MEETING AGENDA



PLAN COMMISSION Wednesday, January 11, 2017 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. MINUTES Minutes of December 14, 2016

3. FINDINGS AND RECOMMENDATIONS

a) 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.

4. SIGN PERMIT REVIEW

- a) Case A-13-2016 25 E. Hinsdale Ave./Train Station (Historic District) Casa Margarita 1 Blade Sign on East Wall
- **b)** Case A-43-2016 500 Chestnut St. Huntington (bank) 1 Wall Sign and 1 Ground Sign
- 5. SCHEDULE OF PUBLIC HEARING (both items contingent on Board Referral on January 10, 2017). No discussion will take place except to determine a time and date of hearing.
 - a) Case A-38-2016 525-527 W. Ogden Ave. Kensington School Text Amendment and Special Use Permit for Child Daycare not operated by/for a Membership Organization
 - 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
 - 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)

6. 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)

- 7. PUBLIC HEARING All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
 - a) Case A-18-2016 55th St./County Line Rd. Hinsdale Meadows Venture, LLC Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres.

 *Continuation from 10/12/16, 11/09/16, and 12/14/16 Plan Commission
 - meeting*
- 8. OTHER BUSINESS (Reschedule both Public Hearings for February 8, 2017, PC Meeting, contingent on Board Referral on January 24, 2017)
 - a) Case A-26-2016 21 W. Second St. TinkRworks, LLC –Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. *This item will require a Text Amendment to Section 6-106(B)(7) to include Tutoring*.
 - b) 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. *This item will require a Text Amendment to Section 6-106(B)(7) to include Tutoring*.

9. 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 December 14, 2016 MEMORIAL HALL 7:30 P.M.

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

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson,

Commissioner Fiascone, Commissioner Crnovich, Commissioner McMahon

and Commissioner Willobee

ABSENT: Commissioner Unell and Commissioner Krillenberger

ALSO PRESENT: Robb McGinnis, Director of Community Development, and Michael

Marrs, Village Attorney

Applicant Representatives for Case: A-35-2016, and A-18-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) to approve the minutes from November 9, 2016, as presented.

Commissioner McMahon motioned and Commissioner Crnovich seconded. The motion passed unanimously (7 Ayes, and 2 absent).

Exterior Appearance Review

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 introduced the next item on the agenda as cellular upgrades at the water tower, and asked if the applicant could please present.

Mr. Paul Williams, from the Jacobs Company, introduced himself and is representing the application on behalf of Verizon Wireless. He explained that there are currently 9 antennas and the request is to remove the 9 to install 6 antennas and adding additional equipment called RRU's and raycaps. Currently, there are 4 pipe mounts in each sector, 12 altogether, and this request will be utilizing all 12 mounts. He added the total additional surface area will be 22 inches by 22 inches.

Chairman Cashman asked if there are any questions or comments for the applicant. With none, he thanked the applicant.

Plan Commission Minutes December 14, 2016

Chairman Cashman stated having no questions, he asked for a motion to approve the application as submitted.

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

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.

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, continuing from the November 9, 2016, PC meeting.

Chairman Cashman asked for a motion to formally continue the public hearing.

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

Chairman Cashman welcomed back Mr. James.

Mr. Edward James introduced that he would like to address some of the questions raised at the last public hearing on November 9, 2016. He explained, these questions focus on: (1) school enrollment, using the Rutgers statistics,; (2) if on-street parking would be allowed and is it available, (3) storm water management (and mentioned their engineer is present to answer any questions), (4) existing pond conditions, (5) additions to Article 19 of the HOA declaration, paragraphs 18 and 19, and (6) basement information (such as walk-out vs. window basement).

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

Chairman Cashman asked for a motion to continue the public hearing on January 11, 2017.

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

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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 responded yes, although "tutoring" falls under the same Standard Industrial Classification (SIC) code as "music schools", however, since the concern was raised, we will proceed carefully through a text amendment (for the Zoning Code to specifically reference "tutoring").

Chairman Cashman asked if that means we should continue both cases to the next meeting.

Chan responded correct.

Chairman Cashman asked for a motion to continue Cases A-26-2016 and A-33-2016 for the next PC meeting.

Commissioner Peterson asked for clarification, if TinkRworks is currently occupying the space.

Mr. McGinnis responded that staff found out in the afternoon on the date of the last Plan Commission meeting, and have taken enforcement action.

Commissioner Peterson responded OK.

Mr. McGinnis further clarified Commissioner Crnovich's point from the last meeting; although the SIC Code remains the same, "tutoring", from staff's perspective, is a lower intensity use, is not specifically listed as a permitted Special Use (in the Zoning Code). To that end, we will proceed more carefully and ask the Board to refer it through a text amendment if they believe it's appropriate.

Chairman Cashman said he agrees with this, so that it is crystal clear and not based on looking up (SIC) code numbers. It will also be better for future applicants, since they can immediately reference their use in the Zoning Code.

Commissioner Crnovich added being in the buffer zone, we should be extra careful.

Chairman Cashman asked for a motion to continue Case A-26-2016 for the next PC meeting.

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

Chairman Cashman asked for a motion to continue Case A-33-2016 for the next PC meeting.

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

Chairman Cashman added that next month's meeting will be a busy one, since it will be likely that Hinsdale Middle School (HMS) will be on the agenda, along with the Hinsdale Meadows application. He also said there will be a special meeting on Thursday, January 19, 2017, to assist the 90-day review window (State law) for a school district application.

Commissioner Willobee asked if the 90 days reflects the entire review process.

Chairman Cashman replied correct. He also added there were recent adjustments to the school designs based on neighborhood meetings. Additional HMS design changes ensued, including moving the bus lane back to the existing location, and completing a traffic study.

The meeting was adjourned unanimously at 9:16 p.m.

Respectfully Submitted,

Chan Yu, Village Planner

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STATE OF ILLINOIS)

(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 14th day of December, 2016, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

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

	350		352
	ALSO PRESENT:	1	Tonight, as we have in the past, we
		2	would like to address some of the questions that
	MR. ROBERT MC GINNIS, Director of	3	were raised at the last meeting and which we
	Community Development/Building	4	have hopefully found suitable answers to. We
	Commissioner;	5	will go over those this evening. They are
	MR. MICHAEL A. MARRS, Village Attorney;	6	basically the school enrollment using the
	MR. CHAN YU, Village Planner;	7	Rutgers statistics and the school district of
	MR. EDWARD R. JAMES, Edward R. James	8	the age-targeted communities and what school
	Companies;	9	district these homes, these communities were in.
	MR. MICHAEL BALAS, Edward R. James	07:34:47PM 10	Then there was a question about on-street
	Companies;	07:34:47PM 10	·
	MR. BRETT DUFFY, Spaceco Inc.;		parking, would it be allowed and is it
	MS. JANET GRISEMER;	12	available. Stormwater management, we have our
	MR. PHILIP MORIARTY.	13	engineer with us tonight to respond to any
		14	questions you might have there. Existing pond
	* * *	15	conditions. And then additions to Article IX of
		16	the homeowner declaration, paragraph 18 and
		17	paragraph 19, play equipment on lots and board
		18	of directors expanded control. And then
		19	basement information, standard basements, which
		07:35:20PM 20	is a typical closed basement with the window
		21	wells and so forth, a window basement, and a
		22	walkout basement; and we will review those.
	351		353
1	CHAIRMAN CASHMAN: Our next order of	1	So let me see if I can start the
2	business is to reopen the public hearing that	2	PowerPoint. I think each of you have in front
3	was continued at the November 9 meeting.	3	of you a copy of the PowerPoint presentation.
4	Can I have a motion to open the	4	And Mike, let me if I get this
5	public hearing.	5	right
6	MS. MC MAHON: So moved.	6	(Witnesses sworn en masse.)
7	MS. CRNOVICH: Second.	7	CHAIRMAN CASHMAN: Thank you.
8	CHAIRMAN CASHMAN: Anna?	8	MR. JAMES: On the screen and in front
9	MS. FIASCONE: Aye.	9	of you we will review the estimated population
10	MR. WILLOBEE: Aye.	07:36:23PM 10	and student generation. The first line shows
11	MS. CRNOVICH: Aye.	11	Hinsdale Meadows based on our survey of the
12	CHAIRMAN CASHMAN: Aye.	12	comparable developments. The total population
13	MS. MC MAHON: Aye.	13	was estimated at 124, the elementary students
14	MR. PETERSON: Aye.	14	were at 4, and the high school students at 2.
15	MS. RYAN: Aye.	15	The Rutgers study, the Rutgers analysis would
16	CHAIRMAN CASHMAN: Welcome back.	16	show the population, total population of 137,
17	MR. JAMES: Thank you. For the record,	17	elementary students at 9, and high school
18	my name is Edward James, Edward James Companies.	18	students at 6. The current zoning based on
19	It's nice to be here. And so I don't forget, if	19	4 and 5 bedrooms using the Rutgers analysis
07:34:01PM 20	the evening gets too long, we bring you	07:37:05PM 20	would have 129 population, total population, 29
21	greetings for a Merry Christmas and happy	21	elementary students, and 8 high school students.
22	holidays and whatever else we can conjure up.	22	The proposed plan based on the subdivision code
	KATHLEEN W. BONO	, CSR 630-8	Attachment 1 - 12/14/16 PC Meeting 2 of 38 sheets

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1	would estimate that there would be 182 people in	1	done it.
2	the development, in this development. And they	2	The next page is an interesting
3	do not, shouldn't do anything regarding the	3	response again to your questions. And this is
4	students, either elementary or high school. And	4	the When we did our study of 12 communities,
5	the current planning, current zoning for 4- and	5	the question was asked what school district were
6	5-bedroom homes shows 137. And the same, no	6	they in. And we went ahead and added the number
7	answer for the high school and elementary	7	of units and then the children in each of those
8	students.	8	communities, and it totals up to 631 total
9	It's interesting to note at the	9	units. 25 children in the elementary are
07:37:53PM 10	bottom of the page that when we spoke to the	07:40:06PM 10	K through 8 and 11 high school. And that's
11	school superintendent of District 181 he made	11	.040 percent for elementary and .17. 1 point
12	the statement, and it's in the packet that you	12	less than .020 for the high school district. So
13	have received, that even if the elementary	13	we are competent of what we, what we have
14	students were increased from 4 to 9 no	14	projected for our own school population.
15	additional staffing needs would arise. And his	15	Moving on to the next page if I can
16	thought process I don't want to speak for	16	get it. Yes, parking. Parking for each of our
17	him but from what I understood was that those	17	homes will have an attached two-car garage. And
18	children may not be in the same class, and they	18	they will have accommodations for at least two
19	may not even be in the same school building so	19	cars in their driveway. We questioned the
07:38:31PM 20	they could be assimilated easily. But that is	07:40:59PM 20	Village and the Chief of Police, who is
21	the answer to the estimated population and	21	responsible for monitoring the roads and what
22	student generation using the Rutgers analysis	22	have you. He wrote us a note. He came out and
	355		357
1	and then also comparing it with our own actual	1	inspected the roads and said that the roads are
2	survey.	2	sufficient to provide for on-street parking on
3	CHAIRMAN CASHMAN: Thank you for doing	3	both sides and that they would go under further
4	that.	4	study where they would, if they said no parking
5	MR. JAMES: You are welcome. You are	5	here and no parking there, and they would also
6	welcome.	6	monitor. And the attitude there is no overnight
7	CHAIRMAN CASHMAN: That was my request.	7	street parking allowed in accordance with the
8	MR. JAMES: That's okay.	8	Village Code so we are comfortable with that.
9	CHAIRMAN CASHMAN: I think it was	9	Stormwater management. We have
07:38:59PM 10	interesting. And in my mind it doesn't show a	07:41:41PM 10	asked, and I think the Village engineer and our
11	huge variation. And I did find it interesting,	11	engineer and others met some months ago, and
12	what Hinsdale Superintendent Don White said	12	talked about the existing detention pond and
13	about it. And this makes sense. If you had	13	concluded that we would retain the existing
14	some in the elementary school, some in the	14	detention pond because it would be impractical
15	middle school isn't really going to impact them	15	and hugely prohibitive costwise to convert the
16	even in worst-case scenario.	16	area into a wetland. It's been functioning
17	MR. JAMES: I'm quite surprised, quite	17	well. We have not received one complaint in the
18	frankly, that the Rutgers study hasn't been	18	15 or 14 years we have owned the property that
19	updated to provide for empty-nester house. It's	19	there has been any off-stream, offsite flooding.
07:39:25PM 20	such a powerful and dynamic form of development	07:42:22PM 20	And I think before we bought the property we did
21	nowadays that you would think that they would do	21	hear that they always or had been instances
22	it. But for some reason, they have just not	22	where to the east or southeast water had gone
3 of 38 shee	ets KATHLEEN W. BONC), CSR 630-8	334-7779 Attachment 1 - 12/14/16 PC Meeting

	358		360
1	downstream and flooded either lots or houses or	1	trustees as well as your approval.
2	whatever.	2	The next page is the homeowners
3	The total impervious surface	3	declaration and referencing Article IX. You
4	coverage is 9.5 acres. There is no increase in	4	have in front of you the revised declaration. I
5	the runoff curve number, that's called the RCN,	5	also dropped off a sheet, a single page with red
6	of 83. That's for the existing plan or for the	6	type on it. That is, that's page 33, which
7	revised plan, which you the 59 units. We	7	includes paragraphs 18 and 19 in the
8	will raise the existing outfall structure by .24	8	declaration.
9	feet, which is less than 3 inches. And we have	9	And specifically, paragraph 18
07:43:05PM 10	also been told that the revised detention pond	07:45:33PM 10	deals with "There shall be no trampolines,
11	capacity provides for sufficient capacity for	11	basketball hoops, swing sets, above ground pools
12	the proposed plan.	12	or other similar types of recreational equipment
13	Then we were asked about the	13	permitted on a lot." That specifically itemizes
14	existing pond conditions. That's your next	14	the swing sets and what have you that we were
15	page. The pond depth is 8 to 10 feet. And any	15	questioned about.
16	necessary pond cleanup, sediment, weed, and	16	CHAIRMAN CASHMAN: For 18, this is
17	algae control will be confirmed and done during	17	important to note, that page in our packet does
18	the final engineering process. We have a pond	18	not match this. It must not have been revised.
19	in our back yard and where we live now, and we	19	So the page that was in here was incorrect.
07:43:40PM 20	have cattails. So we treated the cattails late	07:46:05PM 20	MR. JAMES: Okay.
21	this fall by September, and you do it	21	CHAIRMAN CASHMAN: Paragraph 18 reads
22	systemically. You don't pull them out. And	22	differently. It says
	359		361
1	359 they die, they go down. And then they are all	1	361 MR. JAMES: In Article IX?
1 2		1 2	
	they die, they go down. And then they are all		MR. JAMES: In Article IX?
2	they die, they go down. And then they are all gone, clean as a whistle at this point. And we	2	MR. JAMES: In Article IX? THE WITNESS: Pardon me?
3	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that	3	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX?
2 3 4	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that have grown up in that pond.	2 3 4	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX? MR. BALAS: We added that extra, that
2 3 4 5	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that have grown up in that pond. The actual detention, the question	2 3 4 5	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX? MR. BALAS: We added that extra, that change in the extra paragraph was made after our
2 3 4 5 6	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that have grown up in that pond. The actual detention, the question was asked what about any sediment buildup. And	2 3 4 5 6	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX? MR. BALAS: We added that extra, that change in the extra paragraph was made after our submittal package.
2 3 4 5 6 7	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that have grown up in that pond. The actual detention, the question was asked what about any sediment buildup. And the response of that is in your packet. But in	2 3 4 5 6 7	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX? MR. BALAS: We added that extra, that change in the extra paragraph was made after our submittal package. CHAIRMAN CASHMAN: Okay. What was in
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2 3 4 5 6 7 8 9	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that have grown up in that pond. The actual detention, the question was asked what about any sediment buildup. And the response of that is in your packet. But in short, actual detention volume determined above the normal waterline, that's where it's	2 3 4 5 6 7 8 9	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX? MR. BALAS: We added that extra, that change in the extra paragraph was made after our submittal package. CHAIRMAN CASHMAN: Okay. What was in here when I read it here, I was thinking MR. JAMES: Paragraph 18 was added
2 3 4 5 6 7 8 9 07:44:23PM 10	they die, they go down. And then they are all gone, clean as a whistle at this point. And we would do the same thing with the cattails that have grown up in that pond. The actual detention, the question was asked what about any sediment buildup. And the response of that is in your packet. But in short, actual detention volume determined above the normal waterline, that's where it's determined. Therefore, any sediment buildup	2 3 4 5 6 7 8 9 07:46:31PM 10	MR. JAMES: In Article IX? THE WITNESS: Pardon me? MR. JAMES: In Article IX? MR. BALAS: We added that extra, that change in the extra paragraph was made after our submittal package. CHAIRMAN CASHMAN: Okay. What was in here when I read it here, I was thinking MR. JAMES: Paragraph 18 was added after we printed that. Now it includes that.
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362 364 1 MR. JAMES: Yes, that will be the 1 designed to be escape routes. But it's a 2 official language. 2 standard, unfinished basement. CHAIRMAN CASHMAN: The one that was in 3 Then we have what we call a lookout 3 the bound packet was incorrect. 4 basement. Now, the lookout basement is where 5 MR. JAMES: Right. 5 you have a site, a site where the building is 6 6 located, and it may drop two or three feet from Now, let me speak to paragraph 19. 7 And this was after a long conversation with our 7 the front of the lot streetside to the back of 8 legal counsel, who has been doing these 8 the lot. And so we have to deal with that in declarations and documentations for us for, 9 the elevation and the foundation of the 9 07:47:12PM 10 07:49:32PM 10 well, since the beginning, about 45, 50 years. building. Well, as the lot drops away going He said, No matter how many items you list, 11 11 down, you have a greater exposure of the concrete foundation. So rather than just having somebody will come up with another use that they 12 12 want to do on their property, you just can't a big, ugly concrete foundation sticking out of 13 13 the ground, we put windows. And that's what we 14 list them all. So he crafted the language 14 that's in your packet that gives the board of call a window basement, an English basement if 15 15 directors of the homeowners association to you will. And it's looking out over the, 16 16 determine in their own way whether or not whatever the backyard has in it. 17 17 something is a nuisance. Then where the lot configuration 18 18 19 And this determination does not 19 has a severe drop-off from front to rear, we 07:47:44PM **20** have to come as a result of a complaint. They 07:50:05PM **20** have what we call a walkout basement. And this 21 can see something that maybe the neighbor 21 basement would have sliding glass doors, a lower patio, and presumably a deck at the first -- at 22 doesn't want to say something to their neighbor 22 363 365 or whatever the case may be. But the board of the grade level off the living room or wherever it is in the floor plan. directors will say, We believe this is a 2 3 nuisance and we want you to stop it or what have But those are the three configurations. One could have an option for a you. And they, this gives them that full 4 4 control. And it takes away the opportunity for 5 crawl space instead of a standard basement. One 5 6 anyone to say, well, it wasn't listed in the 6 could have an option for a slab on grade, which book so, therefore, it's approved. And we think 7 is heated, the perimeter would be heated, so 7 that it is warm when it's at standard this catchall phrase is very good. And that's 8 8 why we inserted it into the declaration. We 9 configuration. 07:48:21PM 10 did, however, at the request -- and I can't 07:50:47PM 10 But the fact of the matter is the 11 remember where it came from -- addressed the homes will come, we have -- At the current plan subject of swings and what have you in we have 12 standard single-family basements, 12 12 12 duplex standard basements for a total of 24. 13 paragraph 18. 13 14 And the next page deals with the We have 7 lookout in the single families and 12 14 plans for the basements. The definition of a 15 in the duplex. And we have 10 in the 15 basement or our standard lookout or walkout and single-family walkout basements, and we have 16 16 what we put in the building is totally dependent 6 walkout basements in the duplex. 17 17 18 on the site where the building is located. If 18 I might add here that in a duplex 19 the site is relatively flat, then we call that a 19 home, if the home -- the homes must have 07:48:55PM **20** standard basement. It's a typical basement. 07:51:22PM **20** identical basement configurations. If you have You go down the basement, there is window wells. a window on one side, it must be a window on the 21 21 other. If it's standard, it's standard on both And they have an escape mechanism, or they are 22 22 KATHLEEN W. BONO, CSR 630-834-7779
Attachment 1 - 12/14/16 PC Meeting 5 of 38 sheets

	366		368
1	sides. And walkout would be the same way.	1	traffic and the increase. There is going to be
2	Now, the next slide shows the	2	a decrease in traffic of 33 percent. About
3	public benefit and economic considerations. The	3	134 average daily trips per day less from the
4	36 traditional single-family homes compared to	4	proposed development than there would be from a
5	the 59 age-targeted homes will produce a 100	5	36-single family plan, as we now have it, as
6	estimated 122,000 net increase or a 31 percent	6	it's now zoned.
7	positive impact to the school District 181. The	7	And there is a 98 percent increase
8	estimated surplus in high school District 86 is	8	in the common, common open space. As the
9	33,000 estimated, 13 percent, increase, positive	9	current plan, all of the property is platted in
07:52:23PM 10	impact. The Hinsdale Village would have a	07:55:25PM 10	private lots. There was about 1700 feet and
11	\$14,000 estimated net increase or a 13 percent	11	some buffer area that was open space or common
12	positive impact.	12	space. Now we have over 44,000 square feet of
13	In addition to these positive	13	additional common open space.
14	impacts in the tax benefits, several years ago	14	CHAIRMAN CASHMAN: Can I just make one
15	we paid the Village park district \$720,000. If	15	comment about that.
16	you add up the 122, the 33, and the 14,000, it	16	MR. JAMES: Yes.
17	comes to about \$169,000 estimated positive tax	17	CHAIRMAN CASHMAN: Per the previous
18	benefit to the Village, the school districts	18	meeting, though, when we look at open space, per
19	combined. Over 10 years that's \$1.69 million.	19	the way our Code is defined, it was a 6 percent
07:53:13PM 20	If those I'm not going to get into it. But	07:55:58PM 20	increase from original to today.
21	if those same cash, cash flows were capitalized	21	MR. JAMES: Yes. That's why I made the
22	at 5 percent, it would be close to 3 million,	22	reference common open space, the open.
	367		369
1	367 \$3.5 million, close to it, 3.38.	1	369 CHAIRMAN CASHMAN: Total open space we
1 2		1 2	
	\$3.5 million, close to it, 3.38.		CHAIRMAN CASHMAN: Total open space we
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		1	
	370		372
1	feet. And we will include a sidewalk	1	original plan with the 36 lots, they took into
2	connection, the public walk at the far south end	2	account all the homes and driveways and
3	of the property into Katherine Legge park so	3	sidewalks on the properties. The new plan with
4	that's a public benefit.	4	the increased density has the total impervious
5	And the last page is just a	5	coverage on the lots themselves increased by .2
6	continuation of the many awards that we have won	6	of an acre, the original plan. There is more
7	from our development from land planner to	7	coverage on the lot. I don't know how that
8	architecture to landscaping. And I'm pleased to	8	relates to the open space in the calculation but
9	say at the last home builders award ceremony our	9	the impervious coverage
07:58:05PM 10	two most recent projects garnered nine more Gold	07:59:55PM 10	MR. WILLOBEE: I guess as far as, I
11	Keys. So we are very proud of that, and we have	11	mean per the Code is the delta impervious open
12	added those to this list.	12	space? I'm just
13	That concludes our answers to the	13	CHAIRMAN CASHMAN: Open space, it could
14	questions you raised. And I will be glad to	14	be impervious surface could be considered open
15	review any of the information or answer any of	15	space. Pavement would be still open space in
16	the questions that you have.	16	the Code definition.
17	CHAIRMAN CASHMAN: All right. Thank	17	MR. WILLOBEE: In the Code def?
18	you.	18	CHAIRMAN CASHMAN: Yes. Open space
19	MR. JAMES: You are welcome.	19	refers to structures, buildings. Not to pull up
07:58:30PM 20	CHAIRMAN CASHMAN: Questions by the	08:00:15PM 20	the definition, I think I have it here, but that
21	Commissioners?	21	was really defining the difference.
22	MR. WILLOBEE: I guess I appreciate,	22	MR. WILLOBEE: Okay.
	371		373
1	Steve, you clarifying that 6 percent. In	1	CHAIRMAN CASHMAN: And really to me it
2	looking at the information that was provided,	2	makes sense. It's how you perceive it. If you
3	the current number calculations, I know you said	3	look and it's not a building there, whether it's
4	the curve number doesn't change. However, the	4	a sidewalk or a patio, whatever. Stormwater is
5	impervious area, just to be clear, on those	5	a whole different ball game.
6	calculations does increase by .2 of an acre; is	6	MR. WILLOBEE: Exactly. I look at open
7	that correct?	7	space where the raindrop falls. So that's where
8	MR. JAMES: I would ask This is	8	I'm just, that's why I'm asking for
9	Brett Duffy, our engineer.	9	clarification.
07:58:58PM 10	MR. DUFFY: Brett Duffy with Spaceco.	08:00:38РМ 10	CHAIRMAN CASHMAN: I will look through
11	Yes. It does increase by .2 of an acre, you are	11	my notes, but I believe that was exactly
12	correct.	12	Because that was initially when I
13	MR. WILLOBEE: So we have seen the	13	think in your first submittal package
14	numbers for open space several different ways,	14	MR. JAMES: Right.
15	for example, the 98 percent and the 6 percent we	15	CHAIRMAN CASHMAN: I kind of went
16	are looking at. I'm just a little confused per	16	through the definition of open space.
17	how the Code is written as all inclusive for	17	MR. JAMES: Right. I think my comment
18	open space, private, just So I'm still not	18	was speaking to the fact that in the 36-unit
19	understanding the math if we are increasing the	19	subdivision all of the land is platted out for
07:59:25PM 20	impervious area.	08:00:59PM 20	private lots. There were no areas where
	·		
21	MR. DUFFY: The increase in the	21	neighbors could gather in a public setting, sit
21 22 7 of 38 shee	MR. DUFFY: The increase in the impervious area is the from the first	22	neighbors could gather in a public setting, sit and chat or, you know, walk and what have you 334-7779 Attachment 1 - 12/14/16 PC Meeting

	374		376
1	and talk because they were all private lots.	1	MR. WILLOBEE: I agree. But under the
2	Now we have the northeast corner	2	planned development, we are tasked with and
3	and the entrance by 55th. And that space I,	3	the Village is tasked with making sure there is
4	that's called We call that the common open	4	an increase in the amount of open space versus
5	space.	5	conventional right? overall. So that's
6	CHAIRMAN CASHMAN: And basically, Mark,	6	the part where
7	to answer your question, in the definition in	7	MR. BALAS: That's been established.
8	our Code, it talks about open space. Open,	8	We are at I think 34 percent total lot coverage
9	unobstructed from ground to sky except by	9	under the proposed plan versus the 15 percent
08:01:30PM 10	facilities specifically designed to range	08:03:08PM 10	that's allowable under the existing plan.
11	10 degrees. So it's structures.	11	MR. WILLOBEE: On a per lot basis. I'm
12	MR. WILLOBEE: Right. Well, but it	12	talking about the whole development.
13	also says for active outdoor recreation and	13	MR. BALAS: Right. So there is no
14	relaxation; right? So are we including patios	14	common open space. You can build up to
15	and things like that in this context? Because I	15	50 percent.
16	wouldn't consider a driveway recreation or	16	MR. JAMES: Of the 36 lots.
17	relaxation.	17	MR. BALAS: Of those 36 lots. We have
18	CHAIRMAN CASHMAN: That's a good	18	got 34 percent on our lots. And we have over, I
19	question.	19	think, 2 acres of common open space. So it's
08:01:53PM 20	MR. WILLOBEE: So	08:03:34PM 20	clearly more open space, I believe, as defined
21	MS. CRNOVICH: Does that change total	21	under the Code.
22	lot coverage?	22	MR. WILLOBEE: I apologize. I don't
	375		377
1	MR. WILLOBEE: Well, it depends on the	1	think it's clear.
	•		tillik ic 5 dicari
2	calculation. It sounds like And I'm just	2	CHAIRMAN CASHMAN: Are you able to
3	calculation. It sounds like And I'm just sticking to the part of the PUD and what we	2 3	
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			000
	378		380
1	is there a standard like patio offering or how	1	accommodate.
2	do	2	When we reran those, and however
3	MR. JAMES: Here is the open space	3	those were established originally, established
4	comparison. The fee simple lot area was	4	the size of the detention basin. We then took
5	736 36 units, there are 759,112 square feet.	5	the most current plan and calculated all the
6	That's using a 50 percent lot coverage for the	6	impervious coverage, driveways, new surface
7	36 homes.	7	walks, patios, decks, everything that was
8	The 59 Hinsdale Meadows plan has	8	included, and came up with an increase from the
9	638,453 square feet or 34 percent. The maximum	9	original design calculations of about .23 acres.
08:05:41PM 10	lot coverage (b) is 379 for the 36 plan and 215,	08:08:03РМ 10	I don't know how that relates to
11	215,000, for the 59-unit plan. And the private	11	open space and coverage. To me it doesn't
12	open space, (a minus b), 379,556, and 422,718	12	relate back and forth. I'm just looking at raw
13	for the 59-unit plan. There are no pocket	13	numbers and how we established the detention
14	parks. There is no common center open space.	14	pond. And I don't know how that relates to open
15	And there was a fringe area open space of	15	space, and I don't think that's
16	1,751 feet. And it comes out to be,	16	CHAIRMAN CASHMAN: I would say we go
17	calculations, it's an increase of it was	17	from 36 driveways to 59.
18	381,000 square feet in round numbers versus	18	MR. WILLOBEE: Right.
19	522 open space, total minimum open space in the	19	CHAIRMAN CASHMAN: So that's a big
08:06:43PM 20	59-unit plan. And the current plan, as I said,	08:08:21PM 20	change right there. But then we are talking
21	was 381, the proposed plan was 522, an increase	21	about smaller footprints.
22	of 140,000 or 37 percent increase in open space.	22	MR. DUFFY: Smaller footprints.
	379		381
1	Those are the numbers in your book and that was	1	MR. JAMES: Versus 50 percent.
2	all	2	MR. DUFFY: So the footprints of the
3	CHAIRMAN CASHMAN: I guess so my	3	houses are smaller. How the open space relates,
4	question would be if we are increasing the open	4	I'm not exactly sure. But just looking at raw
5	space where are we coming up with additional	5	numbers of how the original calculations were
6	impervious surface.	6	made for detention basin sizing itself and how
7	MR. WILLOBEE: That's my point because	7	it relates to the new plan and strictly go with
8	the definition per the Code of open space is	8	that.
9	very broad.	9	MR. WILLOBEE: That's fair. It wasn't
08:07:17PM 10	CHAIRMAN CASHMAN: Well, the only thing	08:08:47PM 10	necessarily apples to apples, you were using
11	that we wouldn't be counting would be like a	11	these numbers.
12	patio.	12	MR. DUFFY: Right.
13	MR. WILLOBEE: Exactly.	13	MR. WILLOBEE: I guess what I was
14	CHAIRMAN CASHMAN: So it's not a large	14	asking for last month was just a comparison of
15	area.	15	impervious calculated the same way you did for
16	MR. DUFFY: I cannot speak to how it	16	the proposed off of what's already permitted to
17	relates to the open space. I'm going back in	17	get a true apples-to-apples comparison.
18	the original calculations that were prepared for	18	Because I think there is a lot of
19	the stormwater management basin from when this	19	different ways you can present these open space
08:07:33PM 20	was developed back in 2003. There was a certain	08:09:08PM 20	numbers. And per our Code, again I'm still not
04	impervious coverage that was assumed that needed	21	understanding that net increase.
21	impervious coverage that was assumed that needed		and crotaining that net increaser
21	to be that a detention basin was designed to	22	So, Mr. Duffy, I understand your

