes. So some of the other things</p> <p>7 we have spoken about as far as looking in the --</p> <p>8 possibly having the Village investigate this</p> <p>9 temporary age-restricted concept, just to study</p> <p>10 that. We certainly would want to see, if this</p> <p>11 came back to us, a detailed traffic study so</p> <p>12 that the Board and the Plan Commission could</p> <p>13 evaluate that. The homeowner association</p> <p>14 covenants that we talked about before, I think</p> <p>15 we were in general agreement that the base --</p> <p>16 restricting bedrooms in the lower level.</p> <p>17 MR. PETERSON: Right.</p> <p>18 PRESIDENT CASHMAN: But I know there</p> <p>19 were some of you that also -- I thought there</p> <p>20 was someone that wanted also the bathrooms</p> <p>21 restricted.</p> <p>22 MS. CRNOVICH: That would be me.</p>

<div>26</div> <div>1 PRESIDENT CASHMAN: Julie.</div> <div>2 MS. CRNOVICH: Yes.</div> <div>3 PRESIDENT CASHMAN: What about you,</div> <div>4 Scott?</div> <div>5 MR. PETERSON: No. I think they should</div> <div>6 be, they should be included.</div> <div>7 MR. KRILLENBERGER: Available?</div> <div>8 MR. PETERSON: Full should be</div> <div>9 available, yes.</div> <div>10-40:09PM 10 PRESIDENT CASHMAN: Should be</div> <div>11 available, okay.</div> <div>12 MR. PETERSON: For that kind of money,</div> <div>13 yes.</div> <div>14 MR. KRILLENBERGER: Agreed.</div> <div>15 PRESIDENT CASHMAN: Let's see. And</div> <div>16 that the other covenants that were presented at</div> <div>17 the last meeting as far as the recreational</div> <div>18 equipment and then the paragraph, I believe 19,</div> <div>19 that allowed for adding other new -- identifying</div> <div>10-40:30PM 20 and controlling possible future nuisances.</div> <div>21 Is there anything we missed?</div> <div>22 MR. PETERSON: The pond?</div>	<div>28</div> <div>1 switched at halftime. I mean that was crazy.</div> <div>2 It must drop 5 feet across from goal to goal.</div> <div>3 If the ball is on the ground, it's really</div> <div>4 moving.</div> <div>5 Traffic study. I think that was</div> <div>6 everything.</div> <div>7 Okay. With those qualifications,</div> <div>8 Chan, good luck tracking all this. But could I</div> <div>9 hear a motion related to approving the planned</div> <div>10-41:50PM 10 development, special use permit applications</div> <div>11 with those modifications?</div> <div>12 MR. PETERSON: I will move.</div> <div>13 MS. FIASCONE: Second.</div> <div>14 PRESIDENT CASHMAN: Anna?</div> <div>15 MS. FIASCONE: Aye.</div> <div>16 MR. WILLOBEE: No.</div> <div>17 MS. CRNOVICH: No.</div> <div>18 PRESIDENT CASHMAN: Aye.</div> <div>19 MR. PETERSON: Aye.</div> <div>10-42:07PM 20 MS. RYAN: Aye.</div> <div>21 MR. KRILLENBERGER: Aye.</div> <div>22 PRESIDENT CASHMAN: Thank you,</div>
<div>27</div> <div>1 PRESIDENT CASHMAN: Stormwater, that</div> <div>2 that would be the Village and applicant would</div> <div>3 continue to review that and the applicant would</div> <div>4 comply with the Village requirements. And we</div> <div>5 would see that as detailed engineering when the</div> <div>6 plan comes back. Landscaping --</div> <div>7 MR. PETERSON: And the benefit needs to</div> <div>8 be in there or --</div> <div>9 PRESIDENT CASHMAN: And the benefit</div> <div>10-40:58PM 10 that -- You know, this is a good starting</div> <div>11 point. But we would like there to be additional</div> <div>12 discussion on the board level as far as what</div> <div>13 that benefit is. Who knows what the trustees'</div> <div>14 takes would be. We have gone through a lot, and</div> <div>15 we have gotten to this point. But I think it's</div> <div>16 a good starting point. And we see where it goes</div> <div>17 from there.</div> <div>18 I had the joy of going to lots of</div> <div>19 lacrosse games on those fields. I'm surprised</div> <div>10-41:21PM 20 people would come play our clubs there.</div> <div>21 MS. CRNOVICH: Pretty bad?</div> <div>22 PRESIDENT CASHMAN: At least they</div>	<div>29</div> <div>1 Mr. James.</div> <div>2 MR. E. JAMES: Thank you very much.</div> <div>3 I'm sure we will see you again and have more</div> <div>4 information.</div> <div>5 PRESIDENT CASHMAN: Okay. Thanks.</div> <div>6 MR. E. JAMES: Thank you again.</div> <div>7 PRESIDENT CASHMAN: Appreciate your</div> <div>8 patience.</div> <div>9 * * *</div> <div>10 (Which were all the proceedings had</div> <div>11 in the above-entitled cause.)</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>

1 STATE OF ILLINOIS)
) ss.
2 COUNTY OF DU PAGE)

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4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5 do hereby certify that I am a court reporter
6 doing business in the State of Illinois, that I
7 reported in shorthand the testimony given at the
8 hearing of said cause, and that the foregoing is
9 a true and correct transcript of my shorthand
10 notes so taken as aforesaid.

7

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Janice H. Heinemann CSR, RDR, CRR
License No 084-001391

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Robert McGinnis

From: Jim Weil <jweil712@yahoo.com>
Sent: Friday, November 11, 2016 7:55 AM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton
Subject: Re: Hinsdale Meadows

I still support the redevelopment of the 55th street project. Town homes are a good use of this space. Even if it draws some school age kids, that's not unreasonable.

Only approving 30 or so single family homes is a mistake in my eyes, it just floods the marketplace is a tight price range. There has consistently been a high inventory of homes for sale, why add to the problem.

Lets use the money to pay off our pension liabilities and fix the roads. Extract extra fees for the project and make some trade offs.

The space is an eyesore and the village needs the tax base, it is time to green light a project here. Lets not miss another opportunity (the hospital at 294 and ogden, HUGE, HUGE miss to shore up our tax base on that space).

Jim Weil
215 Justina St
Hinsdale - resident for 18 yrs

Sent from my iPad

On Nov 8, 2016, at 4:44 PM, Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,
The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project.
Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org
<Letter to Interested Residents 11-8-16.pdf>

Robert McGinnis

From: Jeanne Eber <eberjeanne@gmail.com>
Sent: Tuesday, November 08, 2016 5:00 PM
To: Robert McGinnis
Subject: Re: Hinsdale Meadows

Thank you!

I don't know if I can make the meeting, but I am extremely interested in empty nester housing in that location. I do feel however, the price point is too high. Around \$800,000.00 base is more like it, as builder upgrades would push that up to a million. Others I know feel the same. It can be duplexes, attached homes, etc.

Please pass my comments on to the board if they are interested.

Thanks again for the follow up.

Jeanne Eber
630-654-4025

Sent from my iPad

On Nov 8, 2016, at 4:44 PM, Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,

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Regards,

Robert McGinnis, MCP

Village of Hinsdale

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Office 630-789-7036

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<Letter to Interested Residents 11-8-16.pdf>

Robert McGinnis

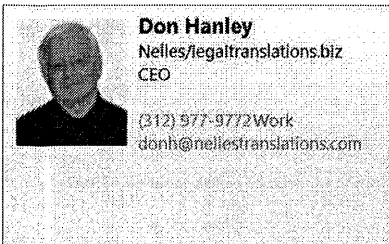
From: Don Hanley <donh@nellestranslations.com>
Sent: Tuesday, November 08, 2016 5:38 PM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton
Subject: RE: Hinsdale Meadows

Robert, I did in fact speak with Mr. James some months ago. I was/am interested but two items stand in our way-

- no basement in most of the units
- no fences

The second one is for our dogs that like to romp in our yard and invisible fences don't work for them. I said you can pick a metal fence standard for folks that want them.

When I asked Mr. James about the basement, he said use the second floor. Forest gate has basements. We like basements. I think this is a serious omission for sales and future resale.



FTP Site: <http://dropbox.yousendit.com/nelles>

From: Robert McGinnis [mailto:rmcginnis@villageofhinsdale.org]
Sent: Tuesday, November 8, 2016 4:44 PM
Cc: Chan Yu <cyu@villageofhinsdale.org>; Christine Bruton <cbruton@villageofhinsdale.org>
Subject: Hinsdale Meadows

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project. Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

Robert McGinnis

From: FRED LAUERMAN <fredlauerman@comcast.net>
Sent: Wednesday, November 09, 2016 7:18 AM
To: Robert McGinnis
Subject: Re: Hinsdale Meadows

Dear Mr. McGinnis,

Thanks you for sending letter along.

We a currently out of town concluding some family business, returning tomorrow.

This is to let you know that we have been closing following the on going discussions with the trustees. From our point of view, we would be most interested in the duplex units, and would encourage the trustees to give the developer the flexibility to construct more duplex units if there is demand and the community is attracting the empty nesters as the developer forecasts.

We are still very interested in considering the purchase of a unit.

On November 8, 2016 at 4:44 PM Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project.

Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Robert McGinnis

From: harold bogigian <bogigia@yahoo.com>
Sent: Tuesday, November 08, 2016 7:22 PM
To: Robert McGinnis
Subject: Hinsdale Meadows Development

Thanks for sending on the letter from the developer. I have been a Hinsdale resident for 46-years and had interest in the previous planned development there. I am 92 now, still in my single family home, and plan to stay as long as my health permits. I continue supporting that development and feel it is a win win for the village. I was very disappointed the previous plan was rejected.

Harold Bogigian

To the Hinsdale Plan Commission.

1.8.2016

I would like to submit a response to a question or issue raised during the initial project presentation and discussion made last month.

The question and concern raised had to do with the inclusion and incorporation of habitable basement spaces, either in walkout, day light or traditional basements.

The concern as I perceived it was led by the supposition that any of these forms of lower level spaces would ultimately provide for the use of bed rooms, or additional sleeping quarters. Therefore, to minimize and restrict the number of habitants, total occupants, the elimination of all lower level spaces would guard against this.

It was suggested that concrete slabs on grade would be preferable.

As a registered architect, practicing in our Village of Hinsdale since 1983, I if find this approach and alternate thinking draconian, un-necessary, and both a confiscation and an imposed penalty.

Allow me to illuminate several of the reason for my reaction.

- Concrete slabs on grade are tremendously uncomfortable. They are physically hard on the human body. SOG's (slabs on grade) make terribly inefficient thermal envelopes, offering very, very poor thermal environments and conditioned space retention.
- SOG's are inflexible with regards to services, plumbing, heating (HVAC), and electrical. The repair, replacement and servicing of each are considerably more expensive and in the case of plumbing problems may go undetected of years.
- In those preferable topographical configurations that lend themselves to walk outs English gardens and daylight lower levels, the forced grading that would become required will be counter to the natural flow of the land.
- If the real goal is to limit, restrict or mitigate bed rooms in the lower levels then let's address that issue as such.
- There are already codes in place that forbid the introduction of lower level habitable sleeping rooms. The required Light and Ventilation mandates specific percentages of a rooms area be met in both light and vent, and the window sill of a bedroom may not be more than 2'6" above a finished floor.
- Covenants, codes and building permits are the appropriate tools and safeguards to restrict such uses. Do not throw the baby out with the bath water!
- Lower level uses such as recreation areas, shop, crafts, hobby, studio, storage, quiet areas, and overall social, home and family amenities are enormously valuable and worthwhile. Restricting these will significantly diminish the economic values of these homes
- By reference, all of the original Golf View homes built in the 50's by US homes were SOG's and were considered cheap homes.
- It is my strongest possible, professional recommendation that restrictive covenants be employed and not an ill-conceived blanket ban on basements. In my humble opinion this truly would be an terrible design solution!



Chan Yu

From: Brian P. Dolehide <brianpdolehide@gmail.com>
Sent: Monday, January 09, 2017 1:57 PM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton; erj@erjames.com; jsj@erjames.com; Brian Dolehide
Subject: Re: FW: Hinsdale Meadows January 11, 2017 Mtg.docx

Follow Up Flag: Follow up
Flag Status: Flagged

To Plan Commission Members:

We own the property at 636 S. Garfield Street in Hinsdale and we have reviewed the plan proposed by Edward R. James Partners, LLC. for Hinsdale Meadows.

We support this plan 100% and strongly urge your important Plan Commission for Village of Hinsdale to quickly approve the plan unanimously so it can go the Board for their final approval.

Brian & Mary Catherine Dolehide
636 South Garfield Street
Hinsdale, Il. 60521

Mobile (630) 606-9000

Brian P. Dolehide
Senior Consultant | Development Manager
636 South Garfield Street, Hinsdale, Illinois 60521
Mobile: 630.606.9000

On Mon, Jan 9, 2017 at 7:36 AM, Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project.

Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Office [630-789-7036](tel:630-789-7036)

Fax [630-789-7016](tel:630-789-7016)

rmcginnis@villageofhinsdale.org

From: Edward James [mailto:erj@erjames.com]
Sent: Saturday, January 07, 2017 2:38 PM
To: Robert McGinnis; Chan Yu
Cc: Michael G. Balas; jsj@erjames.com
Subject: Hinsdale Meadows January 11, 2017 Mtg.docx

Rob and Chan,

Attached is a short note to the Hinsdale residents that sent e mails to the village voicing their support empty nester housing. We would appreciate it if you would send this out to those who sent you e mails so they have the opportunity to voice their opinion and also hear the final presentation that will include the revised site plan, public benefit, fiscal benefits and reduced pricing for the Duplex homes.

Thanks.

Ed James

Edward R. James

Chairman
Edward R. James Partners, LLC

2550 Waukegan Rd., #220
Glenview, IL 60025
O: [847-724-8200](tel:847-724-8200) x 227
M: [847-323-2550](tel:847-323-2550)
F: [847-724-8185](tel:847-724-8185)
Email: erj@erjames.com
Web: www.erjames.com

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Chan Yu

From: Robert McGinnis
Sent: Monday, January 09, 2017 8:03 AM
To: Don Hanley
Cc: Chan Yu; Christine Bruton
Subject: RE: Hinsdale Meadows January 11, 2017 Mtg.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dan,
Thank you for your comments, we will be sure to pass them along.

Regards,
Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Don Hanley [<mailto:donh@nellestranslations.com>]
Sent: Monday, January 09, 2017 8:01 AM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton
Subject: RE: Hinsdale Meadows January 11, 2017 Mtg.docx

Rob, I still feel that whether its age target or seniors only, this is a good use of the land and is favorable to folks that really like to stay close to the Village. Right now there aren't suitable options. As for the potential of people with children moving to these homes, the price will help control that along with the absence of play area.

I won't consider these units for one reason-no fences. We have two Westies and the only thing keeping them in a yard is a fence. I told this to Mr. James. I told him that underground cables don't work on certain dogs like terriers and specifically Westies. I proposed a wrought iron fence for a consistent look for those wanting a fence. The only concern that prevents a fence is the obstructions it gives to cutting grass. Otherwise I don't see a reason why a 4'black metal fence is an issue. Maintenance on the fence would be the responsibility of the home owner much like decks in a condo are the responsibility of the homeowner.

I hope that this project goes forward. If Oak Brook can have Forest Gate we need the Meadows project.



FTP Site: <http://dropbox.yousendit.com/nelles>

From: Robert McGinnis [<mailto:rmcginnis@villageofhinsdale.org>]
Sent: Monday, January 9, 2017 7:37 AM
Cc: Chan Yu <cyu@villageofhinsdale.org>; Christine Bruton <cbruton@villageofhinsdale.org>
Subject: FW: Hinsdale Meadows January 11, 2017 Mtg.docx

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project. Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Edward James [<mailto:>]
Sent: Saturday, January 07, 2017 2:38 PM
To: Robert McGinnis; Chan Yu
Cc: Michael G. Balas;
Subject: Hinsdale Meadows January 11, 2017 Mtg.docx

Rob and Chan,

Attached is a short note to the Hinsdale residents that sent e mails to the village voicing their support empty nester housing. We would appreciate it if you would send this out to those who sent you e mails so they have the opportunity to voice their opinion and also hear the final presentation that will include the revised site plan, public benefit, fiscal benefits and reduced pricing for the Duplex homes.

Thanks.

Ed James

Edward R. James

Chairman
Edward R. James Partners, LLC

2550 Waukegan Rd., #220
Glenview, IL 60025
O: 847-724-8200 x 227
M: 847-323-2550
F: 847-724-8185
Email: erj@erjames.com
Web: www.erjames.com

EDWARD R. JAMES COMPANIES

Exceptional Homes...Exceptional Places

The Edward R. James Companies are privately held companies engaged in community development, homebuilding and real estate investments. The Companies operating entities, Edward R. James Partners, LLC, Edward R. James Homes, LLC, and E.R. James Realty, LLC, work together to provide an integrated array of development, construction and sales and marketing services focused on delivering exceptional homes and places for its residents and the communities in which it builds.

Chan Yu

From: Robert McGinnis
Sent: Monday, January 09, 2017 9:24 AM
To: JoAnn Carpenter
Cc: Chan Yu; Christine Bruton
Subject: RE: FW: Hinsdale Meadows January 11, 2017 Mtg.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks JoAnn, we will be sure to forward your comments on.

Regards,
Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: JoAnn Carpenter [<mailto:carpenterjoann@gmail.com>]
Sent: Monday, January 09, 2017 9:21 AM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton
Subject: Re: FW: Hinsdale Meadows January 11, 2017 Mtg.docx

Robert,
Thanks for your follow up. I am not able to attend the meeting, but am in full support for housing that targets empty nesters. In addition, I do not think it needs to be age restricted. Would like to see pricing for some of the units below \$900k for a finished product or it does not warrant downsizing for many of us looking to sell our homes in Hinsdale.
Best,
JoAnn

On Mon, Jan 9, 2017 at 7:36 AM, Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project.

Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Office [630-789-7036](tel:630-789-7036)

Fax [630-789-7016](tel:630-789-7016)

rmcginnis@villageofhinsdale.org

From: Edward James [mailto:erj@erjames.com]
Sent: Saturday, January 07, 2017 2:38 PM
To: Robert McGinnis; Chan Yu
Cc: Michael G. Balas; jsj@erjames.com
Subject: Hinsdale Meadows January 11, 2017 Mtg.docx

Rob and Chan,

Attached is a short note to the Hinsdale residents that sent e mails to the village voicing their support empty nester housing. We would appreciate it if you would send this out to those who sent you e mails so they have the opportunity to voice their opinion and also hear the final presentation that will include the revised site plan, public benefit, fiscal benefits and reduced pricing for the Duplex homes.

Thanks.

Ed James

Edward R. James

Chairman
Edward R. James Partners, LLC

2550 Waukegan Rd., #220
Glenview, IL 60025
O: [847-724-8200](tel:847-724-8200) x 227
M: [847-323-2550](tel:847-323-2550)

F: [847-724-8185](tel:847-724-8185)
Email: erj@erjames.com
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To: members of the Hinsdale Plan Commission

My name is Edith Johnston. I live at 21 Woodgate Drive in Burr Ridge.

The proposed Meadows development will, in my opinion, have a great impact on the Hinsdale-Burr Ridge area. While I believe there is an interest in housing designed for "empty nesters", I also believe that the Meadows, as proposed, will not be a positive addition to the village and the surrounding area.

The major problem is the proposed density. I obtained information from the village of Burr Ridge, which has a number of residential "cluster" developments that can be compared to the proposed Meadows. The Fieldstone Club has 60 units, almost matching the 59 of the Meadows. However, there are 30.7 acres in Fieldstone compared with 24 in the Meadows, and there is a 6.5 acre open land area included. The gross density of the Fieldstone Club is 1.95, compared to the Meadows, with a gross density of 2.45

The Burr Ridge Club has 34 acres with 72 units, for a gross density of 2.12. Both of these developments would draw similar potential buyers as the Meadows, as the average prices are similar to the proposed Meadows pricing.

Another area to look at is the Woods at King Bruvart. I do not have the number of acres or units, but a drive through clearly shows a great deal of open space and lovely vistas. These units are much lower in price and smaller, but definitely appealing to empty nesters.

In addition to my concerns about density, of equal, if not greater importance, is the impact of the additional traffic. If we assume that many, but not all homes will have 2 cars, a conservative estimate of the number of cars for 59 units could be 90. As much as I love the new Oak Street bridge (and kudos to the village for that), there is definitely more traffic on County Line Road since its completion. Imagine 90 cars entering and leaving onto County Line just south of 55th street each day, adding to the already increased traffic flow.

I would urge the Plan Commission to require the developer to reduce the density, and to increase the open space.

Thank you,

Edith Johnston

ncd 11/11/14 cs Exhibit 3

Chan Yu

From: Christine Bruton
Sent: Tuesday, January 10, 2017 2:20 PM
To: Chan Yu
Cc: Robert McGinnis
Subject: FW: Development proposal at 55th Street and County Line Road

I have received the following email from a resident regarding Hinsdale Meadows. Please distribute to the Plan Commission.
Thank you.

Christine M. Bruton
Village of Hinsdale/Village Clerk
Phone: 630.789.7011 FAX: 630.789.7015
email: cbruton@villageofhinsdale.org

From: Pat Bales [<mailto:pbales@balespartners.com>]
Sent: Tuesday, January 10, 2017 9:10 AM
To: Christine Bruton
Subject: Development proposal at 55th Street and County Line Road

Attention: Hinsdale Plan Commission & Board of Trustees:

My wife and I moved to 530 Pamela Circle in Hinsdale from Chicago in June of 2015. One of the appealing aspects of Hinsdale is the number of single family homes in a quiet environment. I have noticed that there is a lot of traffic as of today on County Line Road especially from south to north.

I understand the developer wants to maximize the number of homes on the parcel of land at the Southeast corner of 55th Street and County Line Road. The more homes the more money the developer makes. He doesn't really care about the current residents as he does not reside in Hinsdale. I would hope that he would be restricted to building only single family homes. My understanding is that he wants to construct 65 homes on this property. This would be more than I would recommend as it would increase traffic and would be too dense in terms of population at that sight. I would recommend 35 single family homes at the maximum.

My wife and realizes life is about change but this is not Chicago where they cram everything possible into a small parcel of land. Thank you for your consideration.

Regards,

Patrick Bales

Chan Yu

From: Philip Moriarty <pmoriarty@moriartyfox.com>
Sent: Tuesday, January 10, 2017 8:33 PM
To: Robert McGinnis
Cc: Chan Yu
Subject: Fwd: Plan Commission Hearing 12/14/16

Dear Rob and Chan,

Please pass this letter onto the members of the Village Plan Commission. Thank you.

Best,
Phil

Philip Moriarty
pmoriarty@moriartyfox.com

Begin forwarded message:

From: Philip Moriarty <pmoriarty@moriartyfox.com>
Subject: Plan Commission Hearing 12/14/16
Date: December 15, 2016 5:05:40 PM CST
To: "Thomas K. Cauley" <tcauley@sidley.com>

Dear Tom,

Finally, last evening, I was able to attend the Plan Commission hearing on the James Development currently under consideration for their property at 55th Street and County Line Road. This is the gateway to our beautiful Village from the southeast.

Last night I was so offended by remarks made by Mr. Edward James himself. Clearly, he is placing the burden of his years of carrying costs on the 24.5 acre parcel in question on the back of the Hinsdale Zoning Code. The Village is in no way responsible for those market driven forces nor the costs his firm has incurred. In fact, all home and landowners in Hinsdale took a big hit on the value of our properties. I haven't heard of a single resident seeking relief from the Village for our individual losses. Yet, Mr. James is doing just that. He told the commissioners that the high price points on the 59 units in this non-code compliant proposal are solely due to the costs he has incurred. Give me a break!

Planned Unit Developments/Text Amendments are smoke and mirrors to create the illusion he is "giving something significant" in the way of public benefits to Hinsdale in return for these outrageous variances he seeks this time around. During the intervening years since the Village denied his company's request for zoning variances to build a 114 unit project, he has not, in my opinion been a good neighbor or "resident " of Hinsdale.

The roads are a total mess, the half built homes are a disgraceful eyesore, the wrought iron fence on the 55th Street boundary, damaged years ago by an out of control vehicle, remains un-repaired and another eyesore.

Last evening, I was fairly blunt in denouncing this current plan as just more of the same old abuse of our carefully crafted zoning code. I urged the commissioners to stay focused on that fact and to not get diverted by walkways, ponds, dog parks, or any other illusions that really do not matter in the bigger scheme of the real issues of code compliance.

Sorry this is so long. Please do share it with your colleagues on the Village Board of Trustees. Thank you and all best at this special holiday season.

Cheers,
Phil

Philip Moriarty
pmoriarty@moriartyfox.com

Fred Krehbiel

505 SOUTH COUNTY LINE ROAD
HINSDALE, ILLINOIS 60521

October 24, 2016

Dear Members of the Planning Commission,

As I read about the Hinsdale Meadows proposed development, I was reminded of the long struggle we had some years ago about the same property. After much discussion, it was decided that 36 homes on the property was appropriate and in keeping with the area of the Village in which the development was to be located. The key lesson from this previous battle was that the Village needed to think about the long term value to the Village of any such project.

The developer originally requested a much higher density saying that there was not as good a market for the more expensive homes that the zoning would require. Our answer was that we wanted to maintain the character of the Village. That we were concerned that lowering the zoning standard might affect the eventual development of the adjoining hospital property and that the higher density would be a back door to our outstanding school system. We believed that Hinsdale was a very attractive place to live and that buyers would welcome a quality product. We pointed out that our goal was not to sell homes but to insure that Hinsdale remained a place where people wanted to build their lives.

Now let me say that Ed James is an old friend and a highly respected member of the greater Chicago community. He has a fine record of building successful developments and meeting his commitments. I would have no qualms about buying a James' product. However, what is important is not the reputation of the developer but the effect of the development on the community. The James Company is now proposing increasing the density to 59 homes including many town homes. They cite the need for housing for our older citizens and I certainly can understand that this need exists. However, let's insure that if we are going to increase the density so greatly that the development will be age restricted and not just another town house development. Let's be sure that what is eventually recommended truly meets the long term needs and reflects the character of the community.

We should be in no rush to push forward with this project.

Sincerely,



Fred A. Krehbiel

FAK:sl

Ms. Chris Bruten
Village of Hinsdale
Planning Commission
19 East Chicago Avenue
Hinsdale, IL 60521

Philip S. J. Moriarty
914 Harding Road
Hinsdale, Illinois 60521

October 22, 2016

Dear Members of the Hinsdale Plan Commission,

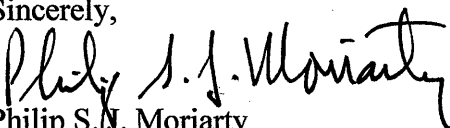
Once again, our village and its residents are faced with a non compliant development proposal for the 24.5 acre parcel of land located at the southeast gateway to our beautiful community. The principles of appropriate and proper zoning were applied a number of years ago and the owners of said property began building the permitted number of single family homes in this R-2 district. The owner/developer, Edward James Company, along with their funding partner, Illinois Tool Works are now back with another proposal more dense than permitted under the R-2 zoning. Reports seem to indicate that the Village of Hinsdale should take into account the carrying costs of the developer when they stopped their first project approved for 36 single family homes. Their delay was their choice and certainly external market forces are beyond the control of the Village of Hinsdale.

Maintaining the R-2 zoning and denying a text amendment/special use permit for such a dense planned development are very valid tools you and our village trustees should use. We must uphold our code always, and especially, as another large parcel in Hinsdale soon may be available for dense development and zoning variances.

I respectfully urge the members of the Plan Commission to take the long view on approving any development on this property where the only apparent benefit to our village is a minimal gain in property tax revenues. Further, the distinction between age-restricted and age-targeted should be weighed very carefully in the face of the inevitable unintended consequences which such large and dense developments may bring on our schools and our roads. Such potential added costs are simply not warranted because this developer says they are.

Please tread very carefully here. Thank you.

Sincerely,


Philip S. J. Moriarty

HINSDALE PLAN COMMISSION

RE: Case A-41-2016 – Applicant: Community Consolidated School District 181 (application address: 100 S. Garfield Ave.)

Request: Exterior Appearance and Site Plan Review for the new Hinsdale Middle School

DATE OF PLAN COMMISSION (PC) REVIEW: January 19, 2017 (Special PC Meeting)

DATE OF BOARD OF TRUSTEES 1ST READING: March 7, 2017

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant for the proposed new middle school, in the IB Institutional Building District. John Helfrich, project engineer, Don White, Superintendent of Community Consolidated School District 181 and Brian Kronewitter, project architect reviewed a PowerPoint presentation and reviewed the exhibits of the application. Brian showed where he drew inspiration from for the exterior design of the new school. John reviewed the site plan, logistics/traffic analysis and infrastructure features for the new school. Don spoke in regards to the school district administrative process for the development.
2. It was clarified by Chan, the Village Planner, that the surface parking lot is what is for review. Dr. White also confirmed this, and reviewed that there is no formal commitment with the Village for a parking deck. He also reiterated that the plan right now only reflects the surface parking lot. Any potential parking deck would require an intergovernmental agreement between the Village and school district; and review by the Zoning Board of Appeals, Plan Commission and Board of Trustees.
3. There were two persons from the audience who spoke during the public meeting. Mr. Schneider is a resident who lives across the middle school and reviewed his idea to move the bus lane from 3rd St. to Washington Street. John Helfrich explained that the traffic study indicated much more traffic on Washington St. vs. 3rd Street and therefore relocating the bus lane would be challenging and not an ideal plan. Mr. Merchantz, a commercial property owner on S. Lincoln Street asked the PC to do everything they can to support the potential District 181 and Village partnership for a bi-level parking deck. The PC listened, but replied that the application before them is for a surface parking lot only.
4. The PC was positively unanimous in favor of the design and exterior appearance of new middle school. Common expressions included that it looks great/terrific, it's a nice building and it would fit in well (architecturally) in the downtown. The site plan and logistics for the site plan was also viewed positively. However, the PC has requested that the applicant to submit more details for the: (1) landscape plan, (2) specific light design for the parking lot, (3) an elevation of the surface parking grade wall, (4) potential loading space drop off/pick up times (on Washington St.) with signage, and (5) to bring samples of the building materials and mechanical screening materials to the PC meeting on February 8 (Findings and Recommendations approval) and to the future Board of Trustees First Reading meeting.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plan and site plan as submitted, contingent on ZBA variation approval, as submitted in Case V-07-16, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," one (1) "Recused" and one (1) "Absent," recommends that the President and Board of Trustees approve the exterior appearance and site plan as submitted, contingent on ZBA variation approval, as submitted in Case V-07-16.

THE HINSDALE PLAN COMMISSION By: _____

Chairman

Dated this _____ day of _____, 2017.




MEMORANDUM

DATE: February 8, 2017

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: 525-527 W. Ogden Ave. – Kensington School
Public Hearing for Text Amendment Application for Child Daycare Services in the IB Institutional Buildings District as a Special Use
Concurrent Exterior Appearance and Site Plan Review

Summary

The Village of Hinsdale has received an application from Charles Marlas, of Kensington Schools, requesting approval for a Text Amendment to allow child daycare services in general, with a Special Use permit in the IB Institutional Buildings District. Currently, the special uses of the IB District, Section 7-305(E) only allows “Child daycare services operated by or for a membership organization”. Per the SIC code (86), “membership organizations” excludes business establishments but includes political and religious organizations. The applicant has also submitted a concurrent Exterior Appearance and Site Plan application for its new school.

On January 10, 2017, the Board of Trustees (BOT) referred the Text Amendment and Special Use applications to the Plan Commission (PC). On January 11, 2017, the PC scheduled the public hearing for February 8, 2017. The BOT had no general concerns for the proposed request. The Exterior Appearance and Site Plan applications do not require Board referral and begins with the PC.

Request and Analysis

Child daycare services are primarily engaged in the care of infants and children, while providing educational programs. Kensington Schools was founded in 1969, and is a private nursery, preschool and kindergarten institution. There are currently twelve (12) locations in the suburbs of Chicago, including Burr Ridge, LaGrange, Glenview and Naperville.

The subject property, 525-527 W. Ogden Avenue, is approximately 98,323 square feet (SF) and is underutilized with two (2) vacant buildings. The applicant plans to demolish the two buildings and construct a new Code compliant 15,000 SF one-story school with a new parking lot. The applicant has included photos of its Burr Ridge school as an example of one of their existing schools. A site plan and elevations of the new school is included, and shows the façade, roof and trim materials. A site plan



MEMORANDUM

overlay is included to show the plan over the existing subject property. A landscape plan with plant species list and refuse screen plan is also attached to the application.

Process

Within forty five (45) days following the conclusion of the public hearing, 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.

Attachments:

- Attachment 1 – Applicant Cover Letter and Text Amendment/Special Use Applications (packet)
- Attachment 2 - SIC Code Membership Organizations (86) and Child Daycare (835) Definitions
- Attachment 3 - Zoning Map and Project Location
- Attachment 4 - Aerial View of 525-527 W. Ogden Avenue
- Attachment 5 - Current Buildings at 525-527 W. Ogden Avenue
- Attachment 6 - Exterior Appearance and Site Plan Application



**Kensington School
Administration Office**
743 McClintock Drive
Burr Ridge, IL 60527
630-990-8000
Fax: 630-990-8041

Kensington School
125 North Kensington Avenue
LaGrange, IL 60525

**Kensington School
of the Highlands**
1900 58th Place
LaGrange, IL 60525

**Kensington School
of Western Springs**
1500 Walker Street
Western Springs, IL 60558

**Kensington School
of St. Charles**
1900 Cumberland Parkway
St. Charles, IL 60174

**Kensington School
of Geneva**
1774-1776 West State Street
Geneva, IL 60134

**Kensington School
of Naperville**
1915 Three Farms Avenue
Naperville, IL 60540

**Kensington School
of Wheaton**
1746 South Naperville Road
Wheaton, IL 60189

**Kensington School
of South Naperville**
4512 Walton Heath Drive
Naperville, IL 60564

**Kensington School
of Elmhurst**
425 South Spring Road
Elmhurst, IL 60126

**Kensington School
of Glenview**
2160 Chestnut Avenue
Glenview, IL 60026

**Kensington School
of Arlington Heights**
804 East Kensington Road
Arlington Heights, IL 60004

Founded in 1969 and nationally recognized for excellence, Kensington School is a private nursery, preschool and kindergarten serving children and families in the suburbs of Chicago. Throughout twelve locations, our innovative curriculum, inspirational teaching and beautiful classroom environments make Kensington School a distinctive first school experience for each child.

In a world built just for them, you will find busy, curious and happy children who love being at Kensington School. The sound of laughter, the magic of learning and the hum of activity fill every corner of our buildings. We value our talented teaching staff and build true partnerships with parents, cultivating nurturing environments for children and teachers alike.

Individual in personality, each of our beautiful buildings shares a common design and philosophy that is felt throughout all of our Kensington Schools.

Our first school building, located on Kensington Avenue in LaGrange, served as the town's first schoolhouse. Built in 1894, The Old North School's unique interior architecture has served as inspiration for the construction of all subsequent Kensington School buildings.

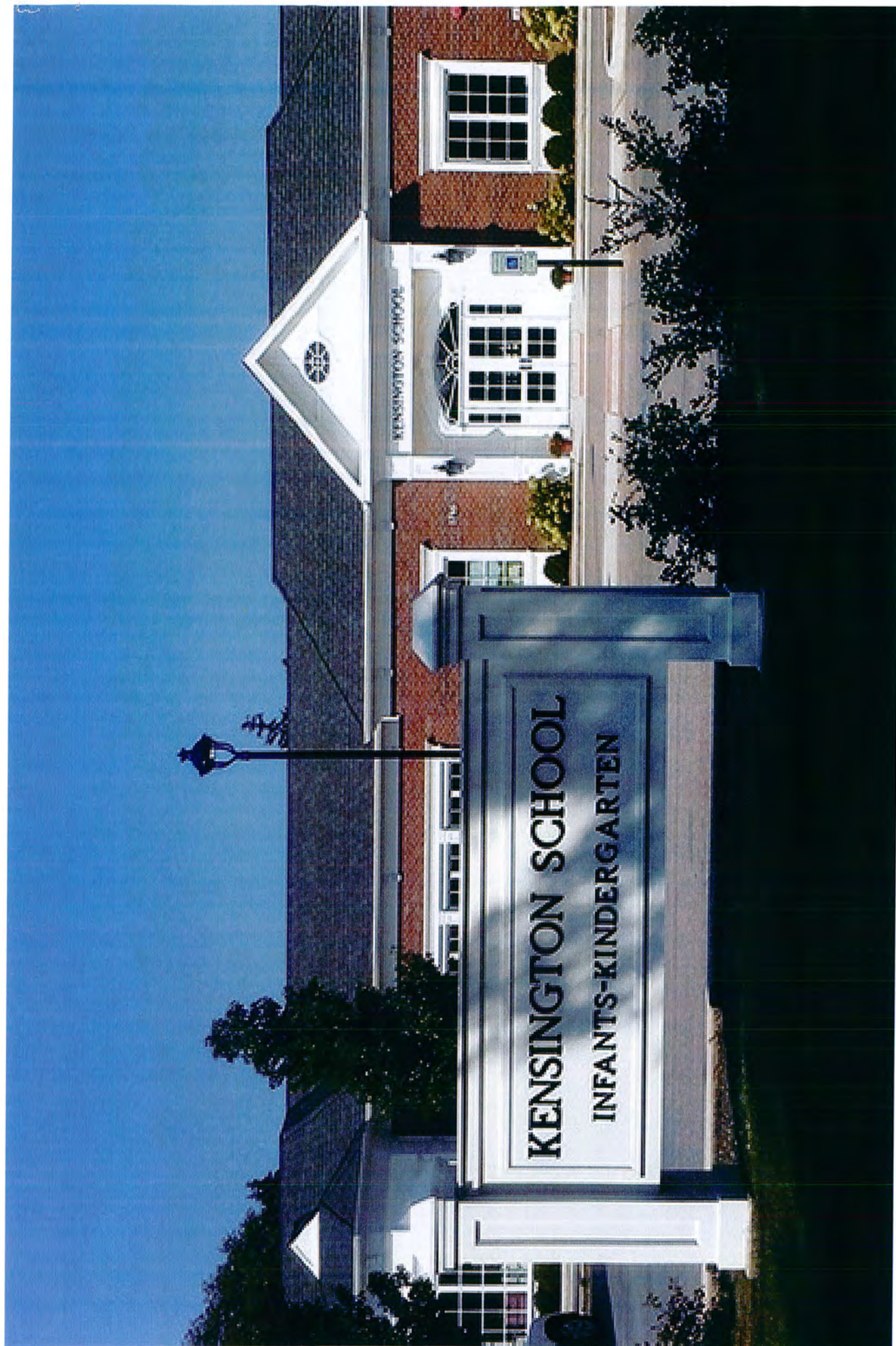
From the drawing board to completion, a Kensington School building provides the highest standards of safety, comfort, and security for each child. Our school buildings are a well-blended combination of cheerful, individual classrooms and common areas such as the gym, library, roundabout and play yards enjoyed by all ages. Above all, it is a welcoming and home-like place that children instantly recognize as their own.

Visitors always comment on the beauty of Kensington School's classroom furnishings and equipment. The warmth of wood, quality workmanship with the highest safety standards, and an abundance of carefully selected learning materials combine to present a very appealing environment for children, teachers and parents alike.

Visit a Kensington School play yard and you will find a spacious combination of customized play structures for every age, grassy areas for group play or picnicking, patios full of easels and sensory tubs, tricycles on riding tracks and child planted school gardens. From young infants splashing and enjoying water play on the patio, to our preschoolers going on nature hunts and discovering the signs of the changing seasons, to older kindergarteners playing soccer or reading, and even taking our music or yoga classes outside on a beautiful day.

Curriculum at Kensington School, at every developmental level and in every classroom, is at the heart of what we do. We are entrusted with children during the most receptive period of their development, the first six years, and have developed unique and comprehensive curriculum components to stimulate and educate young minds at every age.

"Growing Up Kensington" sets the stage for a joyful journey of learning. Children's laughter and excitement, their anticipation of what each day at Kensington School will bring, is what sets Kensington School's curriculum apart. Traditional and academic at its core, innovative in creation, forward-looking in educational philosophy, Kensington School's founder, Barbara Marlas, has set a standard in early childhood education for purposeful learning at its best.