	382		384
1	calculation was in one regard.	1	various models within the planned unit
2	MR. DUFFY: Right.	2	development. We took the largest lot, the
3	MR. WILLOBEE: But I guess on the open	3	largest home that could be built on that lot.
4	space	4	Because there are some lots that will not
5	CHAIRMAN CASHMAN: I guess if you made	5	accommodate the largest home.
6	assumptions like on patios, you made assumptions	6	MR. WILLOBEE: All right.
7	for each of the units, what is that area. You	7	MR. JAMES: Thank you.
8	know, we would be able to find out what that	8	CHAIRMAN CASHMAN: I guess you still
9	area was in your calculations. But we are still	9	must have that data on the patios, just the area
08:09:29РМ 10	talking about a 6 percent delta taking that out	08:11:02PM 10	of the patios.
11	of the equation. So I doubt it's quarter of an	11	MR. JAMES: I think they are probably
12	acre, but I don't know.	12	about 10 by 12.
13	MR. DUFFY: I didn't look at individual	13	CHAIRMAN CASHMAN: If you could just
14	patios on each building. I'm not sure what each	14	provide us that information, that would be
15	one of those added up to. I took the overall	15	great.
16	coverage of the lots in the impervious	16	MR. JAMES: Sure.
17	calculations. So I don't know	17	CHAIRMAN CASHMAN: But we are talking
18	CHAIRMAN CASHMAN: Did you add in	18	about a delta here that's 60,000 square feet.
19	patios?	19	And looking at the size of the patios that are
08:09:54PM 20	MR. DUFFY: Whatever was shown on the	08:11:16PM 20	shown in here, it doesn't look like 60,000
21	plan is whatever was calculated. The current	21	square feet of patio. So we just want to make
22	plan that was presented includes patios and	22	sure we are truly looking at this properly and
	383		385
1	decks, and those were included in the coverage	1	we can say, yes, you are providing additional
2	calculations.	2	open space.
3	MR. WILLOBEE: But you don't know if	3	MR. JAMES: Are you talking about open
4	the 2003 calculations included that same?	4	space or impervious surface?
5	MR. DUFFY: These were custom lots.	5	CHAIRMAN CASHMAN: Well, we want to
6	They made assumptions on those lots. And those	6	know what the patio amount is.
7	kinds of sizes, I don't know how that relates.	7	MR. JAMES: I think the, if I'm not
8	CHAIRMAN CASHMAN: Okay. So these	8	mistaken, our typical patio is about 10 by 12;
9	small patios that are indicated on the current	9	but I can confirm that.
08:10:19РМ 10	site plan?	08:11:43PM 10	MR. MC GINNIS: Chairman, if I can jump
11	MR. DUFFY: That was included in that	11	in just for a minute.
12	number, correct.	12	CHAIRMAN CASHMAN: Sure.
13	MR. JAMES: Yes. Yes.	13	MR. MC GINNIS: I'm not sure if I'm
14	MR. DUFFY: My understanding is those	14	going to be able to add any clarity to this or
15	single-family homes are the biggest homes that	15	not. It seems like we are commingling terms.
16	can be built on the lots. And there are other	16	So there is total lot coverage, which is I'm
17	models that are a smaller footprint. So we have	17	sure what was used as part of the original
18	used the maximum size building on each one of	18	subdivision approval in addition to whatever
19	those lots. And I'm going to make a pretty big	19	stormwater calcs they had to provide. And under
08:10:33PM 20	guess that the biggest house will not be on	08:11:59PM 20	the R-2, you are allowed a total of 50 percent
21	every single lot, there will be some reduction.	21	lot coverage.
22	MR. JAMES: We are talking about the KATHLEEN W. BONG	22), CSR 630-8	MR. JAMES: Right. 334-7779 10 of 38 shee

386 388 1 consternation. It didn't seem like we were MR. MC GINNIS: In this case, you have 1 2 much smaller lots that could theoretically be 2 getting anywhere. built on with a lot more common open space that 3 MR. JAMES: Right. can't. So arguably you would end up with less 4 CHAIRMAN CASHMAN: I guess my only 4 total lot coverage under this proposal than you 5 question on paragraph 18 would be if it could 5 would theoretically under the R-2. just be revised to read more like the start of 6 6 7 But you are right, the definition 7 19 where instead of it ending, Permitted on a 8 of open space is somewhat nebulous. 8 lot, permitted on -- in and about a unit, lot, 9 MR. JAMES: That's the problem. or common property. Just so it's consistent 9 between the two. Because if you read that, you 08:12:25PM 10 CHAIRMAN CASHMAN: It's just that 08:14:24PM 10 11 paragraph where it says, Except by facilities 11 could actually have recreational equipment on specifically designed, arranged and intended for the common property unless there is some other 12 12 use in conjunction with passive or active paragraph elsewhere that says you can't. 13 13 MR. JAMES: I think we covered that 14 outdoor recreation or relaxation, which in my 14 mind is a patio or a play field or something. 15 elsewhere. 15 16 So if we have less than 60,000 16 CHAIRMAN CASHMAN: That's just my square feet of patios, we have an increase in concern. I think it -- I wanted to kind of 17 17 open space. Because right now the difference hear what the Commissioners thought about that. 18 18 19 between the previous proposal was Sedgwick was 19 Because as we talked about at the last meeting, 08:12:54PM **20** 602,000 square feet of open space and the 08:14:44PM **20** the whole discussion about age targeted versus 21 Hinsdale Meadows is 662 and change. 21 age restricted, if we are going the age-targeted route, we need to have something that is going 22 So I think we are still there, but 22 387 389 1 it would just be good to have that data. And to encourage these to be empty-nester type units we are basically talking 120 square feet times versus just single-family units. 59 so --3 And I think when we talked before, we thought the homeowners association 4 MR. JAMES: I mean that's impervious surface. And how you determine, how you justify 5 restrictions could go in that direction. 5 open space versus impervious surface, they are Because if you are looking at a property there 6 6 apples and/oranges. 7 for \$900,000 and you can't have a play set and 7 8 MR. WILLOBEE: Not necessarily. I you have a 6-year-old daughter, and you have a mean -house somewhere else in Hinsdale, and it's 9 08:13:23PM **10** MR. JAMES: Well, it is. Open space 08:15:15PM 10 900,000, it's got a back yard and play sets and you can look through it, but there may be a swings, I know where I would be going to make 11 patio below it. sure my daughter has a play set. So that would 12 MR. BALAS: Yes. The criteria under be the hope. 13 13 14 the Code is open space as defined under the 14 But you could always have like a Code. high school, a family with, say, a high school-15 15 16 MR. WILLOBEE: Right. And I guess aged student, could decide they want to move in, 16 that's what Steve's pointed out, too. they don't really need a play set. They are 17 17 18 MR. JAMES: It was confusing for us. 18 okay with that. They are in sports, whatever. 19 MR. WILLOBEE: Right. Yes. So there is no way to guarantee that this is 08:13:49PM **20** CHAIRMAN CASHMAN: Other questions? 08:15:35PM **20** going to be all empty-nester, but I think we can Well, I appreciate you clarifying encourage through these restrictions a higher 21 21 this document because that was causing me some 22 level of empty-nester use. 22 KATHLEEN W. BONO, CSR 630-834-7779
Attachment 1 - 12/14/16 PC Meeting 11 of 38 sheets

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1	MR. JAMES: If you look at the opening	1	planned unit development without coming back to
2	sentence in paragraph 19, which is the paragraph	2	this board.
3	that gives the board of directors total control,	3	CHAIRMAN CASHMAN: And I think we
4	it says, There shall be no trampolines,	4	talked about that. Mike, I had that question
5	basket Correction. In the event any	5	for you in the past.
6	activity in or about a unit, lot, or the common	6	MR. MARRS: Yes.
7	property, so that's the catchall. It's a unit,	7	MR. JAMES: They don't have the right
8	the lot, or the common property shall be, you	8	to do that.
9	know, causing disturbance which adversely	9	MS. MC MAHON: Because this document is
08:16:13PM 10	affects any owner. And I think there is	08:17:51PM 10	a component of the approved PUD?
11	something that	11	MR. JAMES: Yes.
12	MR. BALAS: Yes. There is the	12	MR. MARRS: Yes. And one of the
13	provision on You don't have it there in	13	standards for planned unit developments in your
14	front of you. But Article IX, paragraph 4,	14	Code talks about the covenants and says that the
15	There shall be no courts, play fields, lounging,	15	covenants shall provide a may not be
16	parking, baby carriages, playpens, swing sets,	16	modified, removed, or released without the
17	bicycles, wagons, toys, or placing of benches or	17	express consent of the Board of Trustees and
18	chairs on the common property except as	18	that they may be enforced by the Village as well
19	authorized or designated by the association.	19	as by future land owners.
08:16:41PM 20	CHAIRMAN CASHMAN: Okay. Article 4	08:18:18PM 20	CHAIRMAN CASHMAN: Okay. Thank you.
21	MR. JAMES: Yes.	21	MR. JAMES: That's our understanding,
22	CHAIRMAN CASHMAN: So you can't	22	too.
	391		393
1	suddenly put a playground in somewhere.	1	CHAIRMAN CASHMAN: Anna, any questions?
1 2	suddenly put a playground in somewhere. MR. JAMES: Yes.	1 2	
			CHAIRMAN CASHMAN: Anna, any questions?
2	MR. JAMES: Yes.	2 3	CHAIRMAN CASHMAN: Anna, any questions? MS. FIASCONE: Obviously we have seen a
2	MR. JAMES: Yes. MS. MC MAHON: I have thought on this	2 3	CHAIRMAN CASHMAN: Anna, any questions? MS. FIASCONE: Obviously we have seen a lot of support for this through e-mails and
2 3 4	MR. JAMES: Yes. MS. MC MAHON: I have thought on this declaration, is there a method that the	3 4	CHAIRMAN CASHMAN: Anna, any questions? MS. FIASCONE: Obviously we have seen a lot of support for this through e-mails and people coming in here, and I think it's very
2 3 4 5	MR. JAMES: Yes. MS. MC MAHON: I have thought on this declaration, is there a method that the homeowners association can change this?	2 3 4 5	CHAIRMAN CASHMAN: Anna, any questions? MS. FIASCONE: Obviously we have seen a lot of support for this through e-mails and people coming in here, and I think it's very well-supported, so it's great. But we have seen
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	394		396
1	That's the real variable and what, how much per	1	CHAIRMAN CASHMAN: If the density was
2	unit.	2	increased even more, couldn't that help drive
3	And as you probably know, we	3	down some of your costs if you took a
4	purchased this property back in 2002, some	4	MR. JAMES: That's a good question.
5	14 years ago, going on 15 years. And it's no	5	CHAIRMAN CASHMAN: if you took the
6	secret, we paid about \$15 million, a little more	6	single-family and they became 4 duplexes.
7	than that, for the land. Now, you add to that	7	MR. JAMES: That's a good question.
8	the carrying costs, the real estate taxes, the	8	But here are the issues here, the infrastructure
9	site improvements with all the infrastructure,	9	is already in this, in other words, the streets,
08:20:07РМ 10	streets, sidewalks, sewer, utility lines, what	08:22:06PM 10	the sewers, the electric utility lines going
11	have you, and you get up to a pretty high,	11	back to the houses where they were going to
12	pretty high figure.	12	enter. So typically if a developer is given an
13	We do appreciate very, very much	13	increase in density and it's a plain, flat piece
14	the fact that we have been able to increase the	14	of ground with nothing there, yes, that's a
15	density. And that helps, that helps a lot; and	15	definite positive.
16	we hope it will come to fruition. And we can	16	But when you have infrastructure
17	lower the prices, and we are working on that.	17	already in the ground and you are limited by
18	But we don't have that definite figure yet	18	where you can put these houses and the size of
19	because we just don't have all the information	19	the houses, then the density is the increased
08:20:37PM 20	in yet.	08:22:32PM 20	density is good to a point at which you can't do
21	We have been talking about the	21	anymore because you have got the utility lines
22	public benefit. We have been talking about the	22	and everything in there. And to move and
	395		397
1	dog park. We have been talking about a running	1	restructure those, it would be more than, more
2	track. And I wrote a note today to the Village	2	than you could get out of the increased density.
3	that said the running track just isn't going to	3	But we continue to look at that, we
4	work because the total We were going to take	4	continue to strive for it. And we will continue
5	our excess dirt and build a sledding hill, and	5	to do that. It's all part of the process.
6	then we would do the running track. And	6	CHAIRMAN CASHMAN: Okay.
7	hopefully it would all come out less than what	7	MS. CRNOVICH: Won't some of the
8	it would cost us to move the dirt offsite and	8	infrastructure have to be changed now anyway?
9	dispose of it. It doesn't work that way. It	9	MR. JAMES: Pardon?
08:21:07PM 10	just adds to the price so we can't do that. So then I did send to the Village	08:23:05PM 10 11	MS. CRNOVICH: Won't some of the infrastructure have to be changed anyway to get
12	today information on a question they asked us	12	the duets in?
13	about the Humane Society office building at KLM	13	MR. JAMES: The road network remains
14	park. And they have that information, and I	14	the same. The major sewer, water lines all
15	haven't heard back from them yet. But we are	15	remain the same. It's the electrical and some
16	doing everything we can I can assure you.	16	of the lines that, the transformers and what
17	And quite frankly, with some of the	17	have you, that have to be repositioned to fit
18	other projects around more recently, most	18	the dimensions of the new homes and the lot
19	recently completed, our prices are not that, are	19	configurations.
08:21:36PM 20	not that far out of line at all. They are right	08:23:26PM 20	So the answer is it has been
21	in line with them. And I'm not going to mention	21	changed to the point where it's economical where
22	the projects, but they are recently completed.	22	it doesn't increase the cost. I mean, you know,
13 of 38 she	eets KATHLEEN W. BONG), CSR 630-8	334-7779 Attachment 1 - 12/14/16 PC Meeting

	398		400
1	over and above any benefit of increased density.	1	public benefit that you may not realize today,
2	CHAIRMAN CASHMAN: I just want to	2	but you will realize it over years to the tune
3	state, you comment on it, regarding the public	3	of the tax impact, 1,690,000 in 10 years, or
4	benefit and the dog park we talked about a month	4	\$169,000 a year, if our figures are right; and
5	ago. It's in the packet. But for people	5	we have every reason to believe they will be
6	watching or listening, it was basically then	6	based on our survey.
7	reviewed by Village staff, a recommendation was	7	And I might add this, when it comes
8	then sent to the parks and rec commission, they	8	to age targeted versus age restricted, right
9	reviewed it, and basically rejected the idea.	9	now, right now, this property is zoned for 36
08:24:03PM 10	So I'm glad they looked at it. It	08:26:16PM 10	single-family homes. And there are projected
11	would be terrible You don't want to give	11	29 school children in the elementary school
12	presents and have them returned. But I	12	district. If you take our numbers and reduce
13	appreciate your patience because then,	13	I mean take the difference between the
14	obviously, we were heading down that path; and	14	29 projected for the existing zoning and the
15	now we have to find a different path to go down.	15	4 projected students for the elementary school,
16	So the issue of public benefit is	16	I'm just talking elementary now, that would mean
17	still being discussed and reviewed by the	17	you would have to go And our superintendent,
18	applicant and by the Village. So we really	18	your superintendent, tells us that they can
19	don't have that information to act on tonight.	19	handle the 9 in the Rutgers report. But
08:24:27PM 20	What he's mentioned, a couple things that have	08:27:01PM 20	forgetting that, taking the 4 from the 29, you
21	been discussed, some needs that the Village has	21	would have to have 25 school children or about
22	related to Katherine Legge that they could	22	40 percent of the units that we are proposing to
	399		401
1	possibly help with. But we are just going to	1	have a child, which is just unheard of in an
2	have to continue that for another discussion	2	age-targeted community. That would be one child
3	because we just are not going to have the	3	in 25 of the 59 homes, one child each in 29
4	, and the second se	_	in 25 of the 59 homes before you would equal
5	And I appreciate your patience. I	5	where you are today with 36 homes and
6	was, a month ago I thought tonight we might be	6	29 children. It's just unheard of. There is no
7	in a position to vote on this. But it's because	7	evidence. There is nothing to, nothing to show
8	of that one crucial piece, it's the public	8	that.
9	benefit, we are not going to be able to.	9	In addition And this is very
08:24:54PM 10	MR. JAMES: Well, I can leave you only	08:27:46PM 10	simple, in fact, maybe it's too simple. If you
11 12	with our thoughts. I think the information I sent to the Village today about the roof	11 12	take those same 12 units that we surveyed, and
13	structure was very positive at the KLM Humane	13	suppose they are automobiles in an automobile show room. You have the first 11 cars, you can
14	Society building, and I would hope that would be	14	buy any car you want, they are all the same.
15	satisfactory.	15	And you come to the 12th car, it's the same as
16	And you add to that, which I don't	16	the first 11, but it has a restriction that you
17	think you can discount, and that is the 720,000	17	can't drive it unless you are 55. Maybe you
18	we paid several years ago to the park district.	18	can't sit in the front seat unless you are 55,
19	Add to that the tax benefit to the high school,	19	maybe you can't put your luggage in the trunk,
08:25:23PM 20	to the District 181, and to the Village, add to	08:28:19PM 20	you have to leave it unless you are 55, you have
21	that the 33 percent less traffic coming out of	21	to put it in the backseat. Any one of those
22	the development. It all adds up to a long-term	22	idiotic things, that 12th car would be at a
L			334-7779 Attachment 1 - 12/14/16 PC Mooting

402 404 1 distinct disadvantage compared to the first 11. 1 children in -- one each in 25 homes or And that is a very simple analogy of what an 2 42 percent of our 59 homes, 59 homes, 42 percent 2 age-targeted -- age-restricted home would be would have to have a child before you even match like if you compared it to the other 11 homes, what we have now, 29 homes, 29 children in 11 projects in this area including those in Burr 5 36 single-family homes. There is nothing, there 5 is nothing in our survey anywhere that suggests 6 Ridge close by in proximity to this area. 6 7 So you are, the homeowner, if they 7 anything to the contrary. People will go where do buy an age-restricted unit, are going to be 8 they are comfortable. And adults are 8 at a distinct disadvantage in selling that unit comfortable in age-targeted communities. And 9 9 08:29:07PM 10 at a future date. And we know from surveys that they are also comfortable in age restricted but 08:31:31PM 10 11 25 to 35 percent of the people looking at homes those are different communities, those are life-style communities. They are not what we do not want an age-restricted home to begin 12 12 with, at least not in the type of community that are talking about. 13 13 14 we are planning here. 14 I don't know of one age-restricted 15 There are places for age community in this area in the whole, I don't 15 restricted. Those are in vacation areas. There know of any in the north shore -- In fact, 16 16 17 are large amenity projects where they have golf 17 there was one, Mallinckrodt College, and that 18 courses, where they have recreation centers, 18 was in one of your previous books. 19 where they have programs. And they have all the 19 MS. MC MAHON: We talked about that, things that fit the elderly person and who is 08:31:56PM **20** that was not a relevant comparison. 08:29:34PM **20** 21 there full-time, he or she is not an active 21 MR. JAMES: That was a total failure, 22 adult. This is not that community, nor are the 22 not only from the developer's standpoint but 403 405 communities in Burr Ridge or Ruth Lake or any from the people who originally bought there. other that we have developed over the last 60 2 And they had to go back to the Village of 3 years, that ilk. They were age targeted and Wilmette, and they changed the age restriction 4 that's all they serve. from 62 down to 55. But in the meantime, people And the people regardless -- 40 to who had bought at the higher price lost a 5 5 50 percent of the homes that have sold in 6 6 significant amount of money in value. Hinsdale are selling at a lesser price than the 7 CHAIRMAN CASHMAN: Thank you. 7 price of our homes. And it doesn't stand to 8 MR. PETERSON: Can we go back to the 8 reason that a young family would come into a housing cost? When you said you are working on 9 9 08:30:12PM 10 development such as Hinsdale Meadows with all of 08:32:26PM 10 different, different ways to reduce the stuff or 11 the restrictions and the things in the reduce the cost, I mean I'm hoping that's not declaration and what have you and buy something going to affect the finish and the details that 12 we have seen. 13 there when they could buy a full single-family 13 home in Hinsdale with a back yard, a community 14 MR. JAMES: Not at all, no. No. 14 of children and what have you, that they don't 15 MR. PETERSON: I just want to make sure 15 have at Hinsdale Meadows. If they were your we are not value engineering the homes we saw. 16 16 children and they were spending their money or 17 MR. JAMES: Absolutely. We will not 17 18 you were going to lend them money, I'm sure you 18 reduce the quality or character of the house. would give them family advice and say, This not 19 MR. PETERSON: I just wanted to make 08:30:45PM **20** where you want to go, you want to be where other 08:32:47PM **20** sure that wasn't -children are located. 21 21 MR. JAMES: And the same goes for the 22 22 landscaping. So our margin of error is 25 KATHLEEN W. BONO, CSR 630-834-7779
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	406		400
1	MP DETERSON: Okay	1	408 CHAIRMAN CASHMAN: We talked about the
2	MR. PETERSON: Okay. MR. JAMES: You can take that to the		
3	bank.	3	trustees might want one within the final plan. MR. JAMES: I think that was the idea,
4	CHAIRMAN CASHMAN: Okay. Laurie?	4	that it would not be at this point. But once
5	MS. MC MAHON: Just on the public	5	the plan was approved and they want to see a
6	benefit, I guess I continue to believe that you	6	traffic study, there could be one produced.
7	really shouldn't count the 720,000 as a benefit	7	CHAIRMAN CASHMAN: Which I think makes
8	to the PUD because you had to do that just to	8	sense.
9	put a subdivision in no matter what version of	9	MR. JAMES: We are confident that based
08:33:14PM 10	it it was. So to me that's not really a PUD	08:34:48PM 10	on all the experience we have had and others
11	benefit.	11	that there are just less average daily trips.
12	MR. JAMES: Well, I appreciate what you	12	The children aren't going to the soccer games or
13	are saying. The 44,000 square feet, we haven't	13	the baseball games. The husband and the wife
14	done the calculations, but I'm assuming if we	14	aren't getting up and going to the office at
15	added the 44,000 square feet that would reduce	15	7:30, 8 o'clock in the morning. Their hours are
16	the amount of 720 to some lesser number. But I	16	different. And so you have peak hours in the
17	don't know that for a fact.	17	morning, peak hours in the afternoon. And then
18	The only thing I can say is whether	18	during the day you have traffic. But overall,
19	it was that subdivision or whether it's this	19	overall, our study or estimate, statement,
08:33:43PM 20	project or whether it comes out of the same	08:35:15PM 20	whatever you want to call it, was about 134
21	pocket, it's still 720,000 that went to the	21	average daily trips less per day or about a 33,
22	Village some years ago with zero cost to the	22	34 percent reduction in AADT, average daily
	407		409
1	Village from our subdivision that we built.	1	traffic, average annual daily traffic.
2	Because if there is one family lives there and	2	MS. CRNOVICH: Back to what Laurie was
3	that's all.	3	saying about the public benefit. Also, on the
4	MS. MC MAHON: Well, I'm just saying I	4	list of questions that we were given today, you
5	don't call it	5	also mentioned the additional 150,000 for
6	MR. JAMES: I don't mean to be	6	changing the existing pond to a wetland. And in
7	argumentative. I'm just saying it's still out	7	my opinion, that's not a public benefit. That's
8	of the same pocket.	8	something you would have to do anyway.
9	MS. MC MAHON: And then I guess the	9	MR. WILLOBEE: Right.
08:34:10PM 10	only other thing I would say, you talked about	08:35:57PM 10	MS. CRNOVICH: And I agree with what
11	the reduced traffic. And I think we established	11	Laurie has to say. You do keep going back to
12	there really hasn't been a traffic study per se.	12	the, what is it, 720,000. But again, that's
13	So until we see that, you know, I guess we	13	something you had to do for a subdivision. And
14	don't	14	I'm still not convinced that you would only
15		15	have that this would be empty-nester housing
•	MS. CRNOVICH: I thought we were going	13	have that this would be empty hester housing
16	MS. CRNOVICH: I thought we were going to be getting one because of the Oak Street	16	or age-targeted. I'm thinking of the price
16 17			
	to be getting one because of the Oak Street	16	or age-targeted. I'm thinking of the price
17	to be getting one because of the Oak Street bridge. Am I wrong? I thought we had asked for	16 17	or age-targeted. I'm thinking of the price point, new construction, perhaps families moving
17 18	to be getting one because of the Oak Street bridge. Am I wrong? I thought we had asked for something like that.	16 17 18	or age-targeted. I'm thinking of the price point, new construction, perhaps families moving in with older children, not wanting to move into
17 18 19	to be getting one because of the Oak Street bridge. Am I wrong? I thought we had asked for something like that. CHAIRMAN CASHMAN: We talked about when	16 17 18 19	or age-targeted. I'm thinking of the price point, new construction, perhaps families moving in with older children, not wanting to move into District 181 but perhaps District 86.

410 412 1 basement. and passionately about his opposition to slabs 2 MR. JAMES: No. If a person does not 2 on grade -- but I think that could help, again, 3 want a basement, he can have a crawl space. I influence the outcome. It's not going to mean he can have a slab on grade. It's heated guarantee anything. But then again you would and that's perfectly acceptable. 5 have a mix of units. You would have 17 units 5 6 And when you talk about high school 6 that could have a basement, and you would have 7 7 students, our projections show there would be 12 that wouldn't. 2 high school students in this project of the 8 MS. CRNOVICH: Right. And you brought 8 up a good point about falls down basements. I 12 communities. So that's compared to 6 in the 9 9 08:37:04PM 10 Rutgers analysis. 08:38:48PM 10 was more in favor of the bonus room above the 11 CHAIRMAN CASHMAN: And it's a good 11 garage for extra storage. question. And I guess what are your thoughts as 12 And I think at the last meeting I 12 far as the revisions to the homeowners had asked if you had any plans for the basements 13 13 but all the basements would be unfinished. 14 association declarations? Do you think that 14 15 MR. JAMES: Yes, unfinished. If a 15 goes far enough to kind of encourage this to be empty-nester? Because other than something like person wants to finish it, make a recreation 16 16 17 that as age targeted, the design and something 17 room out of it, he or she can do that; but they 18 like that, and the fact that there isn't a park 18 come unfinished. 19 there with a playground and that kind of 19 MS. CRNOVICH: They all come functions, that would make this more of an 08:39:13PM **20** unfinished. So no bathrooms. They aren't 08:37:30PM **20** 21 empty-nester community. And the fact that all 21 divided into rooms? the houses look the same. It's a different 22 22 MR. JAMES: It's a basement basement. 411 413 look. But it's going to, it's always going to 1 CHAIRMAN CASHMAN: What's your thought be a leap of faith if we are going age targeted about possibly eliminating those 12 basements? 3 versus age restricted. I know we talked about this before. I can't 4 MS. CRNOVICH: Right. 4 remember exactly what your response was. MS. MC MAHON: Which I think some of us 5 MR. JAMES: I talked to a broker 5 6 are still a little uncomfortable. 6 recently. And she is very familiar with this MS. CRNOVICH: Right. That's what 7 area and with the some of the recent 7 I'm -- I think the basements, I thought at one 8 developments, the Savoy Club specifically. And point you had said, okay, you don't want 9 her comment was people want it for storage. 08:37:52PM 10 basements, no basements. I think that would 08:39:45PM 10 They want the storage space. 11 help keep it down to the empty nesters. And I 11 And I just had a friend move from a do believe there is a need for empty-nester home in Winnetka into an apartment over on the 12 lake in no man's land. We had dinner with him 13 housing in Hinsdale, but I think the basements 13 would bring more people in. the other night. And I said, How is it going? 14 14 15 CHAIRMAN CASHMAN: If I remember 15 He said, We can't get rid of the boxes. There is no place to put them. And they 16 correctly, that was the 12 standard basement 16 17 types. 17 don't have their basement. 18 MR. JAMES: I was just looking at that. 18 CHAIRMAN CASHMAN: What I do recall, I 19 CHAIRMAN CASHMAN: So if you took those 19 thought we had some citizens speak in that 08:38:16PM **20** 12 that are based on flat areas, that those 08:40:11PM **20** regard. 21 could conceivably be crawl spaces or slabs on 21 MR. JAMES: And they wanted the grade -- though Michael spoke very eloquently 22 basement. 22 KATHLEEN W. BONO, CSR 630-834-7779
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	414		416
1	CHAIRMAN CASHMAN: And they thought	1	elementary students in those 600 units,
2	don't restrict that.	2	600 homes.
3	MR. JAMES: Yes.	3	Let me ask a question. If your
4	MS. CRNOVICH: Well, I guess I'm still	4	children were going to They came to you and
5	looking at the overall picture, too. You are	5	said, Mom, we would like to move in to this
6	asking for a text amendment. It's currently	6	age-targeted community and it's going to cost us
7	zoned R-2, single-family homes. I'm still not	7	\$900,000.
8	quite comfortable with that. You already have	8	And you are going to say, Well,
9	the zoning in place. I'm not sure if there is	9	what else is available in that community.
08:40:39PM 10	enough of a public benefit.	08:43:07PM 10	Well, I can buy a single-family for
11	I'm just, I'm having a hard time	11	700 or I can buy a for 800 or even buy it for
12	thinking the single-family homes versus age	12	900.
13	targeted, I guess I'm not convinced that	13	And you will say, Well, you are
14	families are not going to be moving into these	14	going to have a family. Or maybe they already
15	units.	15	have their family. And you are going to say,
16	MR. JAMES: Well, I, all you You	16	Where is the neighborhood for children, where is
17	have got to look at the 12 communities. And you	17	their where are their playmates. They aren't
18	have got I mean when we were doing the	18	there. When our children grew up, they went out
19	survey, one of the property management firms	19	to the rear yard into the back yard and open the
08:41:08PM 20	told me, he said the last 20 to 25 people that	08:43:37PM 20	gate and they were on the school field. They
21	we sold to came out of Hinsdale because there	21	played with their friends and neighbors, and we
22	was nothing there. And he said, We love it.	22	could watch them and see them. That's not going
	415		417
1	That was his comment. That's a management	1	to be the case. It just isn't the case here and
2	company comment to me.	2	not Don't take my word for it. Look at the
3	And people are leaving Hinsdale	3	survey. It tells the story. Go to Savoy Club.
4	because there is no place for them to live in a	4	Go to the Burr Ridge club, a wonderful
5	development similar to what we are proposing	5	development. Fine people there. We have many
6	with 1st floor master bedrooms, quality	6	friends over there. There are no children
7	finishes, size and character like what they left	7	there.
8	in their own single-family home.	8	MS. CRNOVICH: That's a little bit of a
9	And they can go to Chanticleer	9	different development, though, too.
08:41:49PM 10	Lane, which is very, very nice; Claymoor, which	08:44:08PM 10	MR. JAMES: It's the same. It may
11	is very, very nice. But they are different	11	be It's not different. It's age targeted.
12	types of units. And they are not, those The	12	It's a single-family house. It is a 1st floor
13	Hamptons in Hinsdale, that's vertical living.	13	master bedroom, and that's what we are selling.
14	It is not what we are proposing here. It's a	14	You don't have to go up and down the stairs to
15	very nice development. There is nothing wrong	15	enjoy your daily activities. That's all we are
16	with it, and it's selling well; but it is not	16	selling.
17	what we are proposing. And it's not what we	17	Typically parents want to be on the
18	have been doing elsewhere that has been very,	18	same floor as their young children, sleeping.
19	very successful. And families with children are	19	So they can watch them. So the kids don't have
08:42:22PM 20	not moving into them. They're just not.	08:44:38PM 20	to go up and down the stairs, they can run right
21	And you have got 12, you have got	21	to the bedroom and see mom and dad. And you can
22	12 600 and some units here and you have .04		

418 420 That, what we are selling is totally different. When we were invited here, look at the property, 1 1 2 And it's proven over and over again. 2 if you can -- This is a -- Look at here. I just moved into one after There is 55th Street. There is 3 3 42 years on Indian Hill Road in Winnetka, and we County Line Road. Single family across from 5 love it. 5 single family. Here is Burr Ridge property MS. CRNOVICH: Have you considered 6 line. There are, right there, those two homes 6 having like a meeting for the neighbors of the 7 are probably as close to the property line as 7 adjoining properties, hear if they have any 8 any. And then down here you have one or two 8 9 ideas or thoughts? 9 homes. The rest, there is KLM park. Here is 08:45:10PM **10** MR. JAMES: The neighbors to the north, 08:47:23PM 10 the hospital site here. 11 the boundary to the north is 55th Street. 11 So we are talking a road, a road, MS. CRNOVICH: Across the street from 12 and then the pond, and then our housing back 12 55th. here. The single-family homes, those were all 13 13 typical, large, single-family homes. They are MR. JAMES: Okay. We have got single-14 14 family homes facing their single-family homes. just a different size home now in the same, same 15 15 Then the west we have single-family homes and general location. Because the road never, we 16 16 County Line Road facing their single-family didn't change the road network. 17 17 homes. MS. CRNOVICH: And I understand that. 18 18 But I still think it would be a neighborly thing 19 MS. CRNOVICH: And I understand that 19 08:45:31PM **20** but for -to do is to reach out to your potential neighbor 08:47:56PM **20** 21 MR. JAMES: Okay, but just let me 21 saying, This is what we want to do, do you have 22 finish. On the east we have the huge detention 22 any thoughts. 421 419 pond and the Village of Burr Ridge and only two 1 MR. JAMES: Well, yes, I do. This room is evidence enough of the concern. In the last or three or four houses maybe in that whole area are next to or adjacent to the property line at meetings we have not had one single objector the far north end and at the far south end. The except for the first meeting at the trustees' rest of the property is bounded by KLM park on 5 when a woman announced she did not want us to the south. And the entire hospital property on build ticky-tacky homes and what have you. And the south, part of the south, the southeast that's frankly why I put at the back of every 7 7 corner and the west at the south end. one of these all the awards that our project, 8 8 9 And that's why if -- Get the map. that our projects have won from land planning to 9 08:46:09PM 10 We will show you. 08:48:32PM 10 architecture to you name it. And they are all MS. CRNOVICH: I understand. I know 11 11 there. the site. But have you reached out to the 12 13 years ago, 14 years ago, we were 12 neighbors to get their thoughts? invited in to provide empty-nester housing the 13 13 14 MR. JAMES: The neighbors, the Village thought they wanted. This was after we 14 neighbors on Pamona (phonetic) or -had completed Chasemoor of Burr Ridge with the 15 15 16 What's the name of the street? metropolitan -- with Metropolitan Life, that was 16 17 MS. MC MAHON: Pamela. our project. This was after we were invited to 17 18 MR. JAMES: Pardon? 18 do the cottages and the homes that are at the 19 MS. MC MAHON: Pamela Circle. King Bruwaert, the freestanding cottages. We 08:46:27PM **20** MR. JAMES: -- Pamela Lane led the 08:49:06PM **20** did that with KB. And then we were invited, fight 13 years ago against any development that say, come in and do this project. 21 21 we are proposing. And I might make this point. 22 So we came in, and we were 22 KATHLEEN W. BONO, CSR 630-834-7779
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	400		404
	422		424
1	disappointed to say the least. And here we are	1	showed up here speaking in favor of it, not one
2	14 years later talking about coming back and	2	negative. And 40 some residents sent e-mails to
3	doing a single-family, empty-nester,	3	the Village when they had the public hearing all
4	age-targeted development 13 years later. And	4	in favor of it. There wasn't any, there weren't
5	the residents on Pamela Lane have not said	5	any negatives; were there?
6	anything. We are more than willing, more than	6	MR. MC GINNIS: I believe we had one
7	ready to talk with them if they wanted. They	7	comment, she was concerned about rezoning to
8	certainly know where we are.	8	R-5, which is not in play here.
9	MR. YU: Commissioner, if I can just	9	MR. JAMES: We are not zoning to R-5.
08:49:51PM 10	add something really quick, there was a public	08:51:44PM 10	CHAIRMAN CASHMAN: I wanted to ask, I
12	notification, certified mailing that was done.	12	see some community members here, would you like to speak on the issue?
13	And since it's been done, I have gotten only 3 calls. And after I explained what was going	13	MS. GRISEMER: Yes, I would.
14	on and gave them the date and time of the	14	CHAIRMAN CASHMAN: Please come up and
15	meetings, I haven't had haven't seen them at	15	state your name.
16	the meetings. But I just want to add there was	16	MR. WILLOBEE: Have they been sworn in,
17	a certified mailing notification for this	17	Mr. Chairman?
18	project.	18	CHAIRMAN CASHMAN: Yes, they were. I
19	MS. CRNOVICH: Thank you.	19	saw them standing.
08:50:13PM 20	CHAIRMAN CASHMAN: Going to both the	08:52:00PM 20	MS. GRISEMER: Yes, I was sworn. I'm
21	citizens of Hinsdale and Burr Ridge?	21	Janet Grisemer. I was on the Plan Commission
22	MR. JAMES: 250 feet of the entire	22	here when Mr. James' company came the first
	423		425
1	423 surrounding property.	1	425 time. I no longer live in Hinsdale because we
1 2		1 2	
	surrounding property.		time. I no longer live in Hinsdale because we
2	surrounding property. MS. CRNOVICH: I understand all that,	2	time. I no longer live in Hinsdale because we decided to downsize. We could not find a place
3	surrounding property. MS. CRNOVICH: I understand all that, and I appreciate you going to such detail. I	3	time. I no longer live in Hinsdale because we decided to downsize. We could not find a place to live here in town that was cost effective for
2 3 4	surrounding property. MS. CRNOVICH: I understand all that, and I appreciate you going to such detail. I just always think Like, for instance, like	2 3 4	time. I no longer live in Hinsdale because we decided to downsize. We could not find a place to live here in town that was cost effective for us. I live in Burr Ridge in one of the
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2 3 4 5 6 7 8 9 08:50:38PM 10 11 12 13 14 15 16 17 18 19 08:51:10PM 20	MS. CRNOVICH: I understand all that, and I appreciate you going to such detail. I just always think Like, for instance, like last week, Hinsdale Middle school with the new plans they were going to do, they had a neighborhood meeting. I just think it's a neighborly thing to do. MR. JAMES: I should tell you, every single project we have ever done we have done that. We have done that. But we have never had a project, never, extend 13 years like this project, 14 years. And if you, you know, you don't like the high prices, we don't like them either; but that's a function of the carrying costs, the land and the improvements and everything else that we have done. And as was stated by one of the people here, who is speaking in front of you, don't let this opportunity pass by. That's not	2 3 4 5 6 7 8 9 08:52-41PM 10 11 12 13 14 15 16 17 18 19 08:53-18PM 20	time. I no longer live in Hinsdale because we decided to downsize. We could not find a place to live here in town that was cost effective for us. I live in Burr Ridge in one of the developments he talked about. I would like to tell you a story about where I live, which is Fieldstone Club. It was built about 20 years ago. And it's high quality. They are single-family homes, detached. There is 60 of them on property that's probably twice to three times the size of this piece of property. They all cost very close to a million dollars. And depending on what people did to them in terms of finishes and embellishments, many of them were more than a million dollars. And at the same time that this project was going through its planning stages and so on Well, I guess it was more, a little bit, 5 years later, the 2008 recession.
2 3 4 5 6 7 8 9 08 SQ 33PM 10 11 12 13 14 15 16 17 18 19	MS. CRNOVICH: I understand all that, and I appreciate you going to such detail. I just always think Like, for instance, like last week, Hinsdale Middle school with the new plans they were going to do, they had a neighborhood meeting. I just think it's a neighborly thing to do. MR. JAMES: I should tell you, every single project we have ever done we have done that. We have done that. But we have never had a project, never, extend 13 years like this project, 14 years. And if you, you know, you don't like the high prices, we don't like them either; but that's a function of the carrying costs, the land and the improvements and everything else that we have done. And as was stated by one of the people here, who is speaking in front of you,	2 3 4 5 6 7 8 9 08:52-41PM 10 11 12 13 14 15 16 17 18 19	time. I no longer live in Hinsdale because we decided to downsize. We could not find a place to live here in town that was cost effective for us. I live in Burr Ridge in one of the developments he talked about. I would like to tell you a story about where I live, which is Fieldstone Club. It was built about 20 years ago. And it's high quality. They are single-family homes, detached. There is 60 of them on property that's probably twice to three times the size of this piece of property. They all cost very close to a million dollars. And depending on what people did to them in terms of finishes and embellishments, many of them were more than a million dollars. And at the same time that this project was going through its planning stages and so on Well, I guess it was more, a

	426		428
1	of it. And that's what our homeowners	1	reside at 914 Harding Road in Hinsdale. We have
2	association says is you may not have signs. It	2	been residents here for 49 years. Let me state
3	always has to be done through, you know, public	3	unequivocally that I know many of the James
4	channels otherwise. It was difficult for people	4	developments and they are outstanding. And I
5	to sell their units at all for a number of years	5	have no quarrel with the Jameses or any
6	because they wanted what they, they wanted to	6	development that they have built. I spent part
7	get out of them what they put into them and the	7	of my afternoon I think where you live right
8		8	now. Is it Hibbard Gardens?
	market dropped out. So it's now beginning to	9	MR. JAMES: Hibbard Gardens.
9	creep up again. But there are very few, I don't		
08:53:59PM 10	think there is any that has sold for a million	08:56:45PM 10	MR. MORIARTY: Right. Very nice.
11	dollars. We are close on a couple of them, but	11	MR. JAMES: Thank you.
12	they have been on the market for six years	12	MR. MORIARTY: Do they have basements?
13	maybe.	13	MR. JAMES: No.
14	So what I am seeing here is, number	14	MR. MORIARTY: No basements. Slabs?
15	one, it's awfully dense, this project. And I	15	MR. JAMES: Yes.
16	understand why it's dense. But my sense is that	16	MR. MORIARTY: No place for boxes.
17	if people are going to pay this amount of money	17	MR. JAMES: Upstairs.
18	they are not going to be able to sell it for	18	MR. MORIARTY: At any rate, my concern
19	what they paid for it because it is so dense	19	is that we have basically been this road before
08:54:30PM 20	that it's not going to be as desirable in my	08:57:00PM 20	with this developer, with this piece of
21	view. And what I'm afraid of is that you may	21	property. Let me assure you there are many of
22	have a depressed situation here down the road	22	us who are opposed to this increase in density.
	427		429
1	that is going to be a negative in terms of tax	1	Planned unit development aside, whatever you
2	revenues. Our taxes have gone down considerably	2	want to, whatever you want to call these, text
3	where I'm living. And people are beginning to	3	amendments, there are lots of fuzzy figures,
4	be relieved because they have been paying high	4	surveys, terms, you know, age restricted. It
5	taxes for something they couldn't sell for what	5	just doesn't matter.
6	they paid for it. And these are people who for	6	What matters is that the fact was
7	the most part are probably able to pay cash if	7	they bought this property in 2000. They paid
8	they want to for one of these places because	8	15 million for it. They came before us. They
9	they are usually downsizing from someplace else.	9	wanted 114 units, we said no. We kept it at
08:55:17PM 10	So, you know, I'm just really	08:57:46PM 10	R-2. We didn't want multifamily. We didn't
11	concerned that this is so dense and that it's	11	want attached. We wanted the 36 homes that we
12	going to end up being upside down in the future.	12	fought long and hard to have on this property.
13	So I would give it a real hard look to see if	13	We won. We are back, they are back; and we are
14	you think it's something that might have a	14	going to fight again. This is about our zoning
15	downside later on that you haven't thought of	15	code.
16	yet. That's all. Thank you.	16	And the fact that there were
17	CHAIRMAN CASHMAN: Thank you very much.	17	carrying costs that affect the price just seems
18	Sir, would you like to speak?	18	to me to be not at all appropriate to what we
19	MR. MORIARTY: Thank you. Good	19	are talking about here. Our zoning code is the
08:56:00PM 20	evening, members of the Plan Commission, Village	08:58:15PM 20	one precious thing we have in this Village.
21	staff, Mr. James and his entourage.	21	Please do not lose sight of that.
22	My name is Phil Moriarty, and I	22	And I will add one other thing. I
21 of 38 she	eets KATHLEEN W. BONO	, CSK 03U-8	Attachment 1 - 12/14/16 PC Meeting

	430		432
1	don't think this developer has been a very good	1	person in terms of, all right, are we pricing
2	neighbor over the years since they got the	2	them or not. They don't seem to be selling,
3	approval to build 36 homes. The roads are	3	maybe we need to address it again. But I sure
4	atrocious in there, half built houses, whatever,	4	would hate to see a development go in there and
5	it's two of them or three of them. You know,	5	have it be vacant for lack of your ability to
6	the fence that was hit by some vehicle on 55th	6	meet kind of what the people are hoping is a
7	Street hasn't been repaired in years. It's	7	good price.
8	unsightly.	8	And I guess the third thing is I
9	That pattern of not being a good	9	would say I still am looking for something
08:58:48PM 10	neighbor and then all this back and forth about	09:00:57PM 10	I'm sorry, you know, if this hurts some people
11	dog parks and water and pathways, those things	11	or offends people or whatever our Code is
12	don't matter a hoot. What matters is our zoning	12	pretty strict about public benefit and open
13	code. Think about the value of the zoning code	13	space. And I welcome the fact that you are
14	and what it means to all of us who pay taxes	14	looking at some other options. I still think
15	here. So there will be more of us at the next	15	that is important because a public benefit does
16	meeting. Thank you. Merry Christmas.	16	not just mean to the people that are going to be
17	CHAIRMAN CASHMAN: Thank you.	17	in this particular planned development. It
18	Mary, have anything?	18	means for the greater good of the Hinsdale
19	MS. RYAN: I guess my thoughts are,	19	people so I still think that piece is missing.
08:59:23PM 20	because I have benefited personally from very	09:01:29PM 20	CHAIRMAN CASHMAN: Anything else?
21	restricted covenants and deed restrictions, if	21	Mark?
22	we decide to go forward with housing for more	22	MR. WILLOBEE: Yes. I would like to
	431		433
1	senior people, I think we can get there by	1	revisit the \$150,000 that Julie brought up.
2	virtue of what we include in here and do the	2	MR. JAMES: What?
3	best possible job. You can't think of	3	MR. WILLOBEE: The \$150,000 fee in lieu
4	everything, but I like the addition of the	4	of. First of all, I want to appreciate all
5	clause that does allow flexibility for the board	5	the information you provided on the stormwater
6	or the homeowners association to make	6	pond. I understand the detention is above
7	adjustments as needed.	7	normal water. My concern I think you have
8	The things that still concern me	8	addressed, indicating that you would clean it up
9	would be, really, two. The price point from	9	if needed.
09:00:01PM 10	this vantage point, if we are going to do	09:01:52PM 10	MR. JAMES: Oh, yes.
11	something like this and address a need, people	11	MR. WILLOBEE: My point last month was
12 13	have spoken to what they think is a reasonable	12	to make sure that that burden wasn't transferred
	price point. And I guess with all due respect	13	to the Village or the homeowner association if it needed to be cleaned up.
14 15	to you, folks I agree with the gentleman who just spoke the fact that you have had the	14 15	MR. JAMES: No.
16	carrying costs and you spent the money you	16	MR. WILLOBEE: So I understand the
17	spent, that's a fact of doing business. I think	17	detention is addressed. But my concern is
18	we have to be realistic in terms of what the	18	runoff volume and the fact that And I want
19	price point is.	19	to understand, if Mr. Duffy could speak to this
09:00:27PM 20	On the other hand, either they are	09:02:12PM 20	or not, but is the \$150,000 for the
21	going to sell or they aren't. So you are going	09:02:12PM 20	postconstruction BMP, fee in lieu of?
22	to have to make some adjustments as a business	22	MR. DUFFY: That's correct. It's a
			334-7779 Attachment 1 - 12/14/16 PC Monting 22 of 38 sheet

	40.4		400
	434		436
1	postconstruction BMP fee in lieu to the Code.	1	this particular development. There is no
2	It's a \$500 per 1,000 square feet impervious	2	grandfathering. When they adopted the new
3	so	3	stormwater ordinance, that was it. There was no
4	MR. WILLOBEE: And that was a	4	provisions for facilities that were already
5	recommendation from the staff?	5	constructed.
6	MR. DUFFY: It's allowable under the	6	MR. WILLOBEE: And
7	Code, and we had discussions with staff. And	7	MR. MC GINNIS: That's about the limit
8	this is one of the options we had in lieu of	8	of my depth in this.
9	converting the detention basin to a mainly	9	MR. WILLOBEE: I know this isn't zoning
09:02:39PM 10	planned wetland basin, which the owner does not	09:04:22PM 10	code. The reason I'm bringing it now is this is
11	want to convert. So the fee in lieu route was	11	the time at the planning level to look at the
12	offered up as an alternative.	12	site configuration and layout of additional
13	MR. WILLOBEE: I think I need to see	13	stormwater management practices on the site.
14	more of what you evaluated between the fee in	14	CHAIRMAN CASHMAN: Maybe if we can ask
15	lieu and the wetland. There is a lot of	15	and get engineering's review of this for the
16	options. We just did a bunch in the Woodlands	16	next meeting.
17	as far as I mean we talked about open space.	17	MR. MC GINNIS: Certainly. I can have
18	We could do borrow retention, we can do all a	18	them produce a memo and have that for the next
19	lot of other volume reduction benefits instead	19	meeting.
09:03:06РМ 20	of just writing a check onsite.	09:04:41PM 20	CHAIRMAN CASHMAN: If that would be
21	MR. DUFFY: Right. Part of the trouble	21	helpful. That way we know what they are
22	with this one is the development has already	22	thinking about it and that they concur.
	435		437
_			
1	been constructed. So it is retroactively coming	1	MR. WILLOBEE: I just need to
2	back in and putting in some of the stuff. So	2	understand the logic behind that jump to the
3	back in and putting in some of the stuff. So pavements are in, units are in, and the pond is	3	understand the logic behind that jump to the 150,000.
2 3 4	back in and putting in some of the stuff. So pavements are in, units are in, and the pond is in. You try to implement individual lot BMPs is	2 3 4	understand the logic behind that jump to the 150,000. MR. DUFFY: Right. It was discussed.
2 3 4 5	back in and putting in some of the stuff. So pavements are in, units are in, and the pond is in. You try to implement individual lot BMPs is going to be very difficult to maintain.	2 3 4 5	understand the logic behind that jump to the 150,000. MR. DUFFY: Right. It was discussed. And that's the alternative that was It was
2 3 4 5 6	back in and putting in some of the stuff. So pavements are in, units are in, and the pond is in. You try to implement individual lot BMPs is going to be very difficult to maintain. MR. WILLOBEE: Was that evaluated, or	2 3 4 5 6	understand the logic behind that jump to the 150,000. MR. DUFFY: Right. It was discussed. And that's the alternative that was It was an alternative for us, and that's how the
2 3 4 5 6 7	back in and putting in some of the stuff. So pavements are in, units are in, and the pond is in. You try to implement individual lot BMPs is going to be very difficult to maintain. MR. WILLOBEE: Was that evaluated, or was that something assumed?	2 3 4 5 6 7	understand the logic behind that jump to the 150,000. MR. DUFFY: Right. It was discussed. And that's the alternative that was It was an alternative for us, and that's how the developer wanted to approach it was the fee in
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2 3 4 5 6 7 8 9 09:03:39PM 10 11 12 13 14 15 16 17 18 19 09:03:39PM 20	back in and putting in some of the stuff. So pavements are in, units are in, and the pond is in. You try to implement individual lot BMPs is going to be very difficult to maintain. MR. WILLOBEE: Was that evaluated, or was that something assumed? MR. DUFFY: We have not gone through and done a cost analysis of that, no. MR. WILLOBEE: So my opinion, the fee in lieu of And I don't want to digress into the ordinance. I've got to get ahold of Mr. Deeter today to talk to him. But I think the fee in lieu of is supposed to be the last It's supposed to be when it's impractical. And it doesn't sound like at this stage you guys have evaluated whether or not it's impractical. CHAIRMAN CASHMAN: Rob, can you add to this at all? Are you familiar with the discussions? MR. MC GINNIS: I'm sorry, I can't. I know that Du Page County doesn't give credit for	2 3 4 5 6 7 8 9 09-05-03PM 10 11 12 13 14 15 16 17 18 19 09-05-28PM 20 21 22	understand the logic behind that jump to the 150,000. MR. DUFFY: Right. It was discussed. And that's the alternative that was It was an alternative for us, and that's how the developer wanted to approach it was the fee in lieu. MR. JAMES: Brett is our engineer. Our architect looked at it with all of the utility lines included, talking about on site per lot, so forth and so on. And it was just impractical to do it. MR. WILLOBEE: I do this every day. I need to see proof. MR. JAMES: Pardon me? MR. WILLOBEE: I do this every day, I need to see proof of that. I need to understand that. I need to understand the evaluation to proving it wasn't practical.

	438		440
1	just reflect on it some more along with that	1	MS. CRNOVICH: Aye.
2	patio information.	2	CHAIRMAN CASHMAN: Aye.
3	MR. WILLOBEE: All right. Thank you.	3	MS. MC MAHON: Aye.
4	CHAIRMAN CASHMAN: I feel like we	4	MR. PETERSON: Aye.
5	have The big thing we need to get back to a	5	MS. RYAN: Aye.
6	month from now, I would like to continue this so	6	CHAIRMAN CASHMAN: Thank you.
7	that we can then talk about the public benefit.	7	* * *
8	A month from now, you will tie in the work with	8	
9	the Village.	9	
09:05:49РМ 10	I want to see if there is not any	10	
11	other comments. We are kind of rehashing. We	11	
12	have gone through this now three times.	12	
13	So if there aren't any additional	13	
14	comments or questions for the applicant, I would	14	
15	like to entertain a motion to continue this to	15	
16	the January 11 meeting.	16	
17	MS. CRNOVICH: One question.	17	
18	CHAIRMAN CASHMAN: Perfect.	18	
19	MS. CRNOVICH: I would like to see a	19	
09:06:10PM 20	new table of compliance at the meeting in	20	
21	January. I believe there has been some changes.	21	
22	MR. JAMES: The table of compliance?	22	
	439		441
1	MS. CRNOVICH: Yes.	1	STATE OF ILLINOIS)
2	MR. JAMES: Okay.	2) ss. COUNTY OF DU PAGE)
3	MS. CRNOVICH: Thank you.	_	COUNTY OF BOTTAGE)
4	MR. JAMES: Got that.	3	
5	CHAIRMAN CASHMAN: And that was changed		
6	for the last month.	5	I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter
7	MR. JAMES: What is the next meeting	6	doing business in the State of Illinois, that I
8	date?	7	reported in shorthand the testimony given at the
9	CHAIRMAN CASHMAN: I believe it's	8	hearing of said cause, and that the foregoing is
09:06:31PM 10	January 11. Is that correct?	9	a true and correct transcript of my shorthand notes so taken as aforesaid.
11	MR. YU: Correct.	11	notes so taken as aforesalu.
12	CHAIRMAN CASHMAN: I appreciate your	12	
13	patience. This is important, and I'm glad we	13	
14	are going through it in detail.	14	Janice H. Heinemann CSR, RDR, CRR License No 084-001391
15	Do I hear a motion to continue	15	FICEUSE ING DOA-001331
16	Case A-18-2016 to January 11? Do I have a		
17	motion?	16	
18	MS. MC MAHON: So moved.	17 18	
19	MS. CRNOVICH: Second.	19	
20	CHAIRMAN CASHMAN: Anna?	20	
21	MS. FIASCONE: Aye.	21	
22	MR. WILLOBEE: Aye.	22	

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383:3, 384:6, 387:8, 387:16, 387:19, 409:9, 424:16, 432:22, 433:3, 433:11, 433:16, 434:4, 434:13, 435:6, 435:10, 436:6, 436:9, 437:1, 437:14, 437:17, 438:3, 439:22 Wilmette [1] - 405:3 window [6] - 352:20, 352:21, 363:21, 364:15, 365:21 windows [1] -364:14 Winnetka [2] -413:12, 418:4 **WITNESS** [1] - 361:2 Witnesses [1] -353:6 **woman** [1] - 421:5 won [3] - 370:6, 421:9, 429:13 wonderful [1] - 417:4 wood [1] - 393:19 Woodlands [1] -434:16 word [2] - 417:2, 423:21 words [1] - 396:9 worried [1] - 367:22 worst [1] - 355:16 worst-case [1] -355:16 writing [1] - 434:20 written [1] - 371:17

Y

wrote [2] - 356:22,

395:2

yard [5] - 358:19, 389:10, 403:14, 416:19 year [1] - 400:4 years [28] - 357:18, 359:14, 362:10, 366:14, 366:19, 367:18, 394:5, 399:18, 400:2, 400:3, 403:3, 406:22, 418:4, 419:21, 421:12, 422:2, 422:4, 423:12, 423:13, 425:8, 425:20, 426:5, 426:12, 428:2, 430:2, 430:7 young [2] - 403:9, 417:18

YU [4] - 375:15, 375:19, 422:9, 439:11

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zero [1] - 406:22 zoned [3] - 368:6, 400:9, 414:7 zoning [12] - 353:18, 354:5, 367:14, 367:17, 400:14, 414:9, 424:9, 429:14, 429:19, 430:12, 430:13, 436:9

HINSDALE PLAN COMMISSION

RE: Case A-35-2016 - Applicant: Jacobs, agent for Verizon Wireless (application address: 339 W. 57th St.)

Request: Upgrade existing Verizon Wireless Telecommunication Facility in the IB Institutional Buildings

District.

DATE OF PLAN COMMISSION REVIEW: December 14, 2016

DATE OF BOARD OF TRUSTEES 1ST READING: January 3, 2017

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The Plan Commission (PC) heard testimony from the applicant, for the proposed telecommunication equipment upgrades on the Village owned water tower, at the Hinsdale Central High School, in the IB Institutional Building District. There was no one in the audience to comment at the public meeting.
- 2. The applicant, Jacobs, on behalf of Verizon Wireless presented and explained that there are currently 9 antennas mounted on the water tower. The proposed project will remove and replace only 6. However, there will be new additional radio units (RRU) and raycaps installed (see below).
- 3. The applicant clarified that Verizon is licensed to utilize all 4 pipe mounts per each 3 sectors, for 12 positions all together on the water tower. Currently, Verizon is only utilizing 3 mounts per sector (9 total), and this application request will utilize all 12 positions.
- 4. The applicant explained the total surface area net increase for the new equipment is 22 inches by 22 inches (3.36 SF).
- 5. Plan Commission Chairman Cashman asked if there were any questions or comments by the Commissioners. There were no questions or comments by the PC.
- 6. Per the applicant, the new equipment will match the existing hardware on the water tower. There are no changes to the subject property at grade level and the request will not affect the minimum Code requirements as shown on the Plan Commission applications table of compliance.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plan as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan to allow the telecommunication equipment upgrades on the Village owned water tower at 339 W. 57th St. in the IB Institutional District.

THE	HINSDALE PLA	AN COMMISSION	
By:			
,	Chairman		
Dated	d this	day of	, 2016



MEMORANDUM

DATE: January 11, 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: 25 E. Hinsdale Avenue – Brush Hill Train Station (Historic Downtown District)

Casa Margarita – 1 New Blade Sign (east wall)

Summary

The Village of Hinsdale has received an application from Casa Margarita requesting approval to install a new illuminated blade sign at 25 E. Hinsdale Avenue, more commonly known as the Brush Hill train station. The train station is in the B-2, Central Business District and within the Historic Downtown District boundary. In December, 2015, the Plan Commission (PC) approved Casa Margarita's application for three wall signs facing the north, south and west sides of the building. This request is for the east wall of Casa Margarita.

Request and Analysis

The proposed blade sign is illuminated, has 3 colors and doubled faced. The blade sign bracket projects 3 feet from the building face and the bottom of the sign is 8 feet from grade. The blade sign is 1-foot tall by 27" long, which is 2.25 SF. However, per the exhibit, the blade sign needs to be 3 inches less, from 27" to 24" to comply with Section 9-106(J)(4)(f). The area of a 1-foot by 2-feet sign is 2 SF, which is under the 3 SF limit.

Should there be a motion to approve the application, it must be contingent on a 3-inch reduction in length to comply with the Code. A sign modification request for sign length is not an option.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission (HPC) shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application and Exhibit

Attachment 2 - Street View of 25 E. Hinsdale Avenue (Brush Hill train station)

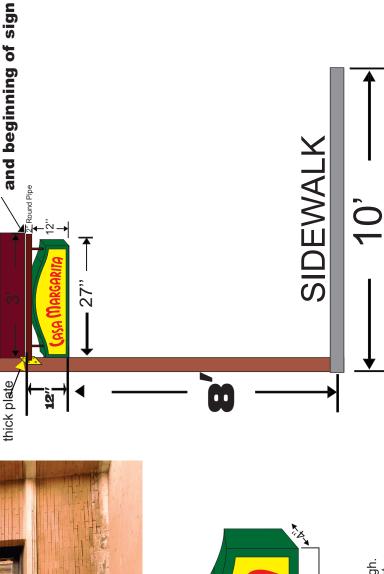
Attachment 3 - Existing 3 Wall Signs Approved December 2015

Job site: Casa Margarita - East Side

SIDE VIEW



End of awning





Solid aluminum face with letters routed through.
The routed areas are filled with acrylic cutout.
This is an architectural product with aluminum cabinet.

Double face



Applicant

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Address: 25 E. Hinsdale Ave (east side) City/Zip: Hinsdale, IL 60521 Phone/Fax: (630) 639-8676 E-Mail: Contact Name: Chase	Name: Discovery Awnings Address: 2010 S. Ashland Ave. City/Zip: Chicago, Illinois. 60608 Phone/Fax: (773) 626-2777/ E-Mail: discoveryawnings@hotmail.com Contact Name: Hilario Mota			
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One B-3 General Business District. SIGN TYPE: Please Select One Double Face sign. *Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)				
Sign Information: Overall Size (Square Feet): Overall Height from Grade: Proposed Colors (Maximum of Three Colors): Yellow Green Red	Site Information: Lot/Street Frontage:l25 Building/Tenant Frontage:l00 Existing Sign Information: Business Name:			
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.				
	nistrative Approval Date:			

Street View of 25 E. Hinsdale Ave. (facing north) Attachment 2:

Job site: Casa Margarita **WEST SIDE**

TYPICAL L.E.D ILLUMINATED CHANNEL LETTER PROFILE

A...0.40g YELLOW PRE-FINISHED ALUMINUM RETURNS

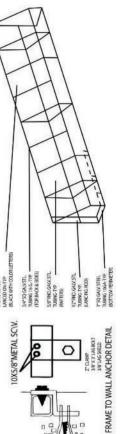
- B... 1" CONTINUOUS YELLOW VINYL TRIM CAP FUSSED TO PLEXI FACE. FLUSH MOUNTING SCREWS AT RETURNS
- C... 3/16" 7328 RED PLEXIGLAS FACE
- D... RED GEL CORE LEDS
- E... 0.60g PRE FINISHED ALUMINUM BACKS
- F... Ps3 POWER SUPPLY 120VOLT INPUT 12VOLT OUTPUT
- G... 0.60 FINISH ALUMINUM RACEWAY ANCHORED TO WALL

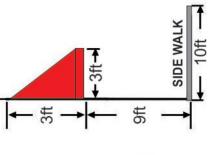
POWER SUPPLY

120VOLTS, 20AMP BREAKER

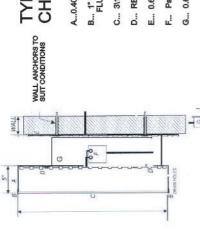


One new awnings fabric sunbrella, red and yellow stripes and yellow stripes 41. 19'.8"





SIDE VIEW



TYPICAL L.E.D ILLUMINATED CHANNEL LETTER PROFILE

Job site: Casa Margarita

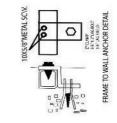
A...0.40g YELLOW PRE-FINISHED ALUMINUM RETURNS

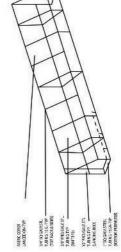
NORTH SIDE

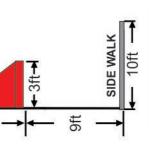
- B... 1" CONTINUOUS YELLOW VINYL TRIM CAP FUSSED TO PLEXI FACE. FLUSH MOUNTING SCREWS AT RETURNS
- C... 3\16" 7328 RED PLEXIGLAS FACE
- D... RED GEL CORE LEDS
- E... 0.60g PRE FINISHED ALUMINUM BACKS
- F... Ps3 POWER SUPPLY 120VOLT INPUT 12VOLT OUTPUT
- G... 0.60 FINISH ALUMINUM RACEWAY ANCHORED TO WALL



Ten new awnings fabric sunbrella, red and yellow stripes **Attachment 3**







SIDE VIEW

Job site: Casa Margarita SOUTH SIDE



TYPICAL L.E.D ILLUMINATED CHANNEL LETTER PROFILE

WALL ANCHORS TO SUIT CONDITIONS

A...0.40g YELLOW PRE-FINISHED ALUMINUM RETURNS

- B... 1" CONTINUOUS YELLOW VINYL TRIM CAP FUSSED TO PLEXI FACE. FLUSH MOUNTING SCREWS AT RETURNS

- E... 0.60g PRE FINISHED ALUMINUM BACKS
- F... Ps3 POWER SUPPLY 120VOLT INPUT 12VOLT OUTPUT
- G... 0.60 FINISH ALUMINUM RACEWAY ANCHORED TO WALL

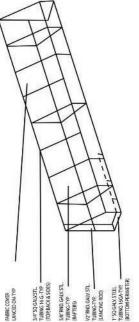


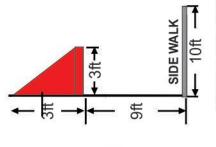
L.E.D ILLUMINATED CHANNEL LETTERS w/background

Ten new awnings fabric sunbrella red and yellow stripes

- **Attachment 3**

10X5/8"METAL SCIV. FRAME TO WALL ANCHOR DETAIL





SIDE VIEW

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: January 11, 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: 500 Chestnut Street – Huntington (bank)

Ground Sign and Wall Sign to Replace Existing First Merit Bank Signage

Summary

The Village of Hinsdale has received an application from Modern Signs, Inc., requesting approval to replace the existing ground sign and wall sign at 500 Chestnut Street, located in the B-3 General Business District. The new ground sign and wall sign will reflect the new tenant, Huntington bank. Both requested signs are larger than the existing signs, however, are Code compliant.