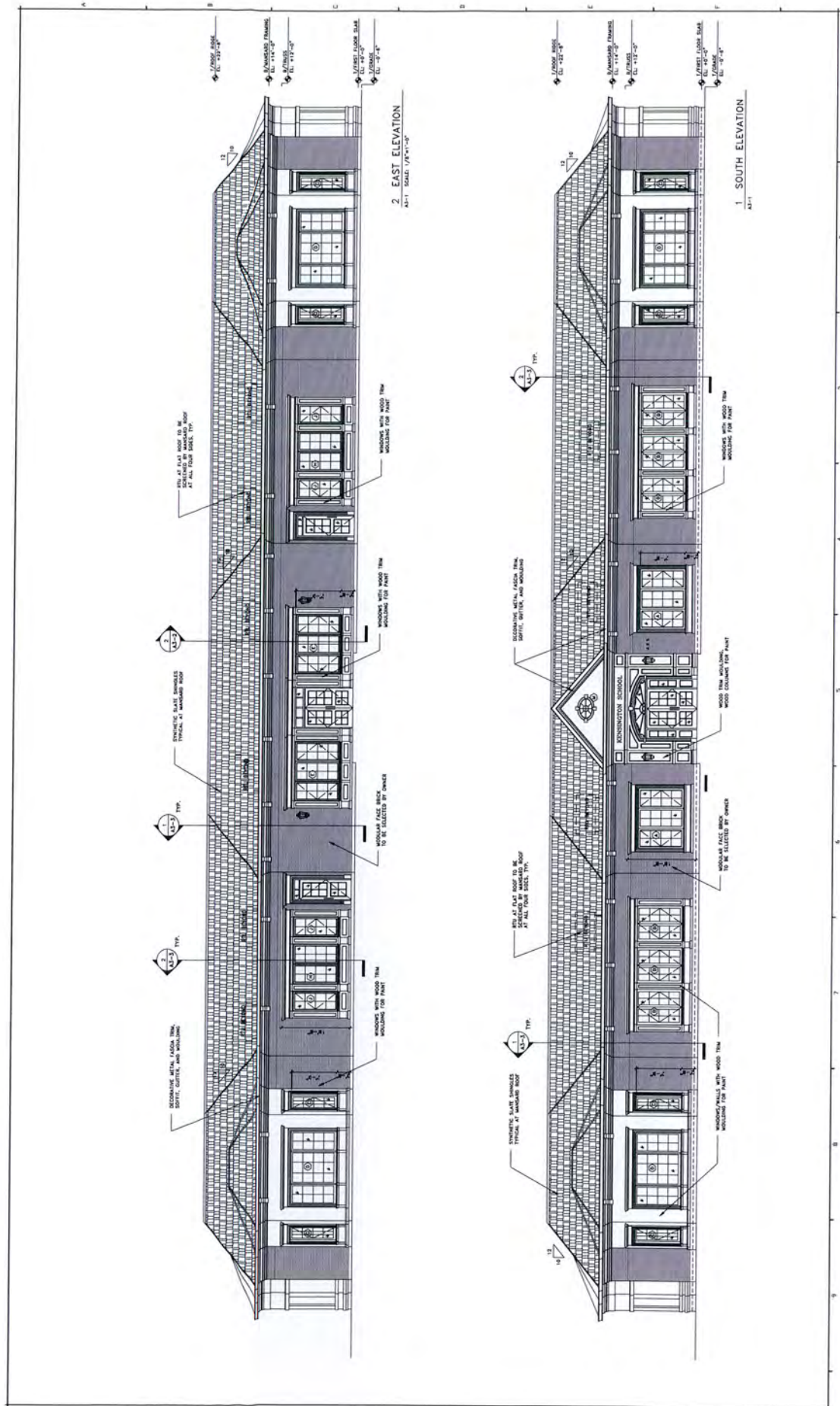
Attachment 1

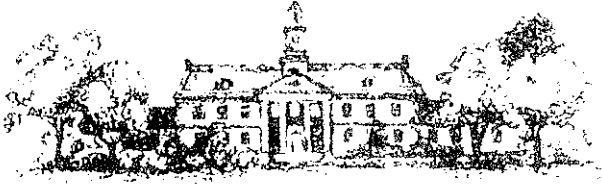


Attachment 1



Attachment 1





VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 525-527 W. OGDEN

Proposed Special Use request: CHILD DAY CARE SERVICES

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

REVIEW CRITERIA

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

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

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

THE USE OF CHILD DAY CARE CENTER IS A SPECIAL USE IN THE IB DISTRICT AND IS HARMONIOUS WITH THE GENERAL AND SPECIFIC PURPOSES FOR WHICH THE CODE WAS ENACTED

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.

THIS PROPOSED USE WILL NOT HAVE AN ADVERSE EFFECT UPON ADJACENT PROPERTY. IT WILL IN FACT, HAVE A POSITIVE EFFECT UPON THE OGDEN AVE. CORRIDOR.

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

THE PROPOSED USE WILL BE CONSTRUCTED IN A WAY SO AS NOT TO INTERFERE WITH NEIGHBORING PROPERTY. ALL SIDE AND REAL YARD SETBACKS ARE EXCEEDED.

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.

ALL ESSENTIAL PUBLIC FACILITIES ARE PROVIDED

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

THE PROPOSED USE WILL NOT HAVE A SIGNIFICANT TRAFFIC EFFECT THROUGH CONGESTION OR RESIDENTIAL STREETS.

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.

NO FEATURES OF SIGNIFICANT OR HISTORIC FEATURES WILL BE LOST OR DEMOLISHED.

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.

THIS USE COMPLIES WITH ALL STANDARDS OF THE IB CODE

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

ALL SPECIAL STANDARDS ARE MET IN THE IB DISTRICT

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 USE OF CHILD DAY CARE CENTER AT THIS PARTICULAR LOCATION WILL CERTAINLY CONTRIBUTE TO GENERAL WELFARE OF THE NEIGHBORHOOD AND COMMUNITY AND IT ALSO A PUBLIC CONVENIENCE IN THAT HINSDALE IS UNDERSERVED BY PROGRAMS OF THIS TYPE.

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.

THERE ARE NO OTHER LOCATIONS IN HINSDALE THAT ARE MORE APPROPRIATE FOR THIS USE AT THIS TIME.

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.

THE COLONIAL ARCHITECTURE PROPOSED CORRELATES WELL WITH THE EXISTING IBLP HEADQUARTERS ON OGDEN AND ADAMS. THE BUILDING IS POSITIONED ON THE SITE SO THAT THE PARKING STANDS ADJACENT TO THE PARKING OF THE 0-2 OFFICE CONDO BUILDING TO THE EAST. THE 15,000 SF BUILDING IS ONLY AT A 15% FAR WHERE 50% IS ALLOWED. THE BUILDING ALSO IS POSITIONED ALMOST 100' FROM THE RESIDENCES TO THE NORTH. THE SITE WILL ALSO BE VERY WELL LANDSCAPED.

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: KENSINGTON SCHOOL

Owner's name (if different): _____

Property address: 525-527 W. OGDEN AVENUE

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 97,903

Lot area per dwelling: NA

Lot dimensions: 313 x 395

Current use of property: EMPLOYEE HOUSING FOR IBLP

Proposed use: ☐ Single-family detached dwelling
☒ Other: DAY CARE CENTER

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

Brief description of request and proposal:

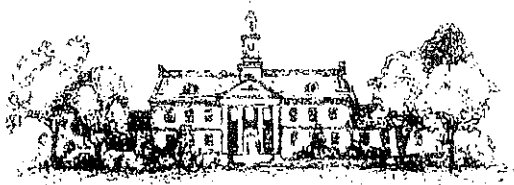
AMMEND TEXT OF SPECIAL USE IN IB DISTRICT TO REMOVE "MEMBERSHIP ORGANIZATION"

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>35'</u>	<u>35'</u>
interior side(s)	<u>160' / 38</u>	<u>25' / 25'</u>



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: KENSINGTON SCHOOL
Address: 743 MCCLINTOCK DRIVE
City/Zip: BURR RIDGE, IL 60527
Phone/Fax: (630) 990 / 8000
E-Mail: CMARLAS@KENSINGTONSCHOOL.COM

Owner

Name: INSTITUTE FOR BASIC LIFE PRINCIPALS
Address: 707 W. OGDEN AVE.
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 323 / 9800
E-Mail: RJBARTH@IBLP.ORG

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

Name: JON HAGUE
Title: ARCHITECT
Address: 418 CLINTON PLACE
City/Zip: RIVER FOREST, IL 60305
Phone/Fax: (708) 771 / 3900
E-Mail: JHAGUE@HAGUEARCHITECTURE.COM

Name: BILL LOFTUS
Title: CIVIL ENGINEER - SPACECO
Address: 9575 W. HIGGINS ROAD
City/Zip: ROSEMENT, IL 60018
Phone/Fax: (847) 696 / 4060
E-Mail: WLOFTUS@SPACECOINC.COM

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

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 525-527 WEST OGDEN AVENUE

Property identification number (P.I.N. or tax number): 09 - 02 - 202 - 010/011

Brief description of proposed project: CONSTRUCT NEW 15,000 SQUARE FOOT CHILD DAY CARE CENTER
WITH APPROXIMATELY 47 PARKING STALLS TO SATISFY CODE

General description or characteristics of the site: 2.25 ACRE WOODED SITE ON THE NORTH SIDE OF OGDEN
AVENUE.

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: R-2

South: R-4

East: O-2

West: R-2

Proposed zoning and land use: IB

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E
Special Use Requested: CHILD DAY CARE

☒ Map and Text Amendments 11-601E
Amendment Requested: TEXT AMMENDMENT
ONLY TO REMOVE TEXT "MEMBERSHIP ORGANIZATION"
FROM THE SPECIAL USE

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

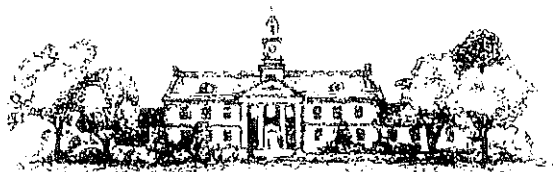
Address of subject property: 525-527 W. OGDEN AVENUE

The following table is based on the 1B Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	80,000	97,903
Minimum Lot Depth	250'	313'
Minimum Lot Width	200'	395'
Building Height	40'	22' 8"
Number of Stories		1
Front Yard Setback	35'	46' 6"
Corner Side Yard Setback	35'	NA
Interior Side Yard Setback	25'	38' 3"
Rear Yard Setback	25'	97' 9"
Maximum Floor Area Ratio (F.A.R.)*	.50	.15
Maximum Total Building Coverage*	NA	NA
Maximum Total Lot Coverage*	NA	NA
Parking Requirements	14,385 net floor area. 3 spaces for each 1,000 SF. 43 total spaces needed	43 spaces provided
Parking front yard setback	35'	35'
Parking corner side yard setback	NA	NA
Parking interior side yard setback	10'	10'
Parking rear yard setback	25'	25'
Loading Requirements	NA	NA
Accessory Structure Information	NA	NA

* 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: _____



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: **Map Amendment** ☐ **Text Amendment** ☒

Address of the subject property 525-527 W. OGDEN AVE

Description of the proposed request: TEXT AMMENDMENT IN IB ZONING TO REMOVE
"MEMBERSHIP ORGAINIZATION" FROM CHILD DAY
REVIEW CRITERIA CARE SERVICES

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
THE PROPOSED AMMENDMENT REMOVES THE MEMBERSHIP ORGANIZATION
COMPONENT TO THE IB SPECIAL USE DESIGNATION FOR CHILD DAY CARE SERVICES AS
IT APPLIES TO RELIGIOUS INSTITUTIONS, WHICH DOES NOT EXIST ON THIS PROPERTY
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
NOT APPLICABLE
3. The trend of development in the vicinity of the subject property, including changes, if any, such
trend since the subject property was placed in its present zoning classification.
NOT APPLICABLE

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

NOT APPLICABLE

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

NOT APPLICABLE. THIS PROJECT WILL INCREASE THE VALUE OF SURROUNDING PROPERTIES

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

THIS PROJECT WILL PROVIDE A COMPLEMENTARY USE TO THE ADJOINING OFFICE AND RESIDENTIAL PROPERTIES IN THE NEIGHBORHOOD. THERE WILL BE NO NEGATIVE IMPACT TO THE EXISTING USE.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

ADJACENT PROPERTIES WILL POSITIVELY BE IMPACTED AS THIS WILL BRING AN ATTRACTIVE DEVELOPMENT TO AN AREA THAT HAS BEEN STAGNANT FOR YEARS

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

FUTURE DEVELOPMENT WILL NOT BE AFFECTED BY THIS PROPOSED DEVELOPMENT

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

THE PRESENT ZONING CLASSIFICATION ALLOWS FOR THE USE OF CHILD DAY CARE AS A SPECIAL USE AND IS SUITABLE FOR THIS LOCATION.

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

INGRESS AND EGRESS IS CURRENTLY PRESENT AND AVAILABLE TO THE SUBJECT PROPERTY. TRAFFIC IMPACT WILL BE MINIMAL.

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

ALL UTILITIES ARE AVAILABLE TO THE SUBJECT PROPERTY

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

PART OF THE PROPERTY IS IN USE AS RESIDENTIAL HOUSING FOR IBLP. THE OTHER PARCEL HAS ALWAYS BEEN VACANT/

13. ~~The community need for the proposed amendment and for the uses and development it would allow.~~

THE PROPOSED AMMENDMENT WOULD ALLOW A NEW CHILD CARE CENTER WHICH WOULD BE A GREAT ASSET TO THE COMMUNITY

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

NOT APPLICABLE

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 28 day of Nov., 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Charles Marlas

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 28th day of Nov., 2016



Linda M Spataro
Notary Public

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

Application for Certificate of Zoning Compliance

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Proposed use: ☐ Single-family detached dwelling
☒ Other: DAY CARE CENTER

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

Brief description of request and proposal:

AMMEND TEXT OF SPECIAL USE IN IB DISTRICT TO REMOVE "MEMBERSHIP ORGANIZATION"

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>35'</u>	<u>35'</u>
interior side(s)	<u>160' / 38</u>	<u>25' / 25'</u>

Provided:

Required by Code:

corner side	NA	NA
rear	97'	25'

Setbacks (businesses and offices):

front:	NA	NA
interior side(s)	____ / ____	____ / ____
corner side	_____	_____
rear	_____	_____
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____

Building heights:

principal building(s):	22'	40'
accessory building(s):	_____	_____

Maximum Elevations:

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

Dwelling unit size(s):	NA	NA
------------------------	----	----

Total building coverage:	NA	NA
--------------------------	----	----

Total lot coverage:	NA	NA
---------------------	----	----

Floor area ratio:	.15	.50
-------------------	-----	-----

Accessory building(s): _____

Spacing between buildings:[depict on attached plans]

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

Number of off-street parking spaces required: 43

Number of loading spaces required: 43

Statement of applicant:

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

By:  _____

Applicant's signature

CHARLES T MARLAS

Applicant's printed name

Dated: 11/28, 2016.

Major Group 86.—MEMBERSHIP ORGANIZATIONS

The Major Group as a Whole

This major group includes organizations operating on a membership basis for the promotion of the interests of their members. Included are organizations such as trade associations; professional membership organizations; labor unions and similar labor organizations; and political and religious organizations. This major group does not include business establishments operated by membership organizations, which are classified according to their primary activity.

Industry
Group
No.

861 BUSINESS ASSOCIATIONS

8611 Business Associations

Membership organizations engaged in promoting the business interests of their members. Associations owned by their members but organized to perform a specific business function, such as common marketing of crops or joint advertising, are classified according to the function performed.

Better business bureaus
Boards of trade, other than security and commodity exchanges
Business associations, other than civic and social
Chambers of Commerce
Contractor's associations
Growers' associations, not engaged in contract buying or selling
Growers' marketing advisory services
Industrial standards committees
Junior Chambers of Commerce
Manufacturers' institutes
Merchants' associations, not engaged in credit investigations
Public utility associations
Real estate boards
Shipping and steamship company associations
Trade associations

862 PROFESSIONAL MEMBERSHIP ORGANIZATIONS

8621 Professional Membership Organizations

Membership organizations of professional persons for the advancement of the interests of their profession.

Bar associations
Dental associations
Engineering associations
Medical associations

Professional membership organizations
Professional standards review boards
Scientific membership associations

863 LABOR UNIONS AND SIMILAR LABOR ORGANIZATIONS

8631 Labor Unions and Similar Labor Organizations

Membership organizations of workers for the improvement of wages and working conditions.

Collective bargaining units
Employees' associations for improvement of wages and working conditions

Labor organizations
Labor unions
Trade unions, local or national

864 CIVIC, SOCIAL, AND FRATERNAL ASSOCIATIONS

8641 Civic, Social, and Fraternal Associations

Membership organizations engaged in civic, social, or fraternal activities. Membership sports and recreation clubs are classified in Industry Group 799, and insurance offices maintained by fraternal organizations are classified in

Industry
Group
No.

864 CIVIC, SOCIAL, AND FRATERNAL ASSOCIATIONS—Con.

8641 Civic, Social, and Fraternal Associations—Con.

Insurance, Major Group 63. Homeowner, tenant, and condominium associations primarily engaged in managing real estate are classified in Real Estate, Industry 6531.

Alumni associations and clubs
Bars and restaurants owned and operated for members of organizations only
Booster clubs
Businesspersons clubs, civic and social
Citizens' unions
Civic associations
Community membership clubs, other than amusement and recreation clubs
Condominium associations, except property management
Fraternal associations, other than insurance offices

Fraternal lodges
Fraternalities and sororities, except residential
Homeowner associations, except property management
Parent-teacher associations
Singing societies
Social clubs, membership
Taxpayers' associations
Tenant associations, except property management
University clubs
Veterans' organizations
Youth associations, except hotel units

865 POLITICAL ORGANIZATIONS

8651 Political Organizations

Membership organizations established to promote the interests of a national, State, or local political party or candidate. Also included are political groups organized to raise funds for a political party or individual candidates. Fundraising organizations operating on a contract or fee basis are classified in Industry 7389.

Political Action Committees (PACs)
Political campaign organizations
Political fundraising, except on a contract or fee basis

Political organizations and clubs

866 RELIGIOUS ORGANIZATIONS

8661 Religious Organizations

Establishments of religious organizations operated for worship, religious training or study, government or administration of an organized religion, or for promotion of religious activities. Other establishments maintained by religious organizations, such as educational institutions, hospitals, publishing houses, reading rooms, social services, and secondhand stores, are classified according to their primary activity. Also included in this industry are religious groups which reach the public through radio or television media. Establishments of such religious groups which produce taped religious programming for television are classified in Industry 7812, and those which produce live religious programs are classified in Industry 7922. Establishments of such groups which operate radio or television stations are classified in Communications, Major Group 48.

Churches
Convents
Mosques
Religious instruction, provided by religious organizations

Religious organizations
Shrines, religious
Temples

835

CHILD DAY CARE SERVICES

8351

Child Day Care Services

Establishments primarily engaged in the care of infants or children, or in providing prekindergarten education, where medical care or delinquency correction is not a major element. These establishments may or may not have substantial educational programs. These establishments generally care for prekindergarten or preschool children, but may care for older children when they are not in school. Establishments providing babysitting services are classified in Industry 7299. Head Start centers operating in conjunction with elementary schools are classified in Industry 8211.

Child care centers

Day care centers, child

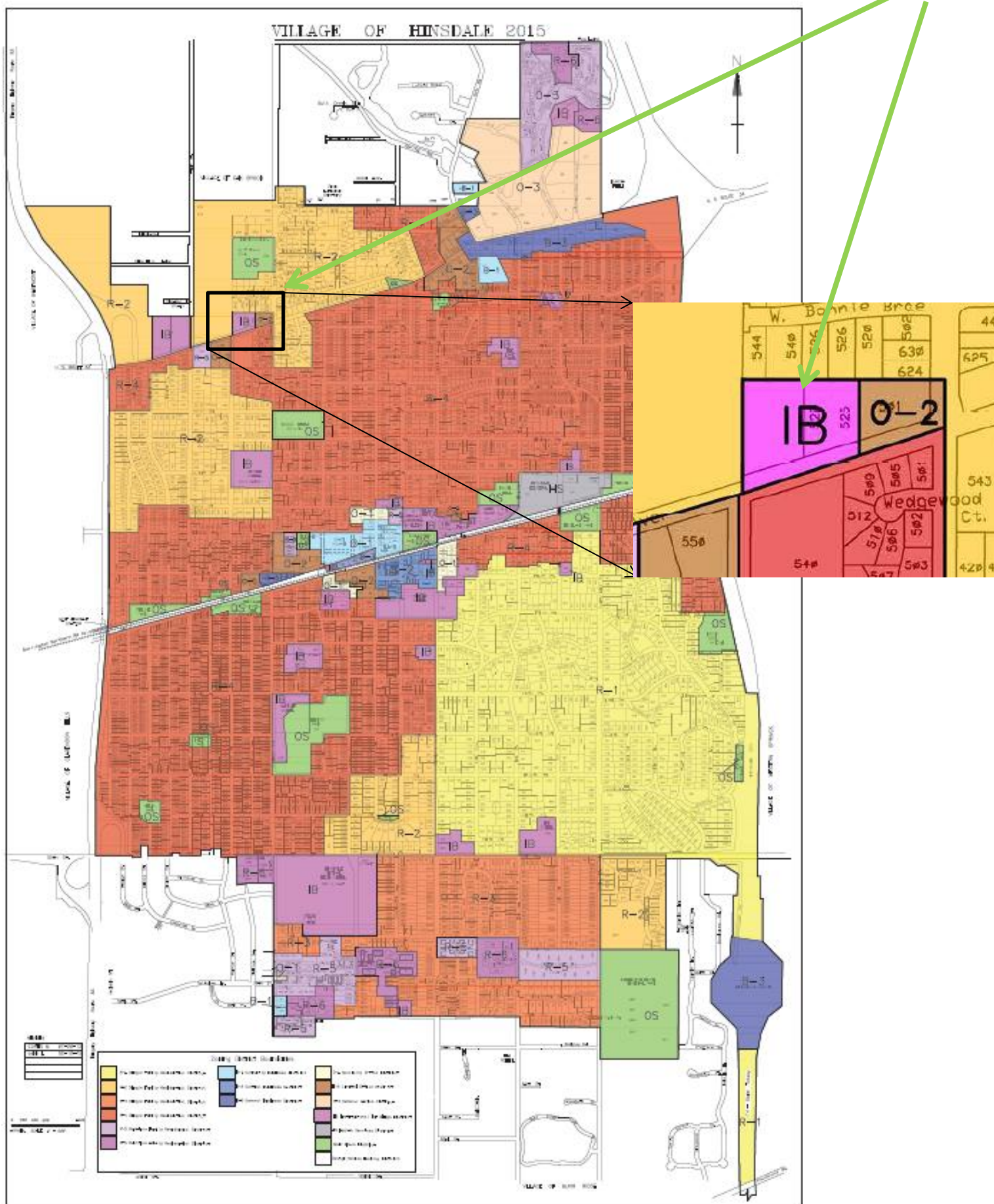
Group day care centers, child

Head Start centers, except in conjunction with schools

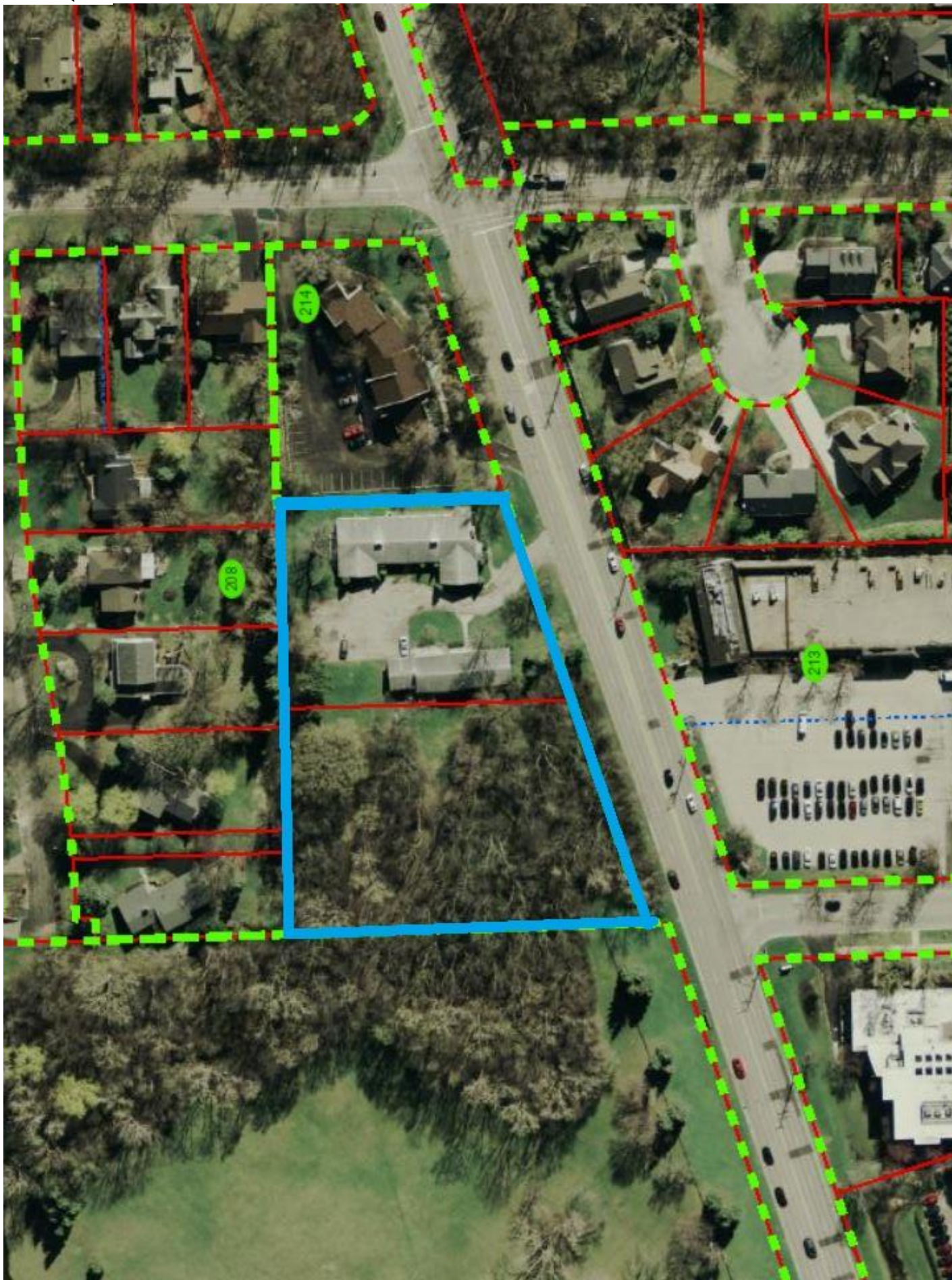
Nursery schools

Preschool centers

Attachment 3: Village of Hinsdale Zoning Map and Project Location



Attachment 4: Aerial View of 525-527 W. Ogden Ave.



Attachment 5: Current Vacant Buildings at 525-527 W. Ogden Ave.





**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.

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Charles Marlas, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on January 19, 2017.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: Charles T. Marlas
Name: Charles Marlas
Address: 743 McClintock Drive, Burr Ridge, IL 60527

Subscribed and sworn to before me

This 1st day of February, 2017.

By: Linda M. Spataro
Notary Public



VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, February 8, 2017 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Kensington School, for a Text Amendment to the Zoning Code to Section 7-305(E), as it relates to child daycare services not limited only to “operation by or for a membership organization” in the IB Institutional Buildings District (IB). This notification also reflects an Exterior Appearance and Site Plan review (to construct a new building) by the Plan Commission since this is a nonresidential use that is within 250 feet from a single family residential district. The Subject property is 525-527 W. Ogden Avenue, and known as Application A-38-2016.

The petitioner is Mr. Charles Marlas of Kensington Schools. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 525-527 W. Ogden Avenue, Hinsdale IL. 60521 and legally described as follows:

LOT 17 IN LOGAN ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1955, AS DOCUMENT 769566 AND CERTIFICATE OF CORRECTION FILED JANUARY 20, 1956, AS DOCUMENT 786994 IN DUPAGE COUNTY, ILLINOIS.

LOT 18 OF LOGAN ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OR SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1955 AS DOCUMENT 769566 AND CERTIFICATE OF CORRECTION FILED JANUARY 20, 1956 AS DOCUMENT 786994, IN DUGPAGE COUNTY, ILLINOIS.

PIN Numbers: 0902208010 and 0902208011

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said applications and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: January 17, 2017
Christine M. Bruton, Village Clerk

To be published in the Hinsdalean on January 19, 2017



PROPOSED KENSINGTON SCHOOL

HINSDALE ILLINOIS

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A-03 EXTERIOR IMAGES

A-04 EXTERIOR ELEVATIONS

A-05 PRODUCTS EXTERIOR MATERIALS

A-06 PRODUCTS EXTERIOR MATERIAL



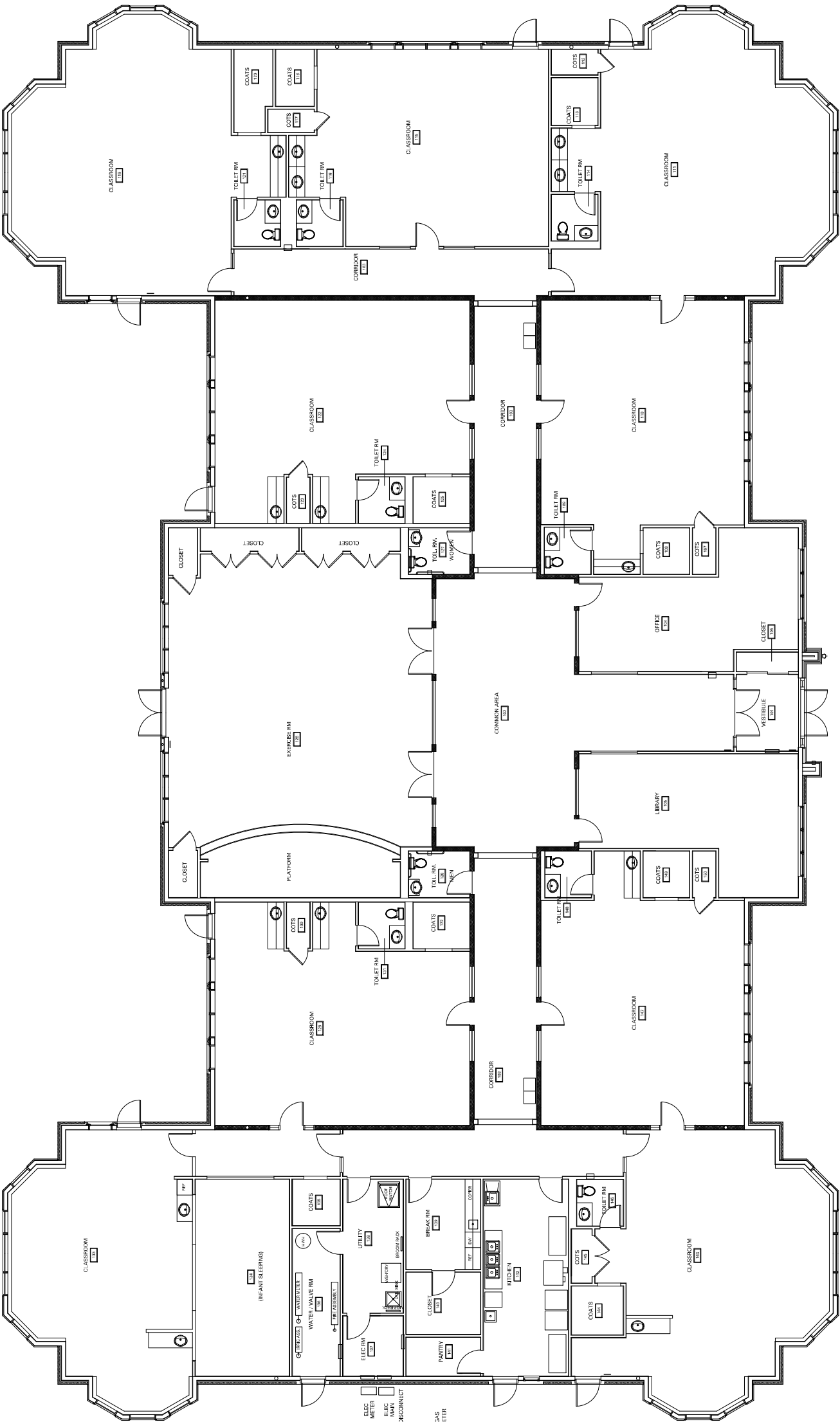
PROPOSED KENSINGTON SCHOOL

HINSDALE
ILLINOIS

Title Sheet

JANUARY 2017

A-01

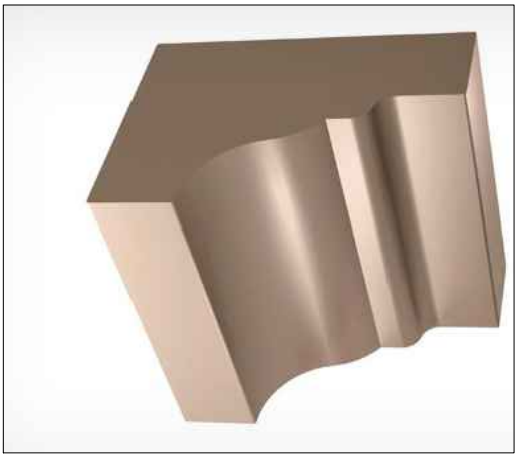


0 1
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

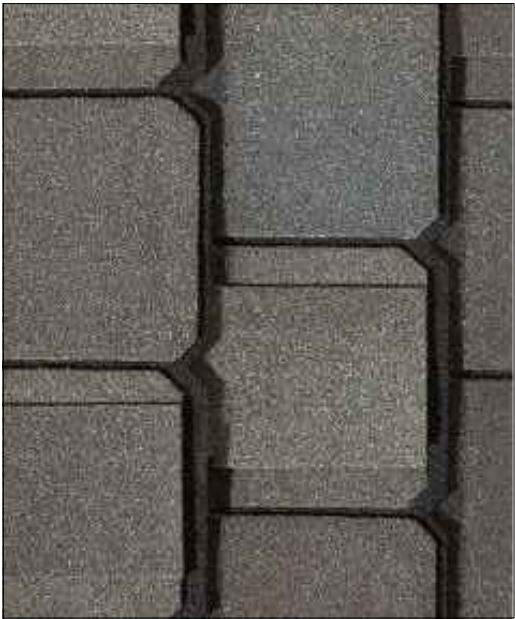




☐ EXTERIOR TRIM
 MFG: ROYAL
☐ VC SMOOTH FACED WHITE TRIM



E⁺TERIOR METAL FASCIA □ GUTTER
DECORATIVE FASCIA
COLOR WHITE



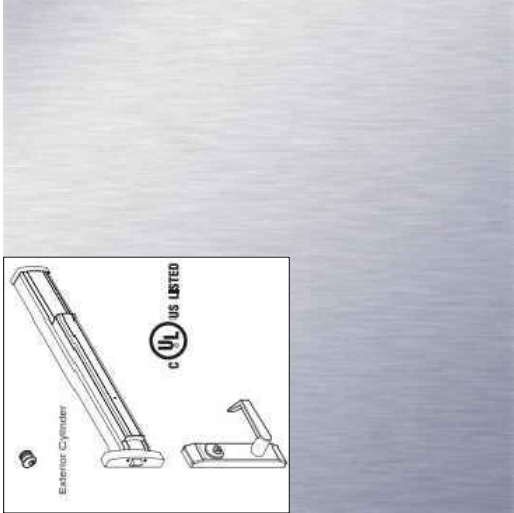
ROOF MATERIAL
MFG: CERTAINTED
GRAND MANOR - GATEHOUSE SLATE



BRIC
MFG: BORAL BRIC
NEW ORLEANS BRIC - MODULAR



WINDOWS ☐ DOORS:
MFG: EAGLE
CASEMENT WINDOWS
☐ATIO DOORS
ALUMINUM CLAD - COLONY WHITE



DOOR HARDWARE
METAL FINISH - SATIN CHROME



EXTERIOR BUILDING LIGHT FIXTURE:
 MFG: EF CHAIPMAN
 MEDIUM SUSSE LAMP
 CH02012 - BRONZE



ETERIOR ARING LOT LIGHT FIGURE:
 MFG: CYCLONE -
 HISTORIA POST TO
 CY2T4 - BLAC-T
 17-0" LIGHT POLE



PROPOSED KENSINGTON SCHOOL

HINDS
ILLINOIS

ILLINOIS

JANUARY 2017

A-0 ☐

Products Exterior Materials



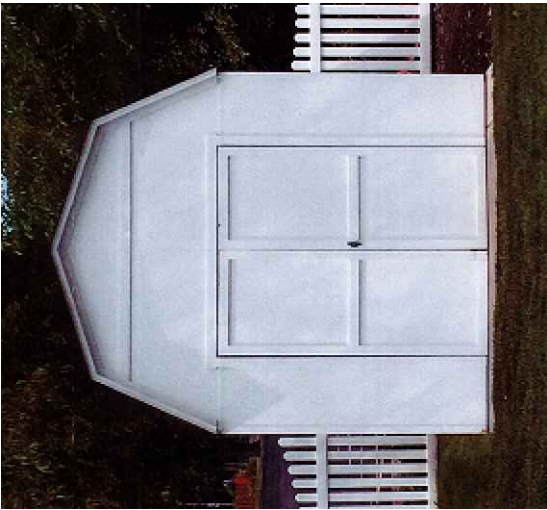
FENCE:
MFG: DANBURY
CONCAVE WHITE



FENCE:
MFG: DANBURY
CONCAVE WHITE



STORAGE SHED:



STORAGE SHED:



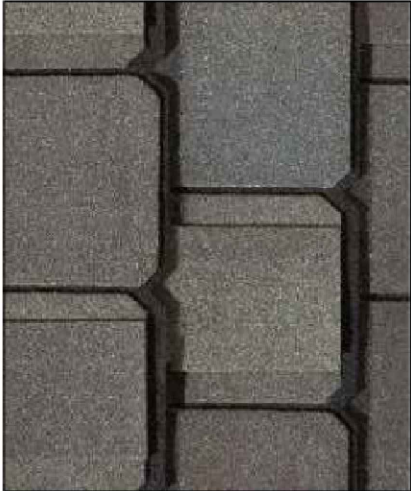
GROUND SIGN:
8" x 6" SURFACE MOUNTED BLACK
LETTERS
NON ILLUMINATED



WALL SIGN:
8" SURFACE MOUNTED BLACK
LETTERS
NON ILLUMINATED



BRICK:
MFG: BORAL BRICK
NEW ORLEANS BRICK - MODULAR



ROOF MATERIAL
MFG: CERTAINTIED
GRAND MANOR - GATEHOUSE SLATE



EXTERIOR TRIM
MFG: ROYAL
PVC SMOOTH FACED WHITE TRIM



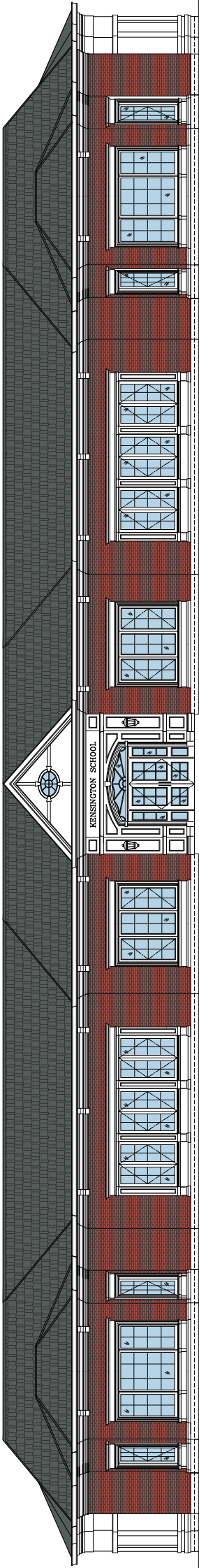
PROPOSED KENSINGTON SCHOOL

HINSDALE
ILLINOIS

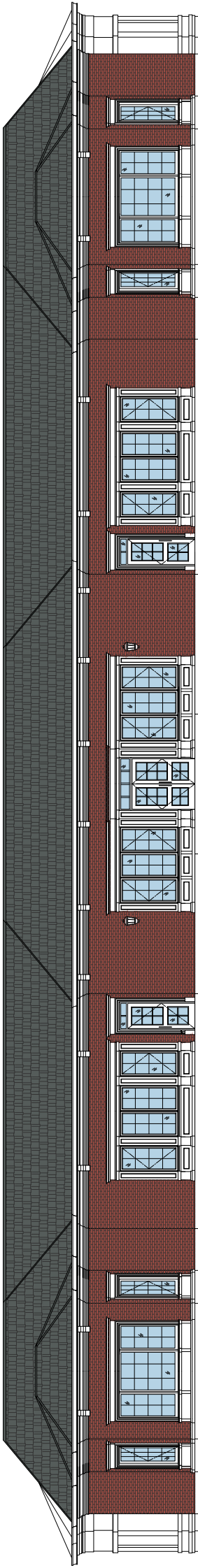
Exterior Elevations

JANUARY 2017

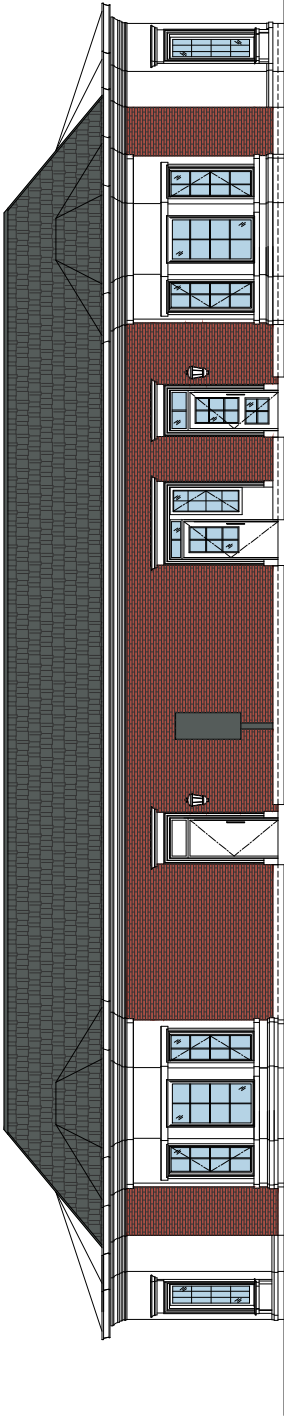
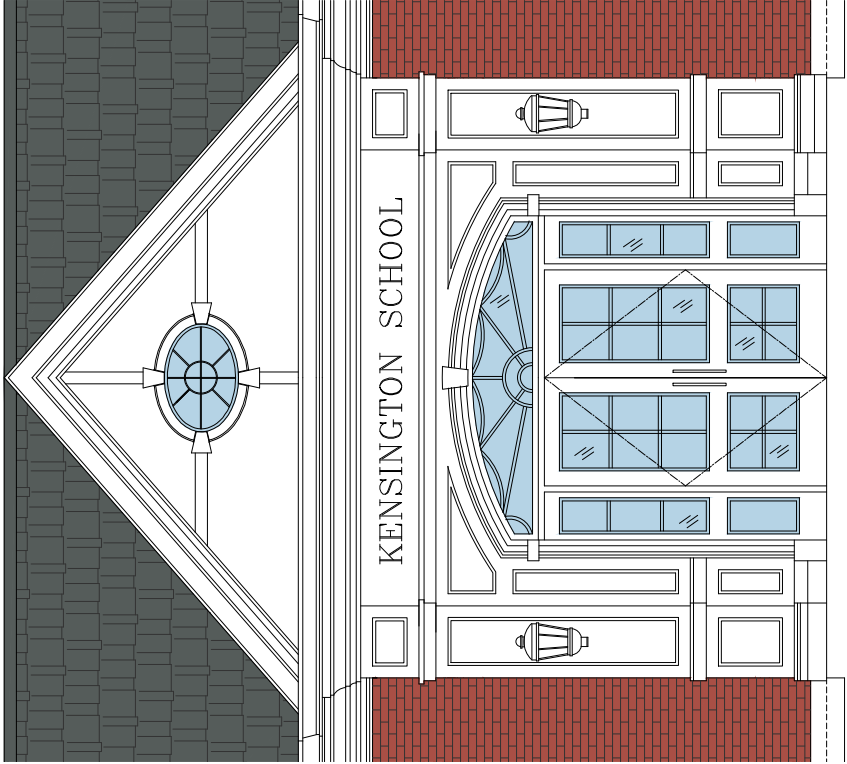
A-04