Request and Analysis

The existing wall sign is 32.75 SF and the proposed new Huntington wall sign is 39 SF (14'-2" wide and 2'-9" tall). It has two colors, 10 feet above grade and is illuminated. The building face length is approximately 55 feet. The logo portion of the sign projects from the wall approximately 10 inches and the text projects approximately 8.5 inches from the wall. Per the Code, wall signs may not project more than 18 inches from the wall.

The existing ground sign face is 32.5 SF, double sided, and 3'-10" tall. The proposed new ground sign face is 42 SF (12' wide and 3'-6" tall) and the overall height (including 3' base) is 6'-6". Per the Code, ground signs cannot exceed 50 SF per sign face and 8 feet in height in the B-3 District. The new ground sign features 3 colors, is illuminated and will comply with the 10-foot setback from the lot line.

500 Chestnut Street is abuts the R-4 Single Family Residential District to the north, B-3 to the east, O-2 Limited Office District to the west and BNSF railroad to the south. Since the proposed signage abuts a residential area, Section 9-106(E)(1)(b),(c) and (d) should be reminded:

Level Of Illumination: In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets. In no event shall signs located in single-family residential districts be illuminated.



MEMORANDUM

Signs Adjacent To Residential Areas: Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

Flashing Lights Prohibited: Except for public service signs when expressly permitted by this section, no flashing, blinking, or intermittent lights shall be permitted.

Process

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

Attachments:

Attachment 1 – Sign Applications for Wall Sign and Ground Sign (packet)

Attachment 2 - Street View of 500 Chestnut Street

Attachment 3 - Birds Eye View of 500 Chestnut Street

Attachment 4 - Zoning Map and Project Location



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor		
Applicant Name: Modern Signs, Inc. Address: 1727 Armitage Ct. City/Zip: Addison, IL 60101 Phone/Fax: (630) 495 /1725 E-Mail: ernie@modernsignsinc.com Contact Name: Ernie DiFiore	Name: Modern Signs, Inc. Address: 1727 Armitage Ct. City/Zip: Addison, IL 60101 Phone/Fax: (630) 495 /1725 E-Mail: ernie@modernsignsinc.com Contact Name: Ernie DiFiore		
ADDRESS OF SIGN LOCATION: 500 Chestnut ZONING DISTRICT: B-3 General Business District SIGN TYPE: Monument Sign ILLUMINATION Internally Illuminated			
Sign Information: Overall Size (Square Feet): 42 (12 x 3.5) Overall Height from Grade: 6.5 Ft. Proposed Colors (Maximum of Three Colors): grey white Conform To green ID' SETBAC	Building/Tenant Frontage: 55 Existing Sign Information: Business Name: First Merit Bank Size of Sign: 32.5 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. 08/01/2016 Date 08/01/16 Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE Total square footage: x \$4.00 = 0			



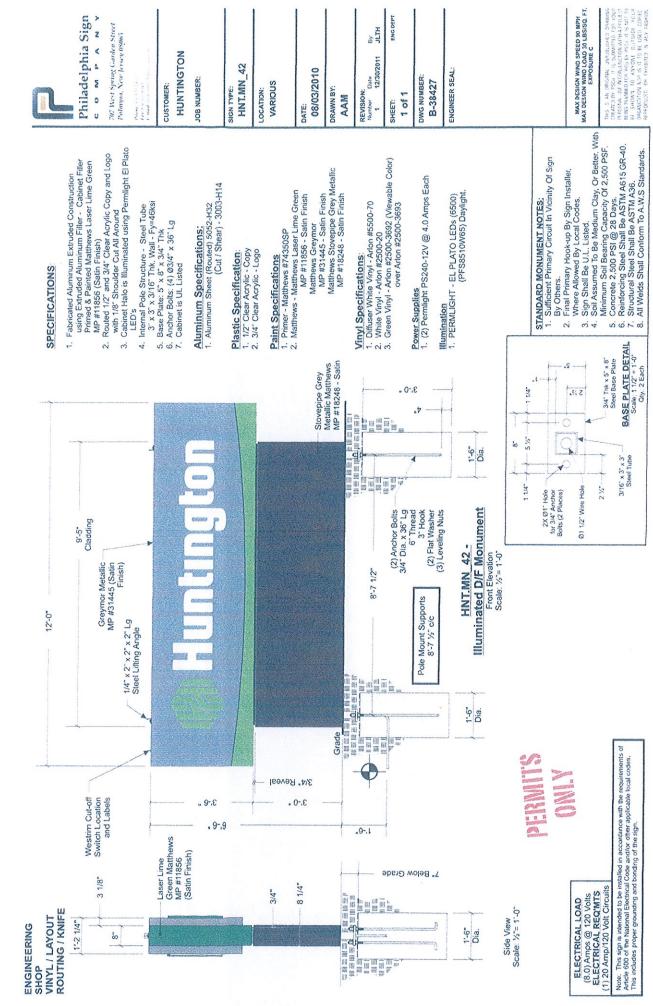
Proposed



Existing Sign Dimensions: 3'3"H x 10'0"W x 10"D x 3'10"OAH



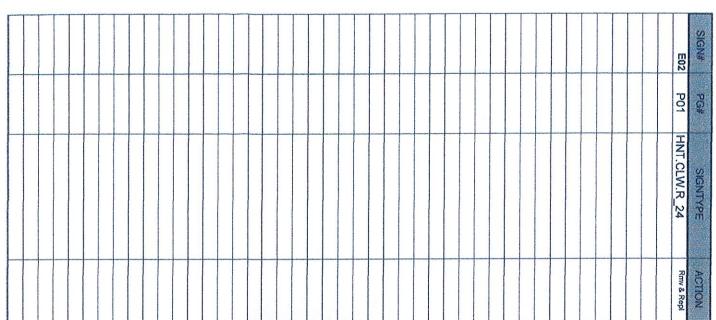
REVISION: 12.9.16 AFR Multiple revisions made 7.19.16 JHH Revised E01 & E06 06.09.16 JC Revised P02, Added N03 to P03 DRAWING NUMBER DATE: 5/25/2016 SHEET: P01 DWG BY: HUNTINGTON - Tier B Hinsdale 500 Chestnut St Hinsdale, IL LOCATION: HNT55380 CLIENT PHILADELPHIASIGN





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor		
Name: Modern Signs, Inc. Address: 1727 Armitage Ct. City/Zip: Addison, IL 60101 Phone/Fax: (630) 495 /1725 E-Mail: ernie@modernsignsinc.com Contact Name: Ernie DiFiore	Name: Modern Signs, Inc. Address: 1727 Armitage Ct. City/Zip: Addison, IL 60101 Phone/Fax: (630) 495 / 1725 E-Mail: ernie@modernsignsinc.com Contact Name: Ernie DiFiore		
ADDRESS OF SIGN LOCATION: 500 Chestnut Sign Type: Wall Sign ILLUMINATION Internally Illuminated	purmy .		
Sign Information: Overall Size (Square Feet): 39 (14'2" x 2'9" Overall Height from Grade: 10 Ft. Proposed Colors (Maximum of Three Colors): white green grey	Site Information: Lot/Street Frontage: 225' Building/Tenant Frontage: 55' Existing Sign Information: Business Name: First Merit Bank Size of Sign: 32.75 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. O8/01/2016			
Plan Commission Approval Date: Administrative Approval Date:			





PHILADELPHIASIGN

707 West Spring Garden Street Palmyra, NJ 08065-1798

LOCATION: HNT55380 DRAWING NUMBER

Hinsdale 500 Chestnut St Hinsdale, IL

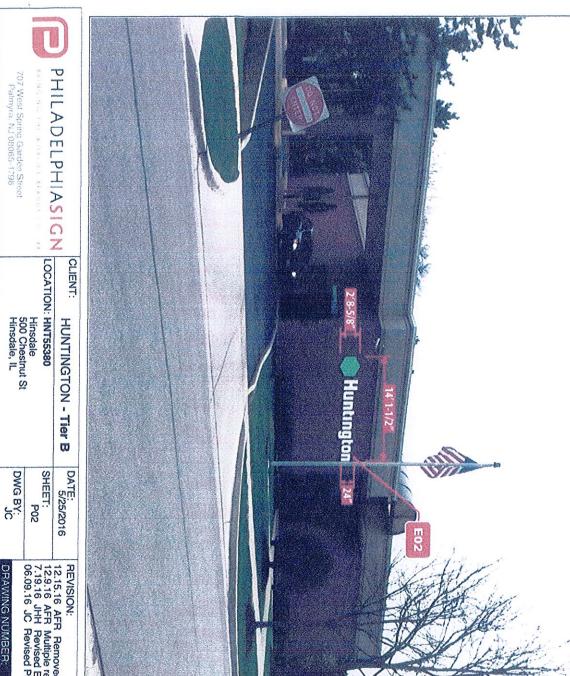
- Tier B

A26396

THIS IS AN ORIGINAL UNPUBLISHED DRAWNING CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANKED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR



Proposed



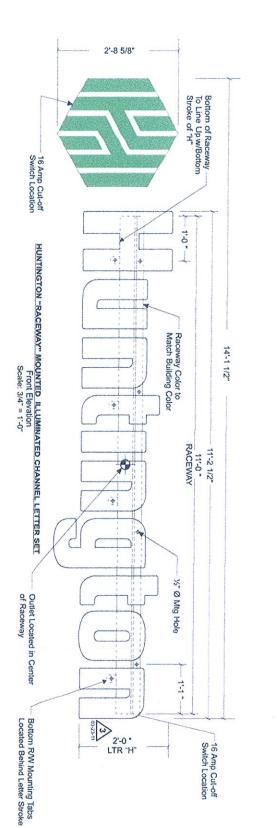
Existing Sign Dimensions: 3'2"H x 10'4"W x 10"D



12.15.16 AFR Removed N03. Updated ATM Surround 12.9.16 AFR Multiple revisions made 7.19.16 JHH Revised E01 & E06 06.09.16 JC Revised P02, Added N03 to P03 DRAWING NUMBER: A26396

THIS IS AN ORIGINAL UNDELISHED DRAWNING CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANKED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR





Number [

Date: 03/23/11

MCH ENG DEPT

SHEET

1 OF 3

ENGINEER SEAL:

DWG NUMBER:

B-38932

DATE:

09/27/2010

DRAWN BY:

MAA

MATERIAL SPECIFICATIONS:

RAINT

GREYMOR METALLO: MATHENS MP31445

- JASER LIME GREEN: MATHENS MP31435

- STOVEPHE METALLO: MATHENS MP31634]

- BLOOK: MATHENS 422349

- WHITE: MATHENS 422349

ALL ELECTRICAL WORK TO MEET OR EXCEED LI. REQUIREMENTS

ALL EXPOSED FASTENERS TO BE PANTED TO MATCH CABINET

- ELECTRICAL LEADS FROM THE BACK OF LLIMINATED LETTERS TO BE A MAINIMA OF 6-91 LOWG AS MEASURED FROM THE BACK OF THE LETTER.

COMPAN

VINYLS:

707 West Spring Gurden Street Palmyra, New Jersey 08065

TRANSLUCENT WHITE - JRL ON 12700-20

WHITE DIFFLUSER - JRL ON 12700-20

OPAQUE WHITE - JRL ON 12700-30

TRANSLUCENT GREEN - JAN LON 12500-3692

TRANSLUCENT GREEN - JRL ON 12500-3693

PERFORATE O GREEN - JRL ON 3030 Green

GRAV METRILLY - JRL ON 12700-3698

ACRYLIC:

WHITE - ACRYLIC #7328
 WHITE - ACRYLIC #2447
 CLEAR ACRYLIC

CUSTOMER:

HUNTINGTON BANK

JOB NUMBER:

HNTG_CLILL_2744

HNT.CLW.R 24

Philadelphia Sign

Power Supplies
2. (155 Each) Bitro TriMax
Pure White LEDs LED Specifications: 1. (3) Philips Advance 60W, 12V

MAX DESIGN WIND SPEED 90 MPH MAX DESIGN WIND LOAD 30 LBS/SQ. FT. EXPOSURE C

ELECTRICAL LOAD
(1.89) Amps @ 120 Volts
ELECTRICAL REQIMTS
(1) 20 Amp/120 Volt Circuits

Square Footage: 38.41

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.

2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.

3. Sign Shall Be UL. Listed.

4. Mounting Hardware By Sign Installer.

5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

.080 PreCoat Aluminum
Fabricated Raceway to
Follow Contour of Face
(PAINT to MATCH WALL) Attach to Wall with
1/4" Diameter
Non-Corrosive Mounting
Hardware to Sut
Wall Conditions
(Minimum 4 Places) PHILIPS - Advance -LED-120A-0012V-50-F Power Supply Chase Nipple 4" x .050 Pre-Painted Greymor Gray Aluminum Coil Return Stapled To .040 Routed Aluminum Back LOGO CROSS SECTION
Scale: 3" = 1"-0"
Rotated 90" 5 7/8" -: 4" O.A.W. 3 1/2" Return Valley Depth Apply WHITE Caulk to Perimeter of Fabricated Channel Letters INSIDE to Prevent Light Leak 1" Greymor Jewelite Trim --attached using Methylene Chloride followed by IPS Weld-On 40 with #8 x 1/2" PH Phillips S.S. Screws (As Required All Around) ... 125* Plaskolite "MUSTANG"
Clear Co-Polyester Sheet with
2nd Surface Translucent Green
Vinyl - Arlon #2500-3692
Over Arlon #2500-3692 .125 White P-95 #7328 Acrylic (Light Diffusing) Bitro TriMAX Pure White LED's as REO'D for EVEN ILLUMINATION Stapled Construction .063 Pre-Coat White Aluminum BACK .040 Pre-Coat White Aluminum BACK Chase Nipple #8 x 1/2" PH Phillips Stainless Steel Screws (As Required All Around) LETTER CROSS SECTION
Scale: 3" = 1'-0" LETTER HEIGHTS VARIES 4" O.A.W. 3 4 1/2" 0 Drain Slots 4" x .050 Pre-Painted Greymor Gray Aluminum Coil Return Stapled To .040 Routed Aluminum Back Attach to Wall with 3/8" Clameter Non-Corosive Mounting Hardware to Suit Wall Conditions With Tensile Capacity Of 240 lbs Minimum 8 Places) PHILIPS - Advance LED-120A-0012V-50-F Power Supply 16 Amp Cut-off Switch Located on End of Raceway 1/4" Thk Alum Flat Bar Welded @ Mtg Points Con't Extruded Alum Mtg Tab @ Top 4 1/5" x 4 1/5" Alum Extruded R/W w/Lid .040" Alum for Bottom

REVISION: Number D

Date 03/23/11

MCH ENG DEPT

SHEET:

2 OF 3

ENGINEER SEAL:

DWG NUMBER:

B-38932

DATE:

09/27/2010

DRAWN BY:

AAM

YOHSTS AND CLIBBRES OLD DOSARD SOLD TO THE STATE OF THE S MAX DESIGN WIND SPEED 90 MPH MAX DESIGN WIND LOAD 30 LBS/SQ. FT. EXPOSURE C

Note: This sign is inlanded to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Attachment 1

707 West Spring Garden Street Palmyra, New Jersey 08065

0 N P A N Philadelphia Sign

CUSTOMER:

HUNTINGTON BANK

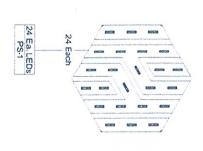
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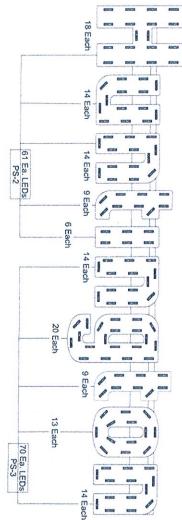
HNTG_CL ILL_2744

SIGN TYPE:

HNT.CLW.R_24

LOCATION:





(HNT.CLW.R_24) HUNTINGTON "RACEWAY" MOUNTED ILLUMINATED CHANNEL LETTER SET FOR Elevation Foot Elevation Scale: 3/4" = 1'-0"

Note: This sign is inlanded to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SPECIFICATIONS

LED Type: Bitro "TRIMAX"

of "TRIMAX" Modular: 131 Each - Letters / 24 Each - Logo

Color of LED: Pure White

of "TRIMAX" Modulars per P/S - 74 per 12V DC Power Supply: Philips Advance @ 0.63 Amp Each

of Power Supplies Req'd: 3 Each

ENGINEER SEAL:

DWG NUMBER:

B-38932

REVISION: Number Date 3 03/23/11

MCH ENG DEPT

SHEET:

3 OF 3

09/27/2010

SIGN TYPE: HNT.CLW.R_24

LOCATION:

CUSTOMER:

HUNTINGTON BANK

JOB NUMBER:

HNTG_CL ILL_2744

DRAWN BY:

AAM

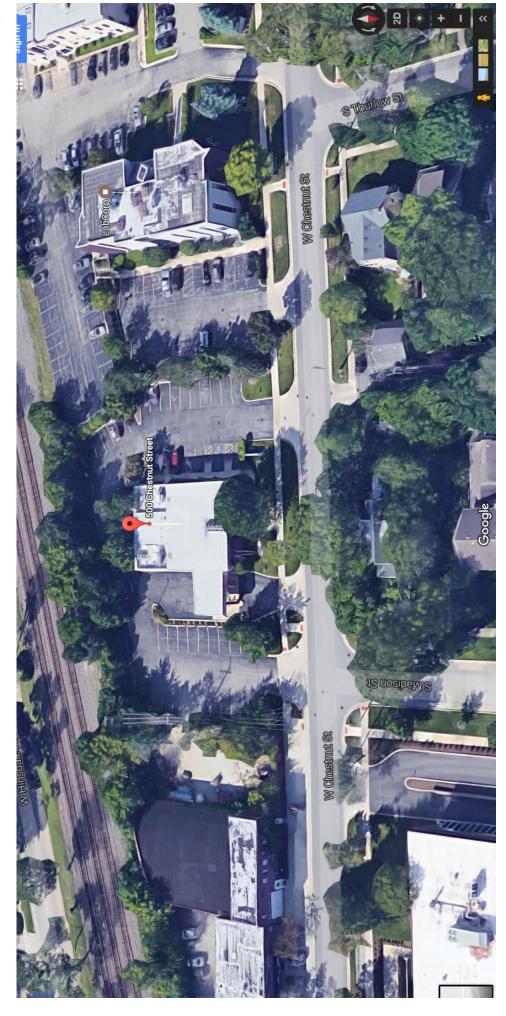
MAX DESIGN WIND SPEED 90 MPH MAX DESIGN WIND LOAD 30 LBS/SQ. FT. EXPOSURE C

Attachment 1

COMPAN Philadelphia Sign

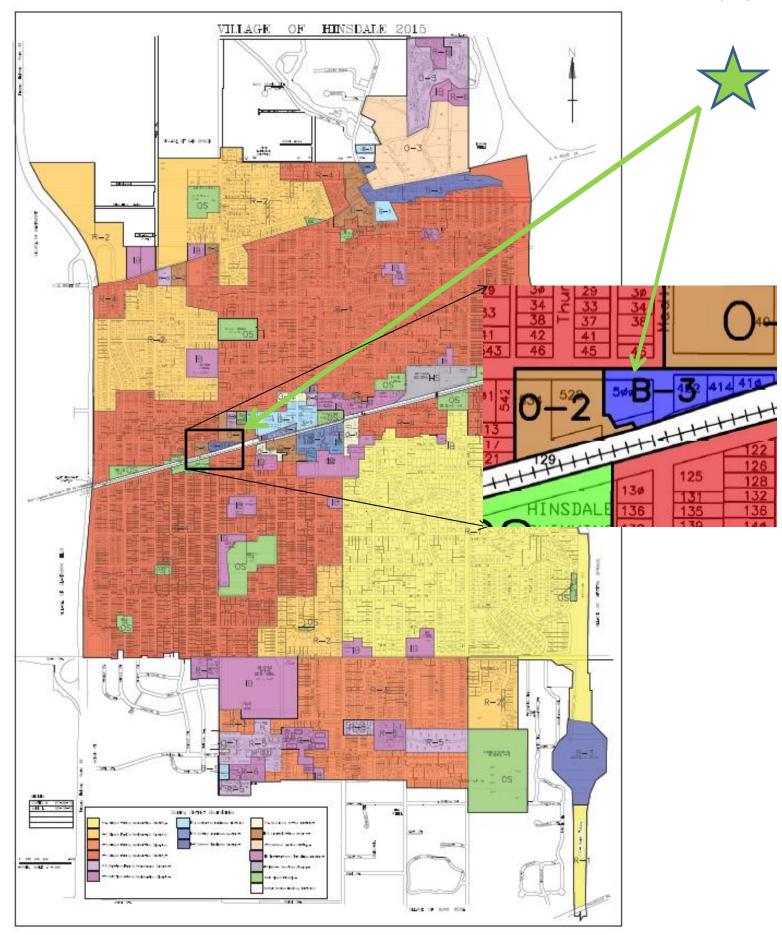
707 West Spring Garden Street Palmyra, New Jersey 08065

Street View of 500 Chestnut Street (facing south) Attachment 2:



Attachment 4: Village of Hinsdale Zoning Map and Project Location





VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: January 11, 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

Scheduling of Public Hearing for Text Amendment Application for Child Daycare

Services in the IB Institutional Buildings District as a Special Use

Summary

This Plan Commission (PC) Agenda item is for scheduling the Public Hearing for the February 8 PC meeting, contingent on the Board of Trustee referral to the PC on January 10, 2017.

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.

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. A site plan and elevations of the new school is included. The applicant has also included photos of its Burr Ridge school. These will be used to apply for the Exterior Appearance and Site Plan review through the Plan Commission, should the text amendment request move forward.

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

Process

On January 10, 2017, should the Board find the request does <u>not</u> merit a hearing and consideration by the Plan Commission, the vote of four (4) members of the Board shall be necessary to summarily deny the application.

On January 10, 2017, should the Board feel the request merits a hearing and consideration by the Plan Commission (PC), the Board should refer the application packet for the PC to schedule a public hearing for review and recommendation.

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 <u>11-103(H)</u>. 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

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



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

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.

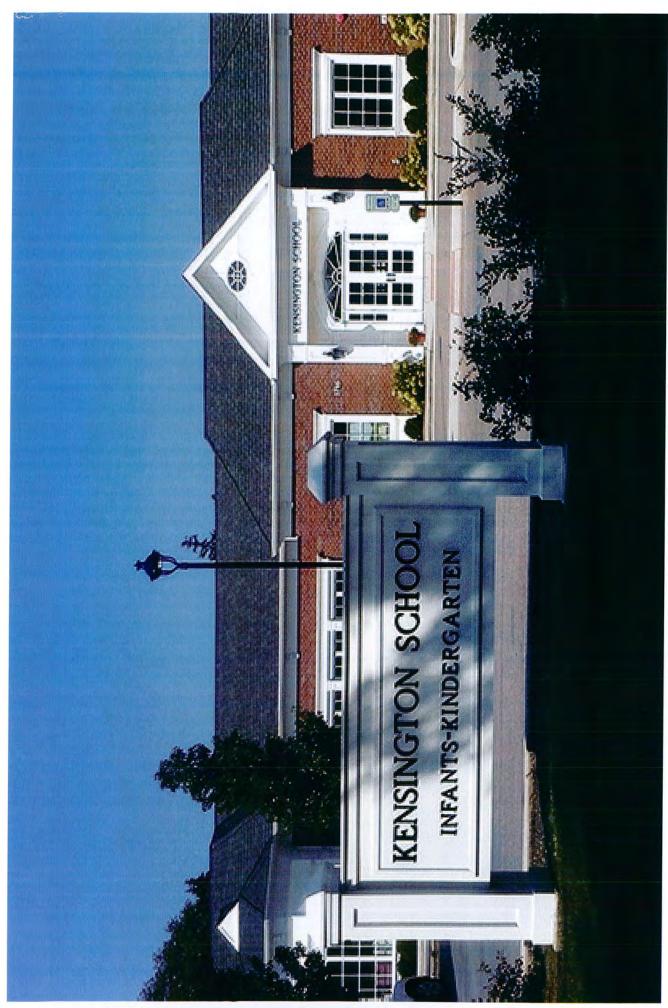
From the drawing board to completion, a Kensington School building provides the highest standards of safety, comfort, and security for each child. Our school buildings are a well-blended combination of cheerful, individual classrooms and common areas such as the gym, library, roundabout and play yards 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.

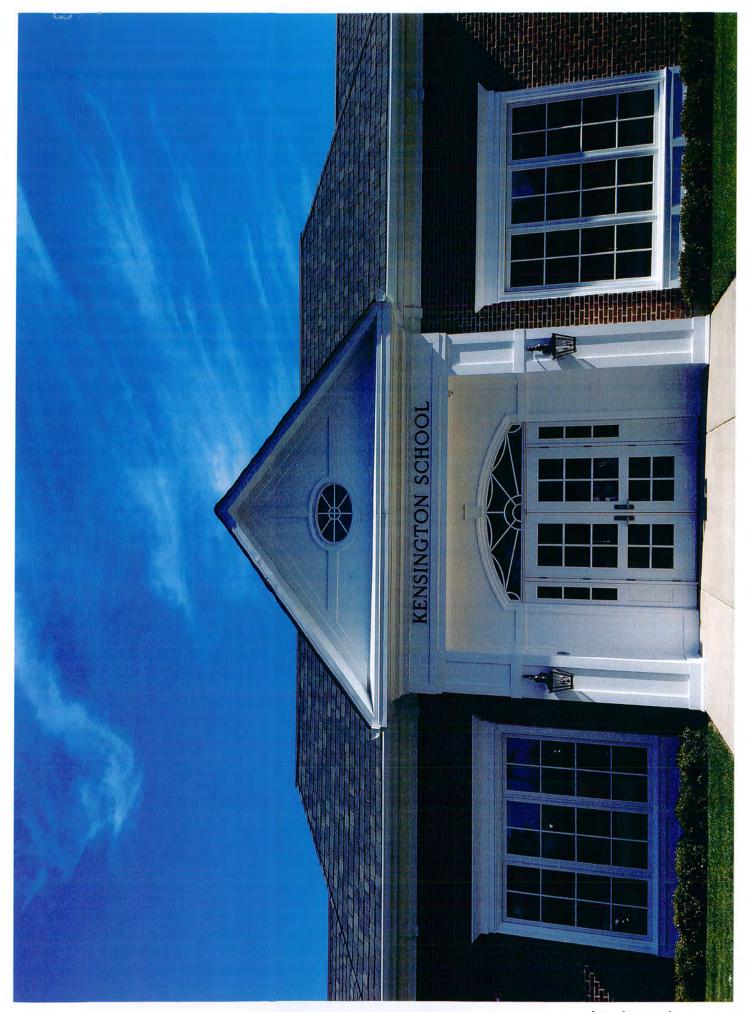
Visit a Kensington School play yard and you will find a spacious combination of customized play structures for every age, grassy areas for group play or picnicking, patios full of easels and sensory tubs, tricycles on riding tracks and child planted school gardens. From young infants splashing and enjoying 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.

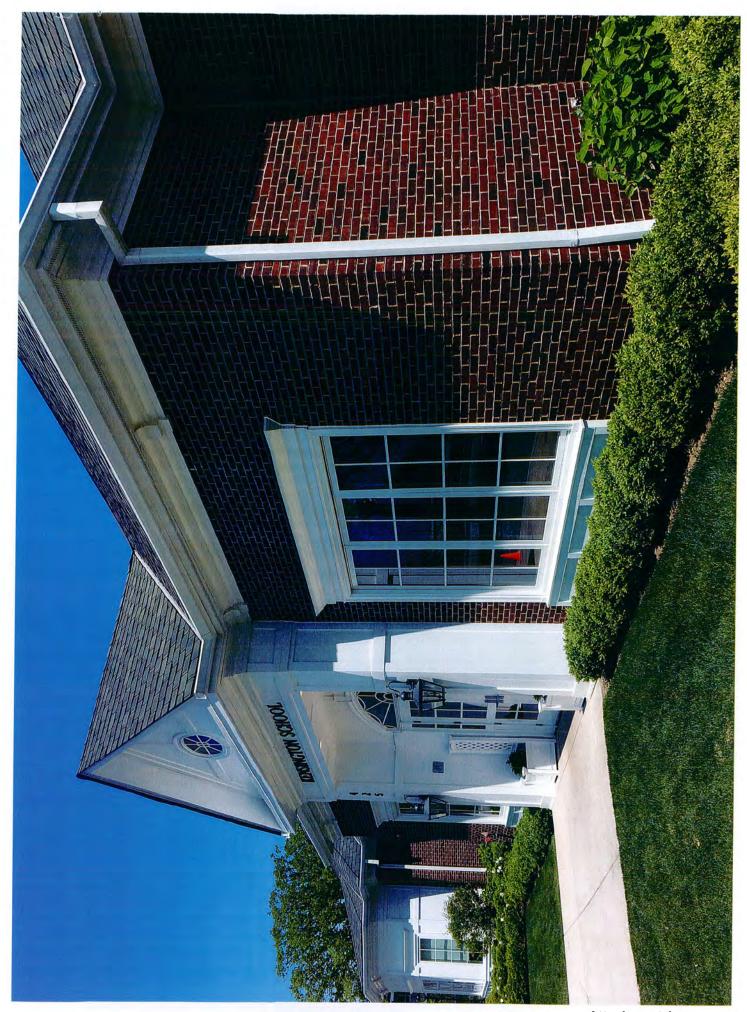
"Growing Up Kensington" sets the stage for a joyful journey of learning. Children's laughter and excitement, their anticipation of what each day at Kensington School will bring, is what sets Kensington School's curriculum apart. Traditional and academic at its core, innovative in creation, forward-looking 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



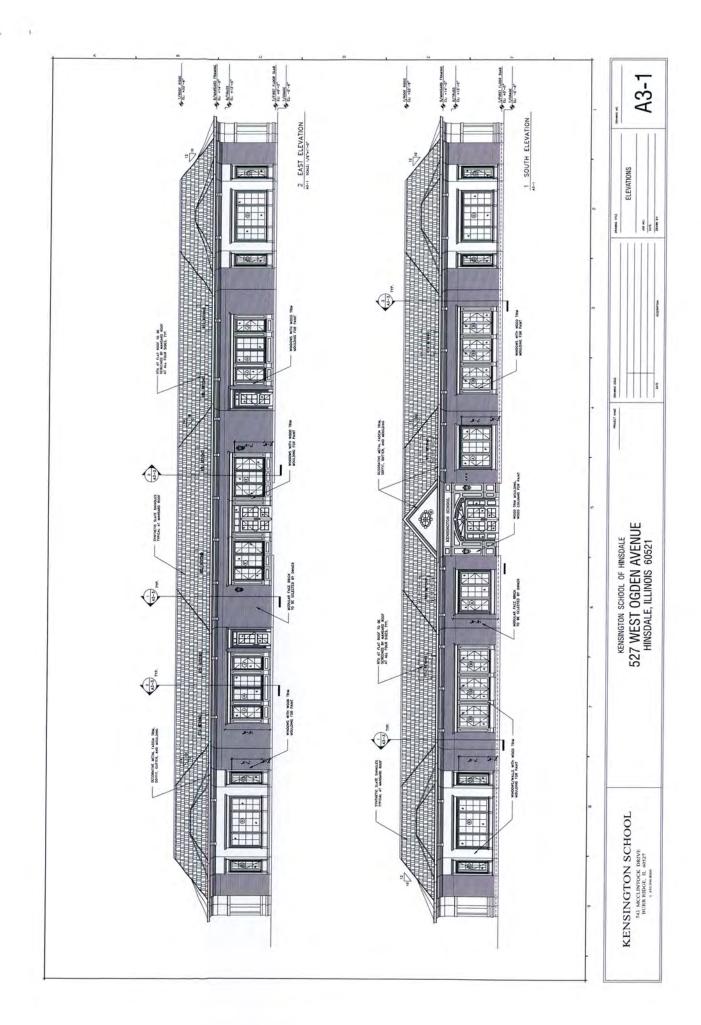
Attachment 1



Attachment 1



Attachment 1





Address of proposed request:

OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

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 <u>completed</u> 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 POSITITVE 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

- 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.

 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:	KENSING.	KENSINGTON SCHOOL			
Owner's name (if differer	nt):				
Property address:	525-527 W	525-527 W. OGDEN AVENUE			
Property legal descriptio	n: [attach to this form]				
Present zoning classifica	Present zoning classification: IB, Institutional Buildings				
Square footage of property: 97,903					
Lot area per dwelling:	NA				
Lot dimensions:	313 x 395	313 x 395			
Current use of property:	EMPLOYE	EMPLOYEE HOUSING FOR IBLP			
Proposed use:	Single-f ✓Other:	☐ Single-family detached dwelling ✓ Other: DAY CARE CENTER			
Approval sought:	☐ Building ☑ Special ☐ Site Pla ☐ Design ☐ Other:	Use Permit n	☐ Variation ☐ Planned Development ☐ Exterior Appearance ENDMENT		
Brief description of request and proposal:					
AMMEND TEXT OF SPECIAL (JSE IN IB DISTR	ICT TO REMOV	E "MEMBERSHIP OGANIZATION"		
Plans & Specifications: [submit with this form]					
	Provided:	Require	d by Code:		
Yards:					
front: interior side(s)	35' 160' /38	35' 25'	<u>/25'</u>		

Provided:	Required by (Code:
corner side rear	NA 97'	NA 25'
Setbacks (businesses an front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	d offices): NA /	NA /
Building heights:		
principal building(s): accessory building(s):	22'	40'
Maximum Elevations:		
principal building(s): accessory building(s):	NA	<u>NA</u>
Dwelling unit size(s):	NA	<u>NA</u>
Total building coverage:	NA	NA
Total lot coverage:	NA	<u>NA</u>
Floor area ratio:	.15	.50
Accessory building(s):		
Spacing between buildin	gs:[depict on a	attached plans]
principal building(s): accessory building(s)	NA NA	
Number of off-street park Number of loading space	king spaces res es required:	equired: <u>43</u> 43
Statement of applicant:		
be a basis for denial or rev By: Applicant's signature	sion of application of the	ovided in this form is true and complete. I ble or relevant information from this form could Certificate of Zoning Compliance.
CHARLES T MAP Applicant's printed		····
Dated: 11/28	, 20 <u>16</u> .	-2-



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: KENSINGTON SCHOOL	Name: INSTITUTE FOR BASIC LIFE PRINCIPALS
Address: 743 MCCLINTOCK DRIVE	Address: 707 W. OGDEN AVE.
City/Zip: BURR RIDGE, IL 60527	City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 990 /8000	Phone/Fax: (630) 323 /9800
E-Mail: CMARLAS@KENSINGTONSCHOOL.COM	E-Mail: RJBARTH@IBLP.ORG

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

Name: JON HAGUE	Name: BILL LOFTUS
Title: ARCHITECT	Title: CIVIL ENGINEER - SPACECO
Address: 418 CLINTON PLACE	Address: 9575 W. HIGGINS ROAD
City/Zip: RIVER FOREST, IL 60305	City/Zip: ROSEMENT, IL 60018
Phone/Fax: (708) 771 /3900	Phone/Fax: (847) 696 /4060
E-Mail: JHAGUE@HAGUEARCHITECTURE.COM	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 AVER	NUE			
Property identification number (P.I.N. or tax number): <u>09 - 02 - 202 - 010/011</u>			
Brief description of proposed project: CONSTRUCT NEV	W 15,000 SQUARE FOOT CHILD DAY CARE CENTER			
WITH APPROXIMATELY 47 PARKING STALLS TO SATISFY CODE	Ε			
General description or characteristics of the site: 2.2	5 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			
ast: <u>O-2</u> West: <u>R-2</u>				
Proposed zoning and land use: IB				
Please mark the approval(s) you are seeking and standards for each approval requested:	l attach all applicable applications and			
☐ Site Plan Approval 11-604	■ Map and Text Amendments 11-601E Amendment Requested: TEXT AMMENDMENT			
☐ Design Review Permit 11-605E	ONLY TO REMOVE TEXT "MEMBERSHIP ORGANIZATION" FROM THE SPECIAL USE			
☐ Exterior Appearance 11-606E	☐ Planned Development 11-603E			
■ Special Use Permit 11-602E	·			
Special Use Requested: CHILD DAY CARE	 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	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:	_
	-
	-



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. THS 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 AVAIALABLE 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 RESIDENTAL 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.
 - 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 kink of building materials or plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 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.

	HILIMIT (20) DWIS WHITH HIS MAIRING OF A DEMAND FOR
PAYMENT.	
On the 2.8 , day of <u>NoV.</u> , 2 <i>016</i>	/ I/We have read the above certification, understand it, and agree
to abide by its conditions.	
£3,67	
Signature of applicant or authorized agent	Signature of applicant or authorized agent
Charles MARCAS	
Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN	
to before me this 2840 day of	1 LAN 1 Later 10 a
11AU 2016 LL	rda M Skataro
- Francisco	Notary Public /
AEEO A CEA 2	

4

MY COMMISSION EXPIRES:07/18/20

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

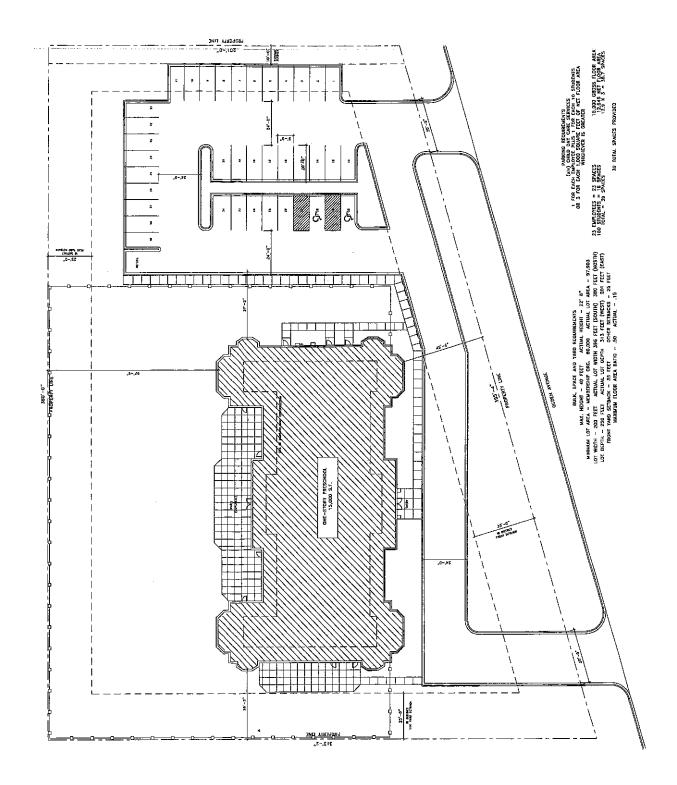
19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

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:	KENSING	KENSINGTON SCHOOL		
Owner's name (if differen	t):			
Property address:	525-527 V	V. OGDEN AV	ENUE	
Property legal description	n: [attach to t	his form]		
Present zoning classification	tion: IB, Insti	tutional Buildir	ngs	
Square footage of proper	ty: <u>97,903</u>			
Lot area per dwelling:	NA			
Lot dimensions:	313 x 39	5		
Current use of property:	EMPLOYE	EMPLOYEE HOUSING FOR IBLP		
Proposed use:	Single-f ✓Other:	☐ Single-family detached dwelling ✓ Other: DAY CARE CENTER		
Approval sought:			☐ Variation ☐ Planned Development ☐ Exterior Appearance ENDMENT	
Brief description of request and proposal:				
AMMEND TEXT OF SPECIAL USE IN IB DISTRICT TO REMOVE "MEMBERSHIP OGANIZATION"				
Plans & Specifications:	[submit with this form]			
1	Provided:	Required	d by Code:	
Yards:				
front: interior side(s)	35' 160' /38	35' 25'	/25'	

Provided:	Required by	Code:
corner side rear	NA 97'	NA 25'
Setbacks (businesses and front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	d offices): NA	NA
Building heights:		
principal building(s): accessory building(s):	22'	40'
Maximum Elevations:		
principal building(s): accessory building(s):	<u>NA</u>	<u>NA</u>
Dwelling unit size(s):	NA	<u>NA</u>
Total building coverage:	NA	<u>NA</u>
Total lot coverage:	NA	<u>NA</u>
Floor area ratio:	<u>.15</u>	.50
Accessory building(s):		
Spacing between building	gs:[depict on a	attached plans]
principal building(s): accessory building(s):	NA NA	
Number of off-street park Number of loading space		
Statement of applicant:		
be a basis for denial or revenue. By: Applicant's signature. CHARLES T MAR	ion of applical ocation of the re	vided in this form is true and complete. It ble or relevant information from this form could Certificate of Zoning Compliance.
Applicant's printed Dated: 11/28	name , 20 <u>16</u> .	-2-



Attachment 2: SIC Code Definitions for Membership Organizations (86) and Child Daycare (835)

Major Group 86.—MEMBERSHIP ORGANIZATIONS

The Major Group as a Whole

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

Industry Group No.

BUSINESS ASSOCIATIONS

Business Associations 8611

form a specific business function, such as common marketing of crops or joint Membership organizations engaged in promoting the business interests of heir members. Associations owned by their members but organized to peradvertising, 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 Growers' associations, not engaged in contract buying or selling Growers' marketing advisory services Chambers of Commerce Contractor's ass

PROFESSIONAL MEMBERSHIP ORGANIZATIONS

862

Professional Membership Organizations 8621

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

LABOR UNIONS AND SIMILAR LABOR ORGANIZATIONS

863

Labor Unions and Similar Labor Organizations 8631

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

nployees' associations for improve-ment of wages and working condi-Collective bargaining units

Labor organizations Labor unions Trade unions, local or national

CIVIC, SOCIAL, AND FRATERNAL ASSOCIATIONS

Civic, Social, and Fraternal Associations 8641

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

399

Industry Group No.

CIVIC, SOCIAL, AND FRATERNAL ASSOCIATIONS—Con.

Civic, Social, and Fraternal Associations-Con. 8641

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

unium associations, except propnbership clubs, other ns clubs, civic and social erty managen Fraternal assoc Community me Booster clubs

POLITICAL ORGANIZATIONS

865

aternal associa surance offices

Political Organizations 1998

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

RELIGIOUS ORGANIZATIONS

998

Religious Organizations 1998

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

864

835

CHILD DAY CARE SERVICES

8351 Child Day Care Services

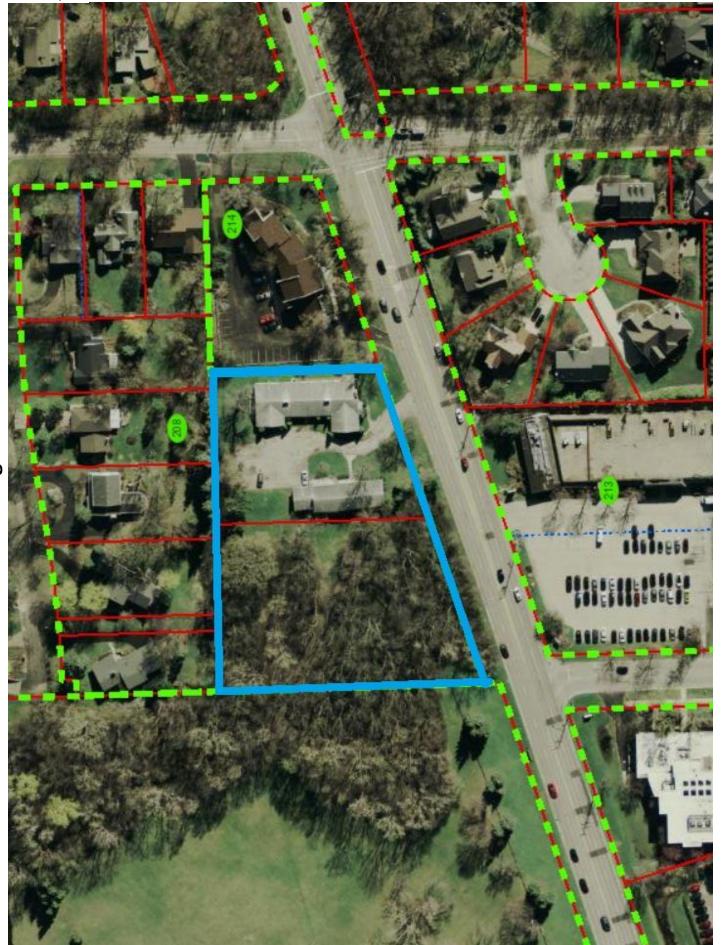
Establishments primarily engaged in the care of infants or children, or in providing prekindergarten education, where medical care or delinquency correction is not a major element. These establishments may or may not have substantial educational programs. These establishments generally care for prekindergarten 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 HINSDALE 2015 steel of diebons ary Dest Surface





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

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

VILLAGE OF

MEMORANDUM

DATE: January 11, 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

Scheduling of 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

Summary

This Plan Commission (PC) Agenda item is for scheduling the Public Hearing for the February 8 PC meeting, contingent on the Board of Trustee referral to the PC on January 10, 2017.

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.

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 services in the B-1 District with an issuance of a Special Use permit.

The Text Amendment and Special Use permit application packet also includes the Zoning Board of Appeals (ZBA) Variation application and the Plan Commission (PC) Exterior Appearance and Site Plan Review application. Mr. Kremer will move forward through the ZBA and PC review process should the Board of Trustees (BOT) refer the Text Amendment request to the PC for a hearing and consideration.

The ZBA and PC applications illustrate a new pet hospital with boarding kennel on 722-724 N. York Road, in the B-1 District. As requested by the BOT on November 1, 2016, Trustee Byrnes and Village staff worked with the architect for the attached building elevation drawings. To implement the updated building design and site plan, the following variations are requested:

- 1. Building height at 37 feet vs. the maximum 30 feet limitation in the B-1 District; Note, the surrounding O-2 District parcels have a maximum 40 feet limitation.
- 2. Front yard setback at 15 feet vs. the minimum 25 feet in the in the B-1 District; Note, the current front yard setback is 15.38 feet.

VILLAGE OF Linsdale

MEMORANDUM

- 3. Floor area ratio (FAR) of .40 vs. the maximum .35 in the B-1 District; Note, the current FAR is .46 and the surrounding O-2 District allowable FAR is .40.
- 4. Front yard parking setback at 15 feet vs. the minimum 25 feet in the B-1 District.
- 5. Parking lot perimeter landscape screening buffer of 0 feet vs. minimum 10 feet; Note, the proposed landscape area is 5,650 SF (18.7%), vs. the 10% minimum pervious area 3,014 SF (maximum lot coverage is 90% in the B-1 District).

A summary of the application packet can be found on Attachment 1, which includes a cover letter and zoning request summary. Please note the changes since the presentation to the BOT on November 1, 2016, including:

- 1. A new building will be constructed in lieu of renovating the existing building.
- 2. The building footprint area has been reduced from 6,500 SF to 6,045 SF.
- 3. Exercise area revised to extend the property line in lieu of held behind 10' setback.
- 4. Six (6) parking spaces and a load space added to comply with the Zoning Code.
- 5. A ground sign has been added with a Code compliant 5' setback.
- 6. Variation requests have been updated in this application packet.
- 7. Elevations and floor plans have been submitted in this application packet.

Process

On January 10, 2017, should the Board find the request does <u>not</u> merit a hearing and consideration by the Plan Commission, the vote of four (4) members of the Board shall be necessary to summarily deny the application.

On January 10, 2017, should the Board feel the request merits a hearing and consideration by the Plan Commission (PC), the Board should refer the application packet for the PC to schedule a public hearing for review and recommendation.

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 <u>11-103(H)</u>. 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 Zoning Summary

Attachment 2 - New Building Elevation Plan (received 12/16/16)

Attachment 3 - Text Amendment, Special Use Permit and Exterior/Site Plan Review Applications



MEMORANDUM

Attachment 4 - SIC Code Veterinary Services (0742) and Animal Specialty Services (0752) Definitions

Attachment 5 - Traffic Impact Study by Gewalt Hamilton Associates (dated 09/20/16)

Attachment 6 - November 1, 2016, BOT Minutes – for Discussion Item

Attachment 7 - Zoning Map and Project Location

Attachment 8 - Aerial View of 722-724 N. York Road

Attachment 9 - Current Building at 722-724 N. York Road

Attachment 10- ZBA Variation Application

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 0-2 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 <u>DrTony.com</u>

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 PRINICPAL MERIDIAN, ACCORDING THE PLAT OF BROCKMAN'S RESUBDIVISION RECORDEDED 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 SOUTHERHERLY 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 THEREROF; 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
- Request for <u>Special Use</u> to construct and operate an Animal Hospital and Animal Boarding Facility.
- 3. Request for <u>Variation</u> of Height Requirements from 30'-0" to 37'-0" for the tower entrance area. See elevations.
- 4. Request for <u>Variation</u> of front yard setback requirements from 25'-0" to 15'-0". This would match the existing building setback.
- 5. Request for <u>Variation</u> 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 <u>Variation</u> 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 <u>Variation</u> 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.

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.

Thank you for consideration of the above request.

Sincerely, Dr. Anthony Kremer <u>DrTony.com</u>

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 with-in 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 with in 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-1zoning 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 of 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 of 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 <u>.40</u>. 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 of 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 of 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 <u>removed</u> 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 of 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 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.
_	
Ву:	Anthony Kremer, DVM
Date:_	, 2016.

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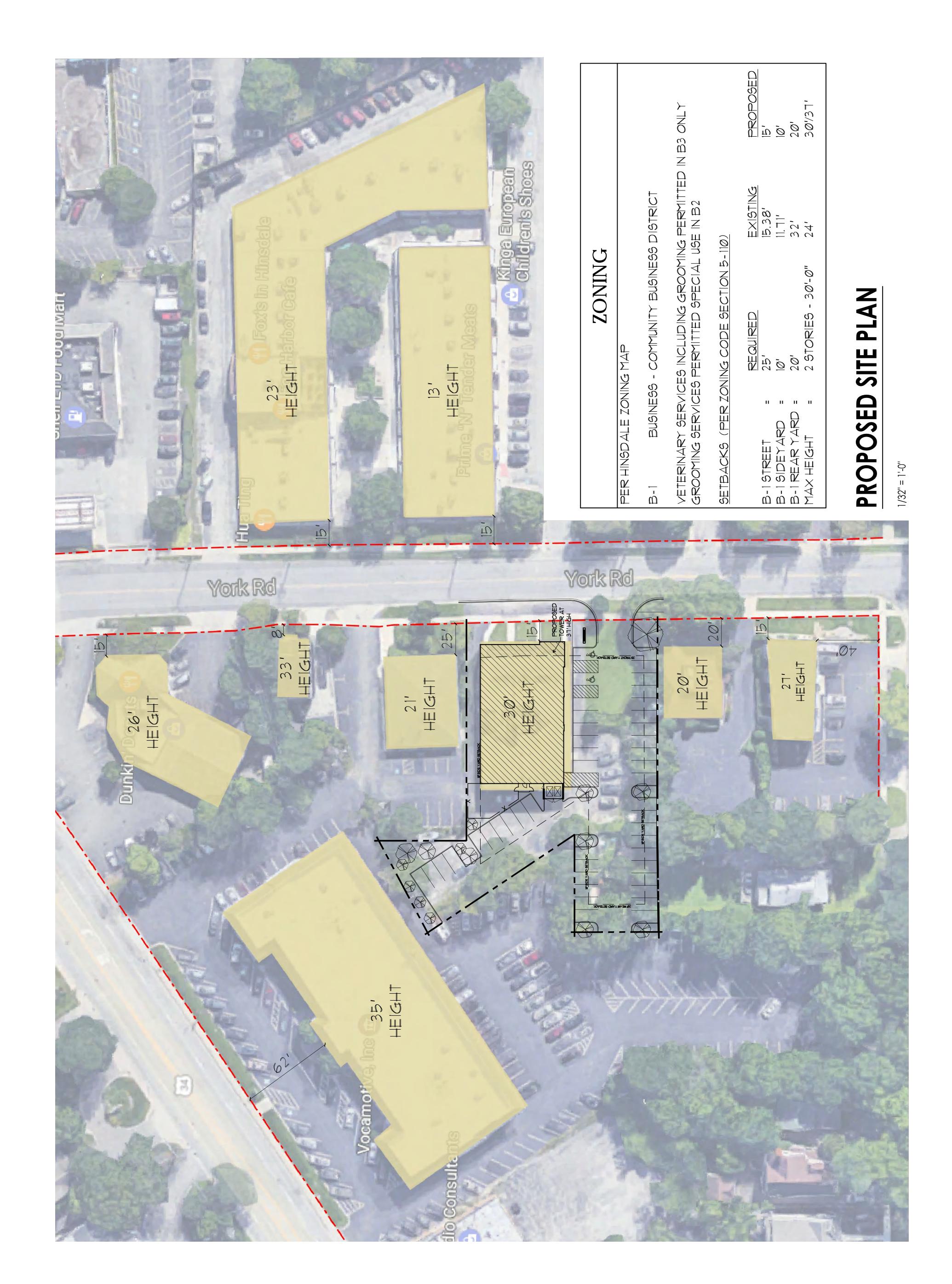
Attachment 1



PROJECT NUMBER

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Attachment 1









VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name:	Name:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
Others, if any, involved in the project (i.e.	Architect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
	ne, address and Village position of any officer or employee, the Applicant or the property that is the subject of this
3)	
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:	
Evicting zoning and land use:	
Existing zoning and land use:	
Surrounding zoning and existing land uses:	
North: Sout	ıth:
East: Wes	st:
Proposed zoning and land use:	
Please mark the approval(s) you are seeking and attach standards for each approval requested:	ch all applicable applications and
	Map and Text Amendments 11-601E
☐ Design Review Permit 11-605E	Amendment Requested:
□ Exterior Appearance 11-606E	
☐ P ☐ Special Use Permit 11-602E	Planned Development 11-603E
Special Use Requested: D	Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

The following table is based on the $_$	Zoning Distric	t.
	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, sta application despite such lack of compliance:		illage's authority, if any, to approve

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.
 - 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.
 - 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.
 - Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

PAYMENT.	COUNT IS NOT SETTLED V	VITHIN THIRTY (30) DAYS AFTER THE	MAILING OF A DEMAND FOR
On the	_, day of November .	2016, I/We have read the above certific	cation, understand it, and agree
to abide by its condi	tions.	· m	in and agree
an	angales	- //XI	
Signature of	applicant or authorized ager	nt Signature of applicant or authorize	ed agent
MICHAI	EL MATTHYS	A.T. KREMER	OFFICIAL SEAL
Name of ap	plicant or authorized agent	Name of applicant or authorized a	gent TERRI L MEDENDORP
SUBSCRIBED AND	SWORN	No. 1 1	NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Aug 1, 2020
o before me this <u>s</u>	day of	Whis Western	and)
,	0010	Notary Public	OFFICIAL SFAL
			WEDGE THE STATE OF

STATE OF ILLINOIS

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

l,		, being first duly sworn on oath, do hereby e filing of my application for a public hearing and or meeting to
be given to owners certify that I gave s	of record of propert	y within 250 feet of any part of the subject property. I further m required by the Village (Certified Mail) and that I gave such
Attached is a receipts of mailings		dresses of property to whom I gave such notice and the
	Ву:	
	Name:	
	Address:	
Subscribed	and sworn to before	me
Ву:	y Public	
inotar	y Public	

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

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

Applicant's name:			
Owner's name (if different):			
Property address:		· · · · · · · · · · · · · · · · · · ·	
Property legal description:	[attach to this form]		
Present zoning classification	on:		
Square footage of property			
Lot area per dwelling:		· · · · · · · · · · · · · · · · · · ·	
Lot dimensions:	X		
Current use of property:		· · · · · · · · · · · · · · · · · · ·	
Proposed use:	Single-family detached Other:	•	
Approval sought:	Building Permit Special Use Permit Site Plan Design Review Other:	Variation Planned Development Exterior Appearance	
Brief description of request	and proposal:		_
Plans & Specifications:	[submit with this form]		
Pr	ovided: Required	by Code:	
Yards:			
front: interior side(s)		.1	

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.
 - 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.
 - 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.
 - Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

PAYMENT.	COUNT IS NOT SETTLED V	VITHIN THIRTY (30) DAYS AFTER THE	MAILING OF A DEMAND FOR
On the	_, day of November .	2016, I/We have read the above certific	cation, understand it, and agree
to abide by its condi	tions.	· m	in and agree
an	angales	- //XI	
Signature of	applicant or authorized ager	nt Signature of applicant or authorize	ed agent
MICHAI	EL MATTHYS	A.T. KREMER	OFFICIAL SEAL
Name of ap	plicant or authorized agent	Name of applicant or authorized a	gent TERRI L MEDENDORP
SUBSCRIBED AND	SWORN	No. 1 1	NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Aug 1, 2020
o before me this <u>s</u>	day of	Whis Western	and)
,	0010	Notary Public	OFFICIAL SFAL
			WEDGE THE STATE OF

STATE OF ILLINOIS



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? requires a <i>completed</i> Planned Development Application)	No	Yes (If so this submittal also

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.

Public benefit. Whether and to what extent the proposed use and development at location requested is necessary or desirable to provide a service or a facility that is 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 of the proposed use and development at some other site or in some other area that more appropriate than the proposed site.	the portiouler
of the proposed use and development at some other site or in some other area that	s in the
of the proposed use and development at some other site or in some other area that	
·	
	at may be
Mitigation of adverse impacts. Whether and to what extent all steps possible have to minimize any adverse effects of the proposed use and development on the immedication 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 with-in 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 with in 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-1zoning 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 is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> 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.

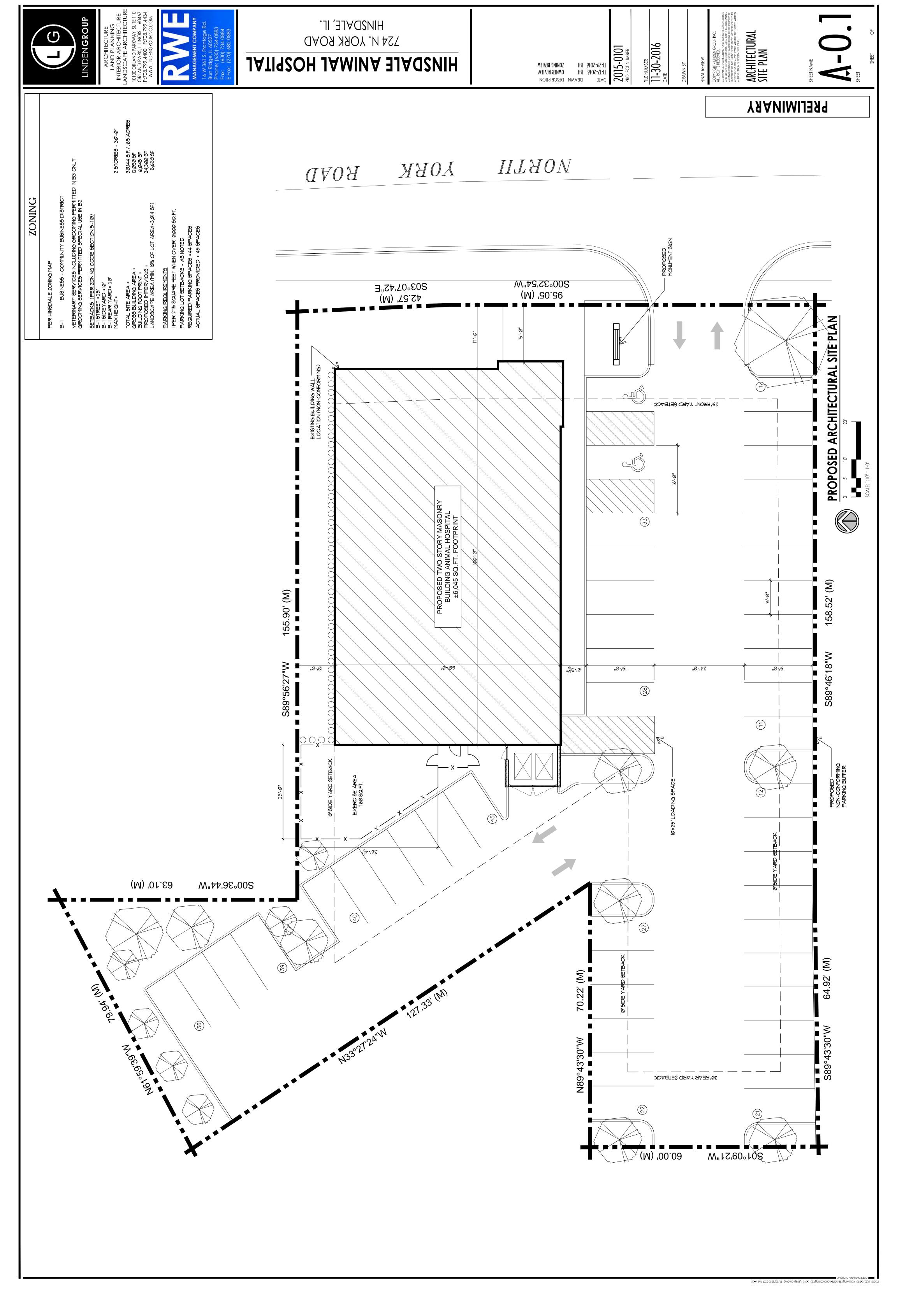
See submitted elevations.

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.