A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



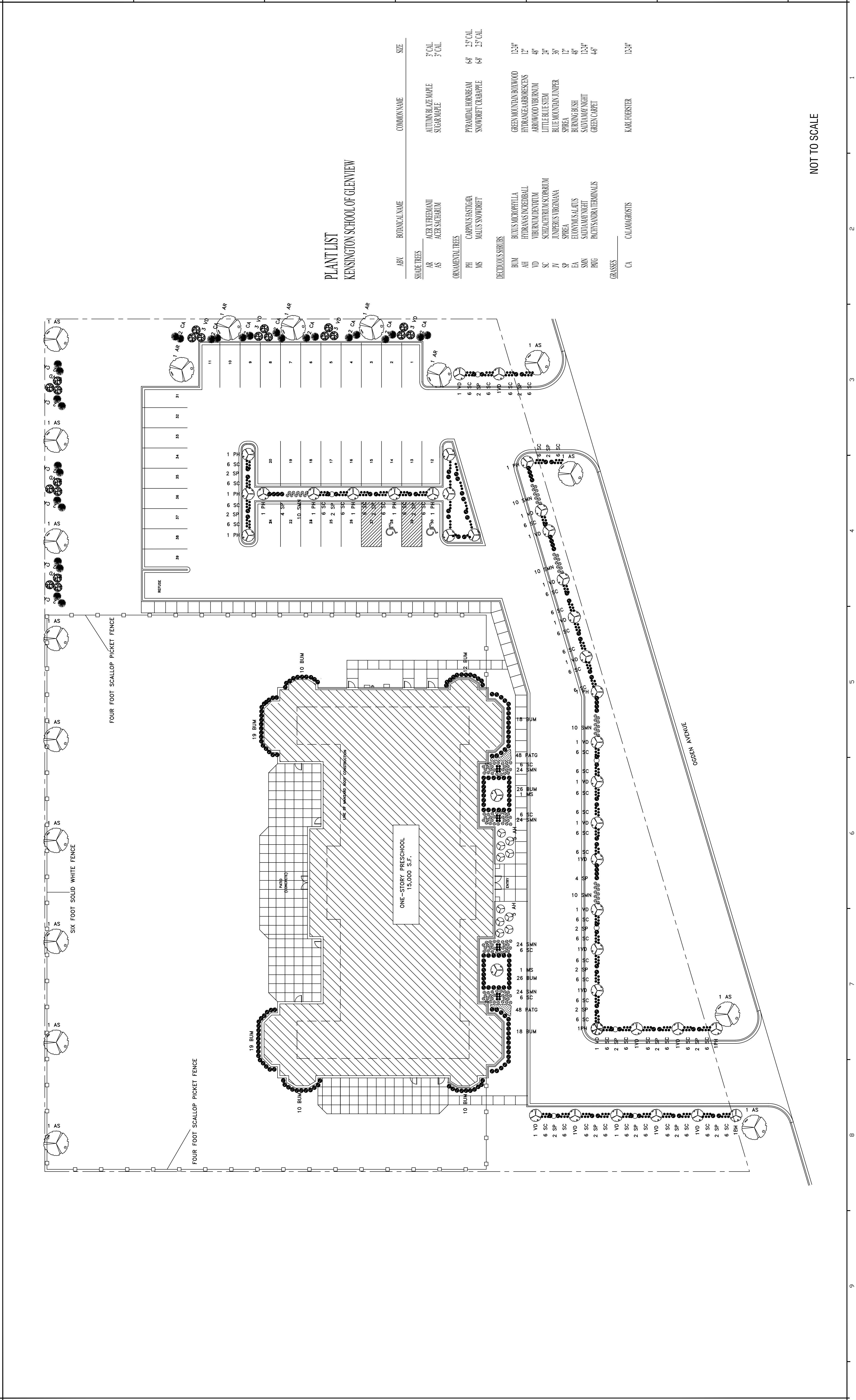
B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



C WEST ELEVATION
SCALE: 1/16" = 1'-0"



D EAST ELEVATION
SCALE: 1/16" = 1'-0"



PLANT LIST
KENSINGTON SCHOOL OF GLENVIEW

ABV	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES			
AR	ACER FREEMANTII	AUTUMN BLAZE MAPLE	3" CAL.
AS	ACER SACHARUM	SUGAR MAPLE	3" CAL.
ORNAMENTAL TREES			
PH	CARPINUS FISTIGATA	PYRAMIDAL HORNBEAM	6'-8"
MS	MALUS SNOWDRIFT	SNOWDRIFT CRABAPPLE	25" CAL.
DECIDUOUS SHRUBS			
BUM	BUXUS MICROPHYLLO	GREEN MOUNTAIN BOXWOOD	12-24"
AH	HYDRANGEA ARBORESCENS	HYDRANGEA	12"
VD	VIBURNUM DENTATUM	ARBOVOD VIBURNUM	4"
SC	SCHIZAECHYRIUM SCORAILUM	LITTLE BLUE STEM	34"
JV	JUNIPERUS VIRGINIANA	BLUE MOUNTAIN JUNPER	36"
SP	SPREA	SPREA	12"
EA	EUNYMUS ALUTIS	BURNING BUSH	4"
SKN	SAULALAN NIGHT	SAULALAN NIGHT	12-24"
PHG	PACHYSAURUS FERNANDALIS	GREEN CARPET	46"
GRASSES			
CA	CALAMAGRONTIS	KARL FERNSTER	12-24"

NOT TO SCALE

KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
T 630-990-8000 F 630-990-8041

KENSINGTON SCHOOL OF HINSDALE
527 WEST OGDEN AVENUE
HINSDALE, ILLINOIS

DRAWING NO. _____

DRAWING TITLE
LANDSCAPE PLAN (PROPOSED)

JOB NO. _____
DATE: _____
DRAWN BY: _____

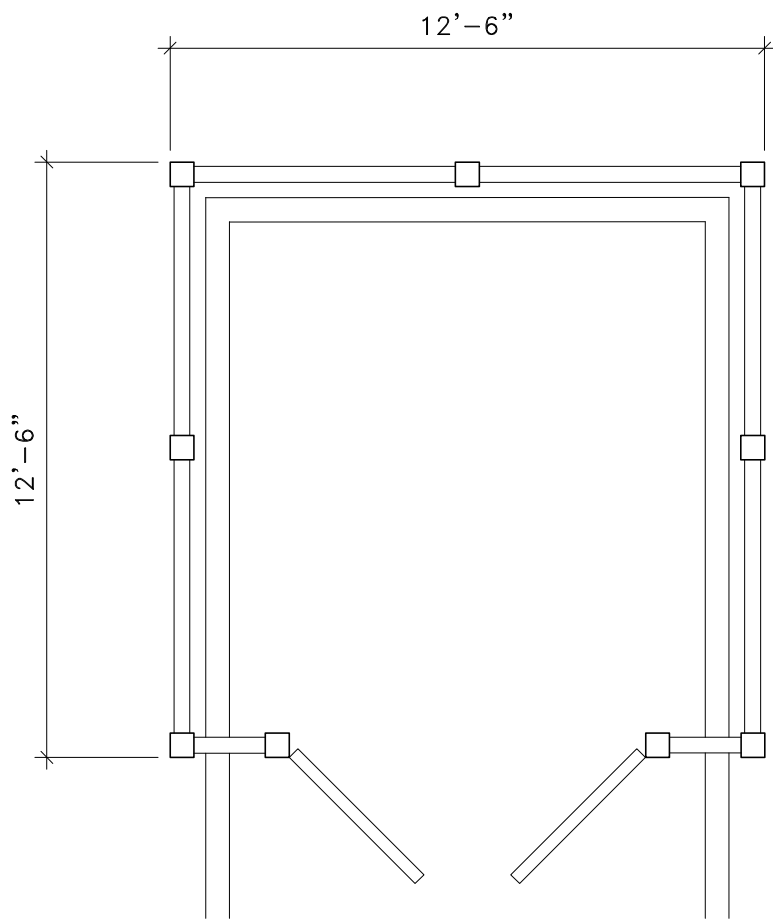
DRAWING NO. _____

DRAWING TITLE
LANDSCAPE PLAN (PROPOSED)

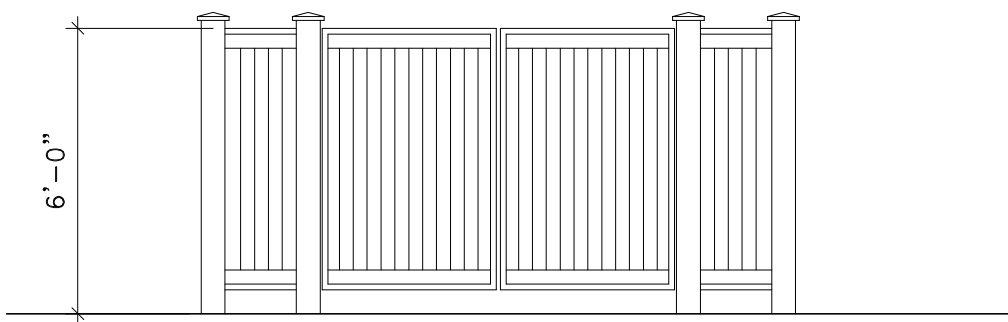
JOB NO. _____
DATE: _____
DRAWN BY: _____

L-1

Attachment 6



REFUSE — PLAN



REFUSE — ELEVATION




MEMORANDUM

DATE: February 8, 2017

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: 722-724 N. York Rd. – Hinsdale Animal Hospital
Public Hearing for Text Amendment Application for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use and Concurrent Special Use Permit Application

Summary

The Village of Hinsdale has received an application packet from Anthony Kremer, of Hinsdale Animal Hospital, requesting approval for a Text Amendment to allow pet hospitals (SIC code 0742), boarding kennels and grooming services (SIC code 0752), with a Special Use permit in the B-1 District. Contingent on text amendment and special use permit approval, the applicant plans to demolish the existing building at 722-724 N. York Road and construct a new animal hospital. Please see the review process with example dates on Attachment 1.

At the January 10, 2017, Board of Trustees (BOT) meeting, the Board expressed three concerns to the applicant prior to referring the item to Plan Commission (PC). The first concern was in regards to the outdoor 760 SF Exercise Area on the Site Plan. The second concern was the maximum height of the new building at 37 feet. A revised plan with the outdoor exercise area removed and building height reduction to 35 feet will be submitted to the Zoning Board of Appeals (ZBA) and PC. The third concern, relates to the proposed language of the text amendment. The BOT has requested consideration for the Code to reflect pet hospitals, boarding kennels and grooming services in a standalone building, with a Special Use permit in the B-1 District.

On January 11, 2017, the PC scheduled the public hearing for February 8, 2017. Please note, the application to consider at this time is the Text Amendment and concurrent Special Use Permit application. The Exterior Appearance and Site Plan application process will be formally reviewed by the PC after the ZBA and Board variation final decision (Attachment 1).

Request and Analysis

Currently, only veterinary services (SIC code 0742) and grooming services (SIC code 0752) are permitted in the B-3 General Business District, and grooming services as a special use in the B-2 Central Business District. This request will amend Section 5-105(C), to allow pet hospitals, boarding kennels and grooming



MEMORANDUM

services in the B-1 District with an issuance of a Special Use permit. The Board has recommended for the PC to consider the Code to limit the request to standalone buildings only in the B-1 District.

The facilities of the new building reflect the uses of a pet hospital, boarding kennel and grooming services. For example, the first floor plan offers 10 exam rooms, treatment area, pharmacy, and boarding space for 75 dogs. The second floor plan will include a large treatment area with 2 surgical suites, ICU, dental treatment and staff support areas. A large training and play room is also noted on the second floor.

A traffic study is included and the traffic engineer concluded that the animal hospital would generate fewer trips as compared the existing commercial/residential building if it were fully utilized. The traffic engineer also presented the findings and answered questions by the Board on November 1, 2016 (Attachment 6).

Process

Within forty five (45) days following the conclusion of the public hearing, 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.

Attachments:

- Attachment 1 - Draft Text Amendment, Variation and Exterior Appearance/Site Plan Process
- Attachment 2 - Applicant Cover Letter and Zoning Summary
- Attachment 3 - Site Plan Surroundings and Building Elevation
- Attachment 4 - Text Amendment and Special Use Permit Applications
- Attachment 5 - SIC Code Veterinary Services (0742) and Animal Specialty Services (0752) Definitions
- Attachment 6 - Traffic Impact Study by Gewalt Hamilton Associates (dated 09/20/16)
- Attachment 7 - November 1, 2016, BOT Minutes – for Discussion Item
- Attachment 8 - Zoning Map and Project Location
- Attachment 9 - Aerial View of 722-724 N. York Road
- Attachment 10 - Current Building at 722-724 N. York Road
- Attachment 11 - Zoning Map with B-1 Districts Highlighted

**Text Amendment
Animal Hosp. in the B-1**

**Zoning Board
Of
Appeals (Variations)**

**Building Exterior
Appearance/Site Plan
Review**

BOT – Referral **01.10**

PC – Scheduling of Public
Hearing **01.11**

PC – *Public Hearing**
02.08

BOT – First Reading**
02.21 or 03.07

PC – Approval of
Findings and
Recommendations **03.08**

BOT – Final Approval
03.21

ZBA – Pre-Hearing **02.15**

ZBA – *Public Hearing** **03.15**

ZBA – Final Decision **04.19**

BOT – Final Approval.
Zoning Code, to render a final
decision.
05.02

PC – *Public Meeting**
05.10

BOT – First Reading**
06.06

PC – Approval of
Findings and
Recommendations **06.14**

BOT – Final Approval
06.20

Draft

12-7-2016

Chan Yu
Village Planner
Department of Community Development
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

Re: 724 N York Road

Dear Chan,

Thanks for taking the time to evaluate our proposal and request for moving our Hinsdale Animal Hospital to a new location at 724 N. York Road in Hinsdale. Our existing hospital is located at 218 W Ogden Ave, in Hinsdale and has been located in the community since 1950. Since purchasing the Animal Hospital practice we have enjoyed a steady growth that has led to us outgrowing our existing home. The new facility we are planning on N. York Road will accommodate our current practice and provide room for growth into the future while providing an updated. This move will allow us to update our facilities and provide state of the art animal care services to the Hinsdale Community including, General veterinary services, specialized surgeries, physical therapy, training, adoption, grooming, and luxury boarding.

We are requesting a Special Use for the proposed site at 724 N. York Avenue to allow for the Animal Hospital and Commercial Kennel use. We are also requesting variation from the B-1 Zoning regulations for 1. Building Set Back, 2. Building Height, 3. Floor area ratio, 4. Parking set back, and 5. Landscape buffer requirement. These variations are being requested to allow our proposed building to be built at the current existing building setbacks which relate to the adjacent buildings. Height and F.A.R. variation are being requested to relate zoning site restrictions in the surrounding O-2 district. Parking setback variations are being requested to accommodate required off street parking requirements with the odd shape property boundary.

The proposed animal hospital will be constructed of brick, and stone. Punched window openings will be accented with stone elements. Brick detailing will include traditional detailing such as soldier and row lock coursing. A tower feature at the entry will provide for architectural interest of the North York Road facing elevation. The first floor plan will have a generous lobby with 10 exam rooms. Operational areas will include a small treatment area, a pharmacy, animal care areas and boarding for 75 dogs. The second floor will include a large treatment area complete with 2 surgical suites, ICU area, dental treatment area, isolation rooms, animal wards, staff support areas, grooming, a large training/play room, and a luxury boarding room. The proposed hours will be Monday – Friday 7 am to 8 pm, Saturday 7 am to 3 pm, and Sunday 9 am to 1 pm. The facility will include an

outdoor play area as well that will be fenced in with an 8'-0". Dogs in this area will be supervised at all times.

Please note the following items that have changes since our November 1st presentation/discussion.

1. Existing two story building is proposed to be redeveloped with new building in lieu of renovating existing.
2. Building footprint area has been reduced from 6,500 s.f. to 6,045 s.f.
3. Exercise area was changed to extend to property line in lieu of being held back behind the 10' setback.
4. 6 parking spaces and a load space were added to make the parking count compliant with the zoning code.
5. A monument sign was added that is located 5 feet off of the property line.
6. Variation request list was updated.
7. Elevations and Floor plans have been developed and are being submitted.
(Note: applicant met with Trustee Neale Byrnes to review exterior elevation development. Trustee Byrnes requested that some detail be added to the North elevation. The architect has added a stone arch element, detail at the windows and a sun shade feature.)

Thank you for consideration of the above request.

Sincerely, Dr. Anthony Kremer DrTony.com

APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;

LAND USE VARIATION, AND ZONING VARIATION

To: Chan Yu
Village Planner
Department of Community Development
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

Dr. Tony Kremer submits this Application and its supporting documents to petition the Corporate Authorities for approval of certain zoning relief in order to construct a 12,000 sq.ft. new building with a Preliminary Plan, Site Plan, and Building Elevations (attached hereto) on the below described property. Based on the regulations set forth in the Hinsdale Zoning Code, the requested zoning relief will have to be considered by the Plan Commission and the Village Board as noted below.

Applicant: Tony Kremer, DVM
Hinsdale Animal Hospital
724 North York Road
Hinsdale, IL

I. **Subject Property Address:** 724 North York Road

Legal Description: PARCEL 1: LOT 1 IN CHARLES SHULZE RESUBDIVISION OF PARTS OF LOT 7 AND 8 IN BLOCK 3 OF THE PLAT OF FULLERSBURGH, IN SECTION 1, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1956 AS DOCUMENT 811735, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 IN BROCKMAN'S RESUBDIVISION OF LOT 5 IN RUCHTY'S RESUBDIVISION OF LOTS 2 AND 3 IN BLOCK 3 OF THE PLAT OF FULLERSBURGH AND PART OF LOT 1 IN BLOCK 3 IN THE PLAT OF FULLERSBURGH, IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT OF BROCKMAN'S RESUBDIVISION RECORDED DECEMBER 18, 1957 AS DOCUMENT 866181, IN DU PAGE COUNTY, ILLINOIS

PARCEL 3: THE NORTHERLY 60 FEET (AS MEASURED ALONG THE EAST LINE AND THE WEST LINES THEREOF) OF THAT PART OF LOTS 7 AND 8 IN BLOCK 3 IN FULLERSBURGH, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE ON THE SOUTH LINE OF SAID LOT 8, 68.5 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG A STRAIGHT LINE 229.7 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID LOT 7, 65.5 FEET EAST OF THE NORTHWEST CORNER

THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7, 65.5 FEET TO AN IRON STAKE; THENCE SOUTHERLY ALONG A STRAIGHT LINE, 150.9 FEET TO AN IRON STAKE THAT IS 131.50 FEET EAST OF THE WEST LINE OF SAID LOT 8; THENCE SOUTHERLY 79 FEET TO AN IRON STAKE ON THE SOUTH LINE OF SAID LOT 8 THAT IS 137 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 8, 68.5 FEET TO THE PLACE OF BEGINNING; IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1852 AS DOCUMENT 6172, AND RE-RECORDED APRIL 9, 1929 AS DOCUMENT 277264, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 0901202017
0901202018
0901202022

Lot Size: 30,144 SQ.FT.

Current Zoning District: B-1

Zoning Relief Requested:

1. Request for Text Amendment to add Animal Hospital and Animal Boarding to B-1
2. Request for Special Use to construct and operate an Animal Hospital and Animal Boarding Facility.
3. Request for Variation of Height Requirements from 30'-0" to 37'-0" for the tower entrance area. See elevations.
4. Request for Variation of front yard setback requirements from 25'-0" to 15'-0". This would match the existing building setback.
5. Request for Variation of F.A.R. from 0.35 to 0.40. Existing building is 14,000 s.f. and over the F.A.R. The new building is only 12,000 s.f.
6. Request for Variation of front yard parking setback requirements from 25'-0" to 15'-0" to allow the building to reach necessary parking space requirements.
7. Request for Variation of the Landscape buffer requirement for parking from 10'-0" to 0'-0" the building to reach necessary parking aisles and space requirements.

Introduction:

Thanks for taking the time to evaluate our proposal and request for moving our Hinsdale Animal Hospital to a new location at 724 N. York Road in Hinsdale. Our existing hospital is located at 218 W Ogden Ave, in Hinsdale and has been located in the community since 1950. Since purchasing the Animal Hospital practice we have enjoyed a steady growth that has led to us outgrowing our existing home. The new facility we are planning on N. York Road will accommodate our current practice and provide room for growth into the future while providing an updated. This move will allow us to update our facilities and provide state of the art animal care services to the Hinsdale Community including, General veterinary services, specialized surgeries, physical therapy, training, adoption, grooming, and luxury boarding.

We are requesting a Special Use for the proposed site at 724 N. York Avenue to allow for the Animal Hospital and Commercial Kennel use. We are also requesting variation from the B-1 Zoning regulations for 1. Building Set Back, 2. Building Height, 3. Floor area ratio, 4. Parking set back, and 5. Landscape buffer requirement. These variations are being requested to allow our proposed building to be built at the current existing building setbacks which relate to the adjacent buildings. Height and F.A.R. variation are being requested to relate zoning site restrictions in the surrounding O-2 district. Parking setback variations are being requested to accommodate required off street parking requirements with the odd shape property boundary.

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Thank you for consideration of the above request.

Sincerely, Dr. Anthony Kremer DrTony.com

I. Text Amendment

1. The consistency of the proposed amendment with the purpose of this Code.

The code establishes specific uses within zoning districts as special uses that require approval to be developed. The requested animal hospital and commercial kennel use is a professional office service use that is compatible with permitted uses in the B-1 district and the surrounding O-2 district and therefore should be considered as a special use base on its suitability to the set parameters of the locality.

2. The existing uses and zoning classifications for the properties in the vicinity of the subject property.

The existing zoning classification is B-1 and is surrounded by O-2. Current uses on the property include a commercial dry cleaner, beauty salon, and residential. Surrounding O-2 businesses are offices uses.

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

The trend of development in the surrounding O-2 district appears to be retail/restaurant/automotive along Ogden and office/medical office south of Ogden. The proposed animal hospital/commercial kennel use at 724 N York Road does not have a

negative impact on these trends. The proposed improvements to the building as proposed will increase the tax revenue and provide a needed update to an existing building on N.York Ave offering a new architectural statement building that is accessible and code compliant.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

The value of the site is diminished by the existing zoning because the B-1 district does not identify animal hospital and commercial kennel as a special use. If these uses are permitted as a special use in the B-1 district the current contract purchaser can redeveloped the property as proposed.

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

The Diminution in value is not offset by an increase in the public health, safety, and welfare. Hinsdale Animal Hospital has operated on Ogden Avenue in Hinsdale since 1950. It has a long history of providing a high quality of animal care to the residents of Hinsdale with public convenience that contributes to the general welfare of the neighborhood and community.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties would not be affected by the proposed amendment to allow the animal hospital / commercial kennel use as proposed.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The adjacent properties value would not be affected negatively by the proposed amendment. It will allow the site to be redeveloped and will provide the replacement of and aging building with a new updated code compliant building.

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed Animal Hospital, Commercial Kennel use will not interfere with surrounding development. The perimeter of the building is being proposed within the foot print of the existing building that will be removed. The proposed architecture and 2 story building height relates to the surrounding buildings.

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

The site is suitable for uses permitted under its present zoning classification.

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

A traffic study was prepared for the proposed development that reviewed ingress and egress on York Road and concluded that the proposed ingress/egress was adequate based on projected traffic counts.

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification. 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Initial investigation has indicated that there are adequate utilities available to accommodate the proposed uses. Available site utilities have been assumed to be adequate to service the proposed building. If this is not the case applicant will provide adequately for such services.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The property is not currently vacant.

13. The community need for the proposed amendment and for the uses and development it would allow.

The proposed amendment for the proposed uses will provide a relocation site for a long standing business in the Village of Hinsdale to relocate off of prominent real estate on Ogden Avenue. Hinsdale Animal Hospital has operated in and served residents of Hinsdale since 1950 and has been looking to relocate into a new building in the area for several years. This relocation will allow Hinsdale Animal Hospital to offer the best animal care in the area with new state of the art facilities.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

NA

II. SPECIAL USE PERMIT CRITERIA

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

The proposed Animal Hospital, Commercial Kennel use, is a professional office service business that is harmonious with the B-1 Community Business District and the surrounding O-2 Limited office district. It provides essential needs to pet owners within the village of Hinsdale and offers the convenience of these services in close proximity to permitted B-1 and O-2 uses.

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

The proposed Animal Hospital, Commercial Kennel use will not have a substantial or undue adverse effect upon adjacent property. The character of the area will be enhanced with a new building built of masonry and stone based on current codes. Animal boarding services will be operated from within the building which will include sound proofing measures that maintain sound control within village code standards. An indoor play room will be provided to exercise boarded animals inside. Outdoor pet are will always have supervision when in use. Services provided within the facility will enhance pet care in the Village of Hinsdale with state of the art facilities and care. The facility will also be an adoption center to aid the local humane society in find homes for pet population.

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

The proposed Animal Hospital, Commercial Kennel use will not interfere with surrounding development. The perimeter of the building is being proposed within the foot print of the existing building that will be removed. The proposed architecture and 2 story building height relates to the surrounding buildings.

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.

A traffic study was conducted that concluded existing road way access was suitable for the intended use and traffic. Available site utilities have been assumed to be adequate to service the proposed building. If this is not the case applicant will provide adequately for such services. The proposed building does not increase the need for police and fire protection.

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

A traffic report has been provided based on the proposed use to illustrate that traffic projections are within 1% of the existing use.

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

The proposed new building will offer a big improvement to the character on York Avenue with a new masonry and stone building. The existing building and site development does not include anything of significant importance.

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.

The proposed use and development is requesting variations from other standards of this code as described in the project overview. Other than those mentioned variations this project will comply with all additional standards imposed on it by the particular provision of this code authorizing Animal Hospital and Commercial Kennel.

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.

Any special standards that exist or that are conditions of this approved special use will become strict procedures of our operational protocol or will be implemented into the design of the project.

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.

Hinsdale Animal Hospital has operated on Ogden Avenue in Hinsdale since 1950. It has a long history of providing a high quality of animal care to the residents of Hinsdale with public convenience that contributes to the general welfare of the neighborhood and community. The hospital has been in search of a site to update their facility for several years and feels that the N York Avenue site is a good fit located in a B-1 zoning district and surrounded by an O-2 zoning district

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.

The Hinsdale Animal Hospital has been in search of an appropriate site for their relocation for several years. The North York Road site offers an appropriate site for the village and the user.

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.

The following represents measures taken to minimize the possible adverse effect of the proposed use:

-The Hinsdale Animal Hospital will be designed with sound proofing measures within the boarding areas to provide sound absorption within the building envelope.

-The boarding areas will be constructed of full masonry construction consisting of 8" concrete block, building insulation, and veneer brick and stone. This offers optimum sound control to the exterior of the building.

-The floor plan will include an indoor exercise area.

-The outdoor play area will always be supervised when in use.

III. **VARIATION STANDARDS**

1. A height variation is being requested to allow the entrance tower architectural feature to exceed the maximum 30'-0" and allow a height of 37'-0" for this element only as depicted in the proposed elevations.

Unique Physical Condition:

The site is a standalone B-1 surrounded by an O-2 district. It was previously rezoned to allow for a particular desired use that was not permitted in the O-2 district. The surrounding O-2 District has a maximum height of 40' permitted by the zoning code. It is reasonable that the proposed site be held to a similar guideline to that of the adjacent property.

Not Self-Created:

The site was rezoned by the previous property owner and was not self-created by the petitioner.

Denied Substantial Rights:

The carrying out of the strict letter of the provision from which the variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by the owners of other adjacent lots that remain zoned as O-2 which allows for heights up to 40 feet.

Not Merely Special Privilege:

The variation in height is not a request for special privilege but a consideration to allow the petitioner to enjoy the rights that are afforded to the adjacent properties in the O-2 district with a maximum height standard of 40'.

Code and Plan Purposes:

The variation would not result in a development that would not be in harmony with the purpose of this code or the intent of the official comprehensive plan because the variation requested is already afforded to adjacent properties in the O-2 district.

Essential Character of the Area:

The variation would not be materially detrimental, and would not increase congestion on public streets, would not increase danger of flood, would not impact public utilities, and would not endanger the public health or safety.

No other Remedy

The variation allows a character element to the architecture with a tower like form defining the entrance. Without this variation the building would have to carry the same parapet height around the perimeter of the building which would negatively impact the architectural interest.

2. A front yard setback variation is being requested to reduce the required front setback from 25' to 15'-0". The existing building is currently located within the setback 15.38' from the front property line.

Unique Physical Condition

The front yard setback variation that is being requested will match the existing building setback to be redeveloped. The applicant is requesting that the variation be granted to allow parking to be maximized to the rear of the property that is difficult due to a very odd shaped property configuration. This unique shape makes it difficult to obtain the required parking for the proposed development and use.

Not Self-Created

The building location would be following previously defined building line along North York Road. The odd shaped lot that makes efficient parking difficult is not the result of any action by the petitioner.

Denied Substantial Rights

The carrying out of the strict letter of the provision from which the variation is sought would deprive the owner of the subject property rights that were previously afforded to the site development with the existing building on the site as well as the established setback of adjacent properties.

Not Merely Special Privilege

The variation in setback is not a request for special privilege but a request for consideration to allow the petitioner to enjoy the rights that are currently afforded to the subject property and adjacent property.

Code and Plan Purposes

The variation would not result in a development that would not be in harmony with the purpose of this code or the intent of the official comprehensive plan because the variation requested is already afforded to the existing building and to adjacent properties.

Essential Character of the Area

The variation would not be materially detrimental, and would not increase congestion on public streets, would not increase danger of flood, would not impact public utilities, and would not endanger the public health or safety.

No other Remedy

The variation allows the site development to meet the off street parking requirement. Due to the shape of the lot without this variation it would not be possible to meet the parking requirement.

3. The applicant is requesting that the maximum F.A.R. be increased from .35 to .40. This increase would be under the Max. F.A.R. of .50 in the surrounding O-2 District which surrounds the site on all sides.

Unique Physical Condition

The site is a standalone B-1 surrounded by an O-2 district. It was previously rezoned to allow for a particular desired use that was not permitted in the O-2 district. The surrounding O-2 District has a F.A.R. of .50 permitted by the zoning code. It is reasonable that the proposed site be held to a similar guideline to that of the adjacent property.

Not Self-Created

The site was rezoned by the previous property owner and was not self-created by the petitioner.

Denied Substantial Rights

The carrying out of the strict letter of the provision from which the variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by the owners of other adjacent lots that remain zoned as O-2 which allows for a maximum F.A.R. of .50.

Not Merely Special Privilege

The variation in F.A.R. is not a request for special privilege but a consideration to allow the petitioner to enjoy the rights that are afforded to the adjacent properties in the O-2 district with a maximum F.A.R. of .50.

Code and Plan Purposes

The variation would not result in a development that would not be in harmony with the purpose of this code or the intent of the official comprehensive plan because the variation requested is already afforded to adjacent properties in the O-2 district.

Essential Character of the Area

The variation would not be materially detrimental, and would not increase congestion on public streets, would not increase danger of flood, would not impact public utilities, and would not endanger the public health or safety.

No other Remedy

Without this variation the petitioner would have to reduce the building size by 25%.

4. The applicant is requesting that the parking lot setback in the front yard be reduced from 25' to 15' to match building setback variation.

Unique Physical Condition

The front yard setback variation that is being requested will match the existing building setback to be redeveloped. The applicant is requesting that the variation be granted to allow parking to be maximized which is difficult due to a very odd shaped property configuration. This unique shape makes it difficult to obtain the required parking for the proposed development and use.

Not Self-Created

The parking location would be following previously defined building line along North York Road. The odd shaped lot that makes efficient parking difficult is not the result of any action by the petitioner.

Denied Substantial Rights

The carrying out of the strict letter of the provision from which the variation is sought would deprive the owner of the subject property rights that were previously afforded to the site development with the existing building on the site as well as the established setback of adjacent properties.

Not Merely Special Privilege

The variation in setback is not a request for special privilege but a request for consideration to allow the petitioner to enjoy the rights that are currently afforded to the subject property and adjacent property.

Code and Plan Purposes

The variation would not result in a development that would not be in harmony with the purpose of this code or the intent of the official comprehensive plan because the variation requested is already afforded to the existing building and to adjacent properties.

Essential Character of the Area

The variation would not be materially detrimental, and would not increase congestion on public streets, would not increase danger of flood, would not impact public utilities, and would not endanger the public health or safety.

No other Remedy

The variation allows the site development to meet the off street parking requirement. Due to the shape of the lot without this variation it would not be possible to meet the parking requirement.

5. The applicant is requesting that the required 10' landscape buffer be removed to accommodate the odd shape lot and allow for a double loaded parking isle to run to the back of the property.

Unique Physical Condition

The applicant is requesting that the Landscape buffer variation be granted to allow parking to be maximized which is difficult due to a very odd shaped property configuration. This unique shape makes it difficult to obtain the required parking for the proposed development and use.

Not Self-Created

The odd shaped lot that makes efficient parking difficult is not the result of any action by the petitioner.

Denied Substantial Rights

The carrying out of the strict letter of the provision from which the variation is sought would deprive the petitioner of the ability to provide adequate parking.

Not Merely Special Privilege

The variation in Landscape buffer is not a request for special privilege but a request for consideration due to the odd shaped lot.

Code and Plan Purposes

The variation would not result in a development that would not be in harmony with the purpose of this code or the intent of the official comprehensive plan because the variation requested is already afforded to the existing building and to adjacent properties.

Essential Character of the Area

The variation would not be materially detrimental, and would not increase congestion on public streets, would not increase danger of flood, would not impact public utilities, and would not endanger the public health or safety.

No other Remedy

The variation allows the site development to meet the off street parking requirement. Due to the shape of the lot without this variation it would not be possible to meet the parking requirement.

IV. EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Site landscaping will be improved to meet code requirements.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The building will be constructed of high quality materials including Masonry, Stone, and Glass. Stone detailing will include stone arches. Facade will include decorative lighting.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

The building is designed is influenced by traditional architecture with brick and stone detailing consistent with the overlay district. The entrance is accented with a tower element that adds architectural character.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The site development will be maximized in order to meet parking requirements. Existing street parking will be removed and replaced with parkway material per the zoning code. Additional landscape improvements will enhance the front yard.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The proposed 2 story building will replace an existing 2 story building. The proposed height will be 30' except at the entrance feature where the height is proposed at 37' high. The surrounding O-2 District allows for buildings up to 3 stories and 40' tall.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The 2 story front facade of the proposed building is visually compatible with its surroundings.

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.

Window width and height are compatible with buildings in the area.

8. *Rhythm of solids to voids in front façades.* 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.

The building has a rhythm of punched openings in brick which is consistent with surrounding buildings and consistent with the desired overlay district style guidelines.

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.

The building is proposed in the same location as the existing building and will not alter the existing building spacing significantly.

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.

The entrance is pronounced with a higher architectural element that is oriented toward the entrance drive. This creates a desirable rhythm along the public way, providing open space adjacent to the entrance feature.

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.

The building materials are predominantly brick and stone that include brick details such as soldier coursing, rowlock coursing, and various stone accents including stone arches. These materials create a texture that is visually compatible with buildings in the vicinity and in Hinsdale Mill overlay district.

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

The building is being proposed with a flat roof. There are buildings in the vicinity that have flat roofs.

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.

N.A.

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.

See submitted elevations.

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

The front elevation relates to N. York Road.

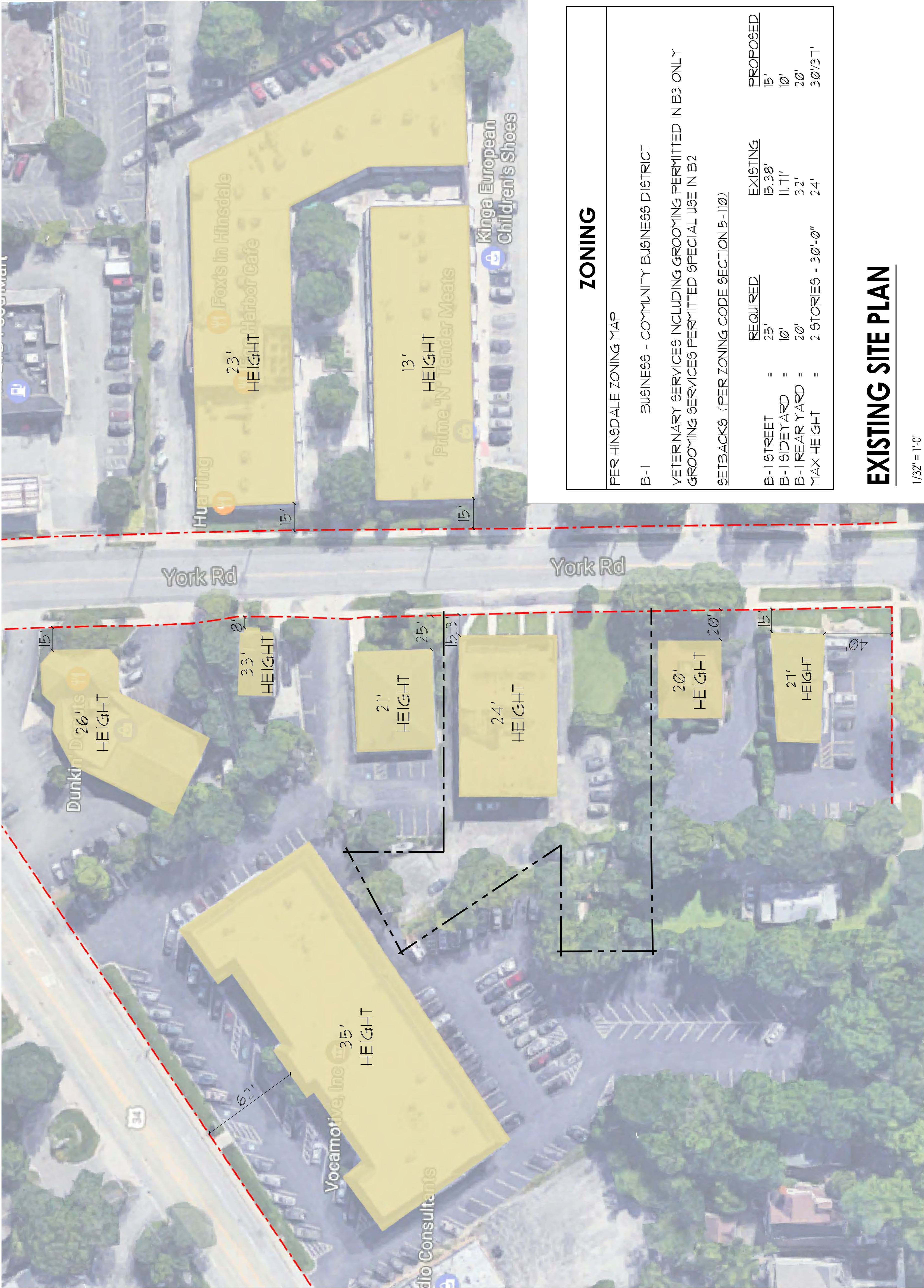
16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

N.A.

By: _____
Anthony Kremer, DVM

Date: _____, 2016.