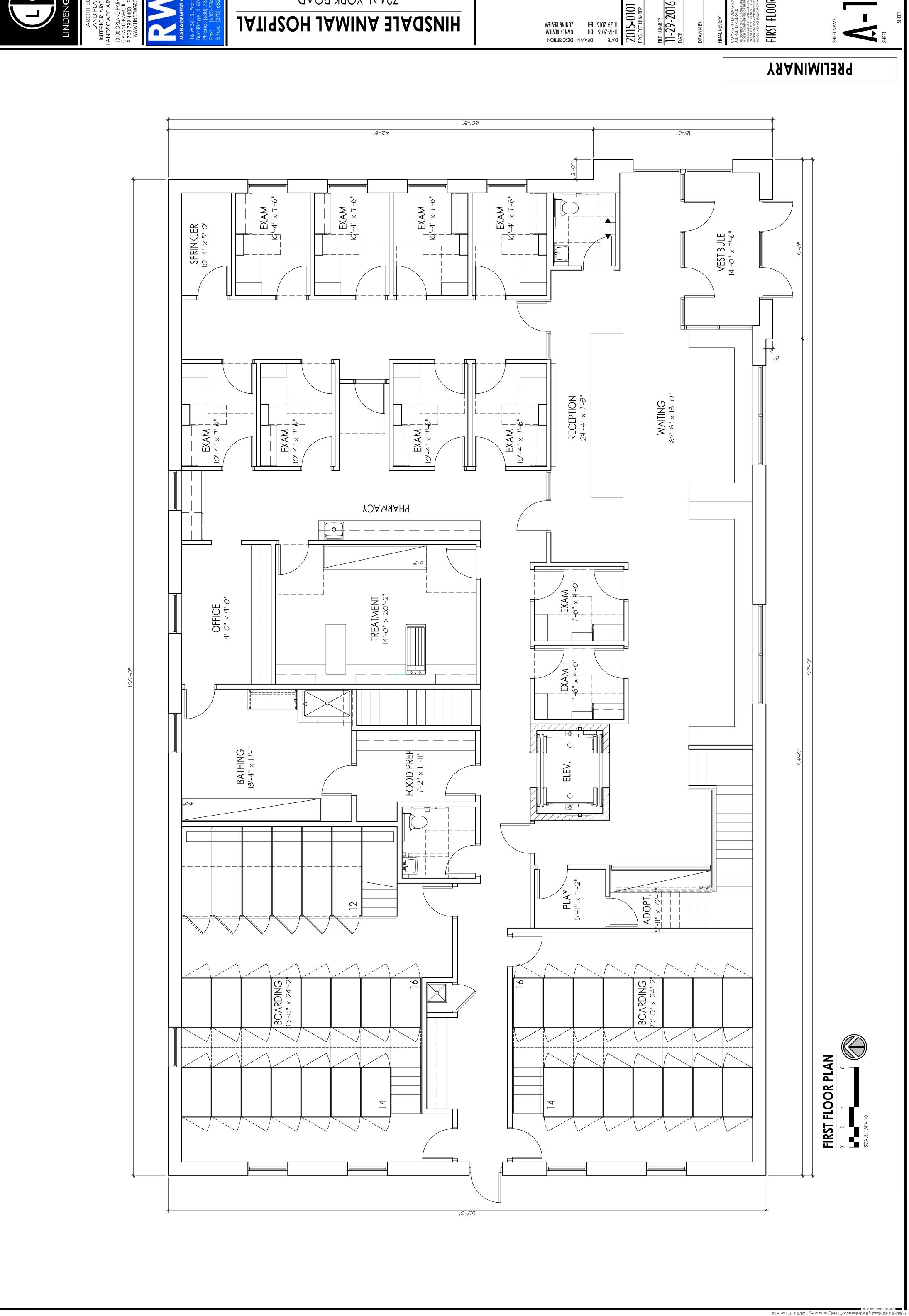
The front elevation relates to N. York Road.

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.









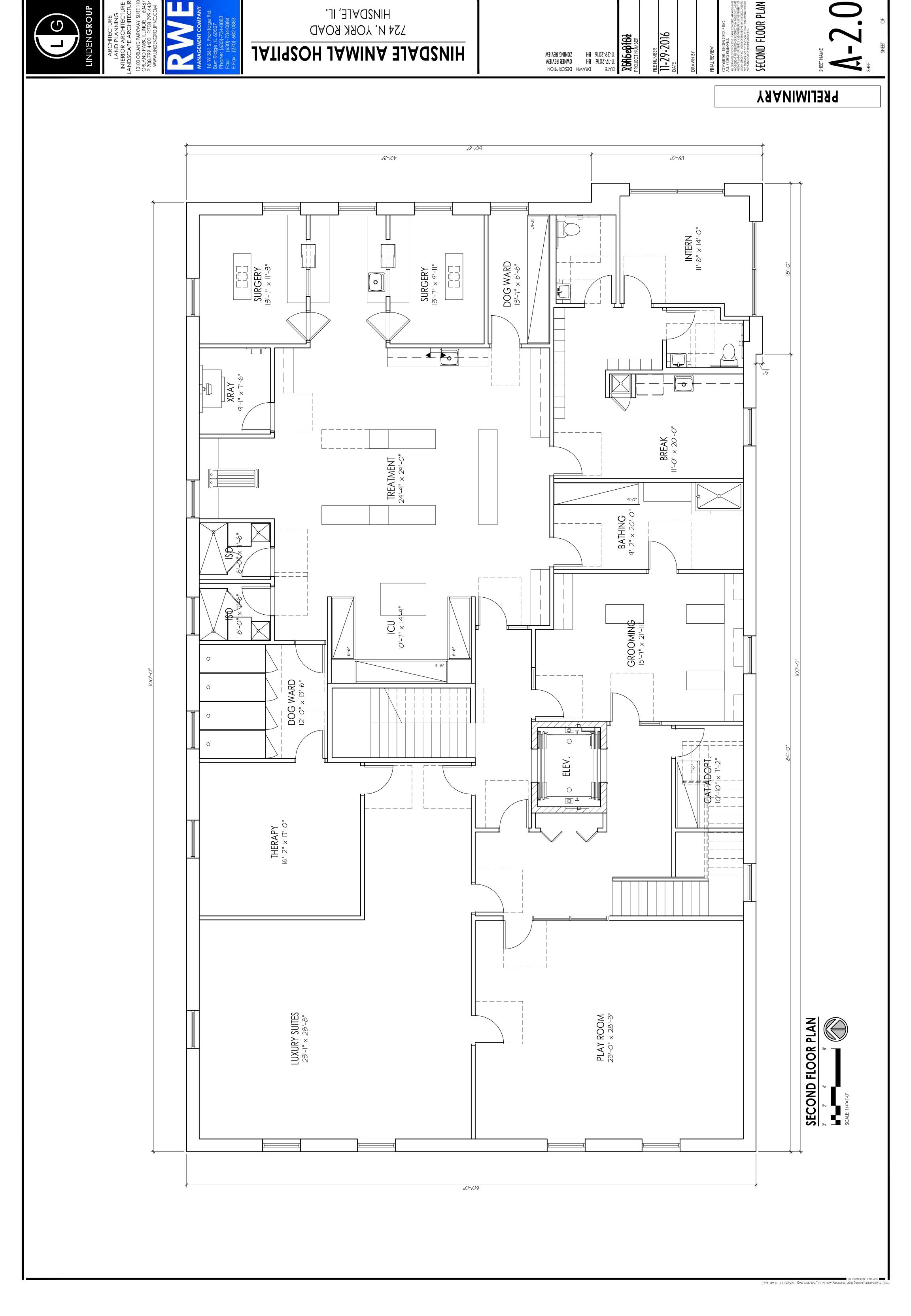
HINSDALE, IL.

724 N. YORK ROAD





FIRST FLOOR PLAN



HIN2DALE, IL.

Attachment 4: SIC Code Definitions for Veterinary Services (0742) and Animal Specialty Services (0752)

Ootton 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 funigation
Grain funigation
Grain grinding, custom
Moss ginning

Peanut sitelling, custom
Potato curing
Seed cleaning,
Sording, grading, and packing of fruits
and vegetables
Swet potato curing
Tobacco grading
Vegetable precooling, not in connection
Vegetable vacuum cooling

0724 Cotton Ginning

Establishments primarily engaged in ginning cotton.

Cotton ginning Cotton pickery

Gins, cotton: operation of

VETERINARY SERVICES

141 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

Veterinary services 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 peta and other animal specialties

Pet hospitals
Veterinarians for peta and other animal specialties

Veterinary services for pets and other animal specialties

752 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
Boarding kennels
Breeding of animals, other than cattle, hogs, sheep, goats, and poultry
Dog grooming
Dog pounds
Honey straining on the farm

Training horses, except racing
Training of pets and other animal specialties
Vaccinating pets and other animal specialties, except by veterinarians

Showing of pets and other animal spe-

cialties

FARM LABOR AND MANAGEMENT SERVICES

940

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.

Grew leaders, farm labor: contract

Farm labor contract

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 manegement and mainter nance, with or without crop services farm management services Orchard management and mainte-

Vineyard management and mainte nance, with or without crop services

TRAFFIC IMPACT STUDY - DRAFT



625 Forest Edge Drive, Vernon Hills, IL 60061

Tel 847.478.9700 ■ Fax 847.478.9701

www.gha-engineers.com

To: Jason Sanderson

RWE Management Company

From:

Bill Grieve, P.E., PTOE

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.

<u>Discussion Point.</u> 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*.

<u>Key Finding.</u> 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.

<u>Key Finding.</u> 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

- 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



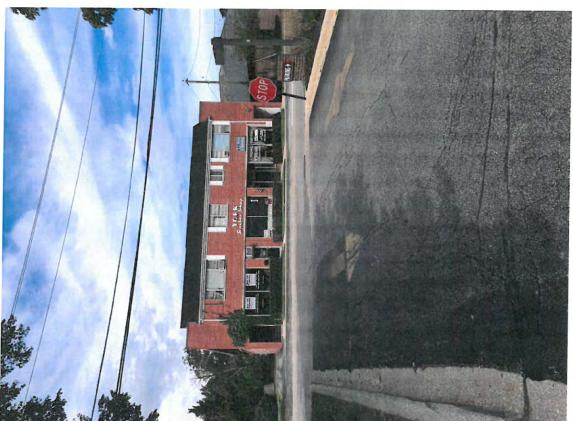


Looking north along York Rd

GEWALT HAMILTON

ASSOCIATES, INC.





Looking north along York Rd at Site

Looking west across York Rd at Site

GEWALT HAMILTON

A SSOCIATES, INC.

Looking south at Site Parking Lot





Looking west along northern access drive of Site

GEWALT HAMILTON ASSOCIATES, INC.

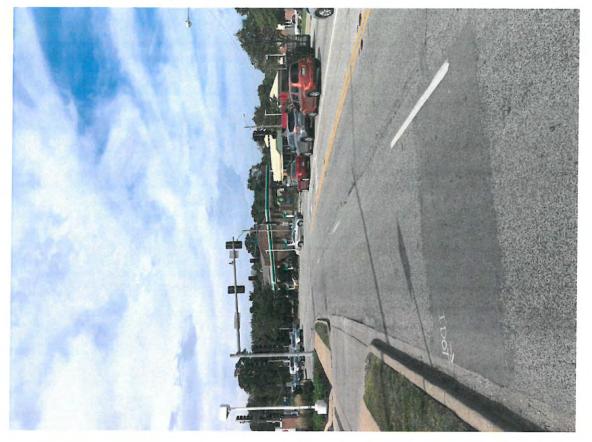




Looking north at York Rd & Ogden Ave

Looking west along southern access drive of Site









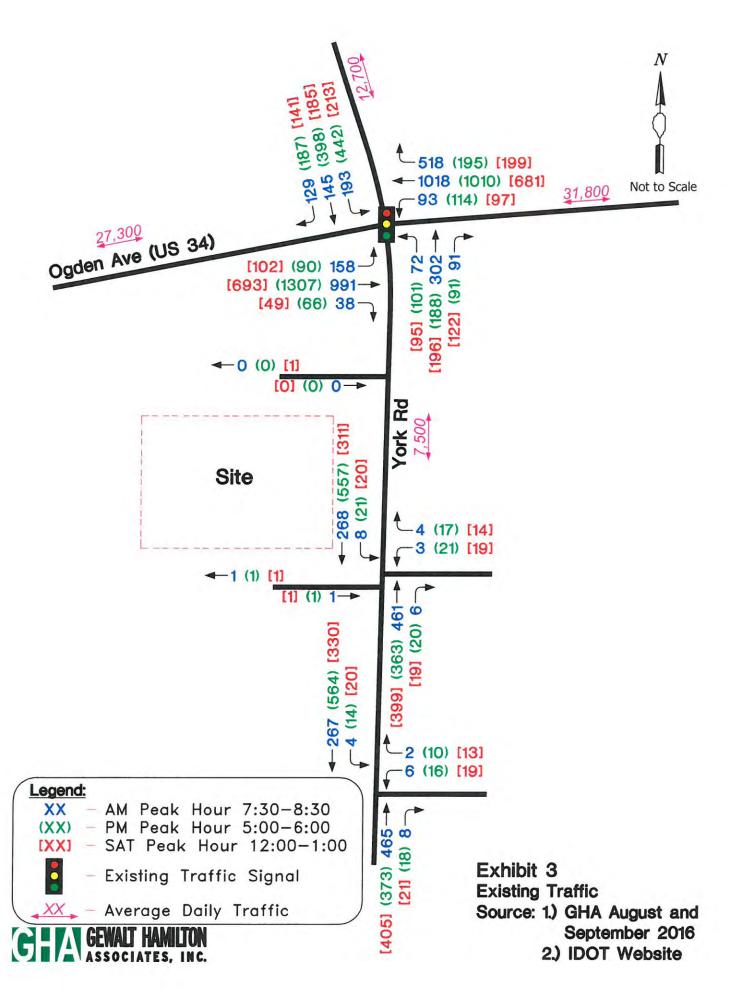
Looking west at York Rd & Ogden Ave





Looking south at York Rd & Ogden Ave

GEWALT HAMILTON ASSOCIATES, INC.



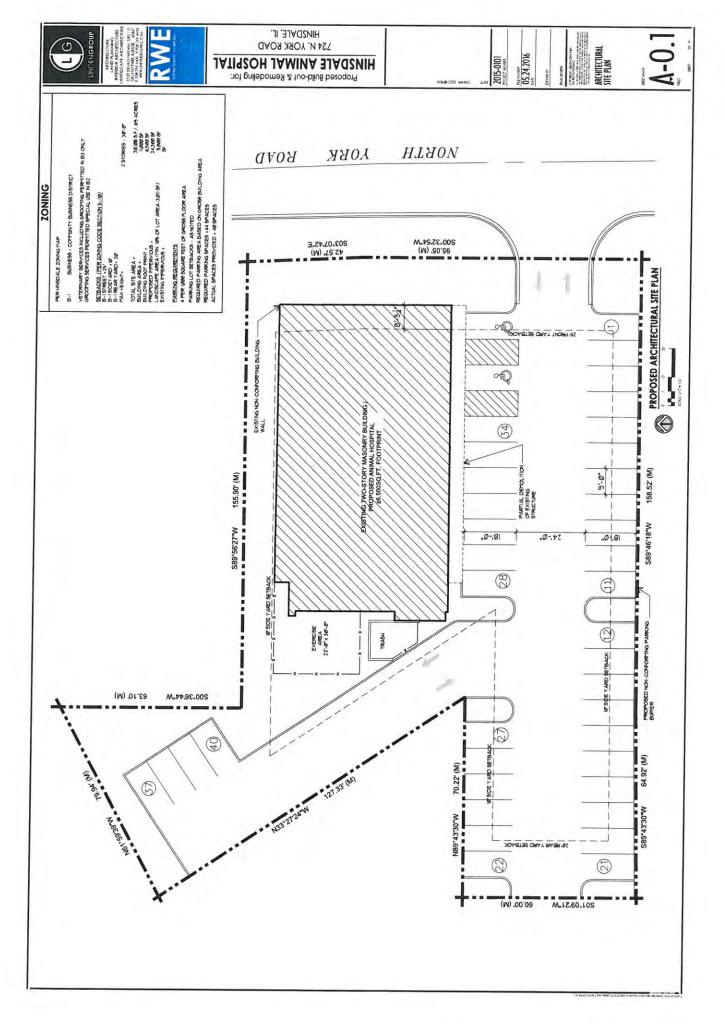


Exhibit 5
Project Traffic Characteristics
Animal Hospital - Hinsdale, Illinois

Part A. Traffic Generation Calculations

	ITE		Morn	Morning Peak Hour	Hour	Even	Evening Peak Hour	Hour	Satur	Saturday Peak Hour	Hour
	Code	Units	n n	Out	Sum	드	Out	Sum	ع	Out	E S
Step 1. Proposed Use Animal Hospital	n/a	6,500 SF									
		Employees =	4	-	5	-	2	9	-	4	Ľ
	Patier	Patients / Clients =	9	4	10	80	9	14	· cc	5	5 6
Notes:		Totals =	10	5	15	6	11	20	6	0	18
- Generations based on counts at exisitng animal hospital on Ogden Avenue.	at exisitng a	ınimal hospital or	n Ogden A	wenue.							
- Weekday hours are 7 AM to 8 PM, Saturday from 7 AM to 3 PM, and Sunday 9AM to 5 PM.	PM, Sature	day from 7 AM to	3 PM, an	d Sunday	9AM to 5 P	Μ.					
- Increase to 100 patients per day from 45 current.	ay from 45 c	surrent.									
- 14-21 employees all day with 7-10 employees max per shift.	7-10 employ	e max. Assume a ees max per shift.	all exam r t.	ooms tilled							
Step 2. Previous Uses											
Commercial	#826	6,500 SF	4	3	7	00	10	4	10	*	33
Apartments	#220	8 Units	2	9	0	o ю	2 2	2 10	2 2	- ^	S 4
		Totals =	9	6	15	11	12	23	14	13	27
Source: ITE Trip Genration Manual; 9th Edition	ıual; 9th Edi	tion									ī
Step 3. Trip Comparions (Step 1 - Step 2)	1 - Step 2)										
Step 1 Step 2.	In	Increments =	+4	4	0	-2	7	ကု	-5	4-	6-

Part B. Trip Distribution

		HOTHER THANKS	STATES, INC.
by Route Depart Site to	20% 35% 20%	25%	%001
Percent Use by Route Approach Site From Depo	20% 35% 20%	25%	8000
		Totale	2
Route & Direction	York Road - North of Ogden Avenue - South of Site Ogden Avenue - East of York Road	- West of York Road	

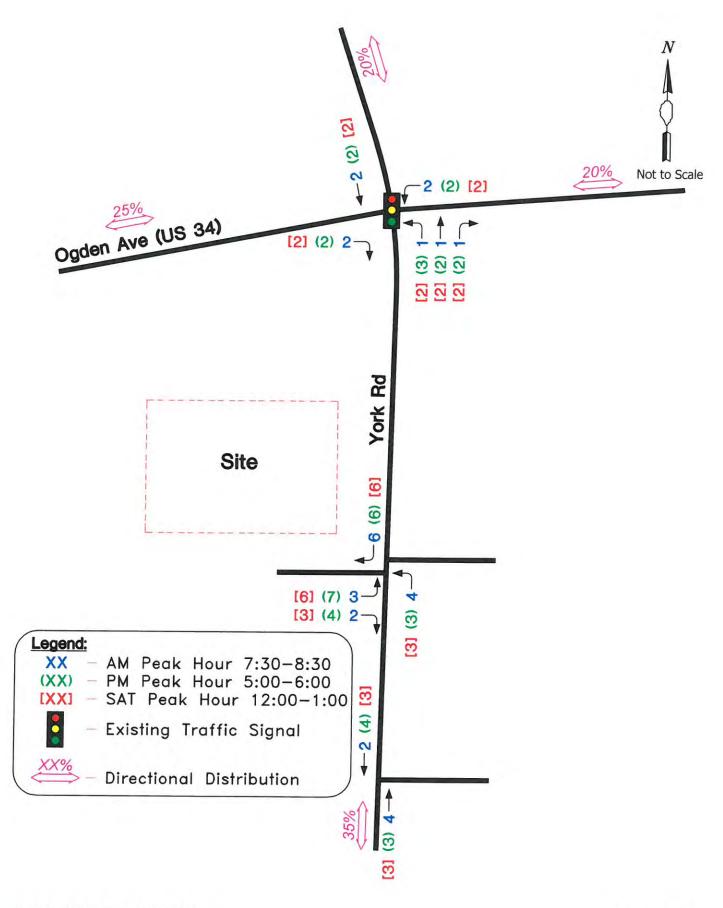




Exhibit 6 Site Traffic

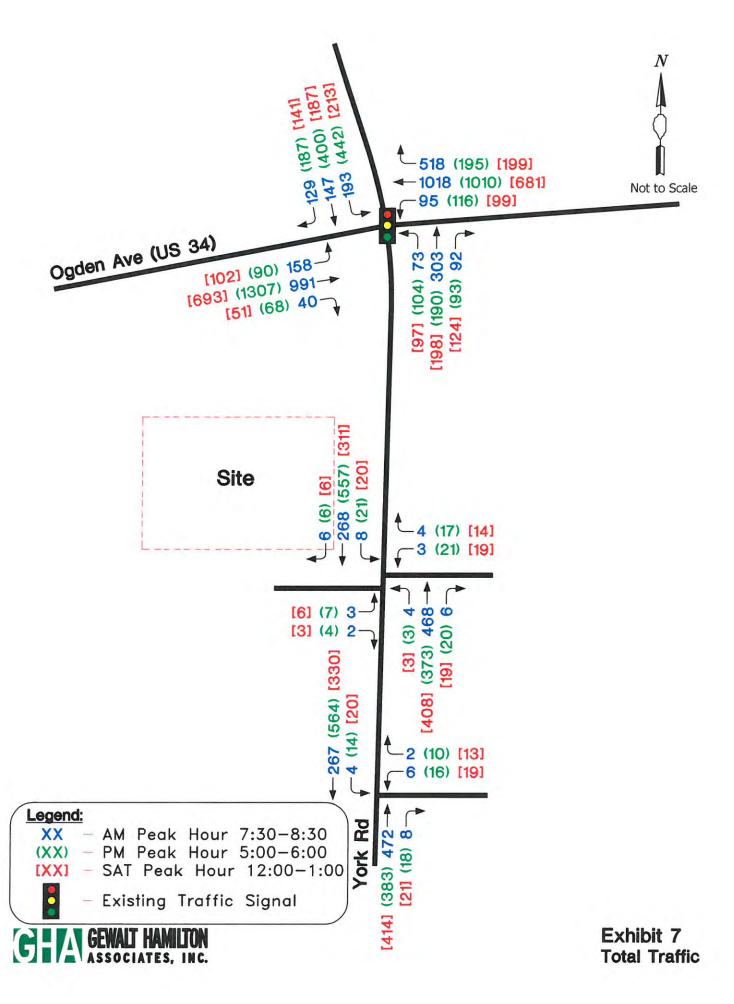


Exhibit 8 Intersection Capacity Analyses

Hinsdale Animal Hospital

Part A. Parameters - Type of Traffic Control (Source: 2010 Highway Capacity Manual)

I. Traffic Signals											=	II. Stop Sign	du		
LOS Delay (sec / veh)	Description										80		Delay (sec / yeh)	0// 203	1
A ≤ 10	All signal pha	All signal phases clear waiting vehicles without delay	without	delav							٥		> Notes	< 10	7
B >10 and ≤ 20	Minimal delay	Minimal delay experienced on select signal phases	nal pha	ses							((V10 v	>10 and < 15	
c >20 and ≤ 35	Some delay	Some delay experienced on several phases: often used as design criteria	Bes. of	en lise	or pe	decion	crite	.0			١ د		2 7 7 8		
D >35 and ≤ 55	Usually cons	Usually considered as the acceptable delay standard	alay star	dard		5	2	2) (2 2 2	70 ≥ 20 ≥ 20 × 20 × 20 × 20 × 20 × 20 × 2	
E >55 and ≤ 80	Very long del	Very long delays experienced during the neak hours	neak h	2 2							ם נ		B C7/	725 arid ≤ 35	
₽ >80	Unacceptable	Unacceptable delays experienced throughout the peak hours	ghout th	e peal	k hour	S					ш		×35 a	and ≤ 50 >50	
Part B. Results			L	2	S Pe	r Mov	eme	it Gr	LOS Per Movement Group By Approach	y Ap	proad	5			IF
		Roadway				on Cri	>= S	= Shared Lane	> = Shared Lane	Movem	1		I T	Intersection /	/u
		Conditions	T.	Fastbound	1	West	Westhound	_	Por lock direction	7	3	4			
					+			+	NO III DA		200	Junggun	+	(sec / seu)	LOS
1. York Road @ South Site Drive	Site Drive	EB & WB Stops	LT	Ŧ	RT	LT T	TH RT	그	F	R	5	H	RT EB Ap	EB Approach Delay	Delav
A. Weekday Morning Peak Hour Total Traffic (See Exhibit 7)	c Hour	• As Planned	В		v	<u>m</u>	v	<	i		4	1	1	14.7	8
B. Weekday Evening Peak Hour Total Traffic	. Hour	As Planned	O		v	U	V	< <	1	-1	4			21.3	U
C. Saturday Midday Peak Hour Total Traffic	Hour	As Planned	O		v	U	V	∢	1	•	4		-	16.3	U



APPENDIX ATraffic Count Summary Sheets



Study Name US 34 and York - THURS AM

Start Date 09/01/2016 Start Time 7:00 AM

Site Code

5017.910 Hinsdale, IL Project 5017.910

US 34 & York Rd.

2-hr GHA MIO

Type Road **Classification Lights**

lime		Southbound	puno			Ogden Ave. (US Westbound	e. (US 34) ound			York Rd.	. Rd.			Ogden Ave. (US	(US 34)	
	LTime	401	Then	17.00	+ :-		-		-		-			Edsing	ania	
00 AM	IIIIIIII		nun	Right	O-1 mrn	Left	Thru	Right	U-Tum	Left	Thru	Right	U-T-nu	Leff	Their	Richt
	0	37	19	17	0	22	204	105	0	23	35	12	c	3.4	300	III III
7:15 AM	0	51	21	24	0	22	228	133	C	10	77	1 1	0 0	t 6	677	
7:30 AM	0	47	38	90	C		000		0	2 !	Ŧ		0	97	744	
7.4E ARA			3	0 1	>	77	730	171	0	16	22	13	0	26	269	
MY CH	>	41	44	26	0	20	271	134	0	20	89	29	0	50	232	-
8:00 AM	0	46	27	37	0	28	241	133	C	15	7.4	26		0 4	202	-
8:15 AM	0	54	32	34	C	17	240	126	0 0	2 5		2 6	0 (40	734	
8-30 AM	c	96	36				2	200	2	2	0	70	0	39	219	_
	0	9	CO	20	0	20	241	132	0	24	61	23	0	37	206	14
8:45 AM	0	45	40	59	0	29	258	114	0	24	71	24	0	34	205	. 4

Study Name US 34 and York - WED PM Start Date 08/31/2016 Start Time 4:00 PM Site Code

GHA MIO

2-hr

5017.910 Hinsdale, IL US 34 & York Rd.

Project 5017.910

Type Road Classification Lights

		Southbound	ound			Ogden Ave. (US 34) Westbound	e. (US 34) ound			York Rd. Northbound	Rd.			Ogden Ave. (US 34) Eastbound	e. (US 34)	
Start Time	U-Tum	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Tum	Left	Thru	Right	11-Tim	1 of	The	Diobs
1:00 PM	0	103	22	37	0	15	224	40		24	38	28		15	310	Night 2A
4:15 PM	0	127	88	42	0	23	232	47	0	30	43	38	0 0	27	283	17
4:30 PM	0	100	73	40	0	24	222	49	0	15	38	24		10	320	000
4:45 PM	0	119	86	37	0	25	186	58	0	23	42	28	0 0	34	340	0
5:00 PM	0	26	87	47	0	36	270	51	0	22	48 4	24	0 0	5 6	010	0 6
5:15 PM	0	118	115	58	-	17	246	55	0 0	22 0	41	32	0 0	62 6	370	77
5:30 PM	0	112	100	47	0	31	257	45	0 0	30	54	20	0 0	23	323	2 4
5:45 PM	0	115	96	35	0	30	225	44	0	21	44	2 4	0 0	3 66	226	- 6

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

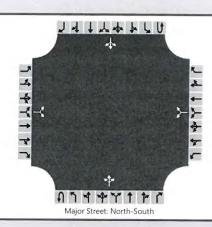
		Southbound	No.			Ogden Ave. (US Westbound	e. (US 34) pound			York Rd. Northbound	Rd.			Ogden Ave. (US Eastbound	. (US 34)	
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Tum	Left	Thru	Right	II-Tim	#al	The	Diaht
12:00 PM	0	45	46	40	0	28	173	69	0	34	50	34	0	32	166	14
12:15 PM	0	99	45	37	0	20	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	. 7.
12:45 PM	0	47	54	31	0	15	157	48	0	12	55	23		1 4	178	- 4
1:00 PM	0	54	47	33	0	25	172	45	0	24	43	31		22	183	2 5
1:15 PM	0	45	28	27	0	17	187	47	0	25	26	29	0 0	3 1	178	2 6
1:30 PM	0	61	45	32	0	30	184	34	0	17	44	31	0	28	171	10
1:45 PM	0	54	42	18	0	30	169	33	0	26	35	26	0	21	201	1 -

APPENDIX B Capacity Analysis Worksheets



	HCS 2010 Two-Way	Stop Control Summary F	Report
General Information		Site Information	
Analyst	Bg	Intersection	York Rd. @ South Site Dr.
Agency/Co.		Jurisdiction	Etas e e
Date Performed	9/20/2016	East/West Street	South Site Drive
Analysis Year	2016	North/South Street	York Road
Time Analyzed	AM Peak - Total Traffic	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Hinsdale Animal Hospital	· ·	

Lanes



V	ehic	le \	Volu	umes	and	Adj	ustments
---	------	------	------	------	-----	-----	----------

Approach		Eastb	oound			West	bound			Norti	nbound			South	nbound	
Movement	U	L	T	R	U	L	Т	R	U	L	T	R	U	L	Т	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						1										
Right Turn Channelized		N	Ю			١	lo			1	No			1	10	
Median Type				11				Undi	vided					71		
Median Storage					unu -											

Delay, Queue Length, and Level of Service

zeray, queue zerigai, and					
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)	В	В	A	A	
Approach Delay (s/veh)	14.7	14.3	0.1	0.3	
Approach LOS	В	В			

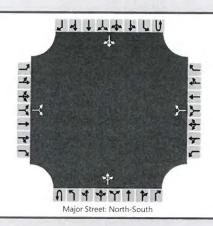
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	HCS 2010 Two-Way	Stop Control Summary F	Report
General Information		Site Information	NO. STATE OF
Analyst	Bg	Intersection	York Rd. @ South Site Dr.
Agency/Co.		Jurisdiction	
Date Performed	9/20/2016	East/West Street	South Site Drive
Analysis Year	2016	North/South Street	York Road
Time Analyzed	PM Peak - Total Traffic	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Hinsdale Animal Hospital	•	

Lanes



venicle Volumes	and	Adjustments
-----------------	-----	-------------

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	Т	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		N	0			N	lo			١	No			١	No	
Median Type								Undi	vided							
Median Storage												_				

Delay, Queue Length, and Level of Service

zenaj, queue zengen, ane	Level of Bervice			
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)	С	С	A	A
Approach Delay (s/veh)	21.3	20.4	0.1	0.5
Approach LOS	C	С		

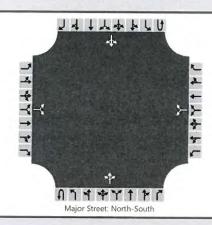
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	HCS 2010 Two-Way	HCS 2010 Two-Way Stop Control Summary Report						
General Information		Site Information						
Analyst	Bg	Intersection	York Rd. @ South Site Dr.					
Agency/Co.		Jurisdiction						
Date Performed	9/20/2016	East/West Street	South Site Drive					
Analysis Year	2016	North/South Street	York Road					
Time Analyzed	SAT Peak - Total Traffic	Peak Hour Factor	0.92					
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25					
Project Description	Hinsdale Animal Hospital		•					

Lanes



Vehicle Volumes and Adjustments

Approach	roach Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	Т	R	U	L	T	R	U	L	Т	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								19	1					7		
Right Turn Channelized		N	0			٨	lo			١	No			1	lo	
Median Type						Undivided										
Median Storage																

Delay, Queue Length, and Level of Service

zeiaj, queue zeingen, une	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)	С	С	A	A		
Approach Delay (s/veh)	16.3	16.2	0.1	0.7		
Approach LOS	C	С				

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Village Board of Trustees Special Meeting of November 1, 2016 Page 5 of **8**

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

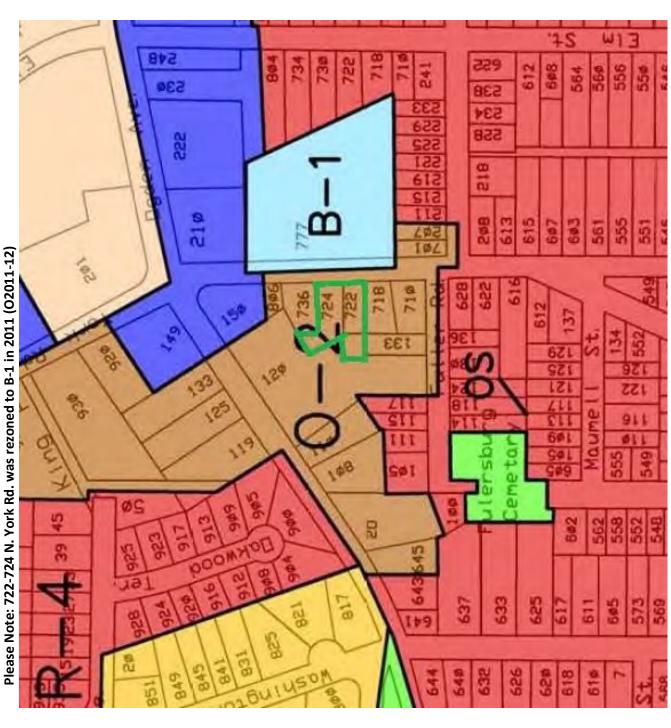
The reports listed above were provided to the Board. There were no additional questions regarding the contents of the department and staff reports.

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.

Zoning Map Location of 218 W. Ogden Ave. (current) and 722 N. York Rd. (potential) Attachment 7:

z <



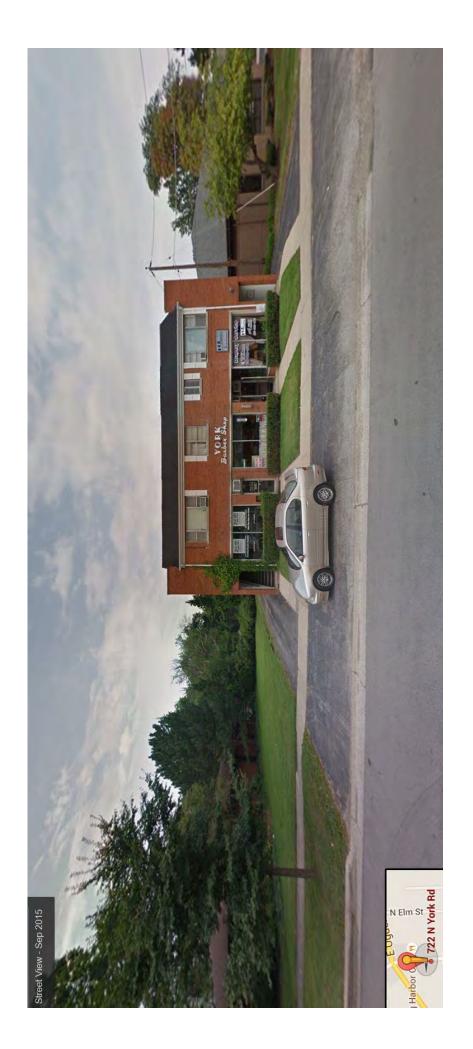
Aerial Parcel Map of 722-24 N. York Road Attachment 8:

Please Note: 722-724 N. York Rd. was rezoned to B-1 in 2011 (02011-12)



Attachment 9: Streetview of 722 N. York Road

Please Note: 722-724 N. York Rd. was rezoned to B-1 in 2011 (02011-12)



Zoning	Calendar	No.	

VILLAGE OF HINSDALE APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF TEN (10) COPIES (All materials to be collated)

FILING FEES: RESIDENTIAL VARIATION <u>\$850.00</u>

NAME OF APPLICANT(S):	
ADDRESS OF SUBJECT PROPERTY:	
TELEPHONE NUMBER(S):	
If Applicant is not property owner, Applicant's relationship to property owner.	
DATE OF APPLICATION:	

SECTION I

Please complete the following:

Owner. Name, address, and telephone number of owner:
<u>Trustee Disclosure</u> . In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust:
Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property:
Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.)
<u>Consultants</u> . Name and address of each professional consultant advising applicant with respect to this application:
 a. Attorney:

interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of
that interest:
a

Village Personnel. Name and address of any officer or employee of the Village with an

6.

7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and <u>all</u> certified mail receipts to the Village.

- 8. <u>Survey</u>. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
- 9. <u>Existing Zoning</u>. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
- 10. <u>Conformity</u>. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
- 11. <u>Zoning Standards</u>. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
- 12. <u>Successive Application</u>. 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 Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

Ordinance	Provision.	The specif	fic provis	ions of the Z	oning Ordin	ance fro	m which
variation is		THE SPECIA	provis		og 01 0		,,
	-	-		g sought, the p	-		-
		ne proposed i t if additiona		ruction, or deve needed.)	elopment tha	at require	a variation
				imum variatio	-		
Ordinance ((Attach	that would b separate	_	to permit if	the proposed u additional	se, construct space	ion, or de is	evelopmen needed

- (a) <u>Unique Physical Condition</u>. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) <u>Not Self-Created</u>. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) <u>Denied Substantial Rights</u>. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) <u>Code and Plan Purposes</u>. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) <u>Essential Character of the Area</u>. The variation would not result in a use or development of the Subject Property that:
 - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

	(4)	Would unduly increase the danger of flood or fire; or
	(5)	Would unduly tax public utilities and facilities in the area; or
	(6)	Would endanger the public health or safety.
(g)	the all	Other Remedy. There is no means other than the requested variation by which leged hardship or difficulty can be avoided or remedied to a degree sufficient to it a reasonable use of the Subject Project. ch separate sheet if additional space is needed.)

SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

- 1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
- 2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

- 1. <u>Application Fee and Escrow</u>. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
- 2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
- 3. <u>Establishment of Lien</u>. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the applicant, 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.

SECTION V

The owner states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Owner:	
Signature of Owner:	
Name of Applicant:	Anthony Kvem
Signature of Applicant:	Munn
Date:	12-6-16

Section II.3, Variation Sought:

- 1. B-1 Height variation, Sec 5-110:A.1.a: max height 30'
 - a. A height variation is being requested to allow the entrance tower architectural feature to exceed the maximum 30'-0" and allow a height of <u>37'-0"</u> for this element only as depicted in the proposed elevations.
- 2. B-1 Front yard setback, Sec 5-110:C.1.a: Min. front yard setback 25'
 - a. A front yard setback variation is being requested to reduce the required front setback from 25' to <u>15'-0"</u>. The existing building is currently located within the setback 15.38' from the front property line.
- 3. B-1 Max Floor Area Ratio, Sec 5-110: D.: F.A.R.:0.35
 - a. The applicant is requesting that the maximum F.A.R. be increased from .35 to <u>.40</u>. 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.
- 4. Parking set back variation, Sec 9-104:G.2.b *Parking In Required Yards:* Off street parking for uses specified in this subsection shall not be located in required front or corner side yards.
 - a. The applicant is requesting that the parking lot setback in the front yard be reduced from 25' to **15'** to match building setback variation.
- 5. Landscape buffers, Sec 9-107:A.1. *Parking Lot Screening:* Every parking lot shall be buffered and screened by a perimeter landscaped open space having a width of at least ten feet (10') or the width of the required yard, whichever is less.
 - a. The applicant is requesting that the required 10' landscape buffer be <u>removed</u> to accommodate the odd shape lot and allow for a double loaded parking isle to run to the back of the property.

Section II.4, Minimum Variation:

- 1. Landscape buffers, Sec 9-107:A.1. *Parking Lot Screening:* Every parking lot shall be buffered and screened by a perimeter landscaped open space having a width of at least ten feet (10') or the width of the required yard, whichever is less.
 - a. The applicant is requesting that the required 10' landscape buffer be <u>removed</u> to accommodate the odd shape lot and allow for a double loaded parking isle to run to the back of the property.

Section II.5, Standards for Variation:

- 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.
 - a. Unique Physical Condition

i. 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.

b. Not Self-Created

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

c. Denied Substantial Rights

i. 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.

d. Not Merely Special Privilege

i. 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'.

e. Code and Plan Purposes

i. 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.

f. Essential Character of the Area

i. 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 of safety.

g. No other Remedy

i. 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.

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

a. Unique Physical Condition

i. 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.

b. 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.

c. Denied Substantial Rights

i. 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.

d. Not Merely Special Privilege

i. 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.

e. Code and Plan Purposes

i. 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.

f. 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 of safety.

g. 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 <u>.40</u>. 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.

a. Unique Physical Condition

i. 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.

b. Not Self-Created

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

c. Denied Substantial Rights

i. 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.

d. Not Merely Special Privilege

i. 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.

e. 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.

f. Essential Character of the Area

i. 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 of safety.

g. No other Remedy

i. 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.

a. Unique Physical Condition

i. 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.

b. Not Self-Created

i. 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.

c. Denied Substantial Rights

i. 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.

d. 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.

e. Code and Plan Purposes

i. 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.

f. Essential Character of the Area

i. 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 of safety.

g. 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.

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

a. Unique Physical Condition

i. 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.

b. Not Self-Created

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

c. Denied Substantial Rights

i. 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.

d. Not Merely Special Privilege

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

e. Code and Plan Purposes

i. 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.

f. 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 of safety.

g. No other Remedy



Hinsdale Animal Hospital (# 101-15)

Property Owners within 250 ft of site (724 N York Rd – Hinsdale, IL 60521):

<u>PIN</u>	<u>Address</u>	<u>Owner</u>
09 01 202 002	110 Ogden Ave	Nicole Zreczny Trust 43 Crescent Dr - Glencoe, IL 60022
09 01 202 003	120 E Ogden Ave	120 E Ogden Ave LLC 21 Spinning Wheel – Hinsdale, IL 60521
09 01 202 004	120 E Ogden Ave	120 E Ogden Ave LLC 21 Spinning Wheel – Hinsdale, IL 60521
09 01 202 012	Fuller Rd	120 E Ogden Ave LLC 21 Spinning Wheel – Hinsdale, IL 60521
09 01 202 013	120 E Ogden Ave	120 E Ogden Ave LLC 21 Spinning Wheel - Hinsdale, IL 60521
02 01 202 011	117 E Fuller Rd	Michael & Alice Kuhn 117 E Fuller Rd – Hinsdale, IL 60521
09 01 202 015	806 N York Rd	Cassie Yen 806 N York Rd - Hinsdale, IL 60521
09 01 202 016	736 York Rd	TMS Health LLC 3161 Burlington Ave – Lisle, IL 60004
09 01 202 018	218 Fuller Rd	Robert Brockman 724 N York Rd – Hinsdale, IL 60521
09 01 202 019	718 N York Rd	Carlo Enterprises PO Box 607 – Hinsdale, IL 60521
09 01 202 020	710 N York Rd	HMH LP 710 N York Rd – Hinsdale, IL 60521
09 01 202 021	150 E Ogden Ave	150 E Ogden Ave LLC – 17W474 Earl Ct – Darien, IL 60561
09 01 202 022	133 Fuller Rd	Robert Brockman 724 N York Rd – Hinsdale, IL 60521
09 01 202 023	133 Fuller Rd	Joan W Mancini 133 Fuller Rd - Hinsdale, IL 60521
09 01 209 007	777 N York Rd	Hathaway Equities LLC 830 S Buffalo Grove Rd-Buf Grv 60089
09 01 209 010	777 N York Rd	Hathaway Equities LLC 830 S Buffalo Grove Rd-Buf Grv 60089
09 01 209 011	777 N York Rd	Hathaway Equities LLC 830 S Buffalo Grove Rd-Buf Grv 60089
09 01 209 031	777 N York Rd	Hathaway Equities LLC 830 S Buffalo Grove Rd-Buf Grv 60089
09 01 209 032	777 N York Rd	Hathaway Equities LLC 830 S Buffalo Grove Rd-Buf Grv 60089
09 01 209 020	701 N York Rd	Ruth H Larsen 701 N York Rd – Hinsdale, IL 60521
09 01 209 021	207 Fuller Rd	James & FJ Paracsil 536 N Thompson Rd-Apopka, FL 32712
09 01 209 022	211 Fuller Rd	Jacob & Suja Matthew 607 Walker Rd – Hinsdale, IL 60521

VILLAGE OF Linsdale

MEMORANDUM

DATE: January 11, 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

Scheduling of 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.

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 only visual difference will be the text and color for the informational signage. It will change from "Deli"

VILLAGE OF Linsdale

MEMORANDUM

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.

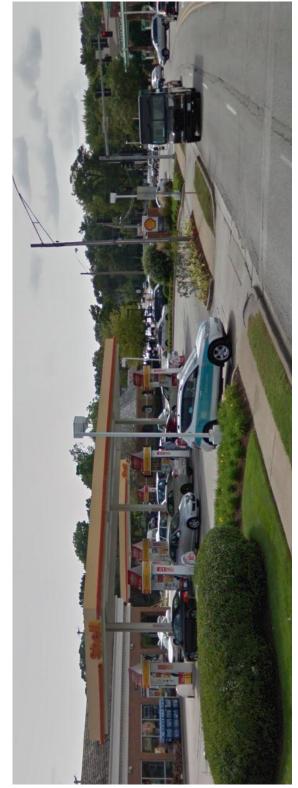
Attachments:

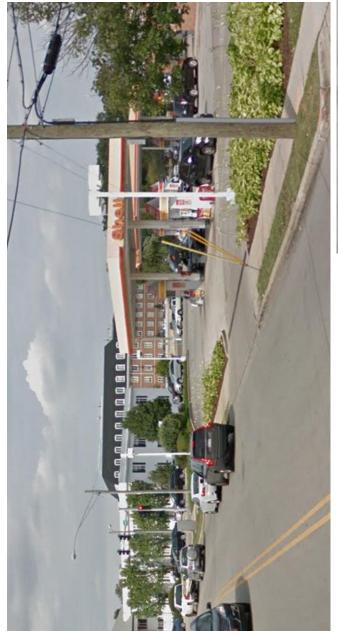
Attachment 1 – Street View of Current North and West Canopy Signage

Attachment 2 – Design Review and Sign Applications for Canopy Color, Signs and Ground Sign Re-face (packet)

Attachment 3 - Zoning Map and Project Location









VILLAGE OF HINSDALE

DESIGN REVIEW PERMIT APPLICATION

Name of Applicant: Karen Dodge
Address of Subject Property: <u>AIO E. Ogden</u>
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 noth and west canapies.
TO THOU TO BE TO THE TOTAL OF T
*** 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

	e <u>Disclosure</u> . In the case of a land trust, the name, address, and telephone number of all and beneficiaries of the trust:
Applica polica	ant: Name, address, and telephone number of applicant, if different from owner, and
Ανίοι	nt's interest in the subject property: Karen Dodge, 325 Sandochbie Ln, 2, II. 60504 630-978-4190
Exor	editur for sign company
	tants. Name and address of each professional consultant advising applicant with
	to this application: \mathcal{N}/\mathcal{A}
·•	Attorney:
),	Engineer:
).	
i. I.	
⁄ <mark>illage</mark>	Personnel. Name and address of any officer or employee of the Village with an
:. l. V illage nterest	in the owner, the applicant, or the subject property, and the nature and extent of that
i. l. / <mark>illage</mark> nterest	in the owner, the applicant, or the subject property, and the nature and extent of that
:. l. V illage	in the owner, the applicant, or the subject property, and the nature and extent of that

II. SUBJECT PROPERTY INFORMATION

Subject Property. Address of the subject property:
210 E. Oaden
210 E. Og den (Please attach the legal description of the property as Exhibit "A")
Present zoning classification: B-3
Current square footage of subject project: 3,534 (2 canopies)
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.)
(If more than three uses exist, please attach an additional sheet.)
Proposed use of subject property; if different from current use:
N/A
N/A
Standard Industrial Classification (SIC)
Standard Industrial Classification (SIC) number of proposed use: (This number can be obtained at the Village's Public Services Office.)
(This named can be obtained at the Village's Fublic Services Office.)
Square footage to be devoted to proposed use:
Square rootage to be devoted to proposed use.
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.
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			

	lack of comp e application d				and exp	lain the Village's	authority, if any	y, to
They	e are	NO	(ONST	<u>ru ct</u>	100	Change	5	
that	affect	Me	Table	90	M	<u>Iphanie</u>		
								
					*			
						·		

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.

	phere. To maintain the local, "small town" atmosphere of various resides within the Village.
.1	To insure compatibility of new development with the existing character.
Transitional A	areas. To protect sensitive areas of transition from one land use to anoth
and stimulus 1	a. To protect and enhance the Village's attractiveness to visitors and the olocal business provided thereby. 3 colors are a
mandator	y corporate branding requirement

IV. NEW STRUCTURES

staten	application requests a new structure, fill in this section completely. Please respond to each of the nents below as it relates to the proposed building. (If the application is for a change in use gard this section.)
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.

<u>Proportion of Front Facade</u> . 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 visual related.
<u>Proportion of Openings</u> . The relationship of the width to height of windows shall be visual compatible with buildings, public ways, and places to which the building is visually related.
Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the frefacade of a building shall be visually compatible with buildings, public ways, and places which it is visually related.
Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to open space between it and adjoining buildings or structures shall be visually compatible with buildings, public ways, and places to which it is visually related.
Rhythm of Entrance Porch and Other Projections. The relationship of entrances and ot projections to sidewalks shall be visually compatible with the buildings, public ways, and pla to which it is visually related.
Relationship of Materials and Texture. The relationship of the materials and texture of facade shall be visually compatible with the predominant materials used in the buildings a structures to which it is visually related.
Roof Shapes. The roof/shape of a building shall be visually compatible with the buildings 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.	<u>Directional Expression of Front/Elevation</u> . 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.

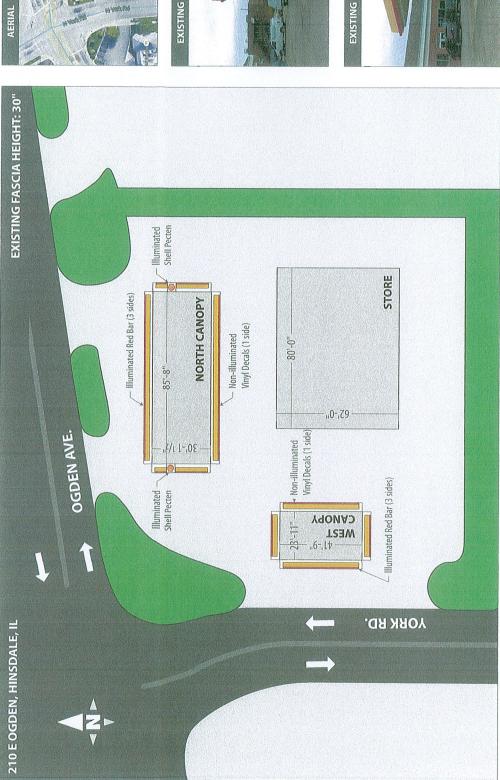
If the applicant fails to provide any of the above information, or any other information requested by the Boards, Commissions, and/or Staff, then the application will not be considered.

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









CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, L 60530
P: 773-763-9606 | F: 773-763-9606
www.CorporateIDSolutions.com

REVISION 02 SCALE

DRAWN BY MH DATE 10/03/16

LOCATION Hinsdale, IL

CUSTOMER Circle K ACCOUNT REP Ben DeHayes

SITE NUMBER 6809

CUSTOMER ACCEPTANCE
THIS DAWNING IT HE ROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS. INF., CITICAGO, LILINOSE, AND CONTAINS
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SIGNATURE.

DATE

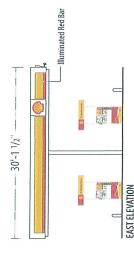
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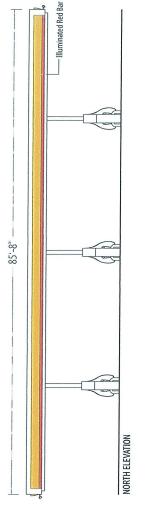
CORPORATE IDENTIFICATION SOLUTIONS

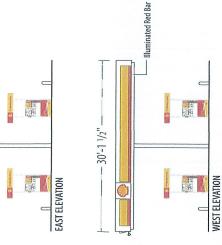
Attachment 2

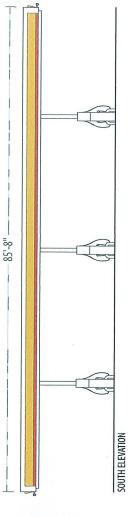
CIRCLE K | 6809 | HINSDALE, IL | CANOPY PROPOSAL





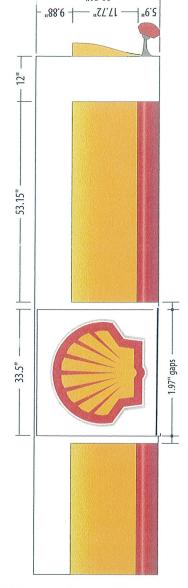






ARTWORK REFLECTS CURRENT SURVEY

	EAST ELEVATION	ION	
Gas Island Canopy Fascia	33.5" x 30'-1 1/2"	84.1 SF	9.2%
Shell Illuminated Pecten	33.5" x 33.5"	7.8 SF	of available space
	WEST ELEVATION	NOI	
Gas Island Canopy Fascia	33.5" x 0'-1 1/2"	84.1SF	9.7%
Shell Illuminated Pecten	33.5" x 33.5"	7.8 SF	of available space
	NORTH ELEVATION	TION	
	Illuminated Red Bar	Sar	
	SOUTH ELEVATION	NOI	
	Non-Illuminated Vinei Decal	Docal	



33.50"

ADD 1.75" ANGLE TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5"

CORPORATE IDENTIFICATION SOLUTIONS

SITE NUMBER 6809 CUSTOMER Circle K

Hinsdale, IL ACCOUNT REP Ben DeHayes LOCATION

5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.CorporateIDSolutions.com CORPORATE ID SOLUTIONS REVISION 01 SCALE

DRAWN BY MH DATE 07/18/16

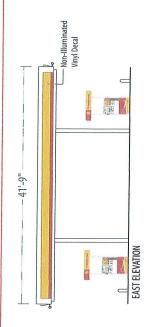
CUSTOMER ACCEPTANCE
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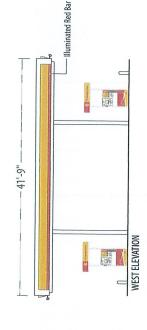
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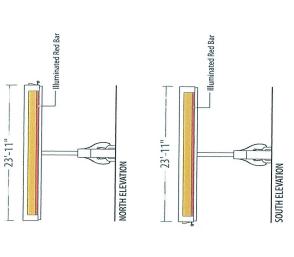
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CIRCLE K | 6809 | HINSDALE, IL | CANOPY PROPOSAL

CANOPY WEST

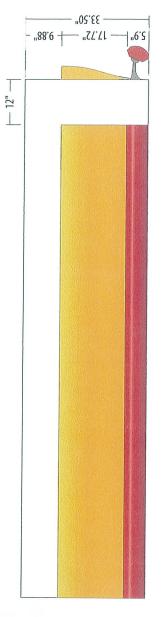






ARTWORK REFLECTS CURRENT SURVEY





ADD 1.75" ANGLE TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5"



CORPORATE IDENTIFICATION SOLUTIONS

ACCOUNT REP Ben DeHayes LOCATION Hinsdale, IL SITE NUMBER 6809 CUSTOMER.

5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.CorporatelDSolutions.com CORPORATE ID SOLUTIONS REVISION SCALE 02

DRAWN BY MH DATE 10/03/16

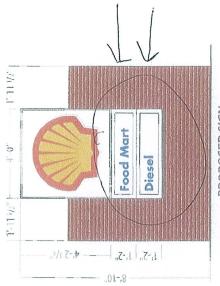
CUSTOMER ACCEPTANCE

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VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant

Name: Karen Dodge Address: 325 Sandpebble Ln City/Zip: Awora, II. Locgoy Phone/Fax: (630) 978 / 4110 E-Mail: Karen Dodge @ municipal Contact Name: Manuer Madelland an	Name: Corporate IA Solutions Address: SS63 N. Elstan City/Zip: Chicago, I1. 60630 Phone/Fax: (73) 7639600 E-Mail: Contact Name:			
ADDRESS OF SIGN LOCATION: 210 E. Ogder ZONING DISTRICT: Please Select One SIGN TYPE: Grand ILLUMINATION Please Select One				
Sign Information: Overall Size (Square Feet): (x 1' 2'	Site Information: Lot/Street Frontage:			
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 Date FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE Total square footage: O				
Total square footage: 0 x \$4.00 = Plan Commission Approval Date: Ac				



-4 T-11 Wa

4.-0.

11-11 1/2"

PROPOSED SIGN 26.25 SF

EXISTING SIGN 26.25 SF

Diesel

1,-5, 1,-5,

- Re-use existing cabinets
- Paint existing cabinets to RVIe standards New RVIe Shell faces.

 - New RVIe Food Mart faces
 New RVIe Diesel faces

ARTWORK REFLECTS CURRENT ARTWORK

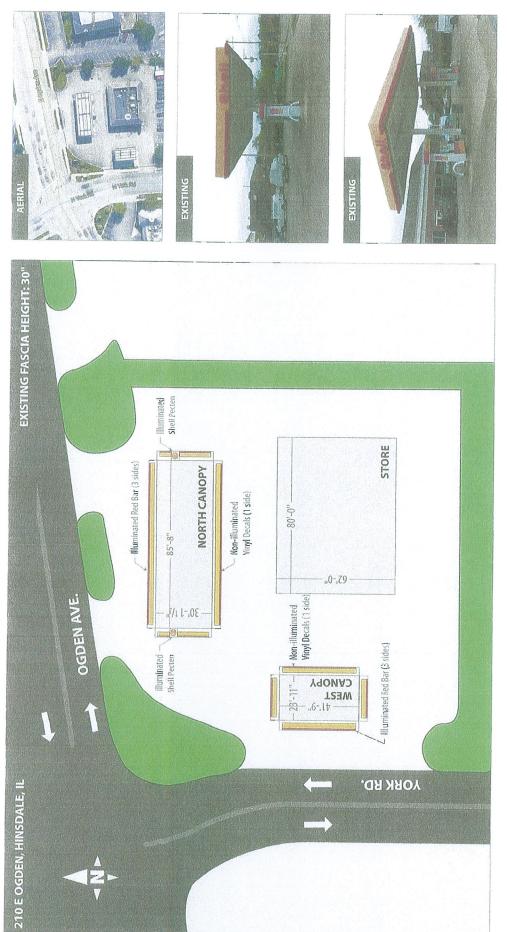


EXISTING

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Karen Dodge Address: 335 Sandpebble LA City/Zip: Alxora, II. (10504) Phone/Fax: (630) 973 / 4110 E-Mail: Karen Dodge & Municipal Contact Name: Robbetons and	Name: Corporate ID Solutions Address: SS63 N. Elstan City/Zip: Chicago, II. 60630 Phone/Fax: (73) 7639600 E-Mail: Contact Name:
ADDRESS OF SIGN LOCATION: 210 ZONING DISTRICT: Please Select One SIGN TYPE: CARPY ILLUMINATION Please Select One	E. Ogder
Sign Information: Overall Size (Square Feet): 8 (33,5 x 33,5) Overall Height from Grade: 15 Ft. Proposed Colors (Maximum of Three Colors): White Yellow Signs	Site Information: Lot/Street Frontage:
I hereby acknowledge that I have read this application a and agree to comply with all Village of Hinsdale Ordina Signature of Applicant Da Signature of Building Owner Da	9-15-16 te
Total square footage: 0 x \$4.00 = Plan Commission Approval Date: Ad	

CIRCLE K | 6809 | HINSDALE, IL | CANOPY PROPOSAL





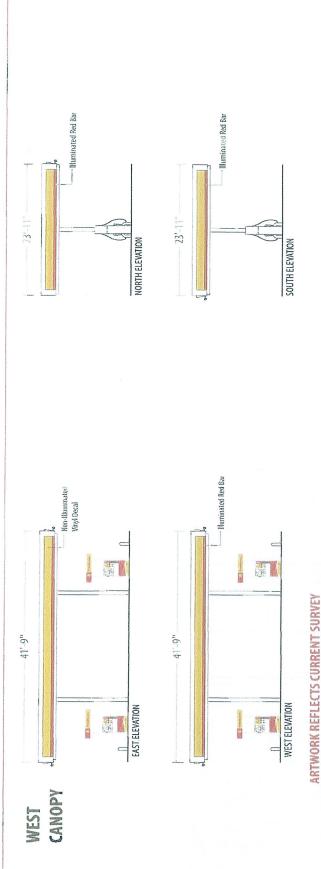
DATE

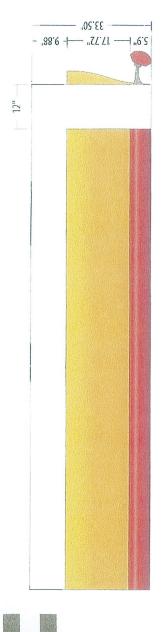
SIGNATURE.

CIRCLE K | 6809 | HINSDALE, IL | CANOPY PROPOSAL

THE BENTHERS FIRE FROM THE STATE OF THE STAT — "27.71 —— "9.2 — "35.58 - '88.6 - Illuminated Red Bar 12" ADD 1.75" ANGLE TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5" CUSTOMER ACCEPTANCE 53.15" CORPORATE ID SOLUTIONS 5563 N Elston Ave. Chicago, L. 60590 P. 773-765-9600 [F. 773-765-9606 www.Corporate/DSolutons.com 85'-8" 85 -8 33.5" -1.97" gaps SCALE DRAWN BY MH DATE 07/18/16 NORTH ELEVATION SOUTH ELEVATION ACCOUNT REP Ben DeHayes LOCATION Hinsdale, IL - Ilhurunated Red Bar - Illuminated Red Bar 9.2% available space 9.2% ARTWORK REFLECTS CURRENT SURVEY SITE NUMBER 6809 CUSTOMER Circle K 84.1 SF 7.8 SF 84.155 7.8 SF 30'-1 1/2" 30-11/2" NORTH ELEVATION SOUTH ELEVATION Non-Huminated Vinyl Decal EAST ELEVATION WEST ELEVATION Illuminated Red Bar WEST ELEVATION CORPORATE IDENTIFICATION SOLUTIONS EAST ELEVATION 33.5" x 30'-11/2" 33.5" x 0"-11/2" 33.5" x 33.5" 33.5" x 33.5" = Gas Island Canopy Fascia Shell Illuminated Pecten Gas Island Canopy Fascia Shell Illuminated Pecten NON NON CANOPY

CIRCLE K | 6809 | HINSDALE, IL | CANOPY PROPOSAL





NORTH, SOUTH, WEST ELEVATIONS

Illuminated Red Bar

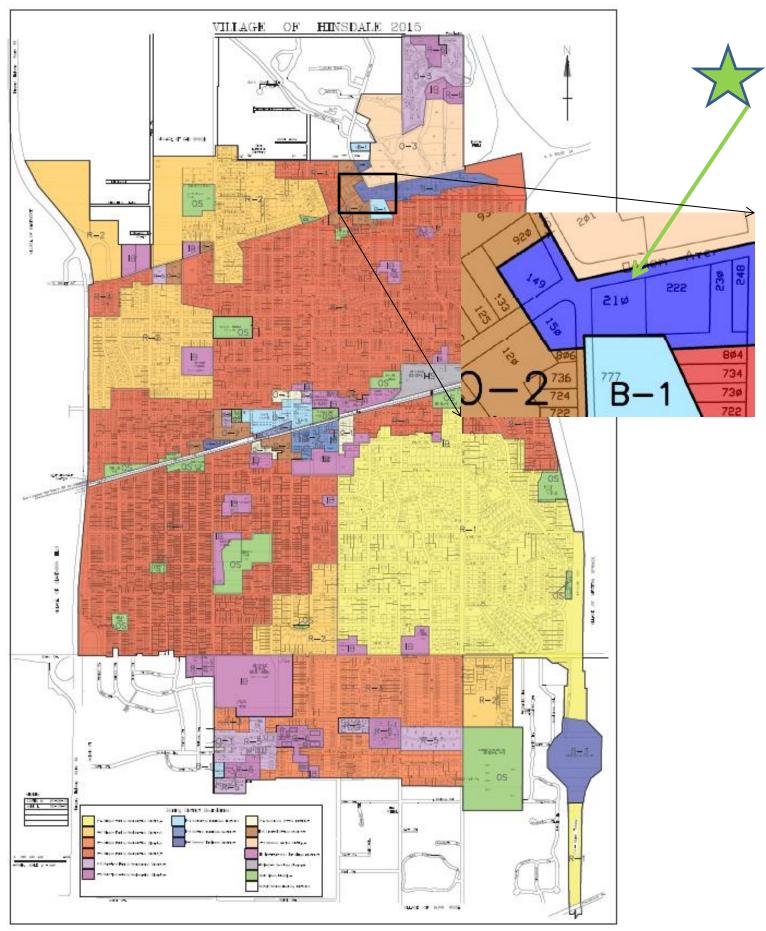
Non-Illuminated Vinyl Decal

ADD 1.75" ANGLE TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5"



Attachment 3: Village of Hinsdale Zoning Map and Project Location





VILLAGE OF

MEMORANDUM

DATE: January 11, 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

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.