PRELIMINARY

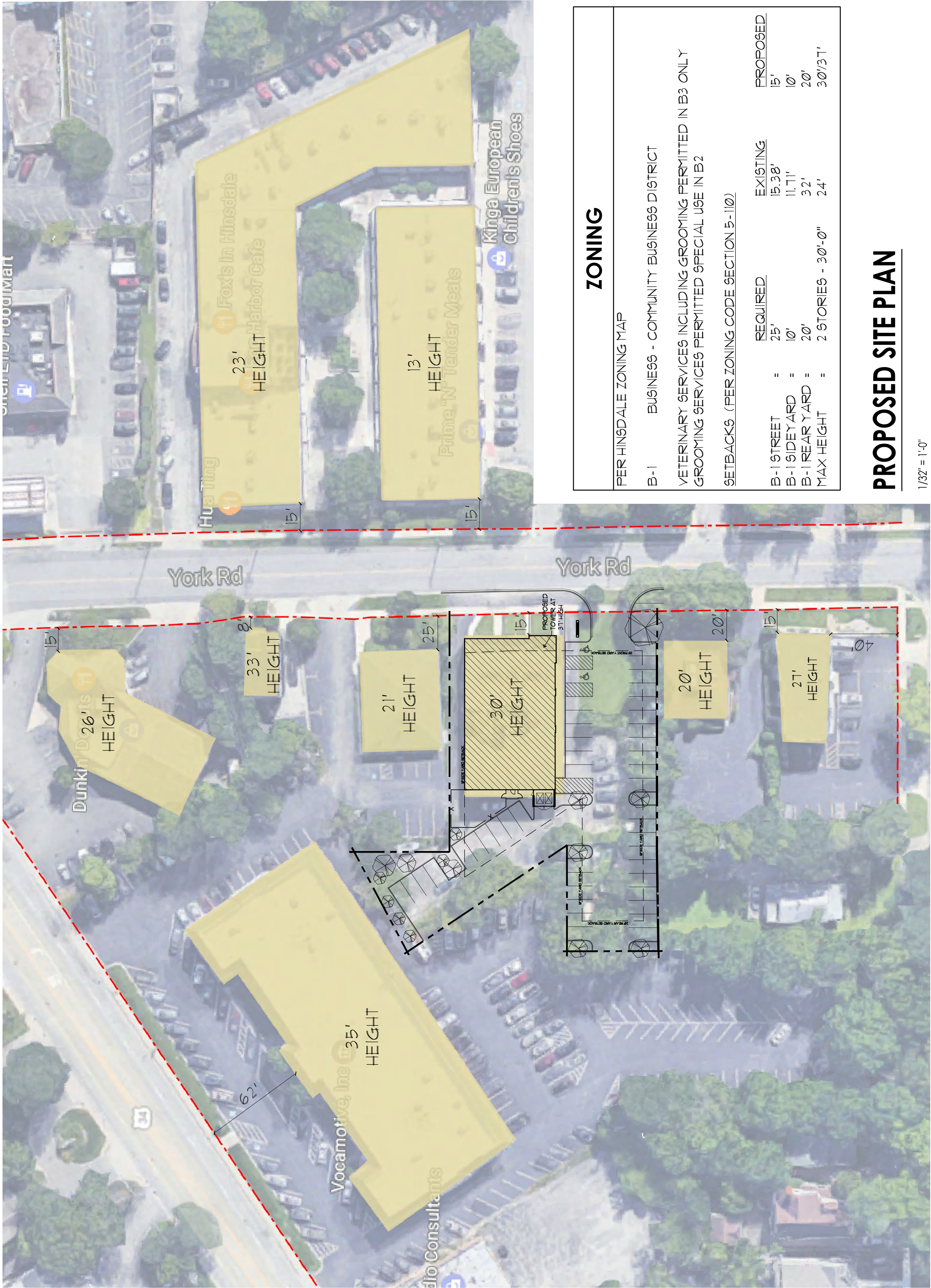


ZONING					
PER HINSDALE ZONING MAP					
B-1	BUSINESS - COMMUNITY BUSINESS DISTRICT				
VETERINARY SERVICES INCLUDING GROOMING PERMITTED IN B3 ONLY GROOMING SERVICES PERMITTED SPECIAL USE IN B2					
SETBACKS (PER ZONING CODE SECTION 5-110)					
B-1 STREET	=	25'	REQUIRED	EXISTING	PROPOSED
B-1 SIDEYARD	=	10'		15.38'	15'
B-1 REAR YARD	=	20'		11.71'	10'
MAX HEIGHT	=	2 STORIES - 30'-0"		32'	20'
				24'	30'/31'

EXISTING SITE PLAN

1/32" = 1'-0"

PRELIMINARY



ZONING				
PER HINSDALE ZONING MAP				
B-1	BUSINESS - COMMUNITY BUSINESS DISTRICT			
VETERINARY SERVICES INCLUDING GROOMING PERMITTED IN B3 ONLY GROOMING SERVICES PERMITTED SPECIAL USE IN B2				
SETBACKS (PER ZONING CODE SECTION 5-110)				
B-1 STREET	=	<u>REQUIRED</u> 25'	<u>EXISTING</u> 15.38'	<u>PROPOSED</u> 15'
B-1 SIDEYARD	=	10'	11.71'	10'
B-1 REAR YARD	=	20'	32'	20'
MAX HEIGHT	=	2 STORIES - 30'-0"	24'	30'/31'

PROPOSED SITE PLAN

1/32" = 1'-0"









**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): ____ - ____ - ____ - ____

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.

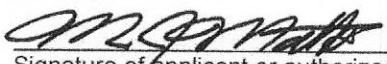
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

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 30 day of November, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.



Signature of applicant or authorized agent

MICHAEL MATTHYS

Name of applicant or authorized agent



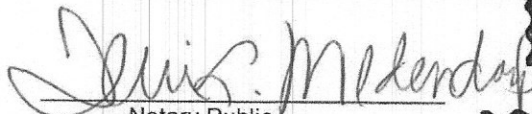
Signature of applicant or authorized agent

A.T. KREMER

Name of applicant or authorized agent

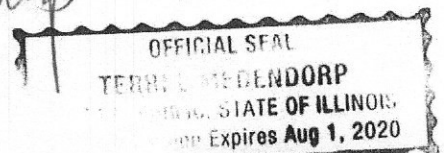
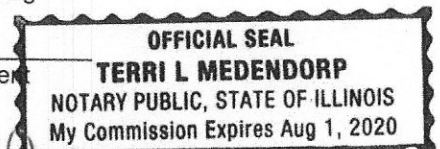
SUBSCRIBED AND SWORN
to before me this 30th day of

November, 2016.



Notary Public

4



Application for Certificate of Zoning Compliance

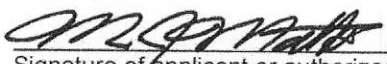
Attachment 4

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 30 day of November, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.



Signature of applicant or authorized agent

MICHAEL MATTHYS

Name of applicant or authorized agent



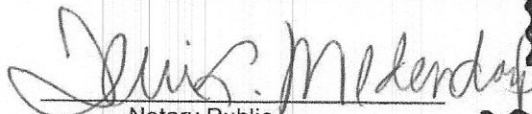
Signature of applicant or authorized agent

A.T. KREMER

Name of applicant or authorized agent

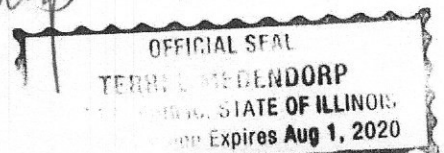
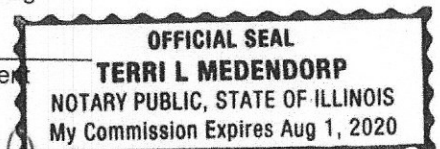
SUBSCRIBED AND SWORN
to before me this 30th day of

November, 2016.



Notary Public

4





**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

I. Text Amendment

1. The consistency of the proposed amendment with the purpose of this Code.

The code establishes specific uses within zoning districts as special uses that require approval to be developed. The requested animal hospital and commercial kennel use is a professional office service use that is compatible with permitted uses in the B-1 district and the surrounding O-2 district and therefore should be considered as a special use base on its suitability to the set parameters of the locality.

2. The existing uses and zoning classifications for the properties in the vicinity of the subject property.

The existing zoning classification is B-1 and is surrounded by O-2. Current uses on the property include a commercial dry cleaner, beauty salon, and residential. Surrounding O-2 businesses are offices uses.

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

The trend of development in the surrounding O-2 district appears to be retail/restaurant/automotive along Ogden and office/medical office south of Ogden. The proposed animal hospital/commercial kennel use at 724 N York Road does not have a negative impact on these trends. The proposed improvements to the building as proposed will increase the tax revenue and provide a needed update to an existing building on N.York Ave offering a new architectural statement building that is accessible and code compliant.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

The value of the site is diminished by the existing zoning because the B-1 district does not identify animal hospital and commercial kennel as a special use. If these uses are permitted as a special use in the B-1 district the current contract purchaser can redeveloped the property as proposed.

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

The Diminution in value is not offset by an increase in the public health, safety, and welfare. Hinsdale Animal Hospital has operated on Ogden Avenue in Hinsdale since 1950. It has a long history of providing a high quality of animal care to the residents of Hinsdale with public convenience that contributes to the general welfare of the neighborhood and community.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties would not be affected by the proposed amendment to allow the animal hospital / commercial kennel use as proposed.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The adjacent properties value would not be affected negatively by the proposed amendment. It will allow the site to be redeveloped and will provide the replacement of and aging building with a new updated code compliant building.

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed Animal Hospital, Commercial Kennel use will not interfere with surrounding development. The perimeter of the building is being proposed within the foot print of the existing building that will be removed. The proposed architecture and 2 story building height relates to the surrounding buildings.

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

The site is suitable for uses permitted under its present zoning classification.

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

A traffic study was prepared for the proposed development that reviewed ingress and egress on York Road and concluded that the proposed ingress/egress was adequate based on projected traffic counts.

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification. 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Initial investigation has indicated that there are adequate utilities available to accommodate the proposed uses. Available site utilities have been assumed to be adequate to service the proposed building. If this is not the case applicant will provide adequately for such services.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The property is not currently vacant.

13. The community need for the proposed amendment and for the uses and development it would allow.

The proposed amendment for the proposed uses will provide a relocation site for a long standing business in the Village of Hinsdale to relocate off of prominent real estate on Ogden Avenue. Hinsdale Animal Hospital has operated in and served residents of Hinsdale since 1950 and has been looking to relocate into a new building in the area for several years. This relocation will allow Hinsdale Animal Hospital to offer the best animal care in the area with new state of the art facilities.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

NA



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: _____

Proposed Special Use request: _____

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.
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.

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

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.

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.

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.

I. SPECIAL USE PERMIT CRITERIA

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

The proposed Animal Hospital, Commercial Kennel use, is a professional office service business that is harmonious with the B-1 Community Business District and the surrounding O-2 Limited office district. It provides essential needs to pet owners within the village of Hinsdale and offers the convenience of these services in close proximity to permitted B-1 and O-2 uses.

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

The proposed Animal Hospital, Commercial Kennel use will not have a substantial or undue adverse effect upon adjacent property. The character of the area will be enhanced with a new building built of masonry and stone based on current codes. Animal boarding services will be operated from within the building which will include sound proofing measures that maintain sound control within village code standards. An indoor play room will be provided to exercise boarded animals inside. Outdoor pet are will always have supervision when in use. Services provided within the facility will enhance pet care in the Village of Hinsdale with state of the art facilities and care. The facility will also be an adoption center to aid the local humane society in find homes for pet population.

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

The proposed Animal Hospital, Commercial Kennel use will not interfere with surrounding development. The perimeter of the building is being proposed within the foot print of the existing building that will be removed. The proposed architecture and 2 story building height relates to the surrounding buildings.

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.

A traffic study was conducted that concluded existing road way access was suitable for the intended use and traffic. Available site utilities have been assumed to be adequate to service the proposed building. If this is not the case applicant will provide adequately for such services. The proposed building does not increase the need for police and fire protection.

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

A traffic report has been provided based on the proposed use to illustrate that traffic projections are within 1% of the existing use.

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

The proposed new building will offer a big improvement to the character on York Avenue with a new masonry and stone building. The existing building and site development does not include anything of significant importance.

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.

The proposed use and development is requesting variations from other standards of this code as described in the project overview. Other than those mentioned variations this project will comply with all additional standards imposed on it by the particular provision of this code authorizing Animal Hospital and Commercial Kennel.

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.

Any special standards that exist or that are conditions of this approved special use will become strict procedures of our operational protocol or will be implemented into the design of the project.

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.

Hinsdale Animal Hospital has operated on Ogden Avenue in Hinsdale since 1950. It has a long history of providing a high quality of animal care to the residents of Hinsdale with public convenience that contributes to the general welfare of the neighborhood and community. The hospital has been in search of a site to update their facility for several years and feels that the N York Avenue site is a good fit located in a B-1 zoning district and surrounded by an O-2 zoning district

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.

The Hinsdale Animal Hospital has been in search of an appropriate site for their relocation for several years. The North York Road site offers an appropriate site for the village and the user.

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.

The following represents measures taken to minimize the possible adverse effect of the proposed use:

- The Hinsdale Animal Hospital will be designed with sound proofing measures within the boarding areas to provide sound absorption within the building envelope.**
- The boarding areas will be constructed of full masonry construction consisting of 8" concrete block, building insulation, and veneer brick and stone. This offers optimum sound control to the exterior of the building.**
- The floor plan will include an indoor exercise area.**
- The outdoor play area will always be supervised when in use.**



**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.

III. EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Site landscaping will be improved to meet code requirements.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The building will be constructed of high quality materials including Masonry, Stone, and Glass. Stone detailing will include stone arches. Facade will include decorative lighting.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

The building is designed is influenced by traditional architecture with brick and stone detailing consistent with the overlay district. The entrance is accented with a tower element that adds architectural character.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The site development will be maximized in order to meet parking requirements. Existing street parking will be removed and replaced with parkway material per the zoning code. Additional landscape improvements will enhance the front yard.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The proposed 2 story building will replace an existing 2 story building. The proposed height will be 30' except at the entrance feature where the height is proposed at 37' high. The surrounding O-2 District allows for buildings up to 3 stories and 40' tall.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The 2 story front facade of the proposed building is visually compatible with its surroundings.

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.

Window width and height are compatible with buildings in the area.

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.

The building has a rhythm of punched openings in brick which is consistent with surrounding buildings and consistent with the desired overlay district style guidelines.

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.

The building is proposed in the same location as the existing building and will not alter the existing building spacing significantly.

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.

The entrance is pronounced with a higher architectural element that is oriented toward the entrance drive. This creates a desirable rhythm along the public way, providing open space adjacent to the entrance feature.

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.

The building materials are predominantly brick and stone that include brick details such as soldier coursing, rowlock coursing, and various stone accents including stone arches. These materials create a texture that is visually compatible with buildings in the vicinity and in Hinsdale Mill overlay district.

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

The building is being proposed with a flat roof. There are buildings in the vicinity that have flat roofs.

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.

N.A.

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.

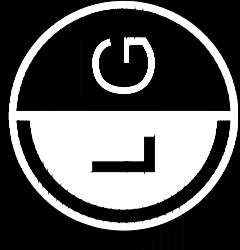
See submitted elevations.

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

The front elevation relates to N. York Road.

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.

N.A.



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HINSDALE ANIMAL HOSPITAL
724 N. YORK ROAD
HINSDALE, IL.

DATE
11-17-2016
DRAWN
HH
OWNER REVIEW
HH
ZONING REVIEW
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PROJECT NUMBER
2015-0101

DATE
11-29-2016
DRAWN BY

FINAL REVIEW

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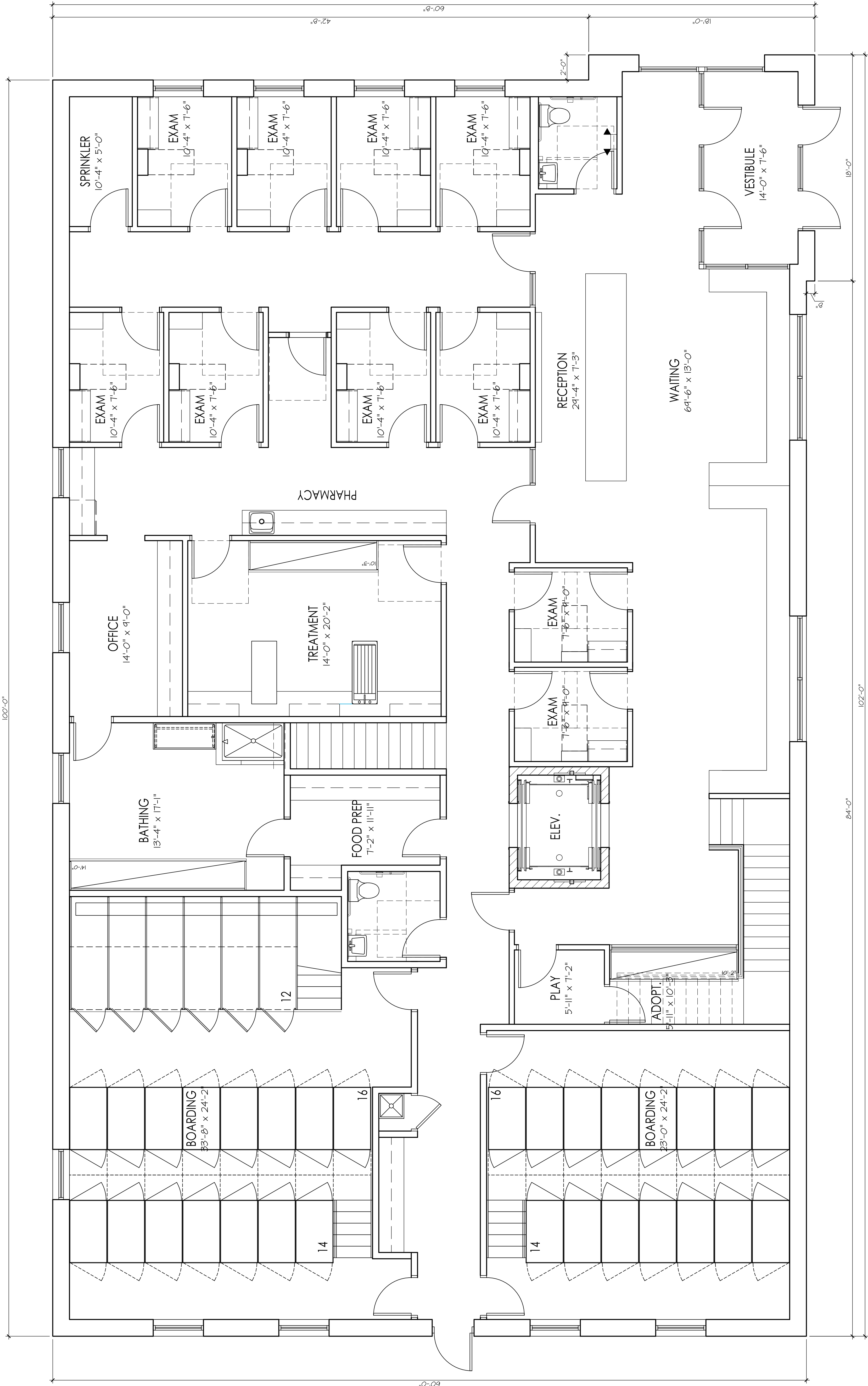
FIRST FLOOR PLAN

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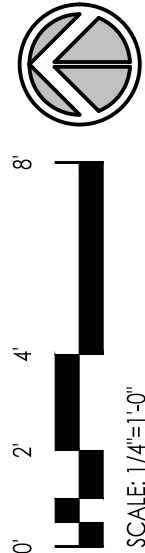
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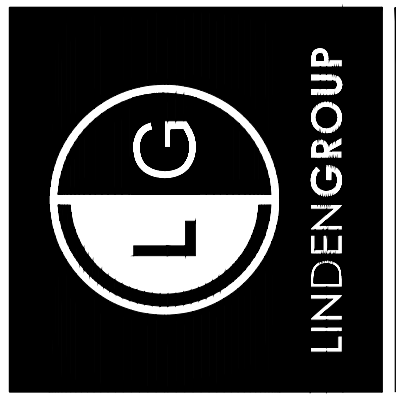
SHEET OF

PRELIMINARY



FIRST FLOOR PLAN





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HINSDALE ANIMAL HOSPITAL
724 N. YORK ROAD
HINSDALE, IL.

DATE 11-29-2016
DRAWN HH
OWNER REVIEW HH
ZONING REVIEW

PROJECT NUMBER
2015-0101

DATE 11-29-2016
DRAWN BY

FINAL REVIEW

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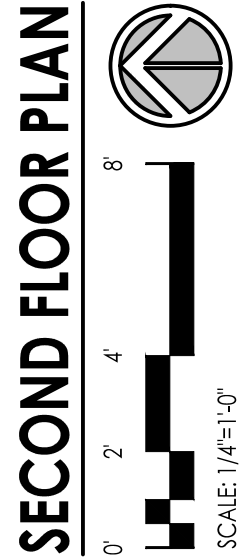
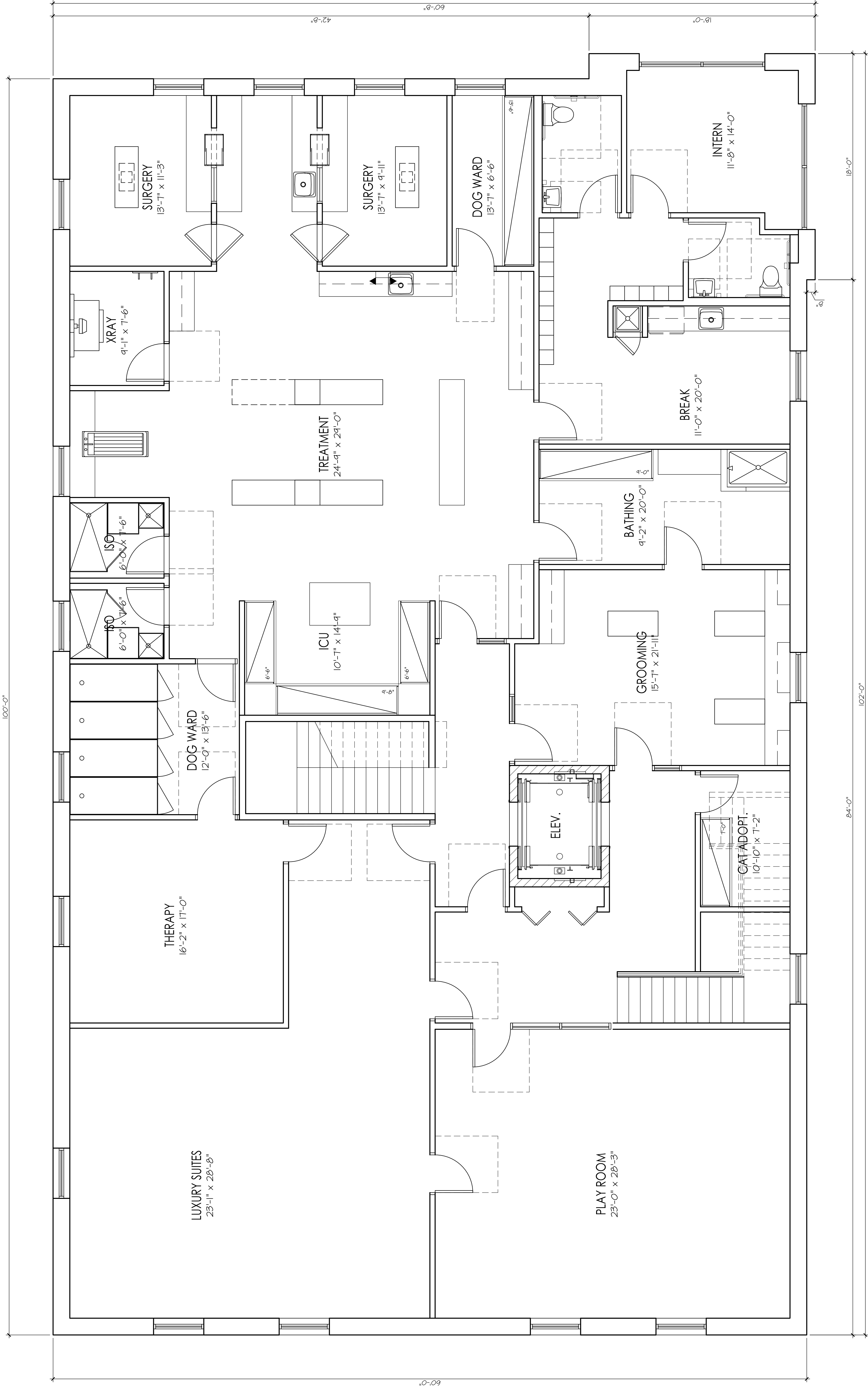
SHEET NAME

A-2.0

SHEET

OF

PRELIMINARY



Attachment 5: SIC Code Definitions for Veterinary Services (0742) and Animal Specialty Services (0752)

Cotton seed delinting
Drying of corn, rice, hay, fruits, and vegetables
Flax decorticating and retting
Fruit precooling, not in connection with transportation
Fruit vacuum cooling
Grain cleaning
Grain fumigation
Grain grinding, custom
Moss ginning

0724 Cotton Ginning

Establishments primarily engaged in ginning cotton.

Cotton ginning
Cotton pickery

VETERINARY SERVICES

0741 Veterinary Services for Livestock

Establishments of licensed practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery, for cattle, hogs, sheep, goats, and poultry. Establishments of licensed practitioners primarily engaged in treating all other animals are classified in Industry 0742.

Animal hospitals for livestock
Veterinarians for livestock

0742 Veterinary Services for Animal Specialties

Establishments of licensed practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery, for animal specialties. Animal specialties include horses, bees, fish, fur-bearing animals, rabbits, dogs, cats, and other pets and birds, except poultry. Establishments of licensed practitioners primarily engaged in veterinary medicine for cattle, hogs, sheep, goats, and poultry are classified in Industry 0741.

Animal hospitals for pets and other animal specialties
Pet hospitals
Veterinarians for pets and other animal specialties

0752 Animal Specialty Services, Except Veterinary

Establishments primarily engaged in performing services, except veterinary, for pets, equines, and other animal specialties. Establishments primarily engaged in performing services other than veterinary for cattle, hogs, sheep, goats, and poultry are classified in Industry 0751. Establishments primarily engaged in training racehorses are classified in Services, Industry 7948.

Animal shelters
Artificial insemination services: animal specialties
Boarding horses
Breeding kennels
Breeding of animals, other than cattle, hogs, sheep, goats, and poultry
Dog grooming
Dog pounds
Honey straining on the farm
Pedigree record services for pets and other animal specialties
Showing of pets and other animal specialties
Training horses, except racing
Training of pets and other animal specialties
Vaccinating pets and other animal specialties, except by veterinarians

076

FARM LABOR AND MANAGEMENT SERVICES

0761 Farm Labor Contractors and Crew Leaders

Establishments primarily engaged in supplying labor for agricultural production or harvesting. Establishments primarily engaged in machine harvesting are classified in Industry 0722.

Crew leaders, farm labor; contract

Farm labor contractors

0762 Farm Management Services

Establishments primarily engaged in providing farm management services, including management or complete maintenance of citrus groves, orchards, and vineyards. Such activities may include cultivating, harvesting, or other specialized activities, but establishments primarily engaged in performing such services without farm management services are classified in the appropriate specific industry within Industry Group 072.

Citrus grove management and maintenance, with or without crop services
Farm management services
Orchard management and maintenance, with or without crop services

Vineyard management and maintenance, with or without crop services

TRAFFIC IMPACT STUDY - DRAFT

To: **Jason Sanderson**
RWE Management Company

From: Bill Grieve, P.E., PTOE *BG*
Senior Transportation Engineer

Date: September 20, 2016

Subject: ***Hinsdale Animal Hospital***
724 N. York Road

PART I. PROJECT CONTEXT AND SUMMARY STATEMENT

Gewalt Hamilton associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the above captioned project. Hinsdale Animal Hospital will be relocating from their current location at 218 W. Ogden Avenue and remodel an existing building at 724 N. York Road in Hinsdale, Illinois. As proposed, the new animal hospital facility would have about 6,500 square feet of space on the first floor and storage and animal boarding on the second floor.

The following summarizes our TIS findings and provides various recommendations for your consideration. *Exhibits* and *Appendices* referenced are centrally located at the end of this document. Briefly summarizing, we believe that the Hinsdale Animal Hospital traffic can be accommodated. Reasons include:

- The animal hospital is projected to generate fewer trips than the commercial space and the residential dwellings in the existing building.
- The site drives will readily accommodate the anticipated animal hospital activity, with minimal impact on current traffic operations adjacent to the site and at the York Road / Ogden Avenue intersection.
- Based on observations that GHA made at the existing Hinsdale Animal Hospital and data collected at similar facilities in Morton Grove and Libertyville, Illinois, the provided supply of 40 parking spaces should readily meet the employee and client parking demands by need.

PART II. BACKGROUND INFORMATION

Site Location Map and Roadway Inventory

Exhibit 1 provides an aerial of the site location and *Exhibit 2* provides a photo inventory of current traffic operations. Pertinent comments on nearby land uses, the adjacent roadways, and non-auto facilities include:

Area Land Uses

- The site is an existing building that has three businesses on the first floor, one of which is available for rent, and eight apartments on the second floor. The site has two narrow drives, one on each side of the building.
- There are several other commercial uses in the site vicinity, especially in the influence area of the Ogden Avenue / York Road intersection.
- Residential neighborhoods lie to the south.

Roadway Inventory

- York Road is a north-south route that is under local jurisdiction and is classified as a minor arterial on the IDOT functional classification map. York Road has one travel lane in each direction along the site, but widens at its signalized intersection with Ogden Avenue to provide two northbound approach lanes. The southbound approach at Ogden Avenue provides separate left, through, and right turn lanes. Truck traffic on York Road is limited to local trips only. The posted speed limit is 25-mph.
- Ogden Avenue (US 34) is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is not classified as a Strategic Regional Arterial (SRA) route. Ogden Avenue is a Principal Arterial on the IDOT functional classification map. Ogden Avenue has a five lane pavement section in the site vicinity, with separate left turn lanes striped at key locations, such as its signalized intersection with York Road. A separate westbound right turn lane is also provided. The posted speed limit on Ogden Avenue is 35-mph.
- IDOT has plans to resurface and construct ADA improvements along Ogden Avenue in the site vicinity in their multi-year plan.

Pedestrian Mobility

- There is no Pace bus service in the site vicinity.
- Sidewalks are provided on both sides of York Road.

Existing Traffic

GHA conducted weekday morning and evening and Saturday midday peak period traffic counts at the York road intersections with Ogden Avenue and the site drives on August 31 (Wednesday evening), September 1 (Thursday morning), and September 10 (Saturday midday), 2016. The traffic count summary sheets are provided in *Appendix A*. IDOT data published on their web-site on York Road (2012) and Ogden Avenue (2015) provided the Average Daily Traffic (ADT) volumes.

No unusual activity (e.g. road construction, severe weather, or emergency vehicles) occurred during the counts that would have impacted the volumes or travel patterns. *Exhibit 3* illustrates the existing weekday morning (7:30-8:30 AM), weekday evening (5:00-6:00 PM), and Saturday midday (12:00-1:00 PM) traffic volumes and the ADT volumes.

PART III. TRAFFIC EVALUATION

Project Traffic Characteristics

Hinsdale Animal Hospital Operations

Per the site plan prepared by the Linden Group (LG), the remodeled building would have 6,500 square feet of space on the first floor for the animal hospital. The second floor would have storage and boarding facilities. Animal hospital hours would be expanded from the current operations and would be open from 7 AM to 8 PM on weekdays, 7 AM to 3 PM on Saturday, and 9 AM to 1 PM on Sunday. Per information provided by the animal hospital, there would be 14-20 employees working per day (7-10 employees per shift) that would treat about 90-100 clients per day, an increase from their current 45-50 patients a day at their existing facility.

Traffic Generations and Trip Distribution

Exhibit 4 – Part A summarizes the weekday morning and evening peak hour trip generations for the animal hospital. Typically, site traffic is calculated based on rate information published by the Institute of Transportation Engineers (ITE) Trip Generation Manual – 9th Edition. However, ITE has a very small sample size for animal hospitals. Thus, the generations were based on existing Hinsdale Animal Hospital traffic counts conducted by GHA in September 2016, as well as GHA traffic counts conducted at animal hospitals in Morton Grove and Libertyville.

Exhibit 4 – Part B lists the anticipated trip distribution and reflects that the animal hospital will be a “destination” with virtually no “pass-by” trips. As can be seen, it is expected that about 35% of animal hospital traffic will never have to travel through the York Road / Ogden Avenue intersection.

Site Access

The two narrow drives on-site at the north and south sides of the building will be combined and located on the south side of the building. This is an example of very good access management, as exiting site traffic will be as farthest as possible from the York Road / Ogden Avenue intersection.

Site and Total Traffic Assignments

Exhibit 6 illustrates the Site Traffic assignment, which is based on the project traffic characteristics summarized in *Exhibit 5* (e.g. traffic generations and trip distribution) and the site access drives. Site traffic and the existing volumes (see *Exhibit 3*) were combined to produce the Total Traffic assignment, which is illustrated in *Exhibit 7*.

Discussion Point. The total traffic volumes may be overstated because any existing animal hospital traveling in the site vicinity was not subtracted from the volumes traveling along York Road and Ogden Avenue. This will also help ensure that some other area growth, such as renting nearby vacant commercial space is considered in the total traffic assignment.

Intersection Capacity Analyses

Intersection capacity analyses were conducted using the Highway Capacity Software (HCS) and results are shown in *Exhibit 8*. The analysis parameters are listed in Part A, as published in the Transportation Research Board's (TRB) 2010 Highway Capacity Manual (HCM).

At signalized intersections, Level of Service (LOS) "reports" traffic operations using the letter designations "A" (best) through "F" (worst). LOS reports operations based on the average control delay per vehicle in seconds. LOS C is often referred to as the intersection "design" guideline and LOS D is usually considered as providing the lower threshold of "acceptable" operations. LOS E and F are usually considered "unacceptable". At unsignalized intersections where the minor approaches have stop control, the HCS measurement is approach delay in seconds.

Capacity analyses were conducted at the outbound site drive intersection with York Road. The results are summarized in *Exhibit 8*. The HCS summary printouts are provided in *Appendix B*.

Key Finding. The results of the capacity analyses (see *Exhibit 8*) indicate that animal hospital traffic will have a minimal impact on operations, as the minor approach delays will operate at or better than the "design" LOS C.

Traffic Impact Discussion

Reviewing the existing traffic volumes (see *Exhibit 3*), the site traffic characteristics and assignment, and the total traffic assignment (see *Exhibits 5, 6, and 7*) indicates that:

- There are about 3,750 vehicles or 60-65 vehicles per minute that currently travel through the York Road / Ogden Avenue intersection during the weekday morning peak hour. The animal hospital will add only 9 vehicles, which is less than 1% or about 1 vehicle every 6-7 minutes.
- There are about 4,190 vehicles or almost 70 vehicles per minute that currently travel through this intersection during the weekday evening peak hour. The animal hospital will add only 12 vehicles, which is less than 1% or about 1 vehicle every 5 minutes.
- There are about 2,780 vehicles or over 45 vehicles per minute that currently travel through this intersection during the Saturday midday peak hour. The animal hospital will add only 12 vehicles, which is less than 1% or about 1 vehicle every 5 minutes.

Key Finding. Based on the above, the site impacts on area traffic volumes and operations are very limited. Thus, our recommendations focus on the access operations and parking.

PART IV. RECOMMENDATIONS

Access Operations

As discussed, the two narrow drives on-site at the north and south sides of the building will be combined and located on the south side of the building. This is an example of very good access management, as exiting site traffic will be as farthest as possible from the York Road / Ogden Avenue intersection and several vehicle turning conflicts along this stretch of York Road will be eliminated. One inbound and one outbound lane will be provided. Exiting animal hospital traffic should have Stop control.

In addition, the existing parking pad in front of the building on York Road is to be eliminated and converted to a landscaped parkway.

Parking

The LG site plan indicates (see *Exhibit 4*) that 40 parking spaces will be provided. Although Village code would require 44 spaces, GHA observations at the existing Hinsdale Animal Hospital and two other animal hospitals in Morton Grove and Libertyville confirms that the 40 spaces should comfortably meet their future parking demand by "need". Employees should be encouraged to park in the more remote spaces.

PART V. TECHNICAL ADDENDUM

The following *Exhibits* and *Appendix* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Exhibits

1. Site Location Map
2. Photo Inventory
3. Existing Traffic
4. Site Plan
5. Project Traffic Characteristics
6. Site Traffic
7. Total Traffic
8. Intersection Capacity Analyses

Appendices

- A. Traffic Count Summary Sheets
- B. Capacity Analysis Worksheets

EXHIBITS



Proposed Animal Hospital - Hinsdale, Illinois

Exhibit 1 Site Location Aerial



Looking north along York Rd

GHA GEWALT HAMILTON
ASSOCIATES, INC.



Looking south along York Rd

Exhibit 2
Page 1 of 6



Looking west across York Rd at Site

GHA GEWALT HAMILTON
ASSOCIATES, INC.



Looking north along York Rd at Site

Exhibit 2
Page 2 of 6



Looking west along northern access drive of Site

GHA GEWALT HAMILTON
ASSOCIATES, INC.



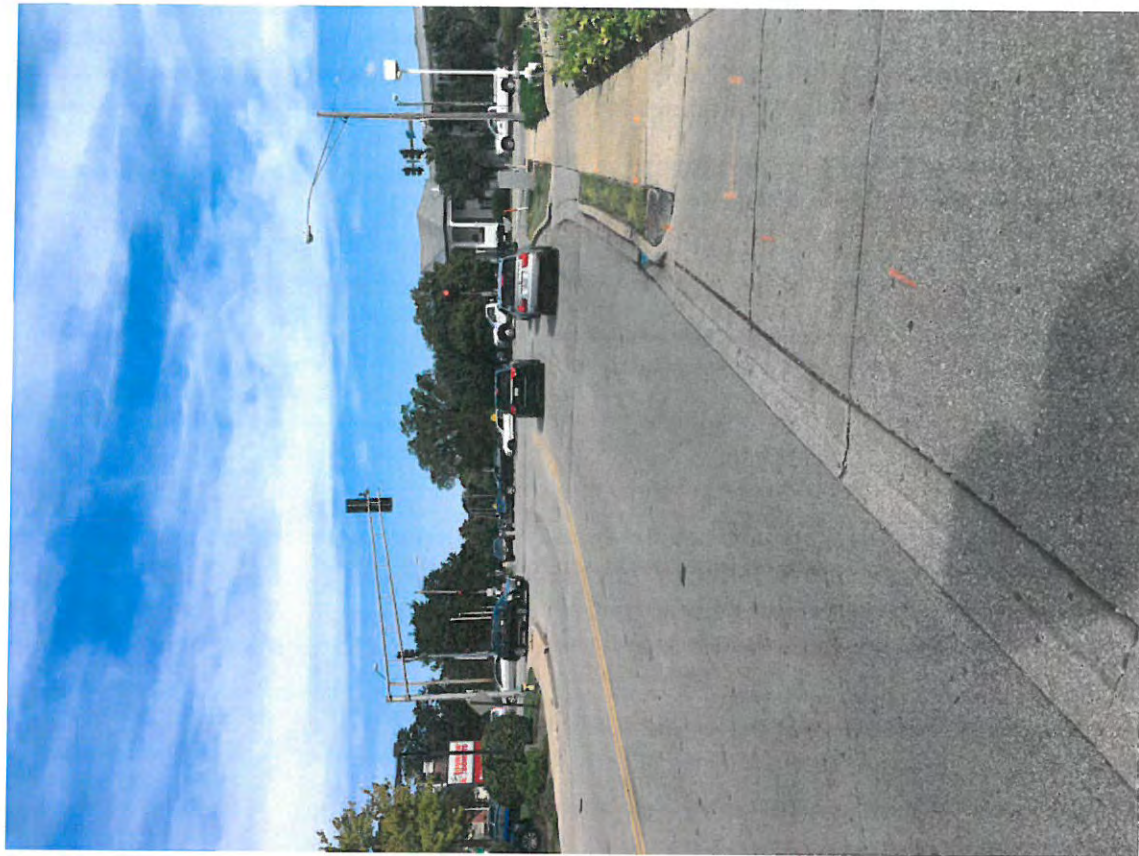
Looking south at Site Parking Lot

Exhibit 2
Page 3 of 6



Looking west along southern access drive of Site

GHA GEWALT HAMILTON
ASSOCIATES, INC.



Looking north at York Rd & Ogden Ave

Exhibit 2
Page 4 of 6



Looking west at York Rd & Ogdan Ave

GHA GEWALT HAMILTON
ASSOCIATES, INC.



Looking west at York Rd & Ogdan Ave

Exhibit 2
Page 5 of 6



Looking south at York Rd & Ogdan Ave

GHA GEWALT HAMILTON
ASSOCIATES, INC.



Looking east at York Rd & Ogdan Ave

Exhibit 2
Page 6 of 6

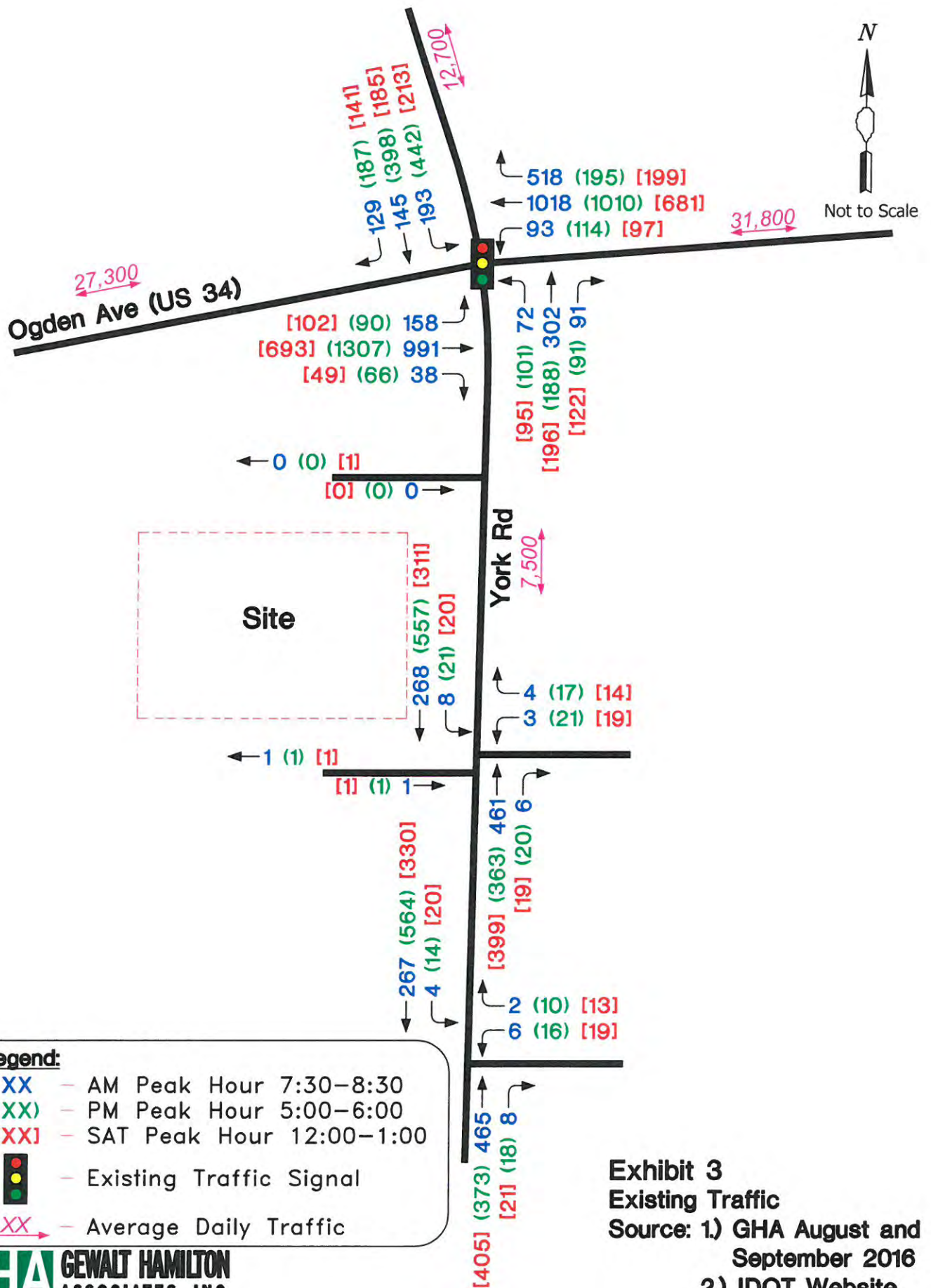


Exhibit 3
Existing Traffic
 Source: 1.) GHA August and September 2016
 2.) IDOT Website



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HINSDALE ANIMAL HOSPITAL
724 N. YORK ROAD
HINSDALE, IL
Proposed Build-out & Remodeling for

DATE: 05.24.2016
PROJECT NO: 2015-001
SHEET NO: 1
ARCHITECTURAL SITE PLAN

A-0.1

ZONING

PER HINSDALE ZONING MAP
B-1 BUSINESS - COMMUNITY BUSINESS DISTRICT
VETERINARY SERVICES INCLUDING GROOMING, PERMITTED IN B3 ONLY
GROOMING SERVICES PERMITTED SPECIAL USE IN B2
SETBACKS (PER ZONING CODE SECTION 5-10):
B-1 SIDE YARD - 10'
B-1 REAR YARD - 20'
BUILDING HEIGHT - 35'-0"
TOTAL SITE AREA - 30,000 SF / 0.69 ACRES
BUILDING AREA - 10,000 SF
LANDSCAPE AREA (MIN. 10% OF LOT AREA - 3,000 SF)
EXISTING PREVIOUS - 2,500 SF
PARKING REQUIREMENTS
4 PER 1,000 SQUARE FEET OF GROUND FLOOR AREA
PARKING LOT SETBACKS - AS NOTED
REQUIRED PARKING AREAS BASED ON GROUND BUILDING AREA
REQUIRED PARKING SPACES - 44 SPACES
ACTUAL SPACES PROVIDED - 48 SPACES

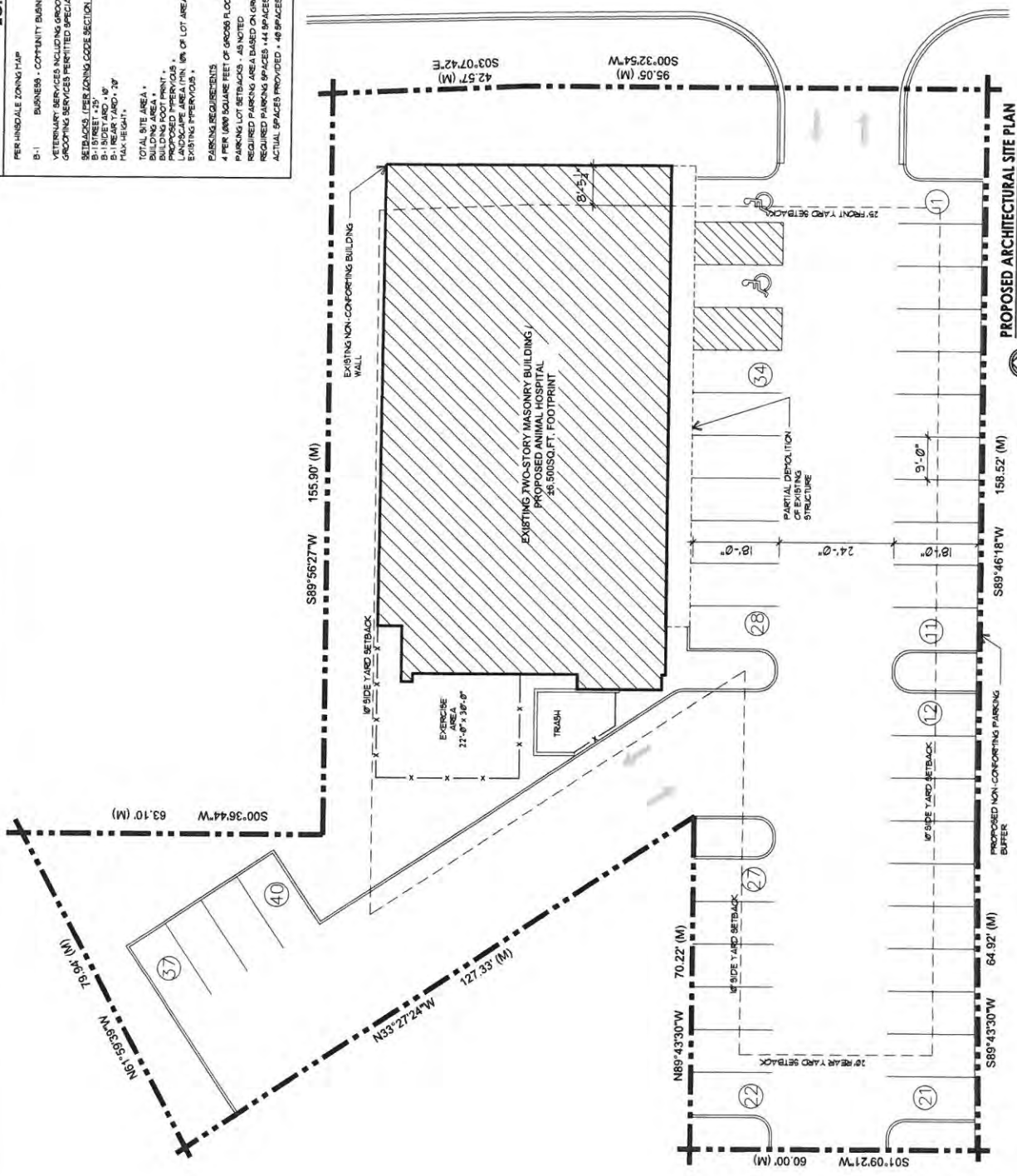


Exhibit 5

Project Traffic Characteristics
Animal Hospital - Hinsdale, Illinois

Part A. Traffic Generation Calculations

	ITE Code	Units	Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
			In	Out	Sum	In	Out	Sum	In	Out	Sum
Step 1. Proposed Use Animal Hospital	n/a	6,500 SF									
		Employees =	4	1	5	1	5	6	1	4	5
		Patients / Clients =	6	4	10	8	6	14	8	5	13
		Totals =	10	5	15	9	11	20	9	9	18

Notes:

- Generations based on counts at existing animal hospital on Ogden Avenue.
- Weekday hours are 7 AM to 8 PM, Saturday from 7 AM to 3 PM, and Sunday 9AM to 5 PM.
- Increase to 100 patients per day from 45 current.
- 8-10 exam rooms and 6-12 clients at a time max. Assume all exam rooms filled.
- 14-21 employees all day with 7-10 employees max per shift.

Step 2. Previous Uses

Commercial Apartments	#826	6,500 SF	4	3	7	8	10	18	12	11	23
	#220	8 Units	2	6	8	3	2	5	2	2	4
	Totals =		6	9	15	11	12	23	14	13	27

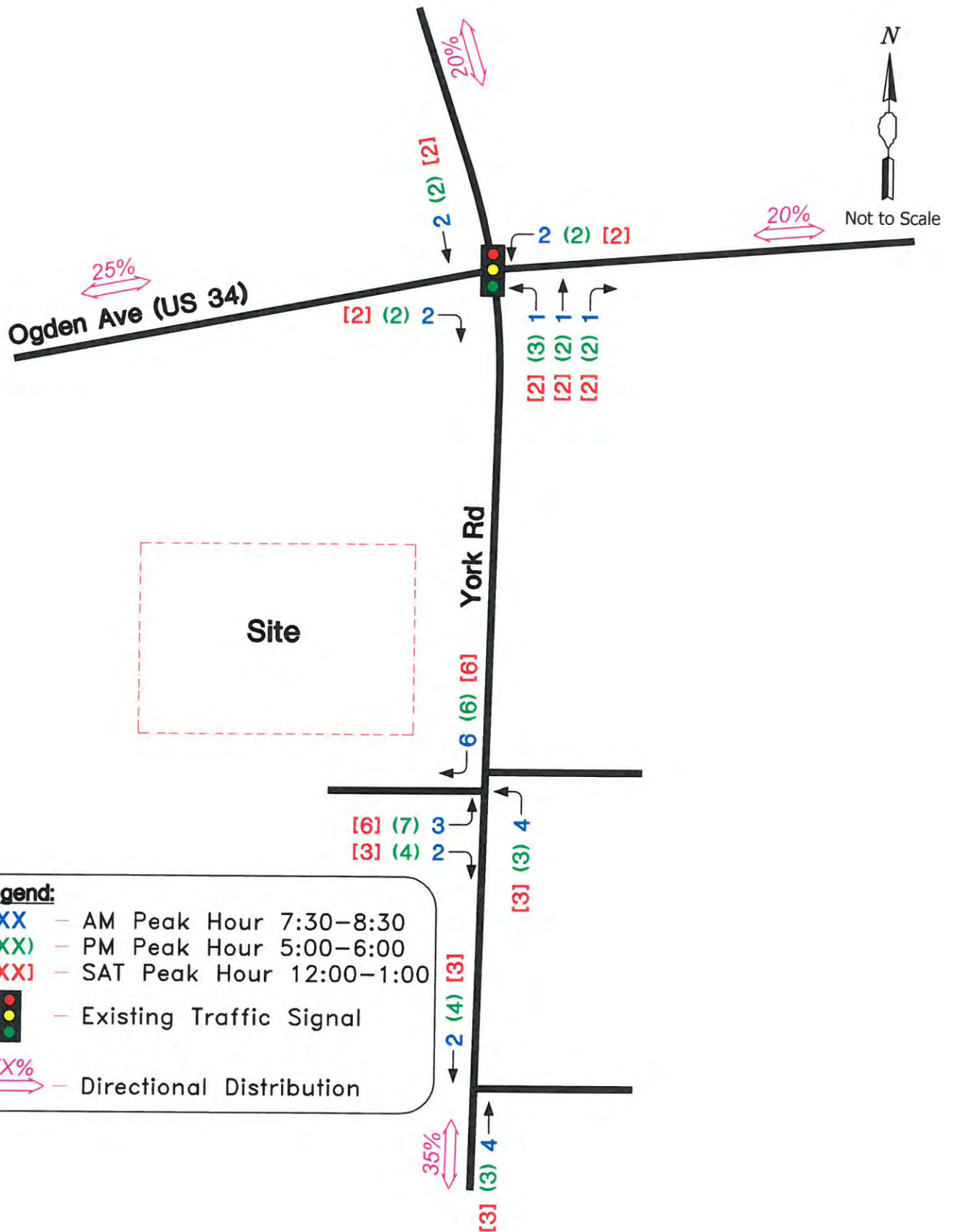
Source: ITE Trip Generation Manual; 9th Edition

Step 3. Trip Comparisons (Step 1 - Step 2)

Step 1. - Step 2.	Increments =	+4	-4	0	-2	-1	-3	-5	-4	-9
-------------------	---------------------	-----------	-----------	----------	-----------	-----------	-----------	-----------	-----------	-----------

Part B. Trip Distribution

Route & Direction	Percent Use by Route	
	Approach Site From	Depart Site to
York Road		
- North of Ogden Avenue	20%	20%
- South of Site	35%	35%
Ogden Avenue		
- East of York Road	20%	20%
- West of York Road	25%	25%
Totals =	100%	100%



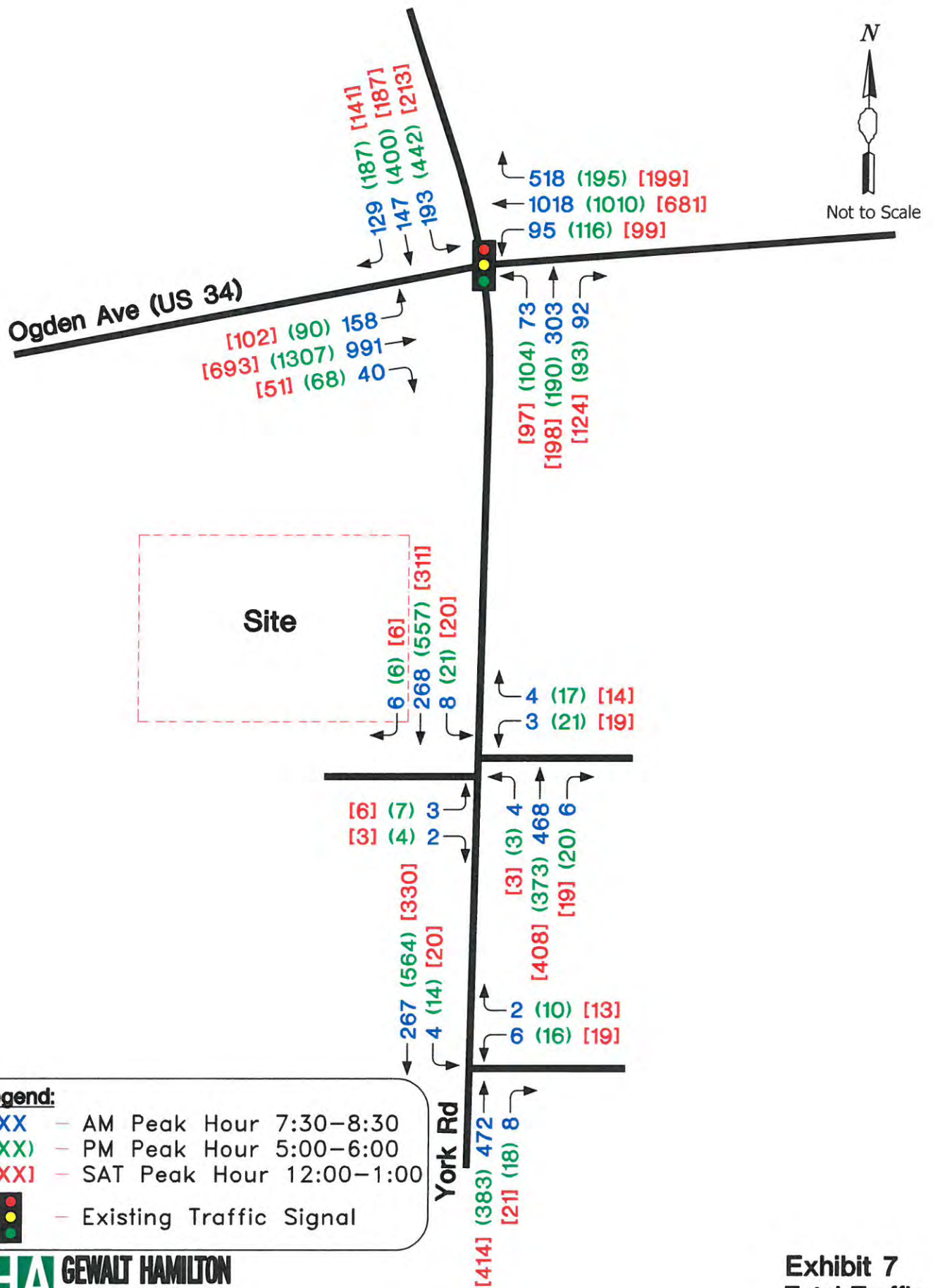


Exhibit 8 Intersection Capacity Analyses

Hinsdale Animal Hospital

Part A. Parameters - Type of Traffic Control (Source: 2010 Highway Capacity Manual)

I. Traffic Signals

LOS	Delay (sec / veh)	Description
A	≤ 10	All signal phases clear waiting vehicles without delay
B	>10 and ≤ 20	Minimal delay experienced on select signal phases
C	>20 and ≤ 35	Some delay experienced on several phases; often used as design criteria
D	>35 and ≤ 55	Usually considered as the acceptable delay standard
E	>55 and ≤ 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

II. Stop Sign

LOS	Delay (sec / veh)
A	≤ 10
B	>10 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 35
E	>35 and ≤ 50
F	>50

Part B. Results

Roadway Conditions		LOS Per Movement Group By Approach												Intersection / Approach			
		> = Shared Lane															
		- = Non Critical or not Allowed Movement															
		Eastbound			Westbound			Northbound			Southbound			Delay (sec / veh)	LOS		
1. York Road @ South Site Drive		EB & WB Stops		LT	TH	RT	LT	TH	RT	LT	TH	RT	EB Approach Delay				
A. Weekday Morning Peak Hour Total Traffic (See Exhibit 7)		• As Planned		B	-	<	B	-	<	A	-	-	A	-	-	14.7	B
B. Weekday Evening Peak Hour Total Traffic		• As Planned		C	-	<	C	-	<	A	-	-	A	-	-	21.3	C
C. Saturday Midday Peak Hour Total Traffic		• As Planned		C	-	<	C	-	<	A	-	-	A	-	-	16.3	C

APPENDIX A

Traffic Count Summary Sheets

Start Time	York Rd. Southbound				Ogden Ave. (US 34) Westbound				York Rd. Northbound				Ogden Ave. (US 34) Eastbound			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right
7:00 AM	0	37	19	17	0	22	204	105	0	23	35	12	0	34	225	8
7:15 AM	0	51	21	24	0	22	228	133	0	19	41	17	0	26	244	6
7:30 AM	0	47	38	26	0	22	230	121	0	16	57	13	0	26	269	5
7:45 AM	0	41	44	26	0	20	271	134	0	20	89	29	0	50	232	13
8:00 AM	0	46	27	37	0	28	241	133	0	15	71	25	0	40	234	11
8:15 AM	0	54	32	34	0	17	240	126	0	19	81	20	0	39	219	6
8:30 AM	0	36	35	30	0	20	241	132	0	24	61	23	0	37	206	14
8:45 AM	0	45	40	29	0	29	258	114	0	24	71	24	0	34	205	13

	York Rd. Southbound				Ogden Ave. (US 34) Westbound				York Rd. Northbound				Ogden Ave. (US 34) Eastbound			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right
4:00 PM	0	103	57	37	0	15	224	40	0	24	38	28	0	15	319	24
4:15 PM	0	127	89	42	0	23	232	47	0	30	43	38	0	27	283	11
4:30 PM	0	100	73	40	0	24	222	49	0	15	38	24	0	19	329	20
4:45 PM	0	119	98	37	0	25	186	58	0	23	42	28	0	31	310	8
5:00 PM	0	97	87	47	0	36	270	51	0	22	48	21	0	23	325	22
5:15 PM	0	118	115	58	1	17	246	55	0	28	41	32	0	21	316	13
5:30 PM	0	112	100	47	0	31	257	45	0	30	54	20	0	23	322	11
5:45 PM	0	115	95	35	0	30	225	44	0	21	44	18	0	22	327	20

Study Name US 34 and York - SAT

Start Date 9/10/2016

Start Time 12:00 PM

Site Code

Project 5017.910

5017.910 Hinsdale, IL

US 34 & York Rd.

2-hr

GHA MIO

Type Road

Classification Lights

Start Time	York Rd. Southbound				Ogden Ave. (US 34) Westbound				York Rd. Northbound				Ogden Ave. (US 34) Eastbound			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right
12:00 PM	0	45	46	40	0	28	173	69	0	34	50	34	0	32	166	14
12:15 PM	0	66	45	37	0	20	176	44	0	24	45	33	0	29	156	7
12:30 PM	0	53	40	33	0	34	166	38	0	24	43	30	0	23	183	15
12:45 PM	0	47	54	31	0	15	157	48	0	12	55	23	0	18	178	13
1:00 PM	0	54	47	33	0	25	172	45	0	24	43	31	0	22	183	10
1:15 PM	0	45	28	27	0	17	187	47	0	25	26	29	0	31	178	12
1:30 PM	0	61	45	32	0	30	184	34	0	17	44	31	0	28	171	12
1:45 PM	0	54	42	18	0	30	169	33	0	26	35	26	0	21	201	11

APPENDIX B

Capacity Analysis Worksheets

HCS 2010 Two-Way Stop Control Summary Report

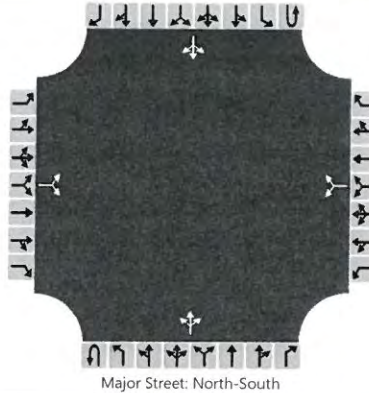
General Information

Analyst	Bg
Agency/Co.	
Date Performed	9/20/2016
Analysis Year	2016
Time Analyzed	AM Peak - Total Traffic
Intersection Orientation	North-South
Project Description	Hinsdale Animal Hospital

Site Information

Intersection	York Rd. @ South Site Dr.
Jurisdiction	
East/West Street	South Site Drive
North/South Street	York Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR				LR				LTR				LTR	
Volume (veh/h)		3		2		3		4		4	468	6		8	268	6
Percent Heavy Vehicles		1		1		2		2		3				2		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			5				7			4				9		
Capacity			377				395			1256				1049		
v/c Ratio			0.01				0.02			0.00				0.01		
95% Queue Length			0.0				0.1			0.0				0.0		
Control Delay (s/veh)			14.7				14.3			7.9				8.5		
Level of Service (LOS)			B				B			A				A		
Approach Delay (s/veh)	14.7				14.3				0.1				0.3			
Approach LOS	B				B											

HCS 2010 Two-Way Stop Control Summary Report

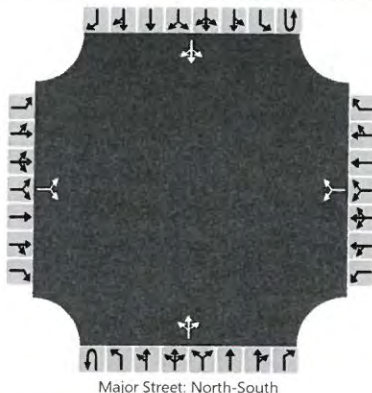
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Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR				LR				LTR				LTR	
Volume (veh/h)		7		4		21		17		3	373	20		21	557	6
Percent Heavy Vehicles		1		1		2		2		3				2		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			12				41			3				23		
Capacity			233				274			961				1132		
v/c Ratio			0.05				0.15			0.00				0.02		
95% Queue Length			0.2				0.5			0.0				0.1		
Control Delay (s/veh)			21.3				20.4			8.8				8.2		
Level of Service (LOS)			C				C			A				A		
Approach Delay (s/veh)	21.3				20.4				0.1				0.5			
Approach LOS	C				C											

HCS 2010 Two-Way Stop Control Summary Report

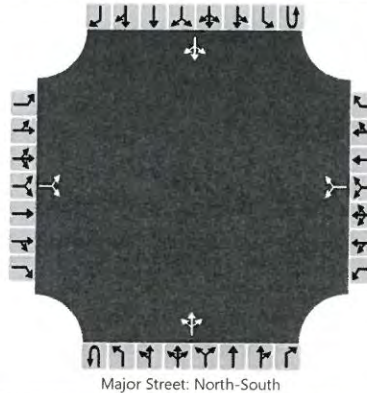
General Information

Analyst	Bg
Agency/Co.	
Date Performed	9/20/2016
Analysis Year	2016
Time Analyzed	SAT Peak - Total Traffic
Intersection Orientation	North-South
Project Description	Hinsdale Animal Hospital

Site Information

Intersection	York Rd. @ South Site Dr.
Jurisdiction	
East/West Street	South Site Drive
North/South Street	York Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR				LR				LTR				LTR	
Volume (veh/h)		6		3		19		14		3	408	19		20	311	6
Percent Heavy Vehicles		1		1		2		2		3				2		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			10				36			3				22		
Capacity			329				356			1207				1097		
v/c Ratio			0.03				0.10			0.00				0.02		
95% Queue Length			0.1				0.3			0.0				0.1		
Control Delay (s/veh)			16.3				16.2			8.0				8.4		
Level of Service (LOS)			C				C			A				A		
Approach Delay (s/veh)	16.3				16.2				0.1				0.7			
Approach LOS	C				C											

AYES: Trustees Elder, Byrnes, Stifflear, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustee Hughes

Motion carried.

DISCUSSION ITEMS

Proposed renovation and change of use at 722 N. York

President Cauley began discussion stating Dr. Tony Kremer wants to purchase the Brockman Building on North York Road, and build a veterinary and boarding facility at that location. There were two issues of concern for the Board the first time this matter was introduced, which were 1) what will the building look like; and 2) what is the traffic impact.

Mr. Jason Sanderson, President of RWE Management Co., introduced Ms. Lynn Means from Gewalt Hamilton Associates, Inc. who conducted the traffic study. She stated that if the building were filled to capacity in its current configuration of eight residential apartments and specialty retail commercial on the ground floor, it is estimated the proposed project would only result in a 1% increase in traffic. This is based on surveys of this type of business in other communities, and analysis of current traffic patterns at the intersection of York and Ogden Roads. Ms. Means explained that they monitor traffic during highest peak hours, relative to adjacent street traffic and corresponding to change in shifts at the new facility; from 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 6:00 p.m. They found the maximum was 10 cars in and 10 cars out. It was also noted that some of the cars at this intersection are traveling to the existing veterinary office, so no increase there. She also explained there are about 7-10 staff people on shift at a time with an average of 6-8 clients at a time.

Mr. Mike Matthys, architect for the project, stated the current facility has 3-4 examining rooms, the new facility will have 8-10 rooms. In terms of parking, Dr. Kremer said he anticipates 8-10 cars at a time. Trustee Byrnes said he feels the traffic is minimal, and does not see an immediate doubling of activity. Mr. Matthys said there will be 40 parking spaces at the new location.

It was noted that the current office is open seven days a week, with shorter hours on the weekends. The hours are determined based on demand. Boarded dogs will exercise inside, and walked out on a leash in a fenced in area 3-4 times per day. Dr. Kremer said emergency care is not anticipated for this location, but that his experience at his other location shows emergency care results in very minimal traffic.

President Cauley noted that veterinary services are not allowed in the B-1; what attribute of the business prohibits the business in this B-1 district, and does the parking make a difference. He wants to see the buildings in Hinsdale thrive, this one is not. Village Planner Chan Yu confirmed that 44 spaces are required in this district. Mr. Matthys indicated the size of the building could possibly be reduced to accommodate more parking; they do not want a variance, and want to meet the code. Dr. Kremer said the existing building is horrible. His goal would be to get rid of the building and build something nice, a smaller footprint would be fine, and he is not married to any design, he just wants it to be first class. Mr. Sanderson said they will come back with elevations to illustrate to the Board what the building might look like. Director of Community Development Robb McGinnis reminded the Board this will require a text amendment to approve a veterinary office in the B-1 as a special use, and confirmed the Brockman's successful petition to

change this location from O-2 to the current B-1 several years ago. President Cauley indicated the Board would work with Dr. Kremer on setbacks to accommodate a new building. Mr. McGinnis added the goal was to maintain 50% of the perimeter to preserve current legal non-conformities. Trustee LaPlaca confirmed this location is not in the design overlay district, and encouraged the applicant to keep in mind the colonial style aesthetic of the area. Trustee Byrnes feels this would be a good addition, and agreed to take the lead on design, and work with Dr. Kremer for the Board. They will prepare elevations with the goal to bring this back to the Board in January.

2017 Central Business District Paving

Village Engineer Dan Deeter reported our contractor HR Green, is working on the bid documents for this project. In terms of scheduling the project, there will be a start date of July 5th, so as to avoid the July 4th parade, and a projected completion of August 19th before the middle school resumes classes on August 22nd. An informational meeting is being coordinated with area businesses for mid-November.

Construction activity update

Mr. Deeter reported the Woodlands project is complete, except for the punch list items.

DEPARTMENT AND STAFF REPORTS

- a) Treasurer's Report
- b) Public Services
- c) Engineering
- d) Economic Development
- e) Police
- f) Parks & Recreation
- g) Community Development

The reports listed above were provided to the Board. There were no additional questions regarding the contents of the department and staff reports.

Village Manager Kathleen A. Gargano reported that staff has received some questions about increased air traffic over Hinsdale. With the assistance of Congressman Quigley's office, she was given the name of a contact with the City Department of Aviation (CDA). She was informed that the FAA manages the air space and sets forth arrival and departure schedules and procedures. Hinsdale has always been located in the flight path, and depending on weather, and construction and maintenance of runways, the volume of flights can change. This information can be found on the Village website, as well as links to the CDA.

Trustee Stifflear noted we have no control over this issue, the FAA will do what they want, but he believes this could have a huge impact on property values. He encouraged the Village to get a position on the Noise Mitigation Board.

AYES: Trustees Elder, Byrnes, Stifflear, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustee Hughes

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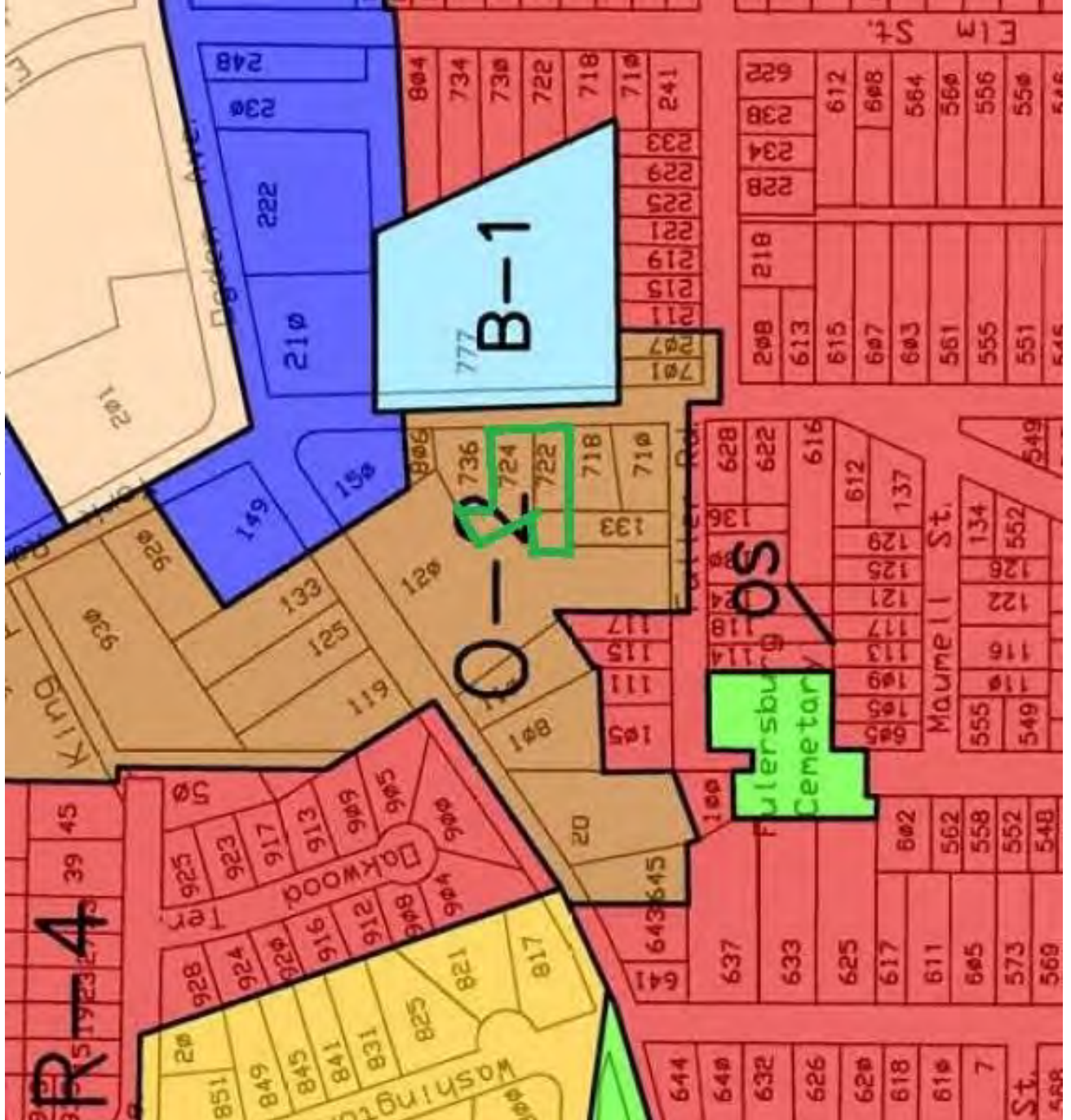
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Trustee Stifflear noted we have no control over this issue, the FAA will do what they want, but he believes this could have a huge impact on property values. He encouraged the Village to get a position on the Noise Mitigation Board.

Attachment 8: Zoning Map Location of 218 W. Ogden Ave. (current) and 722 N. York Rd. (potential)
 Please Note: 722-724 N. York Rd. was rezoned to B-1 in 2011 (O2011-12)



Attachment 9: Aerial Parcel Map of 722-24 N. York Road

Please Note: 722-724 N. York Rd. was rezoned to B-1 in 2011 (O2011-12)

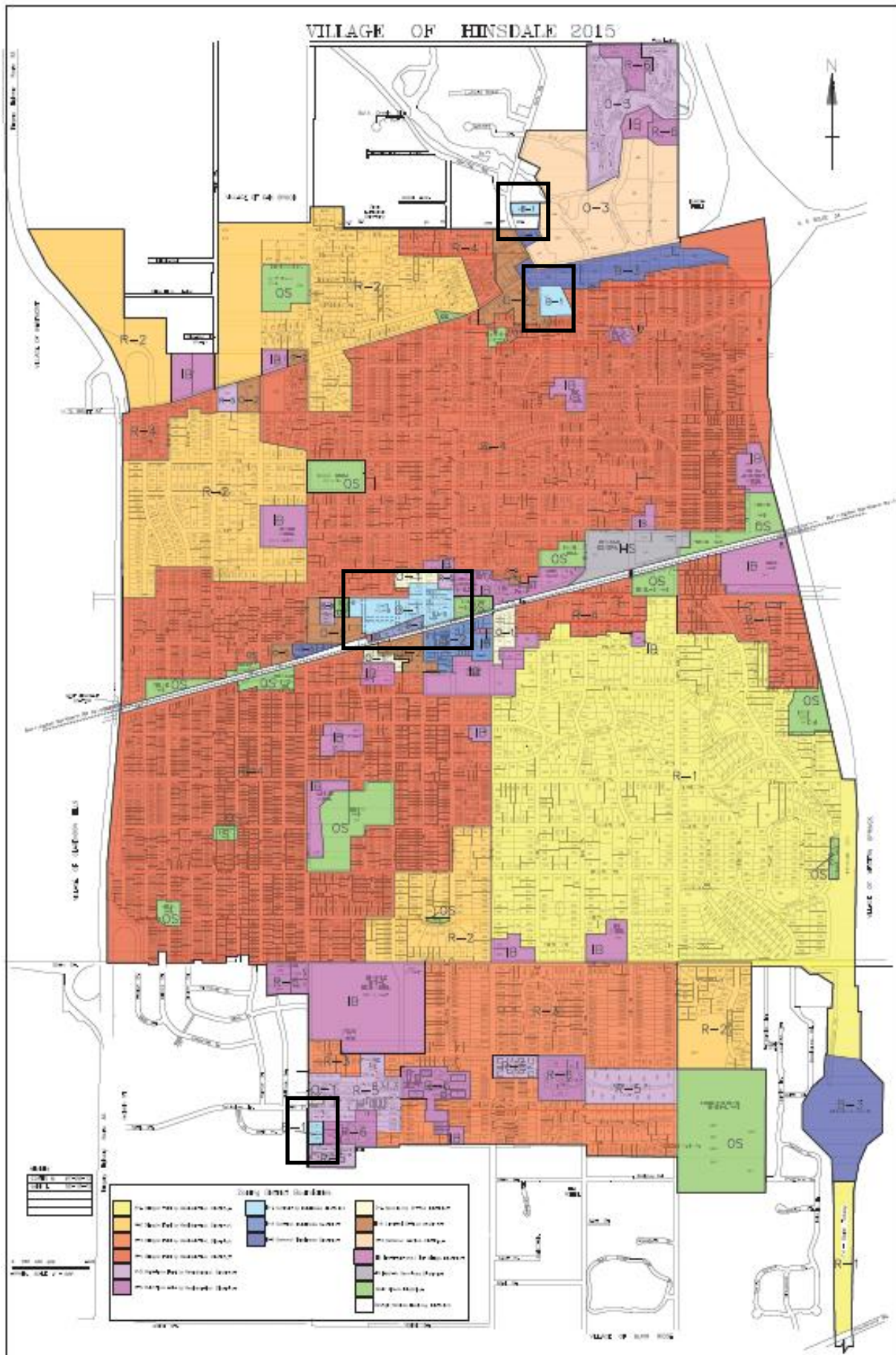


Attachment 10: Streetview of 722 N. York Road

Please Note: 722-724 N. York Rd. was rezoned to B-1 in 2011 (O2011-12)



Attachment 11: Village of Hinsdale Zoning Map and B-1 Zones






MEMORANDUM

DATE: February 8, 2017

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: 210 E. Ogden Avenue – Shell Gas Station
Public Hearing for Design Review Permit to add additional color to Canopies and Sign
Permits for 2 Canopy Signs in the Design Review Overlay District

Summary

The Village of Hinsdale has received a Design Review and Sign Permit applications from Municipal Resolutions, representing the Shell gas station at 210 E. Ogden Avenue, requesting approval to add a third color to the gas station canopy. The gas station is located in the Design Review Overlay District, and requires a Design Review Permit. The sign application reflects removing the 4 existing Shell canopy signs and replacing them with 2 new ones with its logo. This will result in a net decrease of 2 signs on the subject property. The sign application also includes re-facing onsite informational signage on an existing ground sign with different text and background color. On January 11, 2017, the Plan Commission (PC) scheduled the public hearing for the February 8, 2017, PC meeting.

Request and Analysis

The Shell gas station has 2 large canopies with gas pumps underneath them. One canopy abuts York Road (West Canopy) and the other canopy abuts Ogden Avenue (North Canopy). Currently, the West Canopy has 2 signs on it, and the North Canopy has 2 signs on it (Attachment 1). Both canopies have 2 colors, red and yellow.

The Design Review application requests approval to add an additional color, white, to both canopies. The canopies would therefore have 3 colors: red, yellow and white. The applicant will permanently remove the 2 signs on the West Canopy. The sign application requests for 2 Code compliant canopy signs to replace the 2 North Canopy signs abutting Ogden Avenue. The new signs are squares and are 33.5" tall and 33.5" wide, which is 7.8 SF. It features the yellow and red Shell logo on a white background, and faces east and west of Ogden Avenue. The Shell logo is illuminated. The red bar that spans the entire bottom portion of both canopies will also be illuminated. The interior canopy sides that face the store will be non-illuminated, on both the West and North canopies.

The final request in the sign application is to re-face the existing Shell cabinet and onsite informational signage on the existing ground sign. There are no structural changes requested for the ground sign. The



MEMORANDUM

only visual difference will be the text and color for the informational signage. It will change from “Deli” and “Diesel” with a grey background, to “Food Mart” and “Diesel” with a white background (matching the white background of the Shell cabinet).

210 E. Ogden Avenue is located in the B-3 General Business District, and abuts the O-3 General Office District to the north, and B-3 to the west and east, and the B-1 Community Business District to the south. The parcels to the north, west and south are in the Design Review Overlay District.

Process

Per Section 11-605(D), a public hearing shall be set, noticed, and conducted by the Plan Commission (PC) in accordance with section [11-303](#) of this article. Within thirty five (35) days following the conclusion of the public hearing provided in subsection D3 of this section, the PC shall, in writing, recommend to the Board of Trustees (BOT) to grant the design review permit without modification, grant the design review permit with modifications or subject to conditions, or deny the design review permit. In reaching its recommendation, the PC shall be guided by the purposes for which the design review district is designated and by the particular standards and considerations set forth in subsection E of this section. The failure of the PC to act within thirty five (35) days, or such longer period of time as may be agreed to by the applicant, shall be deemed a recommendation to deny the design review permit.

Within thirty five (35) days after receiving the recommendation of the PC pursuant to subsection D4 of this section or, if the PC fails to act within thirty five (35) days following the conclusion of the public hearing provided in subsection D3 of this section, within seventy (70) days following the conclusion of such public hearing, the BOT shall, by ordinance duly adopted, grant the design review permit without modification, grant the design review permit with modifications or subject to conditions, or deny the design review permit. The failure of the BOT to act within the time limits set in this subsection, or such longer time as may be agreed to by the applicant, shall be deemed a denial of the design review permit. In reaching its decision, the BOT shall be guided by the purposes for which the design review district is designated and by the particular standards and considerations set forth in subsection E of this section.

Per Section 11-607(D), sign applications would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the BOT.

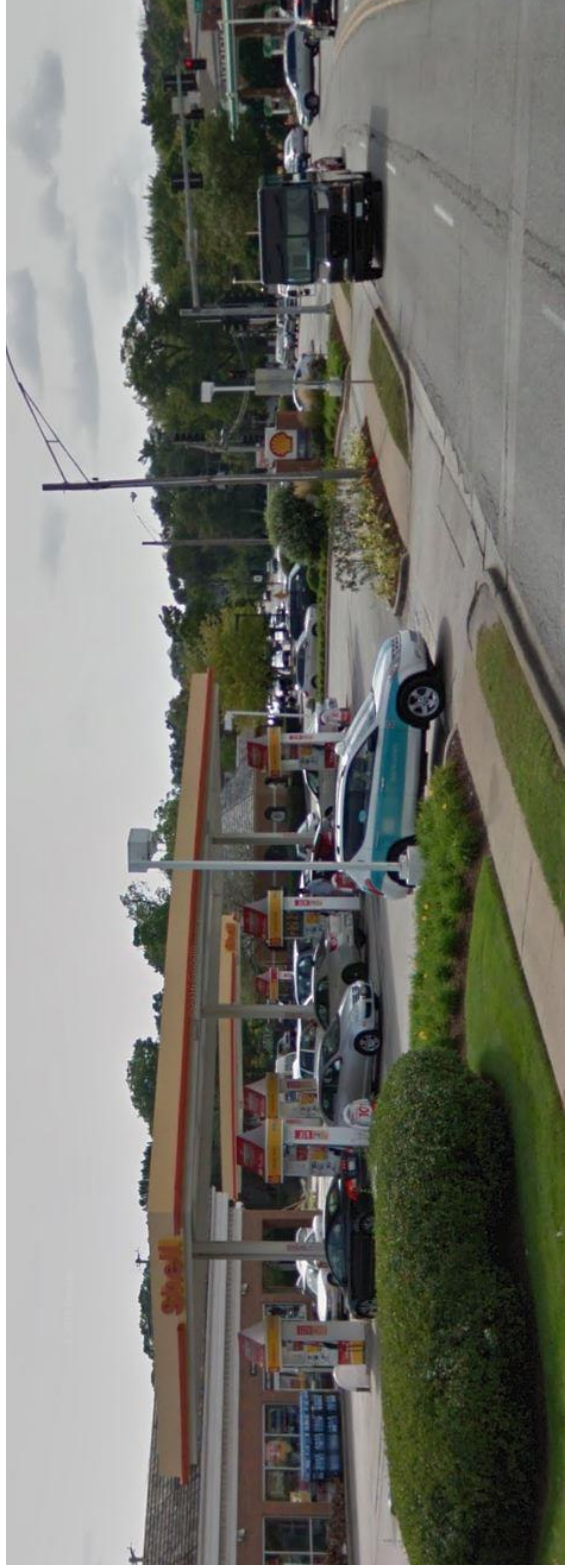
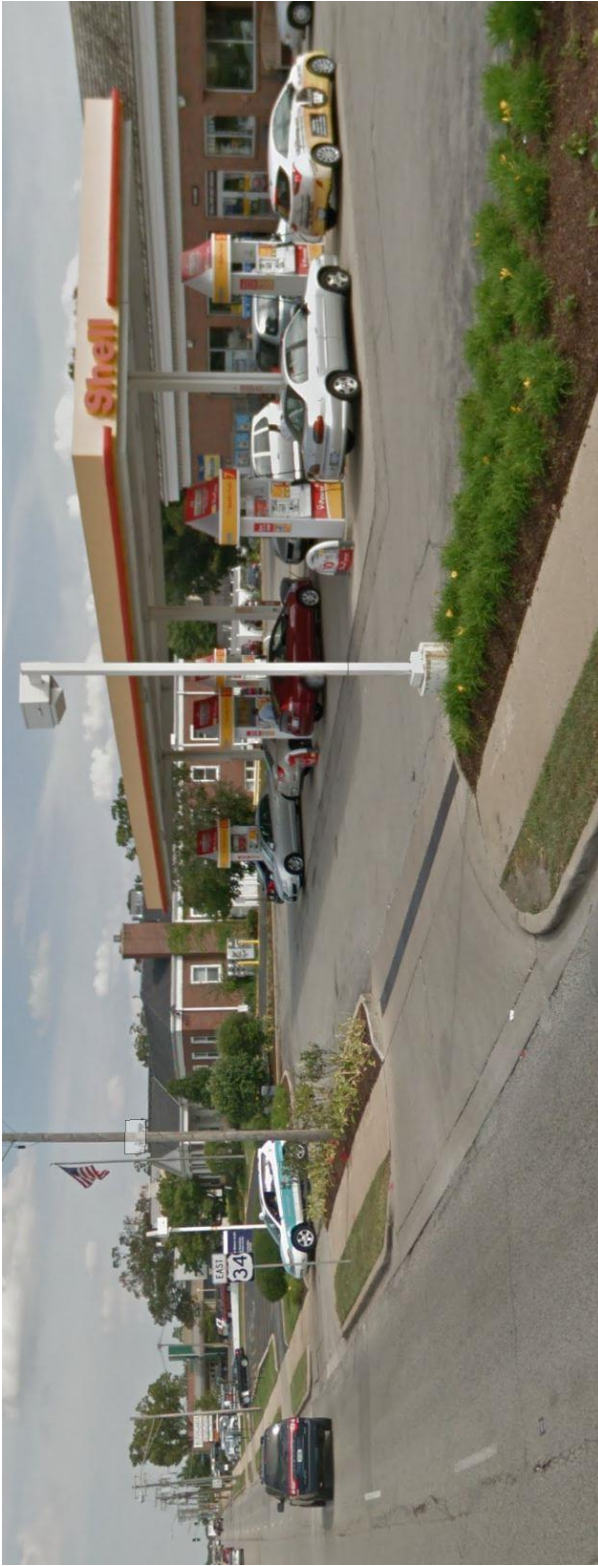
Attachments:

Attachment 1 – Street View of Current North and West Canopy Signage

Attachment 2 – Design Review and Sign Applications for Canopy Color, Signs and Ground Sign Re-face

Attachment 3 - Zoning Map and Project Location

Attachment 1: Street View of Current North Canopy Signage – 210 E. Ogden Ave.



Attachment 1: Street View of Current West Canopy Signage – 210 E. Ogden Ave.



VILLAGE OF HINSDALE
DESIGN REVIEW PERMIT APPLICATION

Name of Applicant: Karen Dodge

Address of Subject Property: 210 E. Ogden

If Applicant is not property owner, Applicant's relationship to property owner.

Expeditor

Name of Property Owner: Circle K

Brief description of what application requests: Add white color
to north and west canopies.

***** FOR OFFICE USE ONLY *****

Date application received: _____

Date application complete: _____

Assigned application number: _____

Date initially considered by Plan Commission: _____

Date of legal notice: _____

Date of public hearing: _____

Date of ZPS Committee review: _____

Date of Board of Trustees review: _____

Final Decision: ☐ Approved ☐ Denied ☐ Date

Applicant must complete **all** sections of this application. Failure to complete any section of this application will result in a delay in the consideration of this application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate place.

I. APPLICANT INFORMATION

1. **Owner.** Name, address, and telephone number of owner: Circle K, 4080 Jonathan Moore Pike,
Columbus, IN 47201 812-378-1772
2. **Trustee Disclosure.** In the case of a land trust, the name, address, and telephone number of all trustees and beneficiaries of the trust: _____

3. **Applicant:** Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: Karen Dodge, 325 Sandbobbie Ln,
Aurora, IL 60504 630-978-4110
Expeditor for sign company
4. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:

N/A

 - a. Attorney: _____
 - b. Engineer: _____
 - c. _____
 - d. _____
2. **Village Personnel.** Name and address of any officer or employee of the Village with an interest in the owner, the applicant, or the subject property, and the nature and extent of that interest:

N/A

 - a. _____
 - b. _____

II. SUBJECT PROPERTY INFORMATION

5. **Subject Property.** Address of the subject property:

210 E. Ogden
(Please attach the legal description of the property as Exhibit "A")

6. **Present zoning classification:** B-3

7. **Current square footage of subject project:** 3,534 (2 canopies)

8. **Current use of subject property:**

Principal use: (i.e., residential, retail, service)

Gas station

Square footage devoted to this use: _____

Secondary use: _____

Square footage devoted to this use: _____

Additional Use: _____

(If more than three uses exist, please attach an additional sheet.)

9. **Proposed use of subject property; if different from current use:**

N/A

10. **Standard Industrial Classification (SIC) number of proposed use:**

(This number can be obtained at the Village's Public Services Office.)

11. **Square footage to be devoted to proposed use:** _____

12. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Code.

13. Please complete the following table.

Table of Compliance

Requirements	Code Section	Minimum Code Regulation	Proposed Development
Height			
Lot area			
Intensity of use			
Frontage			
Building area			
Setback			
Side yard			
Rear yard			
Parking requirements			
Loading requirements			

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: _____

There are no construction changes
that affect the Table of compliance

III. CRITERIA FOR A DESIGN REVIEW PERMIT

The regulations of the Design Review Overlay District are intended to promote the historic and architectural qualities of the Village and thereby preserve the distinctive character of the Village. Below is a list of criteria which may be used in determining if a structure or use of a structure is consistent with the goals of this district. Please respond to each as it relates to this application.

14. Special Character. To effect and accomplish the protection, enhancement, perpetuation, and use of improvements and areas of special character or special historic and aesthetic interest or value which represent or reflect elements of the Village's cultural, social, economic, political, and architectural history or distinction. _____
15. Local Atmosphere. To maintain the local, "small town" atmosphere of various residential and business areas within the Village. _____
16. Compatibility. To insure compatibility of new development with the existing characteristics of the area. _____
17. Transitional Areas. To protect sensitive areas of transition from one land use to another. _____
18. Attractiveness. To protect and enhance the Village's attractiveness to visitors and the support and stimulus to local business provided thereby. 3 colors are a mandatory corporate branding requirement
19. Strong Economy. To strengthen the economy of the Village. _____
20. Education, Pleasure, and Welfare. To promote the use of areas within the Design Review District for the education, pleasure, and welfare of the residents of the Village. _____

IV. NEW STRUCTURES

If the application requests a new structure, fill in this section completely. Please respond to each of the statements below as it relates to the proposed building. (If the application is for a change in use, disregard this section.)

N/A

21. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.
- _____
- _____
22. Materials. The quality of materials and their relationship to those in existing adjacent structures.
- _____
- _____
23. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.
- _____
- _____
24. 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.
- _____
- _____
25. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
- _____
- _____

26. Proportion of Front Facade. The relationship of the width of the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

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

33. 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 wall of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

34. 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.

35. 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.

V. CERTIFICATION

The applicant certifies that all of the information contained herein is correct to the best of the applicant's knowledge.

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.

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:

36. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
37. 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.
38. 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.
39. Location, size, and arrangements of all outdoor signs and lighting.
40. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
41. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
42. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

If the applicant fails to provide any of the above information, or any other information requested by the Boards, Commissions, and/or Staff, then the application will not be considered.

The applicant understands that he/she is responsible for all application fees and any other fees which Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

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 THE SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN 30 DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

I, or we, have read the above certification, understand it, and agree to abide by its conditions.

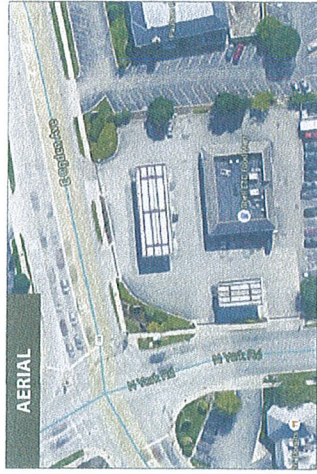
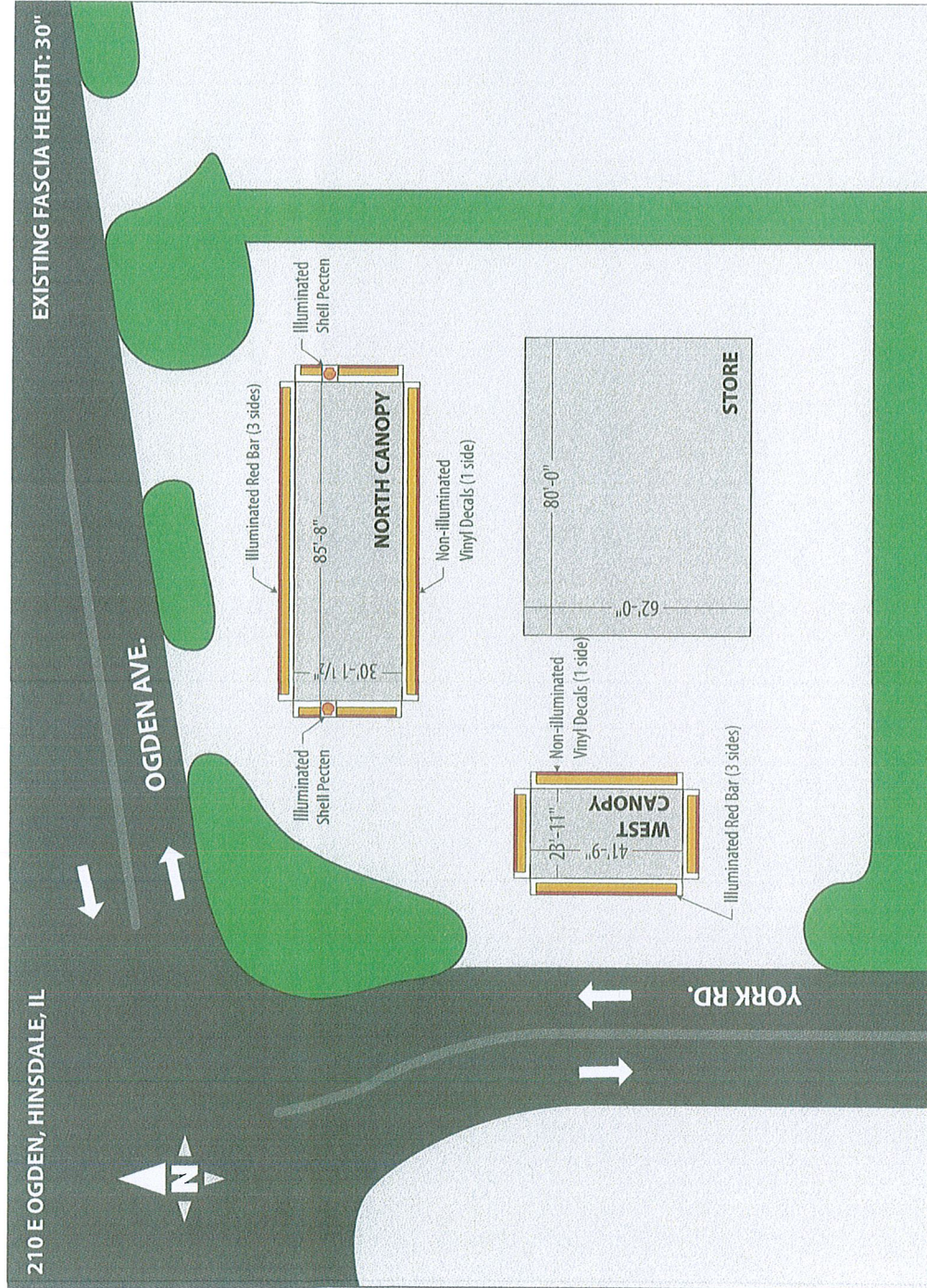
Circle K
Name of Owner

attached
Signature of Owner

Karen Dodge
Name of Applicant

Karen Dodge
Signature of Applicant

12-13-16
Date



AERIAL



EXISTING



EXISTING



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
Circle K
SITE NUMBER
6809

LOCATION
Hinsdale, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
10/03/16

REVISION
02
SCALE
NTS

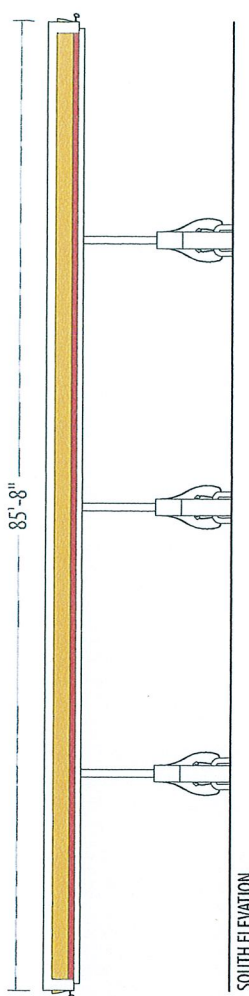
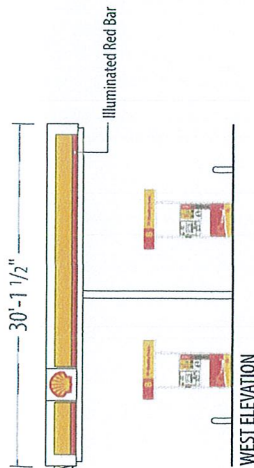
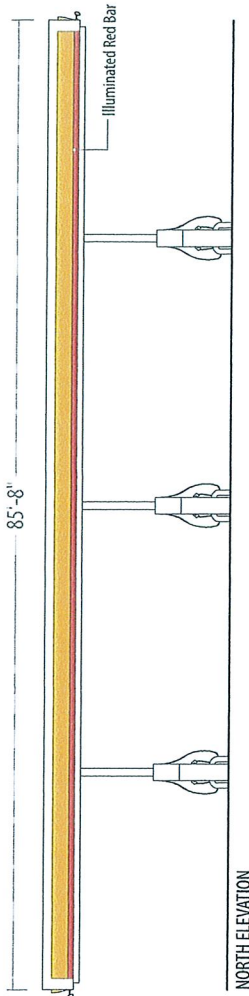
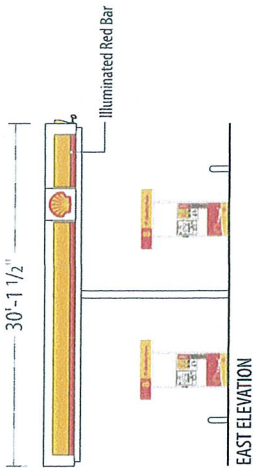
CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
www.corporateidsolutions.com

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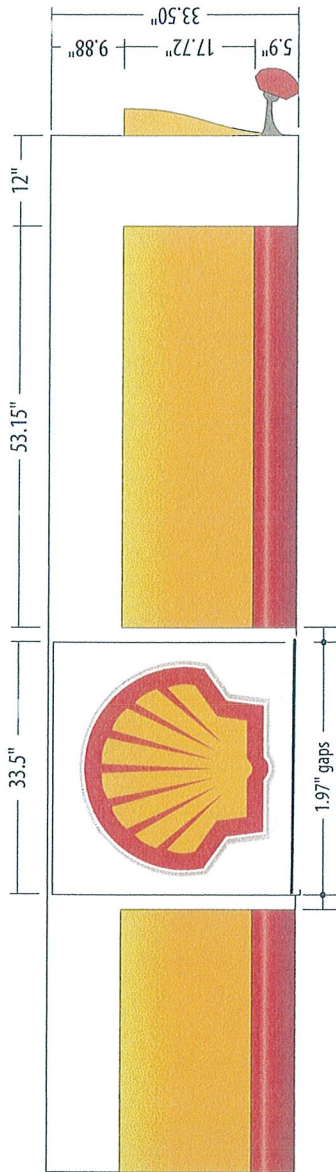
SIGNATURE _____ DATE _____

**NORTH
CANOPY**



ARTWORK REFLECTS CURRENT SURVEY

EAST ELEVATION			
Gas Island Canopy Fascia	33.5" x 30'-1 1/2"	84.1 SF	9.2% of available space
Shell Illuminated Pecten	33.5" x 33.5"	7.8 SF	
WEST ELEVATION			
Gas Island Canopy Fascia	33.5" x 0'-1 1/2"	84.1 SF	9.2% of available space
Shell Illuminated Pecten	33.5" x 33.5"	7.8 SF	
NORTH ELEVATION			
Illuminated Red Bar			
SOUTH ELEVATION			
Non-Illuminated Vinyl Decal			



ADD 1.75" ANGLE TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5"



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
Circle K
SITE NUMBER
6809

LOCATION
Hinsdale, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
07/18/16

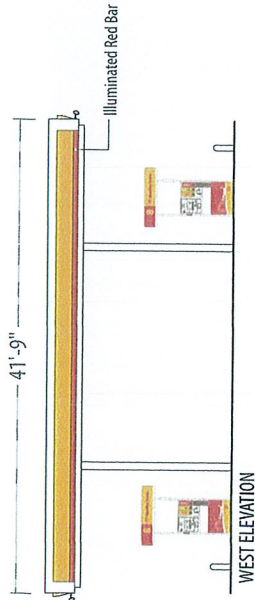
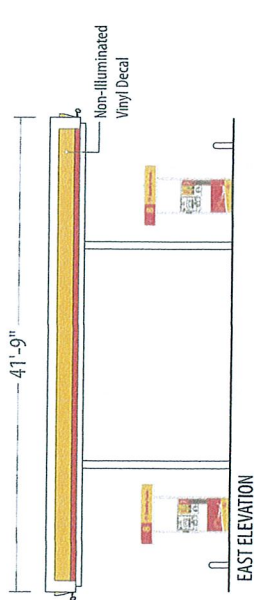
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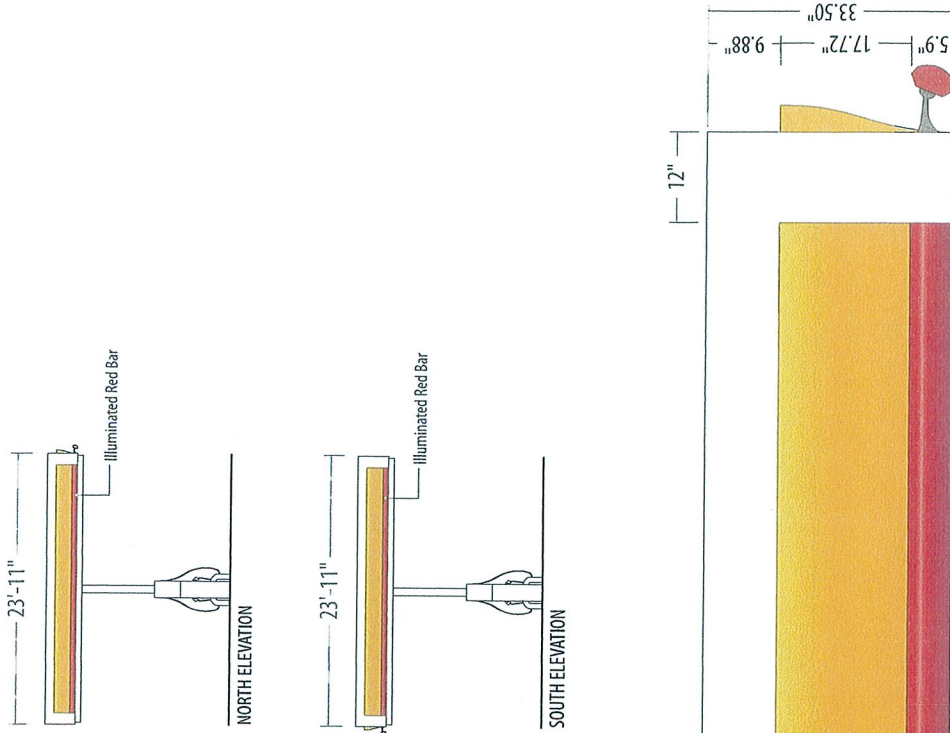
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SIGNATURE _____ DATE _____

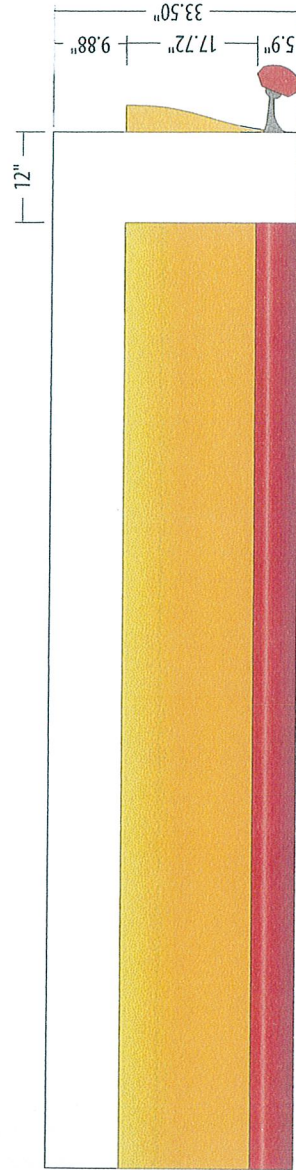
WEST CANOPY



ARTWORK REFLECTS CURRENT SURVEY



ADD 1.75" ANGLE TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5"



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
Circle K
SITE NUMBER
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LOCATION
Hinsdale, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
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10/03/16

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SIGNATURE

DATE

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Karen Dodge
Address: 325 Sandpebble Ln
City/Zip: Aurora, IL 60504
Phone/Fax: (630) 978 / 4110
E-Mail: Karen.Dodge@munipal
Contact Name: — resolutions.com

Contractor

Name: Corporate ID Solutions
Address: 5563 N. Elston
City/Zip: Chicago, IL 60630
Phone/Fax: (773) 763 9600
E-Mail: —
Contact Name: —

ADDRESS OF SIGN LOCATION:

210 E. Ogden

ZONING DISTRICT: Please Select One

SIGN TYPE: Ground

ILLUMINATION Please Select One

Sign Information:

Overall Size (Square Feet): 4 (4' x 1'2")

Overall Height from Grade: 2 Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② Blue
- ③ —

Site Information:

Lot/Street Frontage: 280

Building/Tenant Frontage: —

Existing Sign Information:

Business Name: Shell

Size of Sign: — Square Feet

Business Name: —

Size of Sign: — Square Feet

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

Karen Dodge on behalf of
CIS
Signature of Applicant

9-15-16
Date

attached
Signature of Building Owner

—
Date

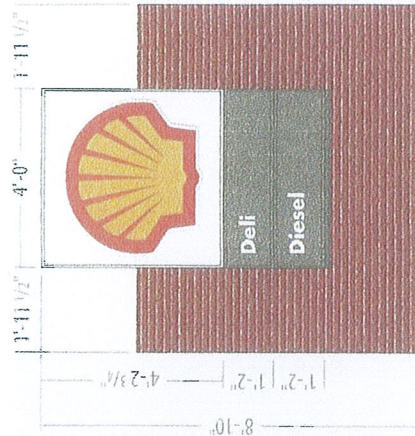
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

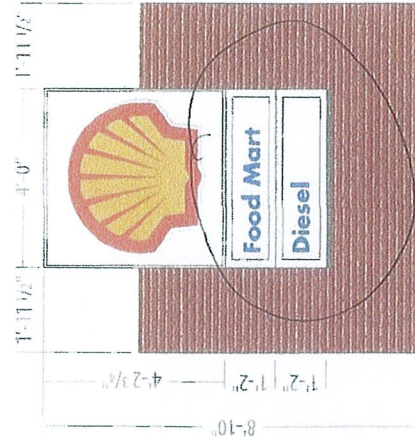
Plan Commission Approval Date: — Administrative Approval Date: —



EXISTING




EXISTING SIGN
26.25 SF



PROPOSED SIGN
26.25 SF

- Re-use existing cabinets
- Paint existing cabinets to RVle standards
- New RVle Shell faces
- New RVle Food Mart faces
- New RVle Diesel faces

ARTWORK REFLECTS CURRENT ARTWORK

	<p>CUSTOMER Circle K SITE NUMBER 6809</p>	<p>LOCATION Hinsdale, IL ACCOUNT REP Ben DeHayes</p>	<p>DRAWN BY MH DATE 08/01/16</p>	<p>REVISION 02 SCALE NTS</p>	<p>CORPORATE ID SOLUTIONS 5563 N Elston Ave. Chicago, IL 60630 P. 773-763-9600 F. 773-761-9606 www.CorporateIDSolutions.com</p>	<p>CUSTOMER ACCEPTANCE THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC. (CIS). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.</p> <p>SIGNATURE _____ DATE _____</p>
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**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Karen Dodge
Address: 325 Sandpebble Ln
City/Zip: Aurora, IL 60504
Phone/Fax: (630) 978 / 4110
E-Mail: Karen.Dodge@munizipal
Contact Name: resolutions.com

Contractor

Name: Corporate ID Solutions
Address: 5563 N. Elston
City/Zip: Chicago, IL 60630
Phone/Fax: (773) 763 9600
E-Mail: —
Contact Name: —

ADDRESS OF SIGN LOCATION:

210 E. Ogden

ZONING DISTRICT: Please Select One

SIGN TYPE: Canopy

ILLUMINATION Please Select One

Sign Information:

Overall Size (Square Feet): 8 (33'5" x 33'5")

Overall Height from Grade: 15 Ft.

Proposed Colors (Maximum of Three Colors):

① white

② red

③ yellow

2
signs

Site Information:

Lot/Street Frontage: 280

Building/Tenant Frontage: —

Existing Sign Information:

Business Name: Shell

Size of Sign: — Square Feet

Business Name: —

Size of Sign: — Square Feet

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

Karen Dodge on behalf of CLS
Signature of Applicant

9-15-16
Date

attached
Signature of Building Owner

—
Date

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

Plan Commission Approval Date: — Administrative Approval Date: —






MEMORANDUM

DATE: February 8, 2017

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: 120 N. Oak Street – Adventist Hinsdale Hospital (now AMITA Health)
Major Adjustment Application to a Planned Development for Signage Replacement to 16 Existing Signs *Continuation from January 11, 2017, PC Meeting*

Summary

The Village of Hinsdale has received a Major Adjustment to Planned Development application from Doug Merritt, representing AMITA Health, requesting approval to replace 16 existing Adventist Hinsdale Hospital (Hospital) signs at 120 N. Oak Street for rebranding to AMITA Health. The Hospital is located on approximately 13.5 acres of land between N. Elm Street, E. Walnut Street, N. County Line Road and the BNSF railroad track, and includes the addresses 119, 120 and 135 N. Oak Street.

On December 12, 2016, the Board of Trustees unanimously referred the Major Adjustment request to the Plan Commission (PC). Key reasons for the referral includes the considerable number of signs, the difference in appearance of the signs, and to be consistent with sign review by the PC with the other hospital sign applications. In addition, the motion for the referral included a request to the PC to review the aesthetics (not just the size and number) and compare the existing and proposed materials of the signs.

On January 11, 2017, the applicant reviewed the sign package request with the PC at the public meeting. The PC had revision requests for signs 1, 2, 5, 6, 7, 10, 11, and 17. In general, the revision requests reflected a reduction in sign height and/or design change for the directional base. A revised packet has been submitted, with a new summary and description for the sign package.

Request and Analysis

It is in the HS Health Services District and borders the Open Space District to the west and east, R-4 Single Family Residential District and IB Institutional Buildings District to the north, and BNSF railroad track to the south.

The subject property has 16 existing signs, comprised of 13 ground signs, 2 window signs and 1 wall sign. The request includes:

- Removing 2 existing ground signs but adding 1 new window sign (net 1 decrease).



MEMORANDUM

- 6 of the 11 existing illuminated ground signs will be changed to non-illuminated.
- 2 of the 11 existing illuminated ground signs will be removed.
- 1 non-illuminated ground sign will be changed to illuminated, for a total of 4 illuminated ground signs (net decrease of 7 illuminated ground signs).
- Please refer to Attachment 1, for the request overview of the: 6 signs that will decrease in size, 6 signs that will increase in size, 2 signs that will stay approximately the same size, 2 signs that will be removed, and the 1 new window sign.

Process

Pursuant to Article 11, Section 11-603(K)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan or if it is determined that the changes are not within substantial compliance with the approved plan, shall refer it back to the Plan Commission for further hearing and review.

On December 12, 2016, the Board of Trustees referred the major adjustment application to the PC for further consideration/review per Section 11-603(K)(2), and a request to the PC to review the aesthetics (not just the size and number) and compare the existing and proposed materials of the signs.

Attachments:

1. Major Adjustment Overview (Exhibit Packet dated Jan. 30, 2017)
2. Zoning Map and Project Location
3. Birds Eye View of 120 N. Oak Street



AMITA-Adventist Hospital and Medical Center



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Places & Spaces

Table of Contents

- I. Plan Commission Letter – Submission #2
- II. Major Adjustment Supplemental Overview
- III. Percentage Change Analysis
- IV. Icon Introduction
- V. AMITA Complete Signage Map
- VI. AMITA Signs Removed Map
- VII. AMITA Proposed Signage Map
- VIII. AMITA Proposed Signage Artwork & Sign Applications
- IX. Plan Commission Application
- X. Major Amendment to Planned Development Application
- XI. Proof of Ownership

January 30th, 2017



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Places & Spaces

Plan Commission Committee
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

RE: AMITA Health –Plan Commission Submission #2
[Hinsdale Exterior Signage Package]

Honorable Commissioners:

Thank you for your time reviewing the AMITA Health signage package during the January 11th Plan Commission meeting. Per your comments, we have made significant adjustments to the signage package so the signs are closer in size to the existing signage on the property as well as altering the design of the non-illuminated signs. We have altered the base on the non-illuminated signs so that the base will be closed and will have similar design elements as the illuminated signs. In addition, we are enclosing a brief description of the wayfinding study and process that was employed to improve the functionality of the signage as it relates to internal traffic circulation and the surrounding surface roads. Finally, we enclosed a brief description of the Phase II project scope.

A brief recap of the comments from the January 11th meeting as well as the subsequent changes are as follows. We have also referenced the corresponding tab in the attached signage package so you can easily review.

Sign Name	Plan Commission Comments	Action Taken
Sign 1	Reduce in size	Reduced from 12-feet to 11-feet high
Sign 2	Reduce in size / change design of directional	Reduced from 8-feet to 6-feet and changed design of directional base
Sign 3	Approved	No change
Sign 4	Not discussed	No change – smaller sign than existing
Sign 5	Change design of directional	Changed design of directional base
Sign 6	Reduce in size / change design of directional	Reduced from 8-feet to 6-feet and changed design of directional base
Sign 7	Change design of directional	Changed design of directional base
Sign 8	Approved	No change
Sign 9	Approved	No change
Sign 10	Reduce in size	Reduced from 8-feet to 7-feet high
Sign 11	Reduce in size / review necessity of sign	Reduced from 8-feet to 6-feet high; Side A directs traffic to 2 different locations and is an important wayfinding sign to help direct the public to the appropriate location. Side B was specifically requested by the hospital to improve visibility and direction to the main hospital entrance.
Sign 12	Approved	No change
Sign 13	Approved	No change
Sign 14	Not discussed / not in original package	Changed design of directional base
Sign 15	Approved	No change
Sign 16	Approved	No change
Sign 17	Change design of directional	Changed design of directional base

Icon
Corporate Headquarters

1418 Elmhurst Road
Elk Grove Village, IL 60007

847-364-2250
www.iconid.com

In regards to the AMITA Corporate directive as well as the directive from AMITA Health – Adventist Medical Center - Hinsdale Hospital, the new signage package design was based on the following:

The Signage System

Our charge with exterior signage was to create a cohesive brand look and feel across the AMITA network of hospitals and ambulatory locations. In doing so, an evaluation of the current signage messaging was also performed to provide enhanced wayfinding for patients and visitors. Nomenclature was changed to be less branded and more function based (i.e. Koplin Emergency and Trauma Center to Emergency). Physical properties of the sign system have also changed to better allow for future modifications as well as overall readability.

The AMITA Health leadership feels simplified signage and wayfinding will be beneficial to their patients and visitors. The continuity of experience across the network is important and thus having a system of signs that look and speak the same will provide a similar experience from one campus to another.

In regards to the Hinsdale campus, signage locations remain the same as our approach for the AMITA system was one-for-one replacement with modifications as necessary to improve overall wayfinding. You can see we have kept all but two of the existing sign locations on the Hinsdale campus. The hospital noted that they would like improved signage into their hospital entrance. We have utilized signs 10 and 11 to identify and reinforce this entrance. Incorporating the Hospital Entrance message on sign 11 is meant to do this. Sign 11 also directs to the Hinsdale Family Medicine Center and reinforces the path to Emergency.

The Wayfinding Approach

We have used the Lynch method to organize each campus, breaking it down into Edges, Districts, Paths, Nodes and Landmarks. Landmarks are memorable, speakable locations that help to orient the driver; districts are distinct areas that place you in one part of the campus; and nodes mark points where wayfinding decisions are made. This approach to wayfinding makes a campus more effectively navigable.

In addition to the Lynch method to campus organization, we are using a Progressive Disclosure technique to messaging to provide a more human-centered approach to message delivery - working from simple to complex. By disclosing information progressively, we are able to deliver essential information (i.e. Hospital Entrance, Medical Offices) first and as one passes further into the campus, more detailed information is presented. This not only reduces the number of messages on a sign that a driver will encounter, but provides a simple speakable way of providing directions around the campus.

For the AMITA system, we have used a numbering sequence that is applied to each of the entry points to the campus (1, 2, 3.). This numbering continues to parking and identification at the entry point for the location. "If you are looking for the hospital follow the signs to Entrance 1." Parking (P1) is directly adjacent to Entrance 1, keeping all of the traffic for Entrance 1, The Hospital, in a clearly defined area.

Phase II

Finally, the initial directive was to only change the existing branded signage that had either the Adventist logo or Adventist name on the exterior wayfinding signs throughout the campus. Since the Koplin Emergency letterset did not include the Adventist name or branding, this was not targeted in the Phase I scope of work. In addition, the wayfinding changes for the hospital parking garage are slated for a future phase. The same wayfinding approach will be used for a uniform aesthetic offering within the community.

Thank you so much for reviewing the revised signage package. We hope we have addressed all of your initial concerns and that we may receive the Plan Commission's approval to move forward with the exterior signage package for the AMITA Health - Adventist Medical Center - Hinsdale hospital.

Sincerely,

Doug Merritt



Customer Name: **AMITA Health®**

Location: **Adventist Medical Center - Hinsdale**

Address: **120 North Oak Street
Hinsdale, IL 60521**

Major Adjustment Supplemental Overview

Intro: AMITA Health is seeking a major amendment to the plan development for the Adventist Medical Center campus to be added to Ordinance No 02013-16. The campus includes three (3) separate addresses in the Hinsdale community and a major amendment will allow AMITA Health – Adventist Medical Center – Hinsdale the opportunity to brand the entire campus with a clear and consistent brand presence. This initiative is commonly known as a Comprehensive Sign Plan (CSP). The objective of the plan is to improve wayfinding and circulation within the Campus and the surface roads surrounding each respective address.

Synopsis: 6 signs are decreasing in size
4 signs are increasing in size
4 signs are staying approx. the same size
2 signs are being completely removed
1 new door vinyl is being added

Of the 12 existing illuminated signs, 6 of these signs are being changed from illuminated to non-illuminated, 1 sign is being changed from non-illuminated to illuminated and 2 illuminated signs are being removed for a total of 5 illuminated signs on the entire campus.

Sign #	Scope of Work	Illumination	New Dimensions	Existing Dimensions	Corresponding Page #
001	Replaced with Same Sized Sign	No Change - Remains Illuminated	11'H x 6'W	11'H x 6'W	6
002	Replaced with Same Sized Face	Changed from Illuminated to Non-Illuminated	6'OAH x 4' 6"OAW with a 4' 5-1/2"H x 4'W face	4' 2"H x 4'W	7
003	Replaced with Smaller Sign	Changed from Illuminated to Non-Illuminated	32" OAH x 109-1/8" OAH	36" OAH x 121-1/2" OAW	8
004	Replaced with Approx. Same Sized Sign	No Change - Remains Illuminated	6'H x 4' 3"W	7'H x 3' 6"W	9
005	Replaced with Smaller Sign	Changed from Illuminated to Non-Illuminated	6'OAH x 4' 6"OAW with a 4' 5-1/2"H x 4'W face	7'H x 3' 6"W	10
006	Replaced with Larger Sign	Changed from Illuminated to Non-Illuminated	5'OAH x 4' 6"OAW with a 4' 5-1/2"H x 4'W face	3'1"H x 3'W	11
007	Replaced with Smaller Sign	Changed from Illuminated to Non-Illuminated	6'OAH x 4' 6"OAW with a 4' 5-1/2"H x 4'W face	7'H x 3' 6"W	12
008	Replaced with Approx. Same Sized Sign	N/A - Door Vinyl	11-5/8"OAH x 17-1/16"OAW	9"H x 20"W	13
009	Replaced with Larger Sign	Identifier and Brand Illuminated / Remaining Non-Illuminated	2'OAH x 47' 1-1/2"OAW	17"H x 46' 3"OAW	14
010	Replaced with Same Height/Larger Width Sign	No Change - Remains Illuminated	7'H x 5'W	7'H x 3' 6"W	15
011	Replaced with Same Height/Larger Width Sign	Changed from Non-Illuminated to Illuminated	6'H x 4' 3"W	6'H x 3'W	16
012	Removed	Removal of Illuminated Sign	N/A	6'H x 8'W	17
013	New Door Vinyl	N/A - Door Vinyl	11-5/8"OAH x 17-1/16"OAW	N/A	18
014	Replaced with Smaller Sign	Changed from Illuminated to Non-Illuminated	6'OAH x 4' 6"OAW with a 4' 5-1/2"H x 4'W face	7'H x 3' 6"W	19
015	Replaced with Smaller Sign	N/A - Door Vinyl	11-5/8"OAH x 17-1/16"OAW	18"H x 22"W	20
016	Removed	Removal of Illuminated Sign	N/A	6'H x 3'W	21
017	Replaced with Smaller Sign	No Change - Remains Non-Illuminated	6'OAH x 4' 6"OAW with a 4' 5-1/2"H x 4'W face	6'H x 3'W	22

Sign #	Scope of Work	Existing Sign Backing Area	New Sign Backing Area	Percentage Change	Corresponding Page #
001	Replaced with Same Sized Sign	66 SF	66 SF	+0%	6
002	Replaced with Larger Sign	16.7 SF	17.8 SF	+6%	7
003	Replaced with Smaller Sign	30.5 SF	24.2 SF	-21%	8
004	Replaced with Approx. Same Sized Sign	24.5 SF	25.5 SF	+4%	9
005	Replaced with Smaller Sign	24.5 SF	17.8 SF	-27%	10
006	Replaced with Larger Sign	9.25 SF	17.8 SF	+92%	11
007	Replaced with Smaller Sign	24.5 SF	17.8 SF	-27%	12
008	Replaced with Approx. Same Sized Sign	1.25 SF	1.42 SF	+14%	13
009	Replaced with Larger Sign	65.5 SF	94.25 SF	+44%	14
010	Replaced with Larger Sign	24.5 SF	35 SF	+43%	15
011	Replaced with Larger Sign	18 SF	25.5 SF	+41%	16
012	Removed	Removed	Removed	Removed	17
013	New Door Vinyl	N/A	1.42 SF	N/A	18
014	Replaced with Smaller Sign	24.5 SF	17.8 SF	-27%	19
015	Replaced with Smaller Sign	2.75 SF	1.42 SF	-48%	20
016	Removed	Removed	Removed	Removed	21
017	Replaced with Smaller Sign	18 SF	17.8 SF	-1%	22



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Places & Spaces

Introduction

AMITA Health is seeking a major amendment to the plan development for the Adventist Medical Center campus to be added to Ordinance No 02013-16. The campus includes three (3) separate addresses in the Hinsdale community and a major amendment will allow AMITA Health – Adventist Medical Center – Hinsdale the opportunity to brand the entire campus with a clear and consistent brand presence.

This initiative is commonly known as a Comprehensive Sign Plan (CSP). The objective of the plan is to improve wayfinding and circulation within the Campus and the surface roads surrounding each respective address.

The documents included with this introduction letter offer detailed information with regard to the current sign program including photographs and scaled sign artwork for consideration. AMITA Health and Icon look forward to working with the Hinsdale Community.

Icon
Corporate Headquarters

1418 Elmhurst Road
Elk Grove Village, IL 60007

888-724-0380
www.iconid.com

AMITA[®] HEALTH

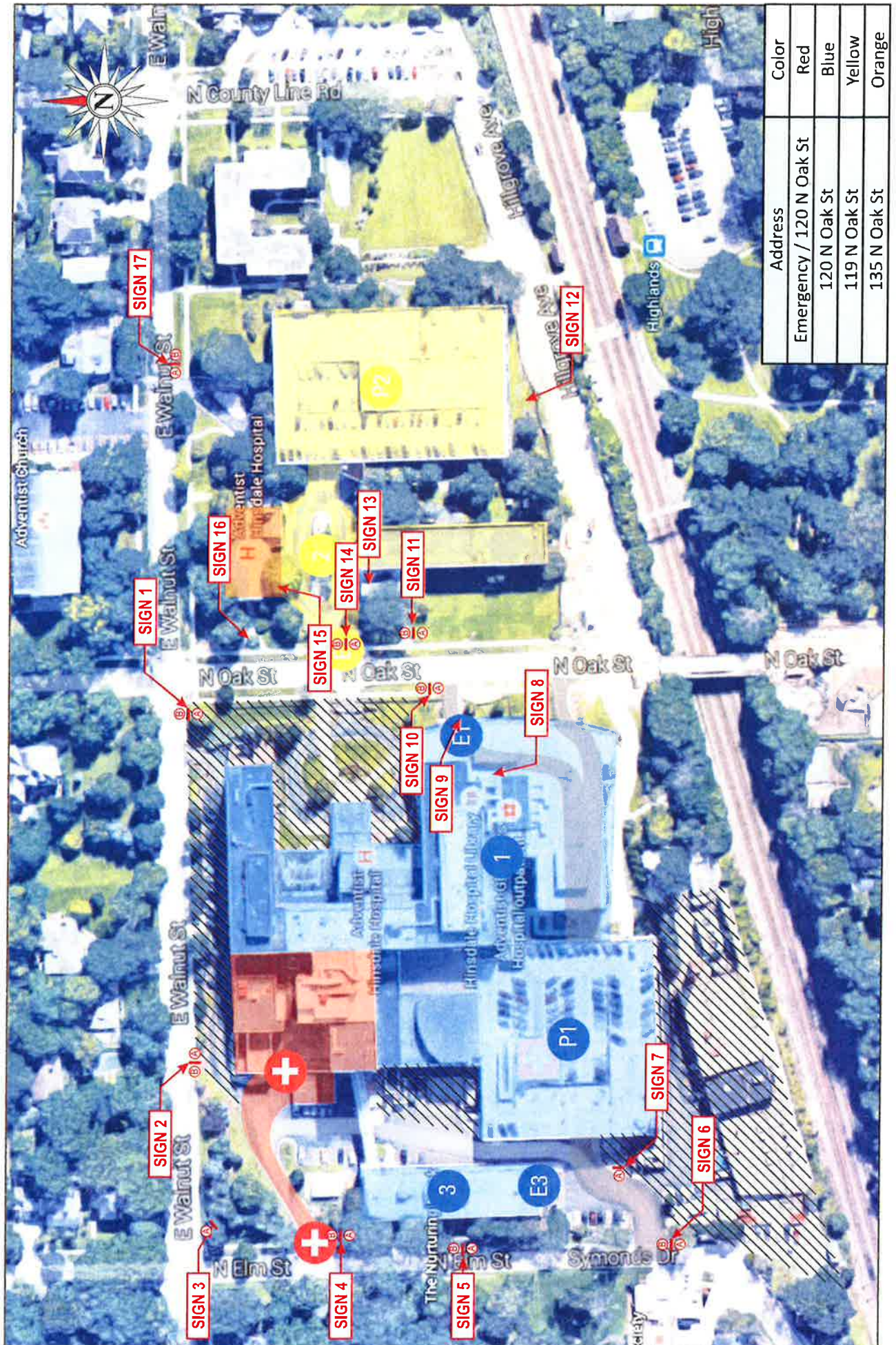
Loc#: 6

Hinsdale, IL

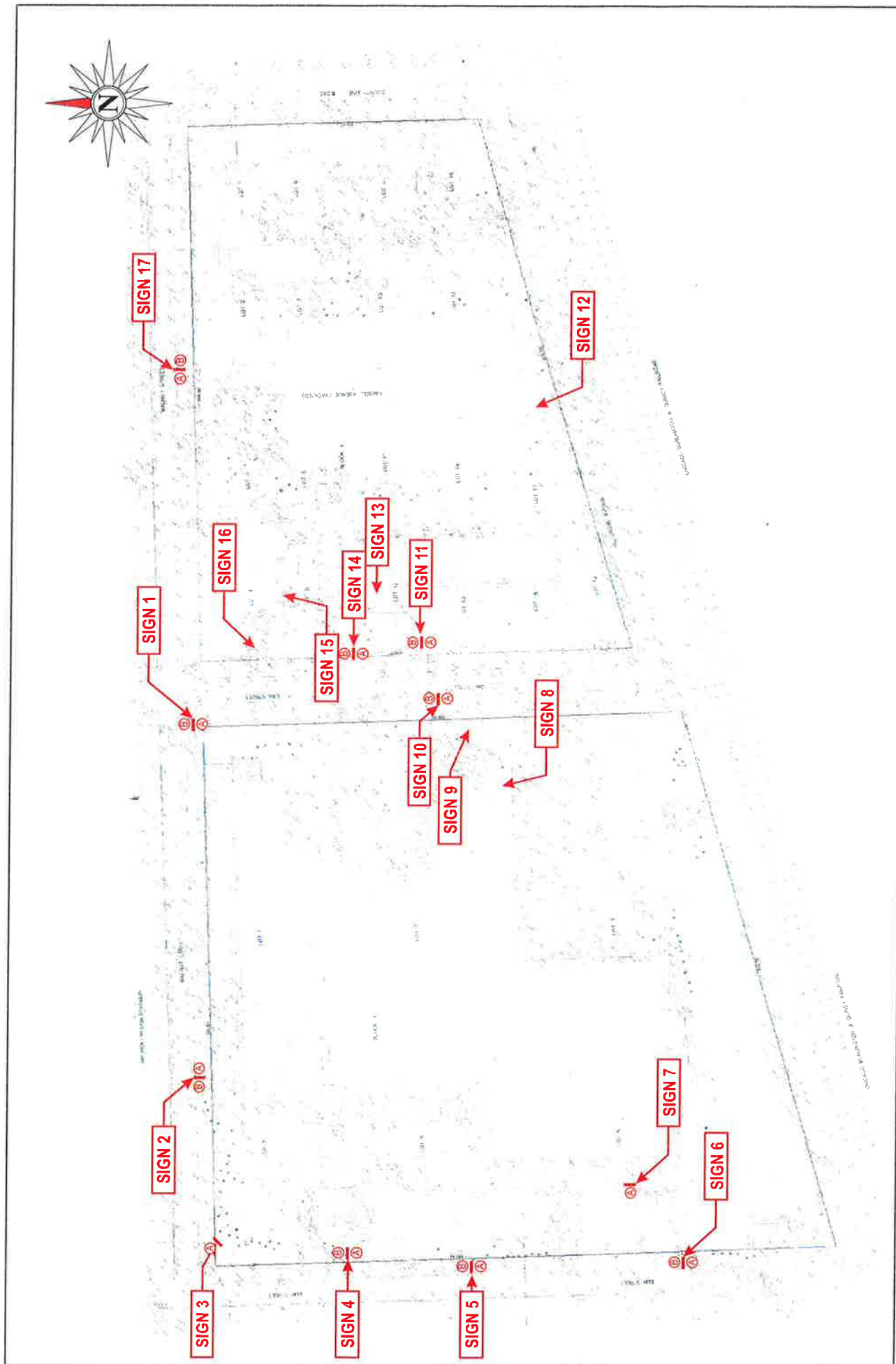


We Brand Your
Places & Spaces

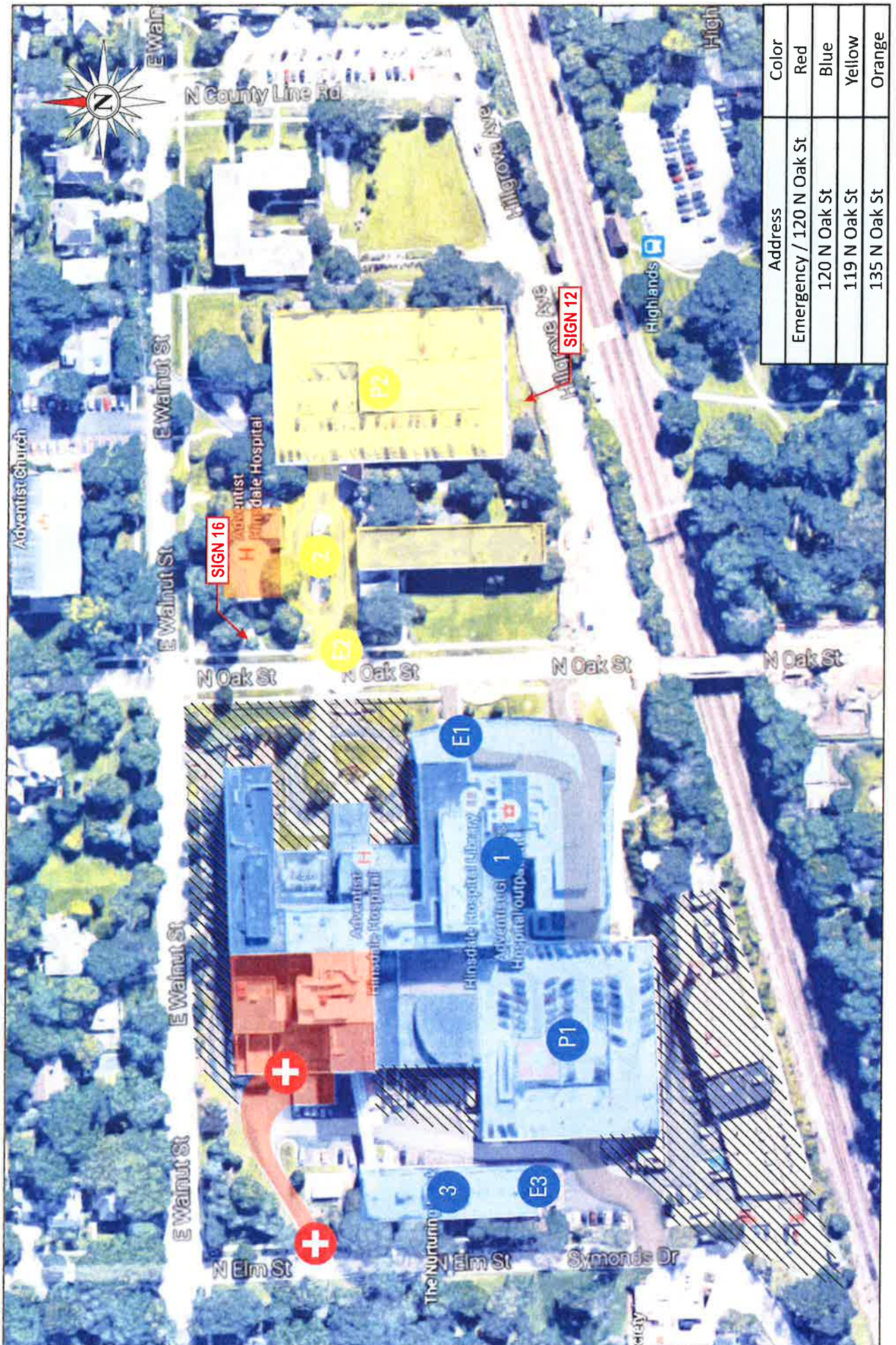
ALL SIGNS



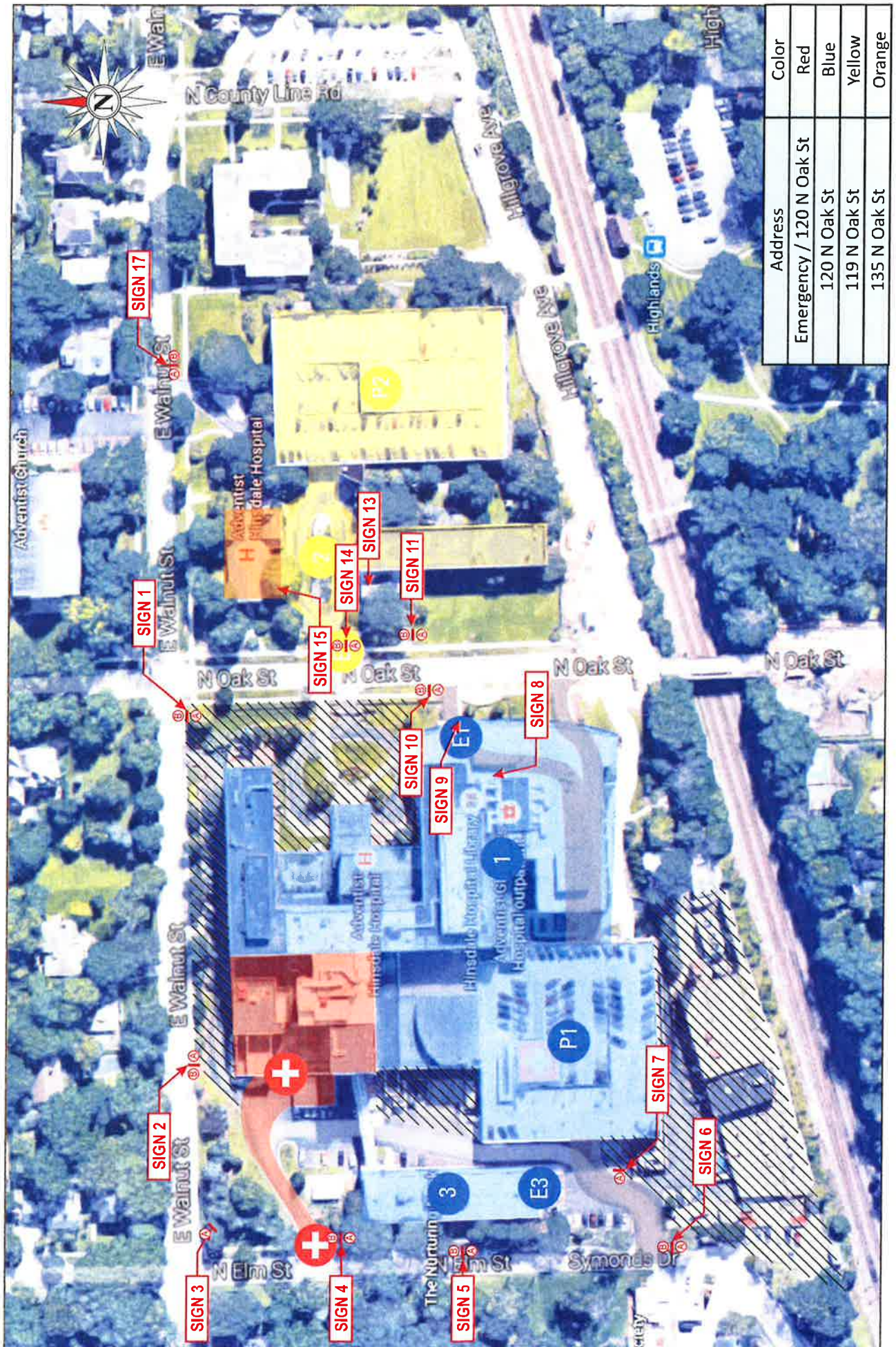
ALL SIGNS



SIGNS TO BE REMOVED



PROPOSED SIGNS





**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 54.75 (109-1/2" x 72")

Overall Height from Grade: 11' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ 3M Red 3630-33

Sign #1

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

1/30/2017
Date






Signature of Building Owner

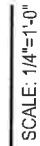
Date

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: _____

	Avery UC 900-603-T PMS 659
	Avery HP 700-870-O PMS Cool Gray 11
	White
	3M Red 3630-33. 3M 3630-20 white under red
	Painted Brushed Aluminum



Attachment 1



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 17.83 (53-1/2 x 48")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

① PMS 659 Blue

② PMS 11 Cool Gray

③ 3M Red 3630-33

Sign #2

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/30/2017
Date


Signature of Building Owner

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: _____

	Avery UC 900-603-T
	PMS 659
	Avery HP 700-870-O
	PMS Cool Gray 11
	White
	3M Red 3630-33.
	3M 3630-20 white under red
	Painted Brushed Aluminum



PROPOSED

SIGN 2		Drawing prepared for:	
Location:	Proj #:	Rev #:	Req. By:
120 N Oak St.	44100	Original 242131 11/08/16 JH KWK	Date: 11/10/16 JD KWK
Hinsdale, IL		Rev - 244735 01/16/17 JH KWK	Date:
6		Rev 2 000000 00/00/00 XXX XXX	Rev #:
		Rev 3 000000 00/00/00 XXX XXX	Date:
		Rev 4 000000 00/00/00 XXX XXX	Rev #:
		Rev 5 000000 00/00/00 XXX XXX	Date:
File Path:			
EGV\ART\active\ACCOUNTS\A\amita Health\Project 44000\Locations\44006_Hinsdale_IL_Permit_R1			

Pg. 7



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329-0402 /
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365-5555 /
E-Mail: -
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Monument Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): _____ (39-1/2" x 109-1/8")

Overall Height from Grade: 39.5" Ft.

Proposed Colors (Maximum of Three Colors):

① Brick

② Black

③ _____

sign #3

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

10/20/16
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____




CUSTOM NON-ILLUMINATED PLATE LETTERS

QTY: 1

NOTE:
EXISTING BRICK REQUIRES EXTENSIVE RESTORATION

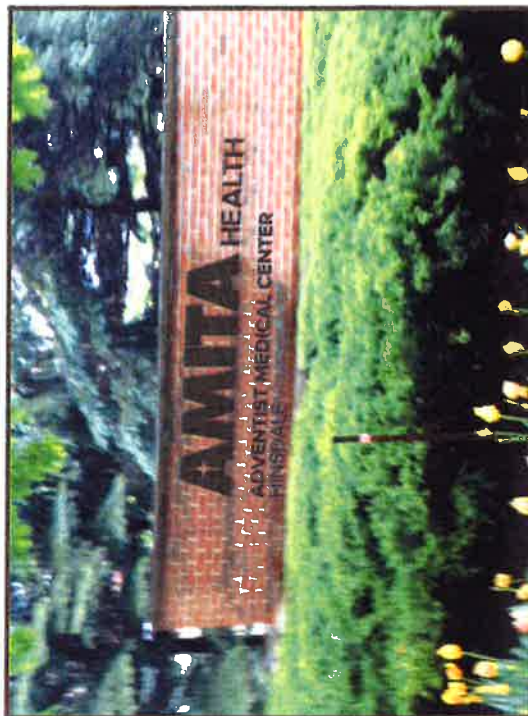
SIDE VIEW

SCALE: 3/8"=1'-0"

WALL TYPE	SECTION	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION
				
ANCHOR TYPE		ø1/2" SLEEVE ANCHOR (ø3/8" ROD), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

DETAIL - MOUNTING OPTIONS

SCALE: N.T.S.



EXISTING

PROPOSED

Location:
120 N Oak St.
Hinsdale, IL

File Path:
EGV-ART\Active\ACCOUNTS\Amita Health\Project 44000\Locations\44000 Hinsdale IL Permit R1

Project #:
4400

Loc #:
6



SIGN 3

Drawing prepared for:

Rev #:	Reqt#:	Date:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or distribution is not permitted.
Original	242131	11/08/16	JH KWK		
Rev 1	242266	11/10/16	JH KWK		
Rev 2	244735	01/16/17	JH KWK		
Rev 3	000000	00/00/00	XXX		
Rev 4	000000	00/00/00	XXX		
Rev 5	000000	00/00/00	XXX		

Rev #:

Reqt#:

Date:

Drawn By:

Revision Description:

Drawings are the exclusive property of ICON. Any unauthorized use or distribution is not permitted.



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 20.54 (58" x 51")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

① 3M Red 3630-33

Sign #4

② _____

③ _____

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/30/2017
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

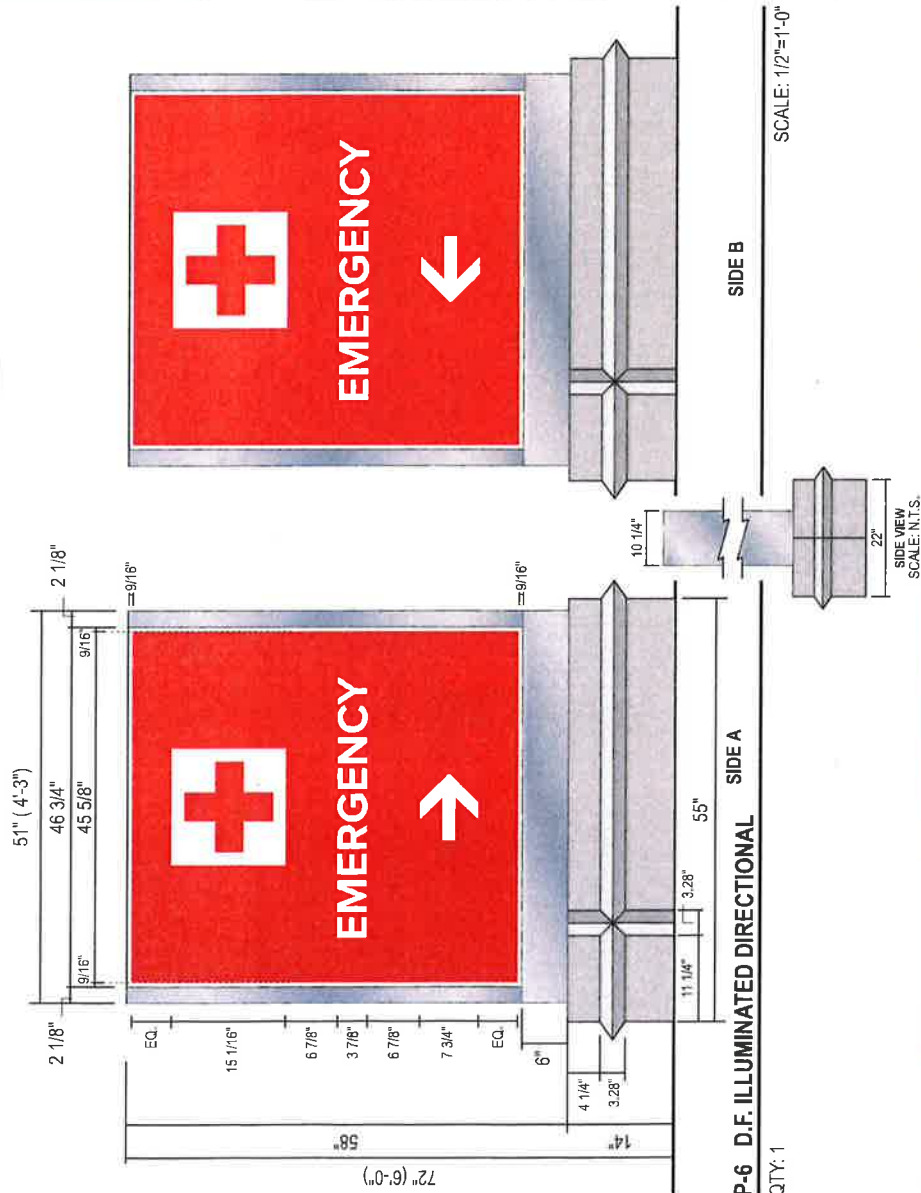
Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

COLOR SPECS.

- Avery UC 900-603-T
- PMS 659
- Avery HP 700-870-O
- PMS Cool Gray 11
- White
- 3M Red 3630-33.
- 3M 3630-20 white under red
- Painted Brushed Aluminum

NOTE:
USE EXISTING FOUNDATION.
USE EXISTING POWER.



P-6 D.F. ILLUMINATED DIRECTIONAL

QTY: 1



EXISTING

SIDE A

SIDE B



PROPOSED

Drawing prepared by:



SIGN 4

Drawing prepared for:



Location:
120 N Oak St.
Hinsdale, IL
Loc #:
6
File Path:
EGV-ART\active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	242131	11/08/16	JH	KWK		
Rev 1	242266	11/10/16	JD	KWK		
Rev 2	244735	01/16/17	JH	KWK		
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmerritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 17.83 (53-1/2 x 48")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ _____

Sign #5

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/30/2017
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

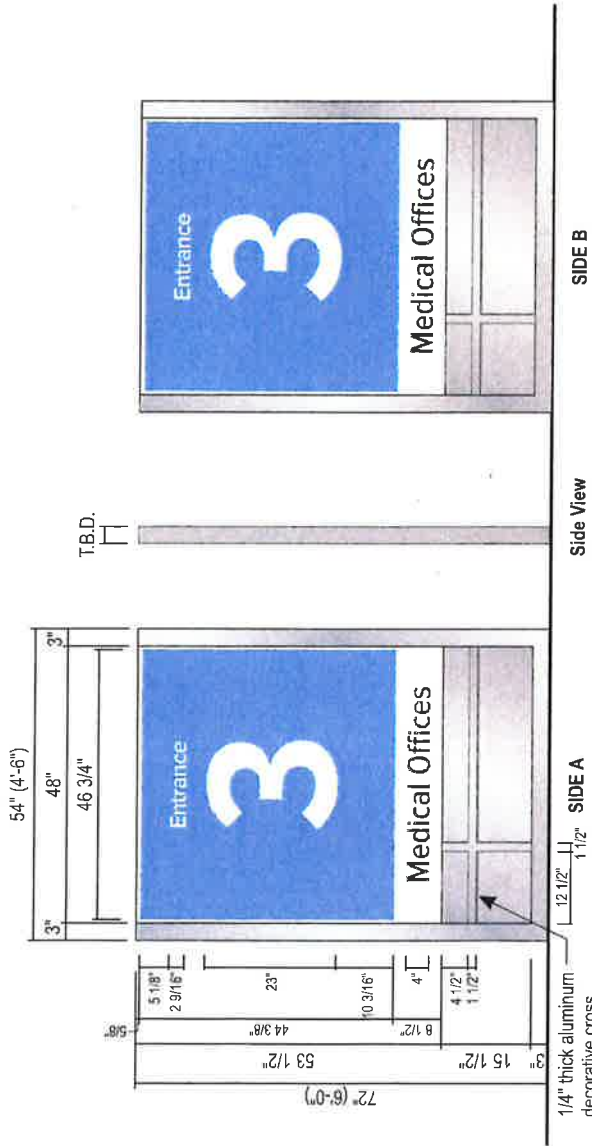
Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

COLOR SPECS.

- Avery UC 900-603-T
- PMS 659
- Avery HP 700-870-O
- PMS Cool Gray 11
- White
- 3M Red 3630-33.
- 3M 3630-20 white under red
- Painted Brushed Aluminum

CAP ELECTRIC
REMOVE FOUNDATION 6" BELOW GRADE



D-6 D.F. NON-ILLUMINATED DIRECTIONAL

SCALE: 3/8"=1'-0"



EXISTING

SIDE A

SIDE B



PROPOSED

Drawing prepared by:



Drawing prepared for:

SIGN 5

Location:
120 N Oak St.
Hinsdale, IL

Proj #:
4400

Loc #:
6

AMITA HEALTH

File Path:

EGV-ART\active\ACCOUNTS\A\Amita Health\Project: 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Rev #	Reqt	Date	Rev. Description	Drawn By	Reqd	Rev #	Reqt	Date	Rev. Description	Drawn By	Reqd
Original	242131	11/03/16	JH	KWK							
Rev 1	242266	11/10/16	JH	KWK							
Rev 2	244735	01/16/17	JH	KWK							
Rev 3	000000	00/00/00	XXX	XXX							
Rev 4	000000	00/00/00	XXX	XXX							
Rev 5	000000	00/00/00	XXX	XXX							



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 17.83 (53-1/2 x 48")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ 3M Red 3630-33

Sign #6

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/30/2017
Date

Signature of Building Owner






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: _____

COLOR SPECS.

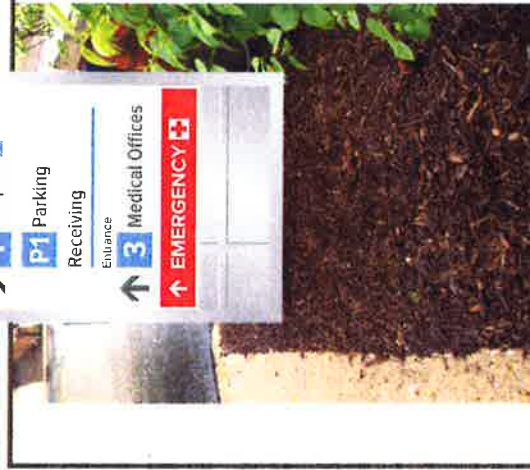
- | | |
|--|---|
|  | Avery UC 900-603-T
PMS 659 |
|  | Avery HP 700-870-O
PMS Cool Gray 11 |
|  | White |
|  | 3M Red 3630-33.
3M 3630-20 white under red |
|  | Painted Brushed Aluminum |



SCALE: 3/8"=1'-0"



EXISTING



PROPOSED

Drawing prepared by:

Location: 120 N Oak St.
Hinsdale, IL

File Path: EGV-ART\active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Drawing prepared for:

Project #: 4400

Loc #: 6

SIGN 6

AMITA HEALTH

Rev #:	Reqt:	Date:	Req. By:	Drawn By:	Revision Description:	Reqt:	Date:	Req. By:	Drawn By:
Original	242131	11/08/16	JH	KWK					
Rev 1	242266	11/10/16	JD	KWK					
Rev -	244735	01/16/17	JH	KWK					
Rev 2	000000	100/00/00	XXX	XXX					
Rev 3	000000	100/00/00	XXX	XXX					
Rev 4	000000	100/00/00	XXX	XXX					
Rev 5	000000	100/00/00	XXX	XXX					

Pg. 11



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 17.83 (53-1/2 x 48")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ _____

Sign # 1

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

1/30/2017
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

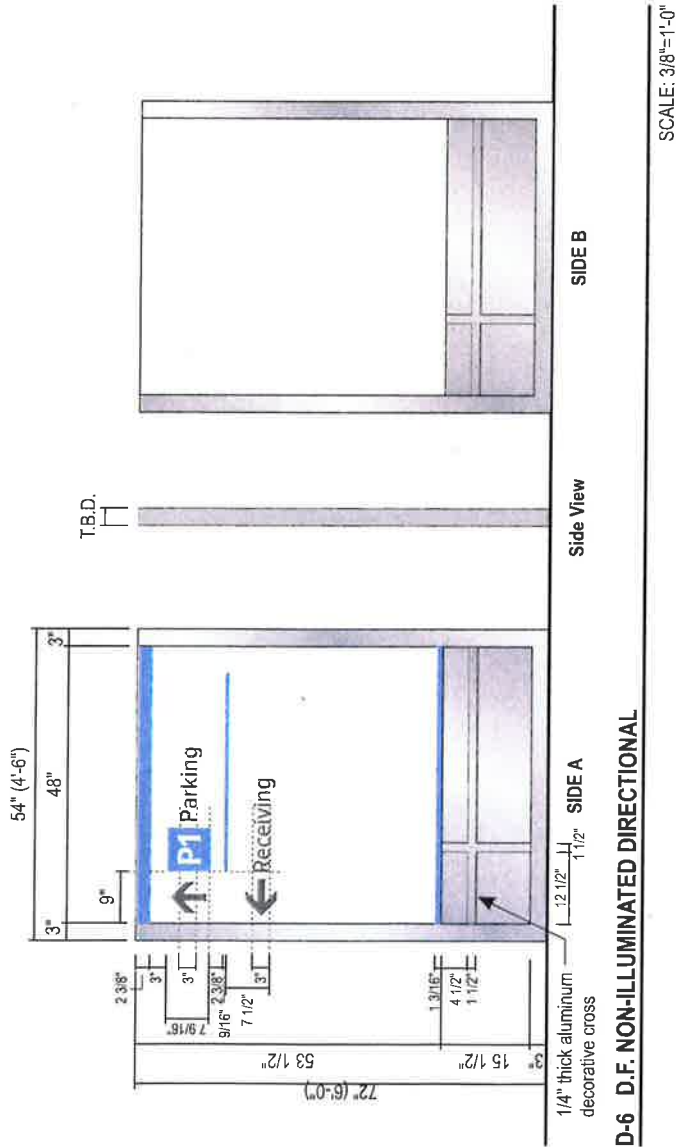
Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

NOTE:
CAP ELECTRIC
REMOVE FOUNDATION 6" BELOW GRADE

COLOR SPECS.

- Avery UC 900-603-T
- PMS 659
- Avery HP 700-870-O
- PMS Cool Gray 11
- White
- 3M Red 3630-33.
- 3M 3630-20 white under red
- Painted Brushed Aluminum



D-6 D.F. NON-ILLUMINATED DIRECTIONAL



Drawing prepared by: **AMITA HEALTH**

Location: 120 N Oak St.
Hinsdale, IL

Proj #: 4400

Loc #: 6

File Path: EGV\ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Rev #:	Req#:	Date:	Rev. By:	Drawn By:	Revision Description:
Original	242131	11/08/16	JH	KVK	
Rev 1	242266	11/10/16	JD	KVK	
Rev 2	244735	01/16/17	JH	KVK	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329-0402 /
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365-5555 /
E-Mail: -
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): .01 (8" x 17-1/8")

Overall Height from Grade: Door Ft.

Proposed Colors (Maximum of Three Colors):

① Blue

② -

③ -

sign #8

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: - Square Feet

Business Name: -

Size of Sign: - Square Feet

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

[Signature]
Signature of Applicant

10/20/16
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____

Administrative Approval Date: _____

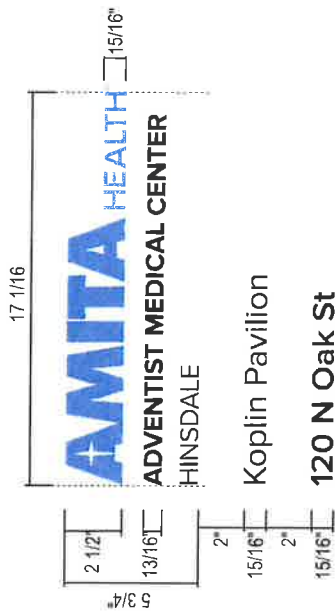


EXISTING



PROPOSED

NOTE:
REMOVE EXISTING PLAQUE

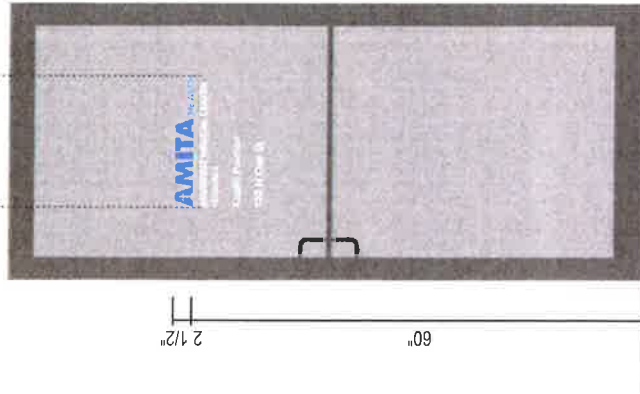


DV-1 DOOR VINYL - WHITE COPY

QTY: 1

SCALE: 1 1/2"=1'-0"

EQ. 17 1/16" EQ.



ELEVATION

SCALE: 1/2"=1'-0"

COLOR SPECS.



Drawing prepared by:



Drawing prepared for:



SIGN 8

Location:
120 N Oak St.
Hinsdale, IL

Proj #:
4400

Loc #:
6

File Path:

EGV-ART\Active\ACCOUNTS\A\Amita Health\Project: 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Rev #	Req#	Date	Req. By	Drawn By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	242131	11/08/16	JH	KWK		
Rev 1	242266	11/10/16	JD	KWK		
Rev 2	244735	01/16/17	JH	KWK		
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329-0402 /
E-Mail: dmerritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365-5555 /
E-Mail: -
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 94.25 (24" x 565-1/2")

Overall Height from Grade: 24" Ft.

Proposed Colors (Maximum of Three Colors):

- PMS 659 Blue
- PMS 11 Cool Gray
- -

Sign #9

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: - Square Feet

Business Name: -

Size of Sign: - Square Feet

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

Signature of Applicant [Signature]

Date 10/20/16

Signature of Building Owner _____

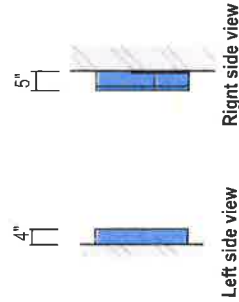
Date _____

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

NOTE:
USE EXISTING ELECTRIC
RESTORE TO LIKE NEW CONDITION



- COLOR SPECS.
- Avery UC 900-603-T
 - PMS 659
 - Avery HP 700-870-O
 - PMS Cool Gray 11
 - White
 - 3M Red 3630-33.
 - 3M 3630-20 white under red
 - Painted Brushed Aluminum

WALL TYPE	CMU BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	Ø1/2" SLEEVE/ANCHOR (ø3/8" BOLT, 2" MIN. EMBEDMENT)	Ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	Ø3/8" THREADED ROD	Ø3/8" THREADED ROD W/ UNIMATED CONE COMPRESSION SLEEVE

DETAIL - MOUNTING OPTIONS

SCALE: N.T.S.

565 1/2" (47'-1 1/2")



34" APPROX. AVAILABLE HEIGHT

AMITA HEALTH

ADVENTIST MEDICAL CENTER
HINSDALE

KOPLIN PAVILION

CUSTOM ILLUMINATED WALL SIGN

CUSTOM ILLUMINATED CHANNEL LETTERS W/ 1/4" NON-ILLUMINATED PLATE LETTERS

QTY: 1

QTY: 1

SCALE: 3/16"=1'-0"



EXISTING



PROPOSED

Drawing prepared by:

SIGN 9

Drawing prepared for:



Location:
120 N Oak St.
Hinsdale, IL

Proj #:
4400

AMITA HEALTH

Revision Description:

Rev #:	Reqt. #:	Date:	Reqt. By:	Drawn By:
Original	242134	11/08/16	JH	KWK
Rev 1	242266	11/10/16	JH	KWK
Rev 2	244735	01/16/17	JH	KWK
Rev 3	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX

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Rev #:	Reqt. #:	Date:	Reqt. By:	Drawn By:
Original	242134	11/08/16	JH	KWK
Rev 1	242266	11/10/16	JH	KWK
Rev 2	244735	01/16/17	JH	KWK
Rev 3	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX

File Path:

EGV-ART\Active\ACCOUNTS\A\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 28.9 (69-3/8" x 60")

Overall Height from Grade: 7' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ 3M Red 3630-33

Sign #10

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/31/2017
Date

Signature of Building Owner



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: _____

COLOR SPECS.

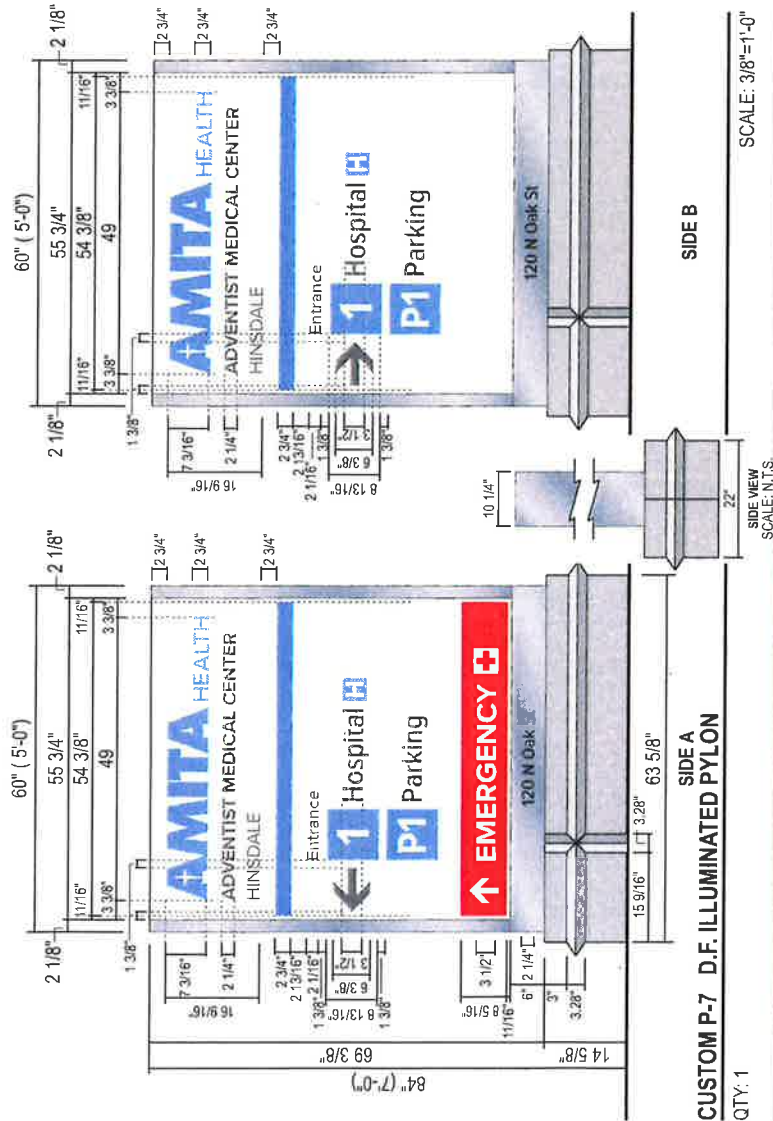
	Avery UC 900-603-T PMS 659
	Avery HP 700-870-O PMS Cool Gray 11
	White
	3M Red 3630-33. 3M 3630-20 white under red
	Painted Brushed Aluminum



EXISTING	SIDE A	SIDE B



PROPOSED



Drawing prepared by:

SIGN 10

Drawing prepared for:

Rev #:	Req#:	Date:	Rev. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Rev. By:	Drawn By:
Original	242131	11/08/16	JH	KWK						
Rev 1	242266	11/10/16	JH	KWK						
Rev 2	244735	01/16/17	JH	KWK						
Rev 3	000000	00/00/00	XXX	XXX						
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						

Pg. 15

EGV-ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Pg. 15



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 20.54 (58" x 51")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ 3M Red 3630-33

Sign #11

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/30/17
Date

Signature of Building Owner

Date

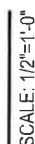
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

COLOR SPECS.

- Avery UC 900-603-T
PMS 659
Avery HP 700-870-O
PMS Cool Gray 11
White
3M Red 3630-33.
3M 3630-20 white under red
Painted Brushed Aluminum



P-6 D.F. ILLUMINATED DIRECTIONAL

QTY: 1



EXISTING	SIDE A	SIDE B
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PROPOSED

Drawing prepared by:

ICON

Location:

120 N Oak St.
Hinsdale, IL

File Path:

EGV-ART\active\ACCOUNTS\A\Amia Health\Project 4400\Locations\4400_0006 Hinsdale IL Permit R1

SIGN 11

Drawing prepared for:

Proj #: 4400
Loc #: 6

AMITA HEALTH

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original 242131	JH	11/08/16	JH	KWK		
Rev 1	242268	11/10/16	JD	KWK		
Rev 2	244735	01/16/17	JH	KWK		
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		
Rev 6	000000	00/00/00	XXX	XXX		
Rev 7	000000	00/00/00	XXX	XXX		
Rev 8	000000	00/00/00	XXX	XXX		
Rev 9	000000	00/00/00	XXX	XXX		
Rev 10	000000	00/00/00	XXX	XXX		
Rev 11	000000	00/00/00	XXX	XXX		
Rev 12	000000	00/00/00	XXX	XXX		
Rev 13	000000	00/00/00	XXX	XXX		
Rev 14	000000	00/00/00	XXX	XXX		
Rev 15	000000	00/00/00	XXX	XXX		
Rev 16	000000	00/00/00	XXX	XXX		
Rev 17	000000	00/00/00	XXX	XXX		
Rev 18	000000	00/00/00	XXX	XXX		
Rev 19	000000	00/00/00	XXX	XXX		
Rev 20	000000	00/00/00	XXX	XXX		
Rev 21	000000	00/00/00	XXX	XXX		
Rev 22	000000	00/00/00	XXX	XXX		
Rev 23	000000	00/00/00	XXX	XXX		
Rev 24	000000	00/00/00	XXX	XXX		
Rev 25	000000	00/00/00	XXX	XXX		
Rev 26	000000	00/00/00	XXX	XXX		
Rev 27	000000	00/00/00	XXX	XXX		
Rev 28	000000	00/00/00	XXX	XXX		
Rev 29	000000	00/00/00	XXX	XXX		
Rev 30	000000	00/00/00	XXX	XXX		
Rev 31	000000	00/00/00	XXX	XXX		
Rev 32	000000	00/00/00	XXX	XXX		
Rev 33	000000	00/00/00	XXX	XXX		
Rev 34	000000	00/00/00	XXX	XXX		
Rev 35	000000	00/00/00	XXX	XXX		
Rev 36	000000	00/00/00	XXX	XXX		
Rev 37	000000	00/00/00	XXX	XXX		
Rev 38	000000	00/00/00	XXX	XXX		
Rev 39	000000	00/00/00	XXX	XXX		
Rev 40	000000	00/00/00	XXX	XXX		
Rev 41	000000	00/00/00	XXX	XXX		
Rev 42	000000	00/00/00	XXX	XXX		
Rev 43	000000	00/00/00	XXX	XXX		
Rev 44	000000	00/00/00	XXX	XXX		
Rev 45	000000	00/00/00	XXX	XXX		
Rev 46	000000	00/00/00	XXX	XXX		
Rev 47	000000	00/00/00	XXX	XXX		
Rev 48	000000	00/00/00	XXX	XXX		
Rev 49	000000	00/00/00	XXX	XXX		
Rev 50	000000	00/00/00	XXX	XXX		
Rev 51	000000	00/00/00	XXX	XXX		
Rev 52	000000	00/00/00	XXX	XXX		
Rev 53	000000	00/00/00	XXX	XXX		
Rev 54	000000	00/00/00	XXX	XXX		
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Rev 56	000000	00/00/00	XXX	XXX		
Rev 57	000000	00/00/00	XXX	XXX		
Rev 58	000000	00/00/00	XXX	XXX		
Rev 59	000000	00/00/00	XXX	XXX		
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Rev 62	000000	00/00/00	XXX	XXX		
Rev 63	000000	00/00/00	XXX	XXX		
Rev 64	000000	00/00/00	XXX	XXX		
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Rev 73	000000	00/00/00	XXX	XXX		
Rev 74	000000	00/00/00	XXX	XXX		
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Rev 88	000000	00/00/00	XXX	XXX		
Rev 89	000000	00/00/00	XXX	XXX		
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Rev 92	000000	00/00/00	XXX	XXX		
Rev 93	000000	00/00/00	XXX	XXX		
Rev 94	000000	00/00/00	XXX	XXX		
Rev 95	000000	00/00/00	XXX	XXX		
Rev 96	000000	00/00/00	XXX	XXX		
Rev 97	000000	00/00/00	XXX	XXX		
Rev 98	000000	00/00/00	XXX	XXX		
Rev 99	000000	00/00/00	XXX	XXX		
Rev 100	000000	00/00/00	XXX	XXX		

**CAP ELECTRIC
REMOVE FOUNDATION 6" BELOW GRADE**



Location:
120 N Oak St.
Hinsdale, IL

File Path:
EGV-ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Project:
4400

Loc #:
6



Location:
120 N Oak St.
Hinsdale, IL

File Path:
EGV-ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Project:
4400

Loc #:
6



Location:
120 N Oak St.
Hinsdale, IL

File Path:
EGV-ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

Project:
4400

Loc #:
6



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329-0402 /
E-Mail: dmerritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365-5555 /
E-Mail: -
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 119 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): .01 (8" x 17-1/16")

Overall Height from Grade: Door Ft.

Proposed Colors (Maximum of Three Colors):

① Blue

② White

③ -

Sign #13

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

11.10.2010
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

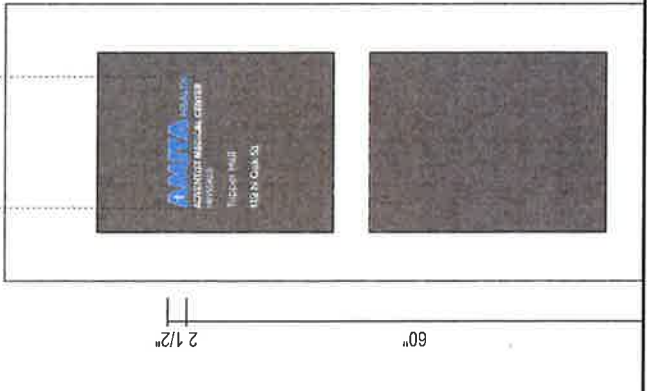
Plan Commission Approval Date: _____

Administrative Approval Date: _____



DV-1 DOOR VINYL - WHITE COPY
QTY: 1
SCALE: 1 1/2"=1'-0"

VERIFY
EQ. 17 1/16" EQ.



ELEVATION
SCALE: 1/2"=1'-0"

- COLOR SPECS.
- Avery UC 900-603-T
 - PMS 659
 - Avery HP 700-870-O
 - PMS Cool Gray 11
 - White
 - 3M Red 3630-33
 - 3M 3630-20 white under red
 - Painted Brushed Aluminum

NOTE:
REMOVE EXISTING PLAQUE



EXISTING



PROPOSED

Drawing prepared by: icon		SIGN 13		Drawing prepared for:		<div> <div>AMITA HEALTH</div> <div> Location: 120 N Oak St. Hinsdale, IL File Path: EGV\ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1 </div> </div>	<div> <div>Proj #:</div> <div>4400</div> </div> <div> <div>Loc #:</div> <div>6</div> </div>	<div> <div>Rev #:</div> <div>Original</div> </div> <div> <div>Req. #:</div> <div>242431</div> </div> <div> <div>Date:</div> <div>11/08/16</div> </div> <div> <div>Rev. 1</div> <div>242431</div> </div> <div> <div>Rev. 2</div> <div>244735</div> </div> <div> <div>Rev. 3</div> <div>000000</div> </div> <div> <div>Rev. 4</div> <div>000000</div> </div> <div> <div>Rev. 5</div> <div>000000</div> </div>	<div> <div>Down By:</div> <div>JH</div> </div> <div> <div>Req. By:</div> <div>JH</div> </div> <div> <div>Date:</div> <div>11/08/16</div> </div> <div> <div>Rev. 1</div> <div>JD</div> </div> <div> <div>Rev. 2</div> <div>JD</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Revision Description:</div> <div>KWK</div> </div> <div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> </div> <div> <div>Date:</div> <div>KWK</div> </div> <div> <div>Rev. 1</div> <div>KWK</div> </div> <div> <div>Rev. 2</div> <div>KWK</div> </div> <div> <div>Rev. 3</div> <div>XXX</div> </div> <div> <div>Rev. 4</div> <div>XXX</div> </div> <div> <div>Rev. 5</div> <div>XXX</div> </div>	<div> <div>Req. #:</div> <div>KWK</div> 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**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 17.83 (53-1/2 x 48")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

① PMS 659 Blue

② PMS 11 Cool Gray

③ _____

Sign #14

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

1/30/17
Date







Signature of Building Owner

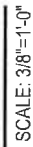
Date

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: _____

	Avery UC 900-603-T PMS 659
	Avery HP 700-870-O PMS Cool Gray 11
	White
	3M Red 3630-33.
	3M 3630-20 white under red
	Painted Brushed Aluminum



Attachment 1



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329-0402 /
E-Mail: dmerritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365-5555 /
E-Mail: "
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 135 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 1.6 (21" x 11")

Overall Height from Grade: Door Ft.

Proposed Colors (Maximum of Three Colors):

- ① Blue
② White
③ _____

Sign #15

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

11-10-2016
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



DV-1 DOOR VINYL - WHITE COPY
QTY: 1

SCALE: 1/2"=1'-0"



ELEVATION

SCALE: 1/2"=1'-0"

COLOR SPECS.

- Avery UC 900-603-T
- PMS 659
- Avery HP 700-870-O
- PMS Cool Gray 11
- White
- 3M Red 3630-33
- 3M 3630-20 white under red
- Painted Brushed Aluminum



EXISTING



PROPOSED

Drawing prepared by:



Location:

120 N Oak St.
Hinsdale, IL

Proj #:

4400

Loc #:

6

File Path:

EGV-ART\Active\ACCOUNTS\A\Amita Health\Project: 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1

SIGN 15

Drawing prepared for:

AMITA HEALTH

Rev #:

Original

Date:

11/08/16

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REMOVE ONLY CAP ELECTRIC REMOVE FOUNDATION 6" BELOW GRADE



SIDE B

SIDE A

Drawing prepared by:

icon

SIGN 16

Location: 120 N Oak St.
Hinsdale, IL
Loc #: 4400
6

File Path: EGV-ART\active\ACCOUNTS\A\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permi_R1

Drawing prepared for:

AMITA HEALTH

Rev #:	Reqt. #:	Date:	Reqt. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	242131	11/08/16	JH	KWK		
Rev 1	242266	11/10/16	JH	KWK		
Rev 2	244735	01/16/17	JH	KWK		
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		
Rev 6	000000	00/00/00	XXX	XXX		
Rev 7	000000	00/00/00	XXX	XXX		
Rev 8	000000	00/00/00	XXX	XXX		
Rev 9	000000	00/00/00	XXX	XXX		
Rev 10	000000	00/00/00	XXX	XXX		
Rev 11	000000	00/00/00	XXX	XXX		
Rev 12	000000	00/00/00	XXX	XXX		
Rev 13	000000	00/00/00	XXX	XXX		
Rev 14	000000	00/00/00	XXX	XXX		
Rev 15	000000	00/00/00	XXX	XXX		

Pg. 21



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Rd
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmeritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: _____
Contact Name: Don Brooks

ADDRESS OF SIGN LOCATION: 120 N Oak St Hinsdale, IL 60521

ZONING DISTRICT: HS Health Services District

SIGN TYPE: Other

ILLUMINATION None

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

Sign Information:

Overall Size (Square Feet): 17.83 (53-1/2 x 48")

Overall Height from Grade: 6' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659 Blue
- ② PMS 11 Cool Gray
- ③ 3M Red 3630-33

Sign # 17

Site Information:

Lot/Street Frontage: 1100' x 765'

Building/Tenant Frontage: 479' x 438'

Existing Sign Information:

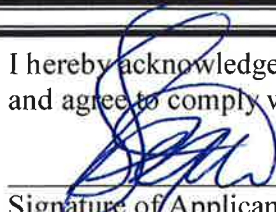
Business Name: Amita Health

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

1/30/17
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

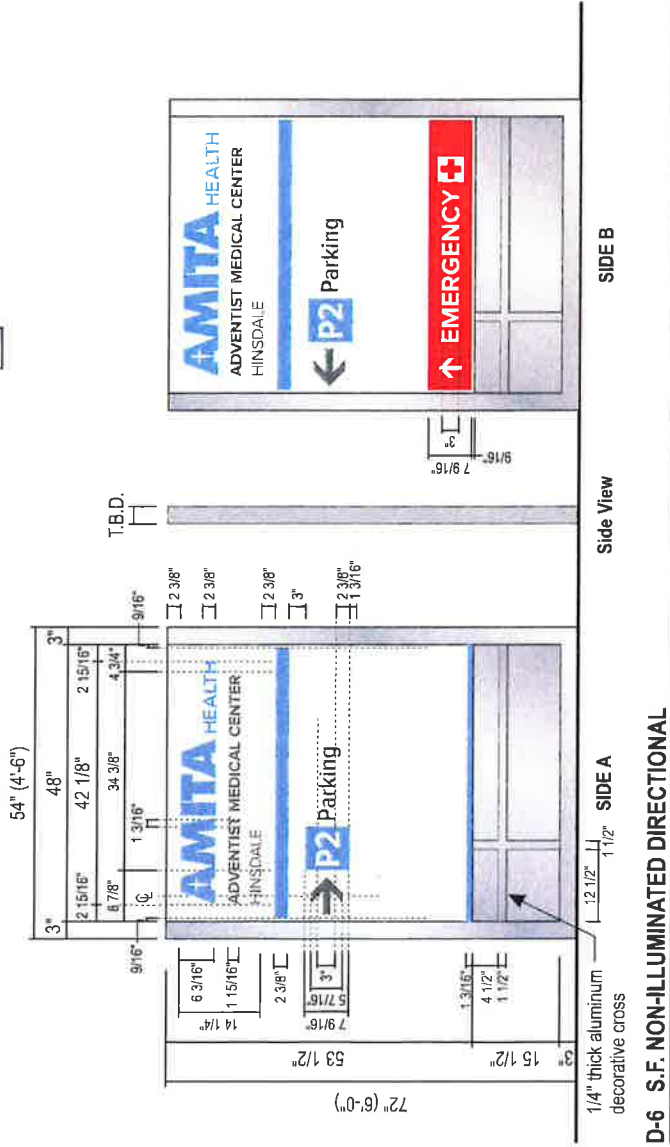
Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

COLOR SPECS.

- Avery UC 900-603-T
- PMS 659
- Avery HP 700-870-O
- PMS Cool Gray 11
- White
- 3M Red 3630-33.
- 3M 3630-20 white under red
- Painted Brushed Aluminum

NOTE:
CUT FOUNDATION 6" BELOW GRADE



EXISTING SIDE A SIDE B



PROPOSED

Drawing prepared by:		SIGN 17		Drawing prepared for:		Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.										
icon		AMITA HEALTH		Location:		Rev #:	Req. #:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req. #:	Date:	Rev. By:	Drawn By:
120 N Oak St.		Proj #:		4400		Original	242131	11/08/16	JH	KWK						
Hinsdale, IL		Loc #:		6		Rev 1	242266	11/10/16	JH	KWK						
File Path:		EGV-ART\Active\ACCOUNTS\A\Amita Health\Project 4400\Locations\4400_0006_Hinsdale_IL_Permit_R1				Rev 2	244735	01/16/17	JH	KWK						
						Rev 3	000000	00/00/00	XXX	XXX						
						Rev 4	000000	00/00/00	XXX	XXX						
						Rev 5	000000	00/00/00	XXX	XXX						



**VILLAGE
OF HINSDALE**

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Doug Merritt
Address: 1418 Elmhurst Road
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (630) 329 / 0402
E-Mail: dmerritt@iconid.com

Owner

Name: AMITA Health Adventist Medical Center Hinsdale c/o Michael Goebel, CEO
Address: 120 N Oak St
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 856 / 9000
E-Mail: Mike.Goebel@amitahealth.org

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

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

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

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

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

II. SITE INFORMATION

Address of subject property: 120 N Oak St, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 416 - 001

09-01-417-001, 09-01-417-002,

Brief description of proposed project: Comprehensive sign program for medical campus. 09-01-417-003

General description or characteristics of the site: Medical use including emergency care and medical offices.

Existing zoning and land use: PD

Surrounding zoning and existing land uses:

North: R-4, IB - Single family residences, religious building

South: Burlington Northern Railroad

East: R-4, OS, HS, Wellness House, Pierce Park West

West: IB, OS, R-4, Single family residences

Proposed zoning and land use: HS

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: _____

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 120 N Oak St, Hinsdale, IL 60521

The following table is based on the PD 02013-16 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
	N/A	N/A
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: Existing property condition over PD-02013-16

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 20th day of October, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Doug Merritt
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 20th day of
October, 2016.

Lori Burgardt
Notary Public
4

LORI BURGARDT
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 8, 2020



**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT
COMMUNITY DEVELOPMENT
DEPARTMENT**

***Must be accompanied by completed Plan Commission Application**

Address of proposed request: 120 N. Oak Street, Hinsdale, IL 60521

Proposed Planned Development request: This is a major adjustment to a Planned Development to replace existing signage.

Amendment to Adopting Ordinance Number: 02013-16

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

Our proposed signage package conforms substantially to the existing planned development. The setbacks are staying the same. The changes are outlined in the attached spreadsheet and are as follows:

- 6 of the signs are decreasing in size.
- 4 signs are staying approximately the same size.
- 2 signs are being removed.
- 4 of the signs are slightly increasing in size.
- Only 1 new door vinyl is being added.

In addition, of the 12 existing illuminated signs on the campus, 6 of these signs are being changed to non-illuminated, 1 sign is being changed from non-illuminated to illuminated and 2 illuminated signs are being removed for a total of 5 illuminated signs on the campus.

2. Explain the reason for the proposed major adjustment.

The objective of the new signage package is to allow AMITA Health - Adventist Medical Center - Hinsdale the opportunity to brand the entire campus with a clear and consistent brand presence. In addition, the proposed signage will also improve wayfinding and circulation within the Campus and the surface roads surrounding each respective address.

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permits(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, MICHAEL GOEBEL "owner of the property listed below certify that I have granted, Icon Identity Solutions and their permit expeditor Expedite The Diehl, my duly authorized agent, permission to obtain the sign permits and area variance application as well as any related documents necessary for the construction (or installation) of signs at the following address:

120 North Oak Street, Hinsdale, IL 60521

Address of permit location

I understand that I am authorizing them to apply for permit related documents of various types for sign approvals and any related area variance documents. This is limited to what is necessary for sign permit projects to be completed.

[Signature]
Signature of Property Owner

8/19/16
Date

Notary

State of ILLINOIS

City/ County of DU PAGE

I, MARY PATRICIA LEURCK Notary Public in and for the aforesaid State hereby certify that MICHAEL GOEBEL appeared before me in the State and City/County aforesaid and executed this affidavit on this 19 day of "2016".

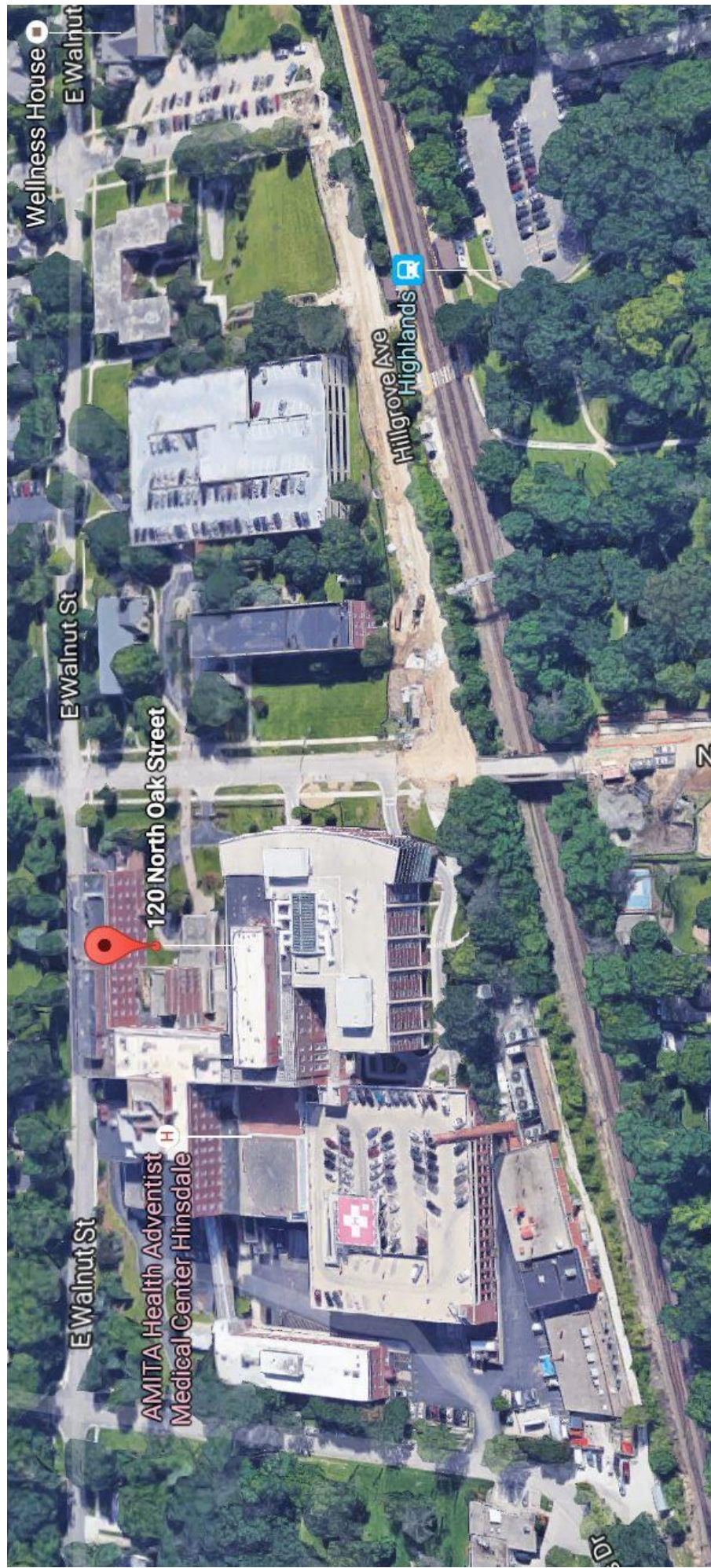
[Signature]
Notary Public

My Commission Expires the 12 day of NOVEMBER, 2018.
Date Month year





Attachment 3: Birds Eye View of 120 N. Oak St., (facing north)






MEMORANDUM

DATE: February 8, 2017

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: Scheduling of Two (2) Public Hearings for Plan Commission Agenda Items 5(a) and 5(b) Co-Application to Add Tutoring and Curriculum Development as Special Use in O-2 Dist. Concurrent Special Use Permits for TinkRworks (Case A-26-16) at 21 W. Second Street and Stec Group (Case A-33-16) at 534 Chestnut Street (Both in the O-2 Office District)

Summary

The Village of Hinsdale has received a co-application packet from TinkRworks and Stec Educational Group, requesting approval for a Text Amendment to allow tutoring and educational curriculum development (SIC code 8299), with a Special Use permit in the O-2 District. Currently, only music schools (SIC code 8299) are permitted in the O-2 with an approved special use permit. This request will amend Section 6-106(B)(7), to allow tutoring and educational curriculum development, with a Special Use permit in the O-2 District.

Request and Analysis

TinkRWorks plans to utilize 3,000 SF on the third floor in the office building at 21 W. Second Street for two classrooms and a common area. US Bank is currently the only tenant and occupies the first two floors. 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 25. The maximum staff on site will be 5. The applicant has noted that there is no additional room to expand in the building. The subject property is located in the O-2 District and borders the O-2 District to the west and north, IB Institutional Buildings District to the south, and B-2 Central Business District of the east.

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. Some courses offered include computer programming, graphic design 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 and references students. Given, the parking



MEMORANDUM

requirement for TinkRworks is 3 spaces calculated by 1 space per each 2 employees, or 1 for each 15 students, whichever is greater. Please note, at the January 24, 2017, Board meeting, some Trustees requested additional discussion on parking, as it relates to the intensity of the use.

Stec Educational Group applied for the same Text Amendment request to allow tutoring in the O-2 District, at 534 Chestnut Street a month after TinkRworks. However, the public hearing at Plan Commission was formally closed without discussion after confirming a Text Amendment would be necessary. To that end, TinkRworks and the Stec Group are applying together for the same Text Amendment and concurrently with their individual Special Use Permits. 534 Chestnut Street is located in the O-2 District and borders the R-4 District to the west and north, BNSF railroad to the south, and O-2 Central Business District to the east.

TinkRworks presented at the November 9, 2016, PC public hearing for a special use permit application. The PC concluded at its December 14, 2016 meeting, that while tutoring falls under the same SIC Code as music schools, tutoring should be specifically listed as a special use under Section 6-106(B)(7). Thus, TinkRworks and Stec Group have applied together for a Text Amendment to allow tutoring and educational curriculum development (SIC code 8299), with a Special Use permit in the O-2 District.

A public notification was completed for the November 9, 2016, PC public hearing to review the TinkRworks initial tutoring Special Use permit application. Staff did not receive any inquiries and there were no public comments at the PC hearing. However, Trustee Saigh had concerns for the use due to its proximity to a residential district, parking requirements, and difficult intersection. Trustee Saigh also felt a text amendment is necessary for the application to move forward.

On January 24, 2017, both applicants presented the application to the Board of Trustees (BOT). In general, the Board was comfortable referring it to the PC for review. However, a few Trustees requested that the PC discuss the intensity of the use. For example, how many students per hour are attending/dismissed. Additional discussion should focus on parking, as it relates to the intensity. The Board feels this is necessary since the parking requirements reflect a typical secondary school versus a tutoring use.

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 BOT 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 – Text Amendment/Special Use Application- TinkRworks - Case A-26-16



MEMORANDUM

Attachment 2 – Text Amendment/Special Use Application - Stec Educational Group – Case A-33-16

The following related materials were provided for the January 24, 2017, Board meeting and can be found on the Village website at:

www.villageofhinsdale.org/document_center/VillageBoard/2017/JAN/170124%20VBOT%20packet.pdf

- Zoning Map and Project Location
- Street View of 21 W. Second St.
- Aerial Parcel Map of 21 W. Second St.
- November 9, 2016, PC Meeting Transcript
- Trustee Saigh Email to Staff (dated Oct. 28, and Nov.09, 2016)
- SIC Code Definitions for Schools and Educational Services (8299)
- O-2 District Permitted Use and Special Uses, with Zoning Map of O-2 Districts



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

**Full Responses to Questions 1, 6, 9, 10 and 13
can be found after page 3 of this application.**

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

Full Responses to Questions 1, 6, 9, 10 and 13 can be found after page 3 of this application.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Full Responses to Questions 1, 6, 9, 10 and 13 can be found after page 3 of this application.

1. The consistency of the proposed amendment with the purpose of this Code.

The proposed amendment seeks to add "Tutoring Service" and "Curriculum development, educational" to the Code which we believe to be aligned to the spirit of the Code. Current Code allows music schools, e.g., School of Rock (located one block away), with Special Use Permit to operate in the same location. School of Rock currently operates under SIC code 8299; we are seeking to expand within this 8299 category by adding the two cited items above to the Code.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

N/A--our proposed property is on the 3rd floor of the US Bank Building. Direct elevator access to our facilities is available, so the bank would not be disturbed with our clients entering their premises. Additionally, activities we perform would be such that noise levels would be minimal, thereby not affecting the existing bank tenant. With School of Rock around the corner, we feel that a facility offering educational services in the form of robotics, coding, etc. would be a terrific complement to educational offerings (which include music) in the area.

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

Based on our understanding, we must attain a Special Use Permit under O-2 to operate, which currently is not in place. We anticipate that the classes we plan to teach will be less intensive as compared to a music school in that the noise levels will be far lower. Our classes will specialize in teaching coding, robotics, and 3D printing to children within our community. Children will also do artwork (e.g. coloring/painting). These activities will be relatively quiet in nature and we do not anticipate they will audibly disturb the existing tenant in our building nor tenants in buildings nearby.

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Very slight increase in traffic prior to 5pm but minimal as best as our classes primarily plan to start at 5pm or later, after the bank closes and after permit parking ends. As a result, especially when coupled with public parking a block from our facilities, numerous parking opportunities would exist and traffic increases to the area are likely to be light.

13. The community need for the proposed amendment and for the uses and development it would allow.

STEAM (Science, Technology, Engineering, Art, Math)-based skills are in high-demand as every corner of the economy is being affected by technology. As we propose to provide STEAM-based projects to children within our community, for the first time, they will have an opportunity to learn about robotics, coding, and electronics, and will have the chance to bring their school learnings to life reinforcing what they learn in school. Parents have recognized this need and are excited to have an after-school service that promotes these skills in their children close to home.



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.

PARCEL 2: ALL OF LOT 8 AND THE SOUTH 5 FEET OF LOT 9 IN WRIGHT'S SUBDIVISION OF LOTS 1 TO 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 OF THE ORIGINAL 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 OF SAID WRIGHT'S SUBDIVISION RECORDED NOVEMBER 15, 1892, AS DOCUMENT 50440, IN DUPAGE COUNTY, ILLINOIS.

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.

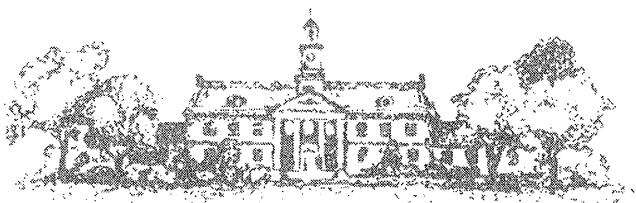
By: Aaditya Mahajan Digitally signed by Aaditya Mahajan
Date: 2016.08.31 16:10:17 -05'00'

Applicant's signature

Aaditya "Anu" Mahajan

Applicant's printed name

Dated: 8/31, 2016.



**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"

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.

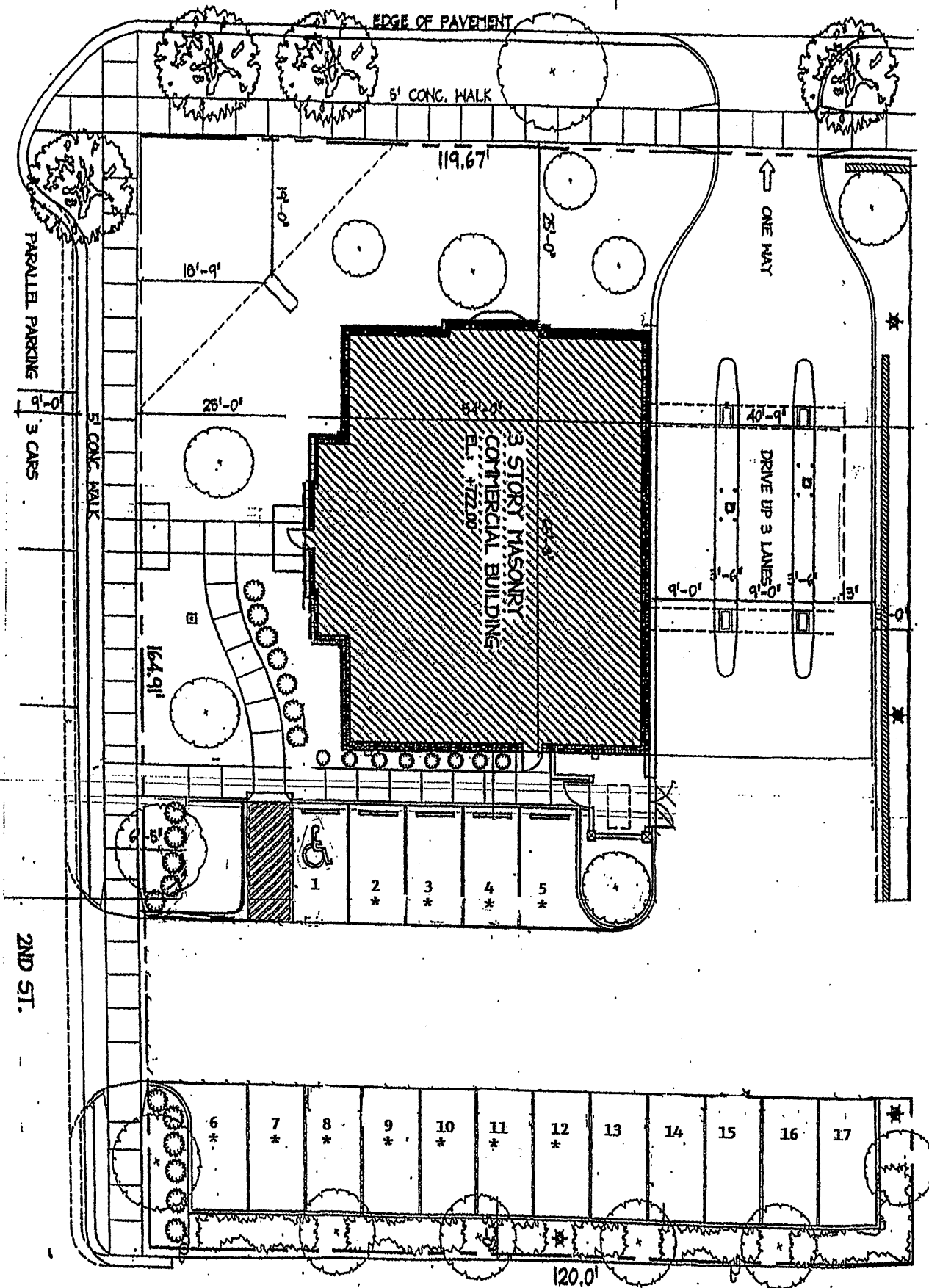
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Commonly known as 21 West Second Street, Hinsdale, Illinois

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

09-12-122-006

SITE PLAN



NORTH

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.

VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, November 9, 2016, at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering a Special Use application to allow educational tutoring services in the O-2 Limited Office District. The applicant plans to occupy approximately 3,000 square feet in the 3-story, 12,927 SF office building at 21 W. Second Street.

The petitioner is: Aaditya “Anu” Mahajan, TinkRworks, LLC. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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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P.I.N. 09-12-122-007 and 09-12-122-006

COMMONLY KNOWN AS: 21 W. SECOND STREET
HINSDALE, IL 60521

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: October 20, 2016

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on October 20, 2016



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: **Map Amendment** ☒ **Text Amendment** ☒

Address of the subject property 534 Chestnut Street, Hinsdale

Description of the proposed request: Allow the granting of special-use permits to business offering educational tutoring services in the O-2 district

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
Education is a priority for many families in the community, and educational tutoring businesses can offer much-desired services. It would benefit the community to allow the granting of special-use permits to businesses in the O-2 district when the business would serve a need of the community.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
The subject property is adjacent to a building that is zoned O-2 and serves primarily as office space for medical companies (Chestnut Medical Building). Behind the property are residential homes.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
The property is located at the end of a strip along which there has been some business development over the years (around the vicinity of Grant Square). The subject property is across from the Hinsdale Pool and adjacent to a block of single-family residential homes; not much has changed in terms of development in the use of this property.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
Small scale tutoring services are not permitted under the current zoning classification; in certain cases, it would benefit property owners to allow such businesses to use their properties.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
Allowing such business would not in any way diminish public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
Adjacent properties would likely not be significantly impacted by the presence of such businesses; in some cases, users of adjacent properties might benefit from increase visibility of their business as the result of increased activity in the area.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
As stated above, adjacent properties would likely benefit or not be affected by the proposed change.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
Future development of adjacent properties would likely not be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
The property is suitable for use as an office under the present zoning classification, and the proposed use would be appropriate given the current allowed special uses for this classification (i.e musical tutoring services, child daycare services).
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
The subject property has a large parking lot which allows traffic to enter and exit the area smoothly and without affecting traffic flow in the area. The entrance to the lot is located on a street that generally does not see a high volume of traffic.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.
The property is adequately equipped with essential utilities and is conveniently located within minutes of essential emergency services, such as the fire department and the police. The property has adequate parking in a location that is safe for patron traffic.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property was renovated and remained vacant for approximately eight months. Other units in the building have been occupied by long-term tenants, and some units have had various tenants throughout the years.

13. The community need for the proposed amendment and for the uses and development it would allow.

Convenient access to businesses offering high-quality tutoring services would help meet the educational needs of many families in the area. Hinsdale is known for its high-quality schools, and education is a priority for many families and students in the area.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Allowing educational tutoring services to be provided at the subject property would not significantly impact persons residing in the area. The increase in traffic to the area would be negligible, and persons residing near the property would likely not notice a difference. The availability of tutoring services in the community is a benefit for all, so it is likely that residents would welcome such services whether or not they plan to use them or not.



PLAN COMMISSION APPLICATION

Applicant

Name: Christine Stec
Address: 534 Chestnut
City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 912-2642 / _____
E-Mail: christine.stec@gmail.com

Name: SAME

Address: SAME

City/Zip: SAME

Phone/Fax: () SAME /

E-Mail: SAME

Name: N/A

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Name: N/A

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

1) N/A

2) N/A

3) N/A

II. SITE INFORMATION

Address of subject property: 534 Chestnut, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 11 - 214 - 021

Brief description of proposed project: 2 story office building. Currently occupy 1,000 rentable square feet at the south end of
the building. This area has its own separate entrance.

General description or characteristics of the site: 2 story office building, surrounded by a parking area for over 50 cars,
landscaped front entry, building is set back from Chestnut street.

Existing zoning and land use: 02

Surrounding zoning and existing land uses:

North: R4

South: OS

East: O2

West: R4

Proposed zoning and land use: O2

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: Education/Tutoring
6-106B7

☐ 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: 534 Cheestnut, Hinsdale, IL 60521

The following table is based on the 02 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	N/A	
Minimum Lot Depth	N/A	
Minimum Lot Width	N/A	
Building Height	N/A	
Number of Stories	N/A	
Front Yard Setback	N/A	
Corner Side Yard Setback	N/A	
Interior Side Yard Setback	N/A	
Rear Yard Setback	N/A	
Maximum Floor Area Ratio (F.A.R.)*	N/A	
Maximum Total Building Coverage*	N/A	
Maximum Total Lot Coverage*	N/A	
Parking Requirements	1 SPACE	
Parking front yard setback	N/A	
Parking corner side yard setback	N/A	
Parking interior side yard setback	N/A	
Parking rear yard setback	N/A	
Loading Requirements	0 SPACES	
Accessory Structure Information	N/A	

* 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: NOT APPLICABLE

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 3rd day of October, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.

Christine Stec
Signature of applicant or authorized agent

Signature of applicant or authorized agent

Christine Stec
Name of applicant or authorized agent

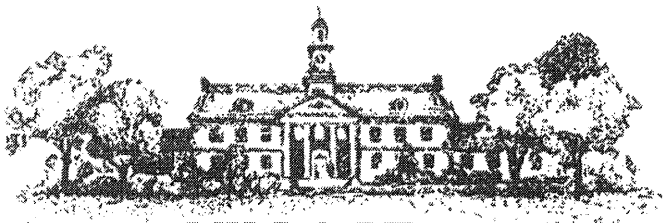
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 3rd day of
OCTOBER, 2016.

Karen Lee Shadbar
Notary Public

4





**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: 534 Chestnut Street

Proposed Special Use request: _____

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.

The location in question will be used primarily as a personal workspace for the business owner, an educator who works alone in developing study materials and study plans for various academic tests and subjects. The proposed use would allow the owner to meet individual clients or hold small group workshops/lessons in this office space.

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.
The business is owned/operated by one person and there will generally be very little traffic in and out of the office space. The majority of business activity will be conducted by meeting clients on an individual basis for 1-2 hour sessions, with an average of 3-5 meetings per day. Workshops and group lessons will be scheduled less frequently, with a maximum of 3-5 students per session in most cases. In cases of high demand (such as last minute ACT/SAT review), the owner may allow a higher enrollment of 6-8 students per session.

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

The office space is located in a professional building that is occupied primarily by medical professionals, and the building shares parking lot space with an adjacent professional building. The proposed use will generate an amount of activity that will likely go unnoticed in this environment.

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.

The proposed location is easily accessible and adequately served by essential facilities and services.

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

The business will not create any significant traffic; the off-street location includes a parking lot that is more than sufficient to accommodate both the employees and patrons of businesses in the area, and there will be sufficient parking for clients of the proposed use.

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

The location will not be altered in any way, and the proposed use will have no impact on any significant features of the area.

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.

The proposed use falls within the scope of professional activities allowed for this zoning district.

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 business will provide educational consulting and instructional services intended to meet the needs of a community in which education is so highly valued. The owner is a Hinsdale native and Hinsdale Central alum dedicated to providing services targeted specifically to students in this community--services designed to help these students succeed academically and prepare for the college admissions process. The owner has a track record of success with past clients and a level of expertise in her subject areas that makes her services highly desirable to community members.

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.

The proposed location was selected because it offers convenient parking for clients and a quiet environment that is conducive to learning. Because the services offered are intended primarily for high school students, safety and ease of access were primary considerations in selecting the location. The lease terms for the office space allow full use of the parking lot, which has approximately 75 spaces available. Furthermore, the design and layout of the office space itself allows the owner to create a comfortable environment in which to learn.

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