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).
- 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).

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

• 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 (2 Spreadsheets and Exhibit Packet)
- 2. Application for Major Adjustment to Planned Development
- 3. Zoning Map and Project Location
- 4. Birds Eye View of 120 N. Oak Street





Major Adjustement Supplemental Overview

Customer Name: AMITA Health®

Location: Adventist Medical Center - Hinsdale **Address:** 120 North Oak Street

Hinsdale, IL 60521

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 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 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 surface roads surrounding each respective address.

Synopsis: 6 signs are decreasing in size

6 signs are increasing in size

2 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, 7 of these signs are being changed from illuminated to non-illuminated and 1 sign is being changed from non-illuminated to illuminated for a total of 5 illuminated signs on the entire campus.

1	Scope of Work	Illumination	New Dimensions	Existing Dimensions	Corresponding
Replac	Replaced with Larger Sign	No Change - Remains Illuminated	12'H x 6'W	11'H x 6'W	rage # 6
Rep	Replaced with Larger Sign	Changed from Illuminated to Non-Illuminated	8'OAH x 4' 6"OAW with a 5' 2"H x 4'W face	4' 2"H × 4'W	7
Rep	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
Replaced	Replaced with Approx. Same Sized Sign	No Change - Remains Illuminated	6'H x 4' 3"W	7'H x 3' 6"W	о
Re	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
Δ.	Replaced with Larger Sign	Changed from Illuminated to Non-Illuminated	$8'OAH \times 4' 6"OAW$ with a 5' 2"H \times 4'W face	3'1"H x 3'W	11
~	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
Repace	Repaced with Approx. Same Sized Sign	N/A - Door Vinyl	11-5/8"OAH x 17-1/16"OAW	9"H x 20"W	13
	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
	Replaced with Larger Sign	No Change - Remains Illuminated	W:2×H:8	7'H x 3' 6"W	15
	Replaced with Larger Sign	Changed from Non-Illuminated to Illuminated	W:2×H.8	W.E × H.9	16
	Removed	Removal of Illuminated Sign	N/A	M.8 × H.9	17
	New Door Vinyl	N/A - Door Vinyl	11-5/8"OAH x 17-1/16"OAW	N/A	18
<u>«</u>	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
~	Replaced with Smaller Sign	N/A - Door Vinyl	11-5/8"OAH x 17-1/16"OAW	18"H x 22"W	20
	Removed	Removal of Illuminated Sign	Y/N	6'H x 3'W	21
Ä	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	M.S × H.9	22

Sign #	Scope of Work	Existing Sign Backing Area	New Sign Backing Area	Percentage Change	Corresponding Page #
001	Replaced with Larger Sign	66 SF	72 SF	%6+	9
002	Replaced with Larger Sign	16.7 SF	20.6 SF	+23%	7
600	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	%++	6
900	Replaced with Smaller Sign	24.5 SF	17.8 SF	%27-	10
900	Replaced with Larger Sign	9.25 SF	20.7 SF	+124%	11
200	Replaced with Smaller Sign	24.5 SF	17.8 SF	%27-	12
800	Replaced with Approx. Same Sized Sign	1.25 SF	1.42 SF	+14%	13
600	Replaced with Larger Sign	95.5 SF	94.25 SF	% ** +	14
010	Replaced with Larger Sign	24.5 SF	40 SF	%£9+	15
011	Replaced with Larger Sign	18 SF	40 SF	+122%	16
012	Removed	Removed	Removed	Removed	17
013	New Door Vinyl	Y/N	1.42 SF	Y/N	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



Table of Contents

AMITA-Adventist Hospital and Medical Center

AMITA HEALTH

- . Icon Introduction
- I. AMITA Complete Signage Map
- III. AMITA Signs Removed Map
- IV. AMITA Proposed Signage Map
- V. AMITA Proposed Signage Artwork

HEALTH®

We Brand Your

Places & Spaces

Loc#: 6

Hinsdale, IL



We Brand Your Places & Spaces

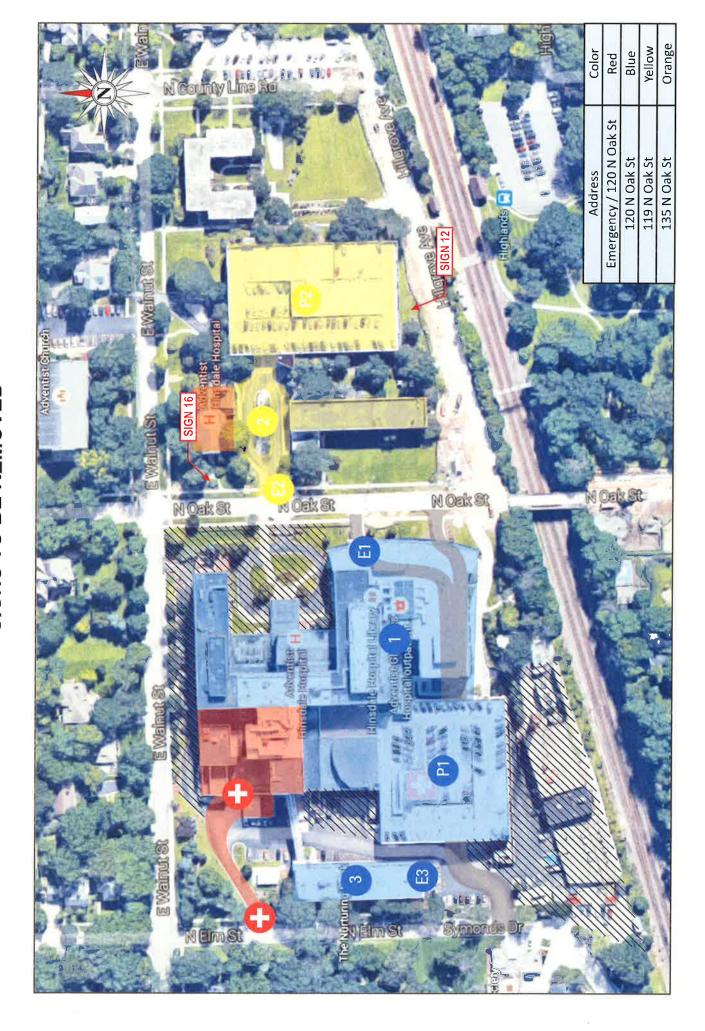
Introduction

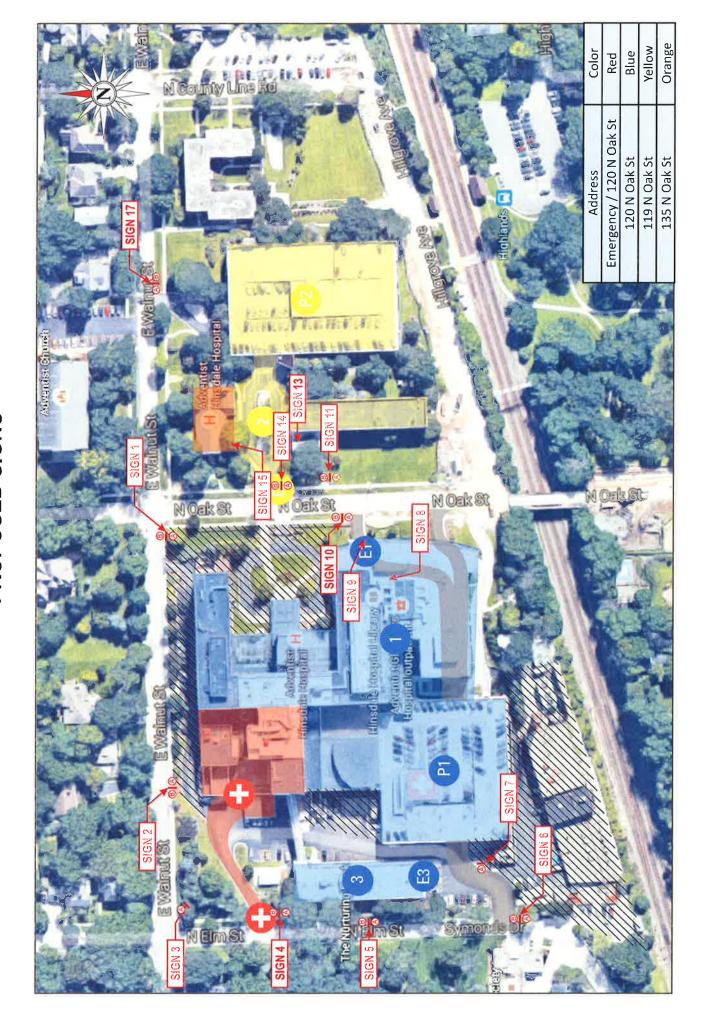
AMITA Health is seeking a major amendment to the plan development for the Adventist Medical Center campus to be added to Ordinance No 02013-16. The campus includes three (3) separate addresses in the Hinsdale community and a major amendment will allow AMITA Health – Adventist Medical Center – Hinsdale 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.

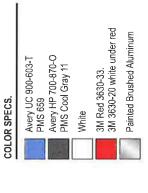








NOTE: USE EXISTING FOUNDATION, USE EXISTING POWER.





SIDE A **EXISTING**

ADVENTIST MEDICAL CENTER

_____3 5/16" □3 5/16"

2 1/8"

72" (6'-0") 67 3/4" 66 1/8" 59 5/8"

2 1/8"

HINSDALE

_3 5/16*

ADVENTIST MEDICAL CENTER

23#T

20 1/8"

158 8 3/4* Hinsdale Family Medicine Center

2776 314"T

Hospital 🔛

13,45

Medical Offices

35/16 35/16 10 138/16 1

Pri Parking

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144" (12'-0")

→ 🔞 Medical Offices

Receiving

3 1/4" F

→ EMERGENCY

← EMERGENCY

9 7/8" 4"L 7 3/8" 3.3/16L

3.28 6

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120 N Oak St

120 N Oak St

SIDE B



PROPOSED

SIDE VIEW 22"

11 3.28 76 3/4" SIDE A

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120 N Oak St.

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Hinsdale, IL

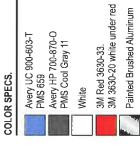
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□ 2 3/8

HEALTH

ADVENTIST MEDICAL CENTER

1.15/16T

HINSDALE

238℃

 \Box

-91/6-

4,3/4

34 3/8"

8 7/8

13/16"

9/16

48"

54" (4'-6")

ADVENTIST MEDICAL CENTER

HINSDALE

Medical Offices

Entrances

12 3/8" 12 3/8" 1 3/16" ±3%€±

2 Hinsdale Family. Medicine Center.

Hospital E.

91/5. 21/10 91/6. 3 91/61

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Entrances

P1 Parking

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2 12" F

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PROPOSED

SIDE B

Side View

SIDE A

SCALE: 3/8"=1'-0"

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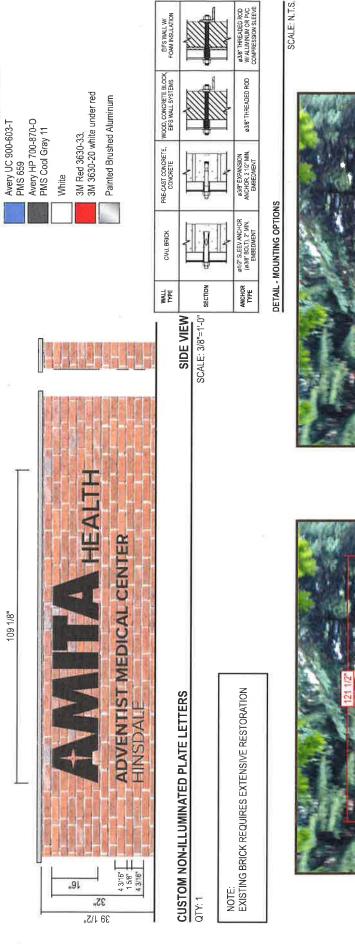
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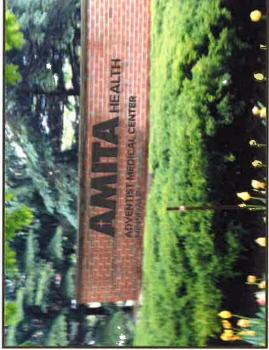
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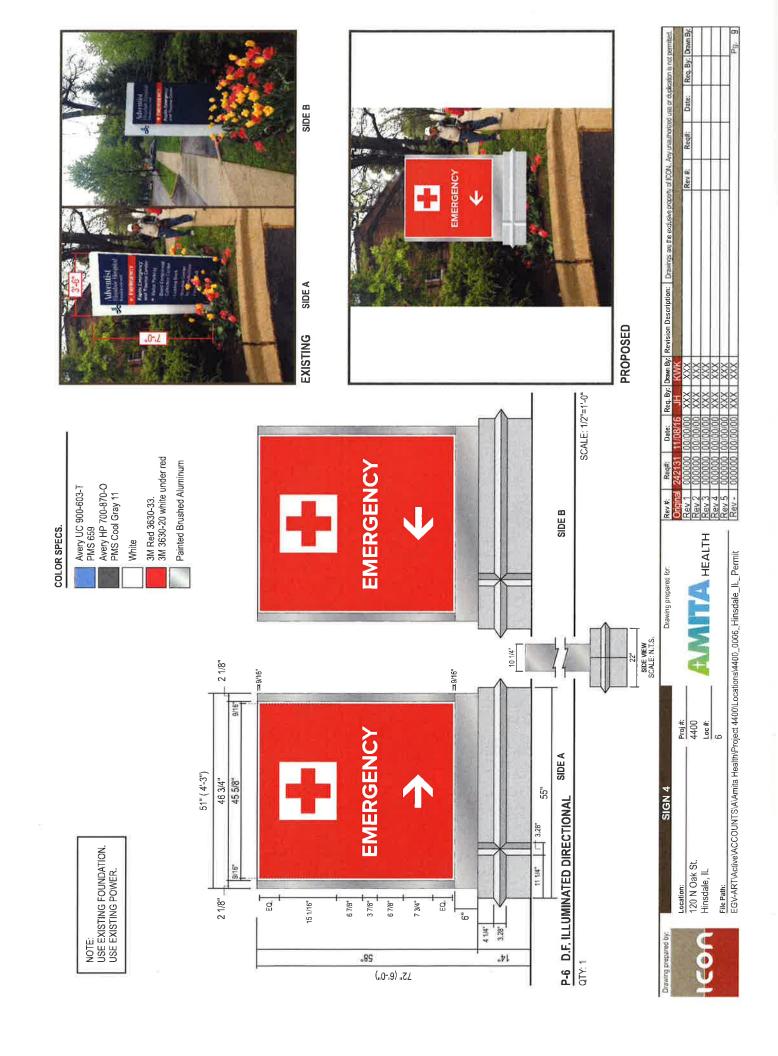


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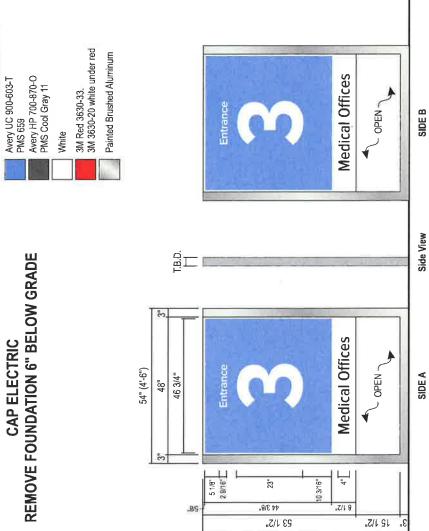
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SCALE: 3/8"=1'-0"

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72" (6'-0")

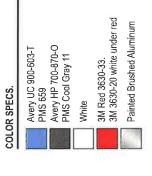


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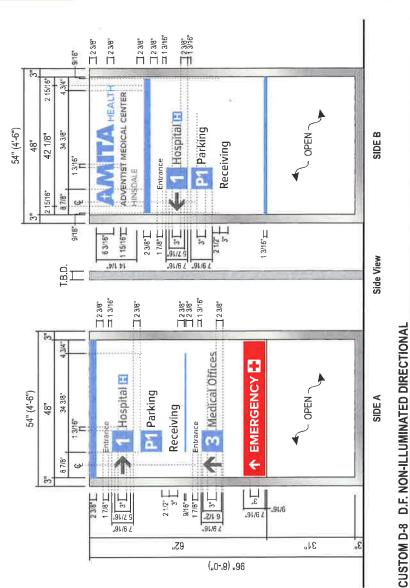
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SCALE: 3/8"=1'-0"

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SIDE B

SIDE A

EXISTING

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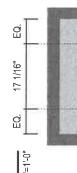
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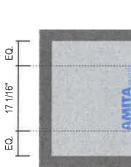
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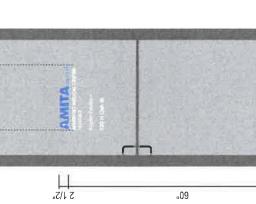
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Avery UC 900-603-T PMS 659 Avery HP 700-870-O PMS Cool Gray 11

COLOR SPECS.

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SCALE: 1/2"=1'-0"

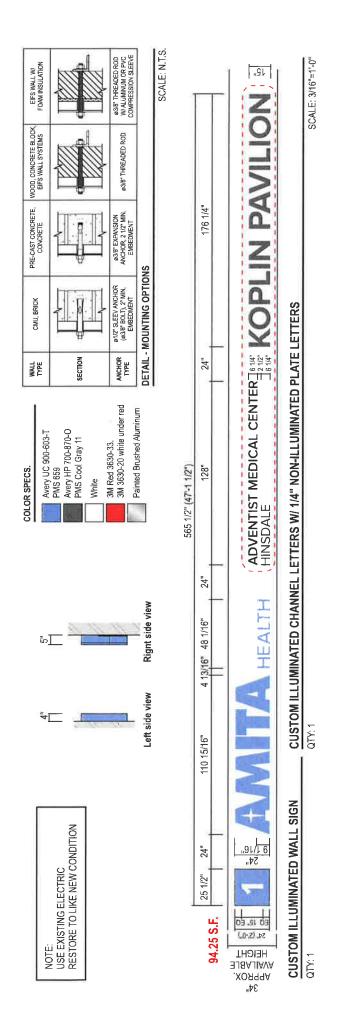


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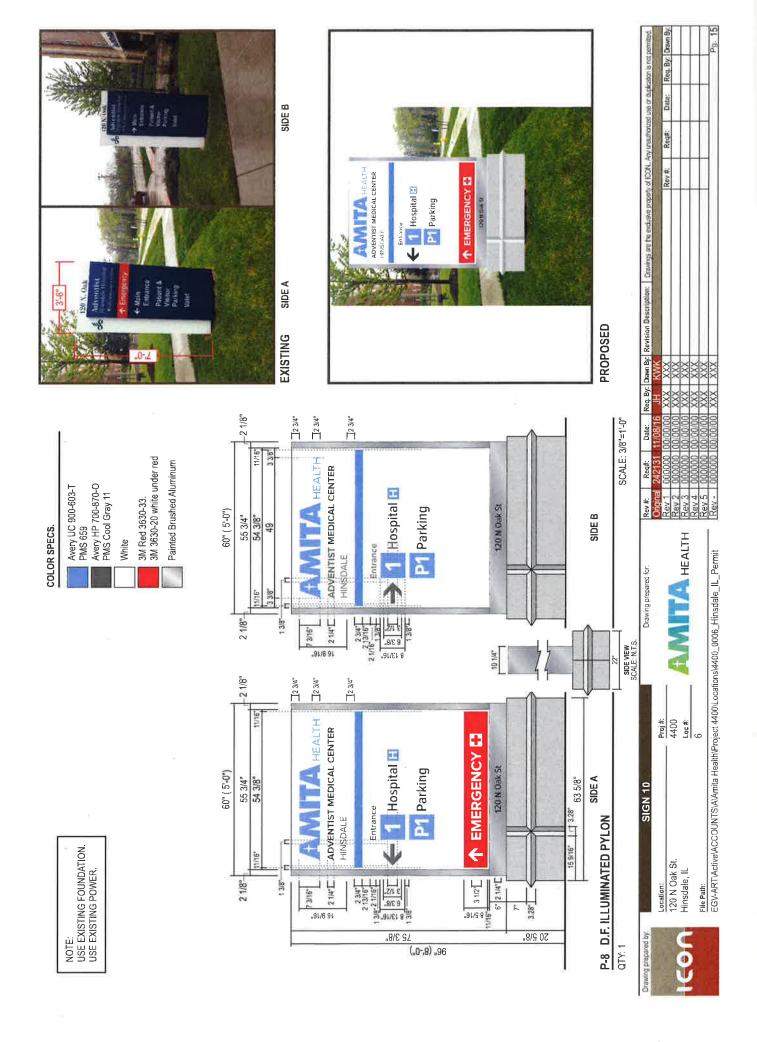
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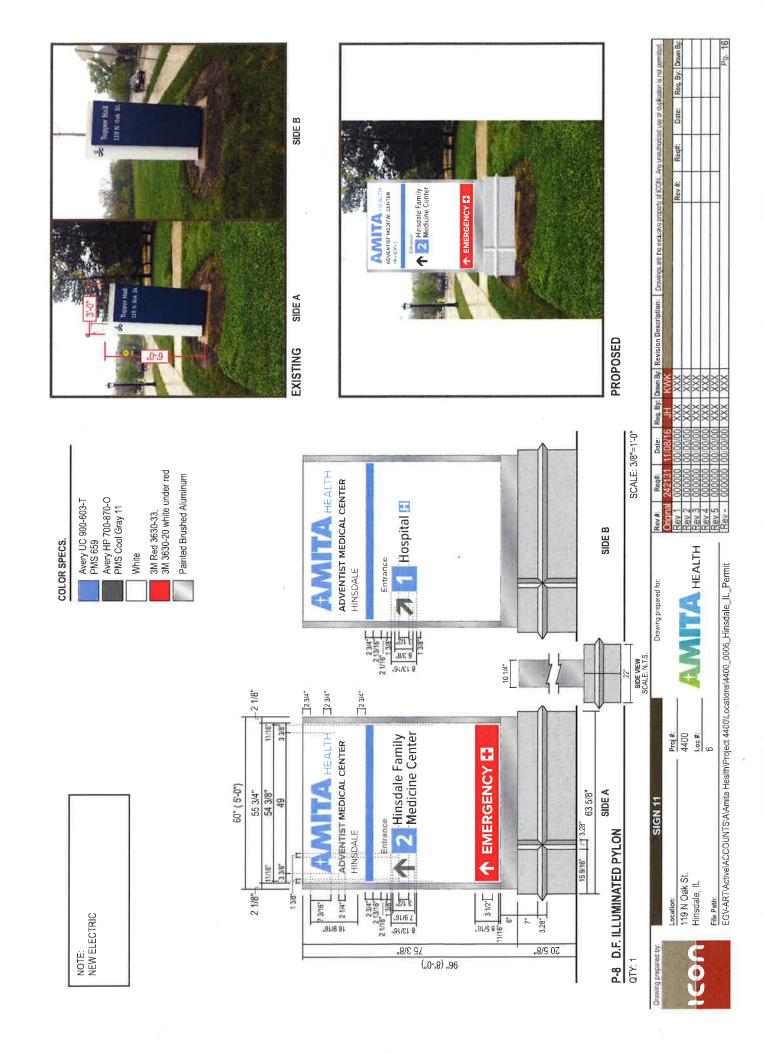
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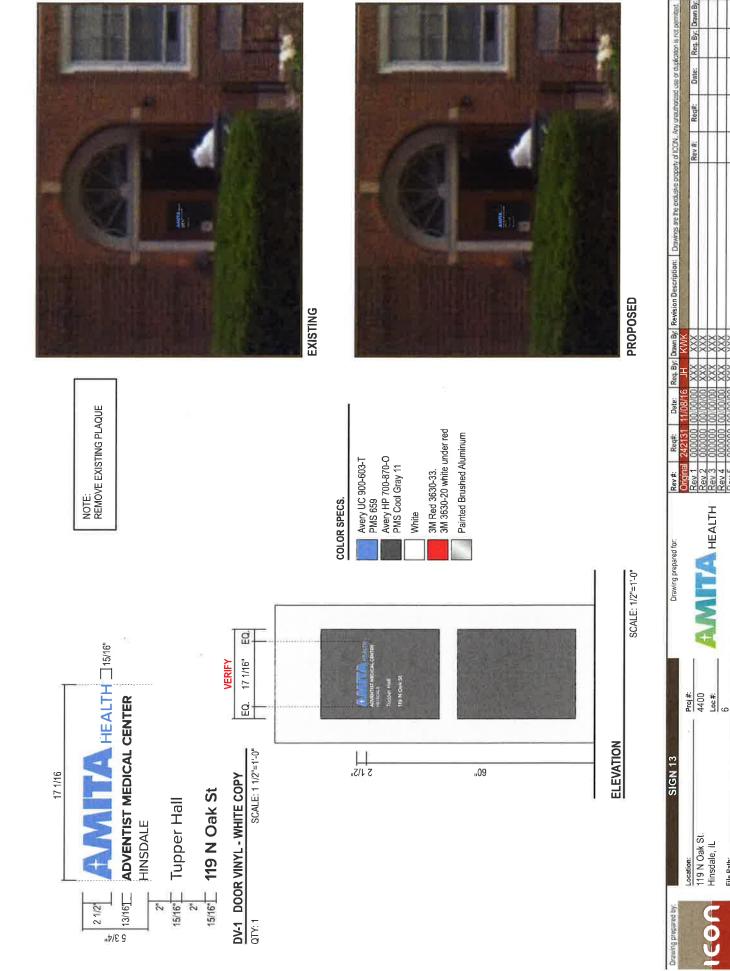


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SIDE A **EXISTING** "<mark>0-.L</mark> 3M Red 3630-33. 3M 3630-20 white under red Painted Brushed Aluminum Avery UC 900-603-T PMS 659 Avery HP 700-870-O PMS Cool Gray 11 OPEN Hinsdale Family Medicine Center **Tupper Hall** SIDE B COLOR SPECS. White Side View _ 200° П Б %% ₫ġ |||| Hinsdale Family Medicine Center C OPEN D-6 D.F. NON-ILLUMINATED DIRECTIONAL **Tupper Hall** 54" (4'-6") SIDE A 46 7/8" 48" NOTE: CUT FOUNDATION TO 6" BELOW GRADE. CAP EXISTING ELECTRIC. 3.17Z 23 3/8" 34 1/5" .91/Z 8t "Z\r E3 12 1/5₁₁ 72" (6'-0")

SIDE B

SCALE: 3/8"=1'-0"



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Drawing prepared by

SCALE: 1/2"=1'-0"

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135 N Oak St. Hinsdale, IL



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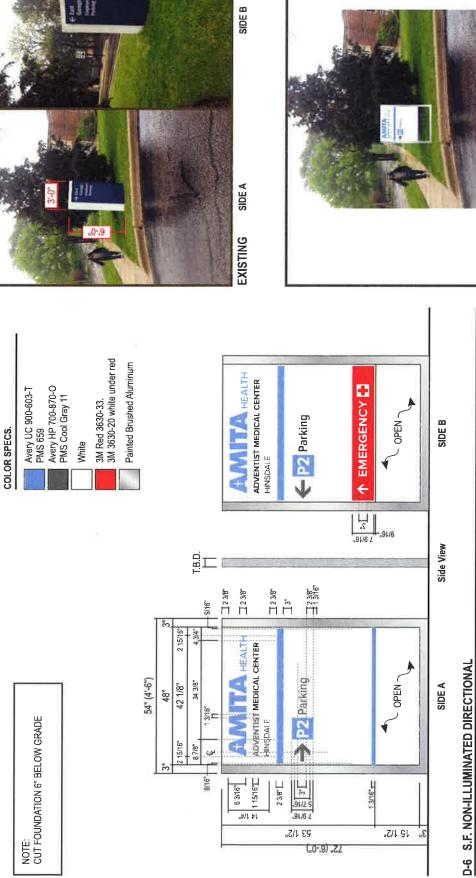
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Proposed Planned Development request:

Amendment to Adopting Ordinance Number:

Address of proposed request:

MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

Version 10.22.15 Attachment 2

2. Explain the reason for the proposed major adjustment.



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	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. A	rchitect, Attorney, Engineer)
Name: N/A Title:	Name: N/A Title: Address: City/Zip: Phone/Fax: (
Disclosure of Village Personnel: (List the name of the Village with an interest in the owner of record, t application, and the nature and extent of that interest) 1) N/A 2)	

Owner

II. SITE INFORMATION

Address of subject property: 120 N Oak St Hinsdale, IL 60521
Property identification number (P.I.N. or tax number): $\frac{09}{09} - \frac{01}{01} - \frac{416}{417-001} - \frac{001}{09-01-417-002}$ 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 East: R-4, OS, HS, Wellness House, Pierce Park West 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 Design Review Permit 11-605E Map and Text Amendments 11-601E Amendment Requested: ———————————————————————————————————
□ Exterior Appearance 11-606E □ Special Use Permit 11-602E Special Use Requested: □ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject propert	120 N Oak St Hisdale, IL 60521			
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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	\	1
Loading Requirements	<u> </u>	
Accessory Structure Information		

^{*} Must provide actual square footage number and percentage.

Where any lack of compliance is shown,	state the reason	and explain the Villag	ge's authority, if any,	to approve the
Where any lack of compliance is shown, application despite such lack of complian	nce: ISXISTIN	6 YIZOPULTY	COMPINAN	UNER

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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.
 - 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.
 - 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.
 - Location, size, and arrangement of all outdoor signs and lighting.
 - Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

PAYMENT.		
On the 20th day of October, 201	رم), I/We have read the above certification, unders	tand it, and agree
to abide by its conditions.		
S CORN	\$	
Signature of applicant or authorized agent	Signature of applicant or authorized agent	
Dove Merrit		
Name of applicant or authorized agent	Name of applicant or authorized agent	

SUBSCRIBED AND SWORN to before me this 20th day of 2010

LORI BURGARDT
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 8, 2020

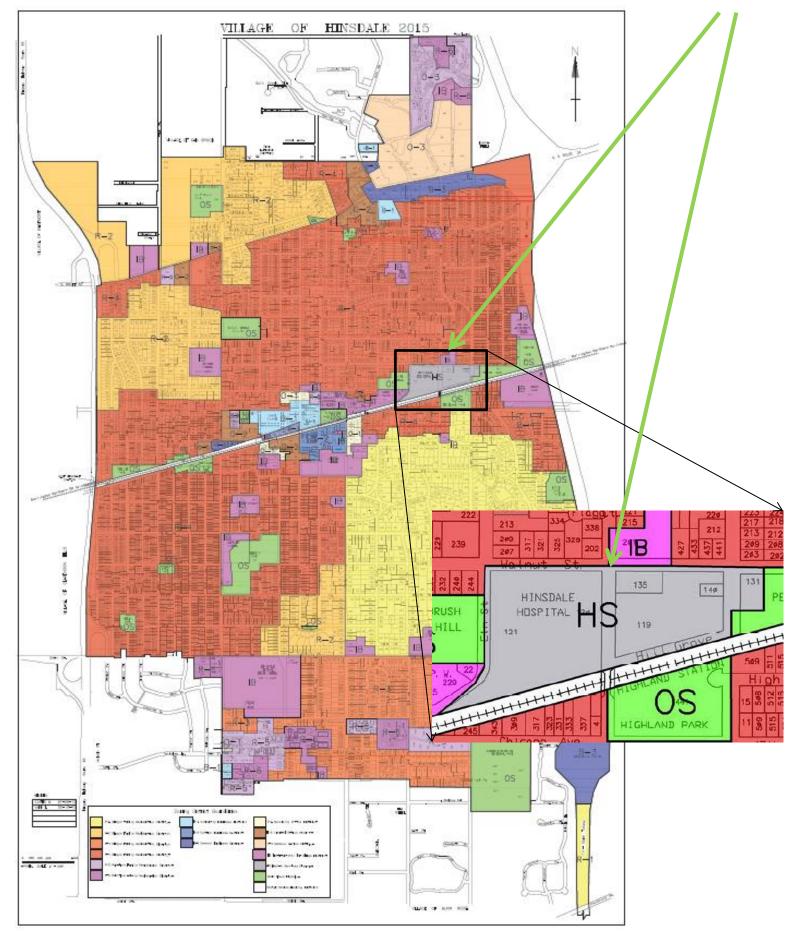
AFFIDAVIT OF PERMIT AUTHORIZATION

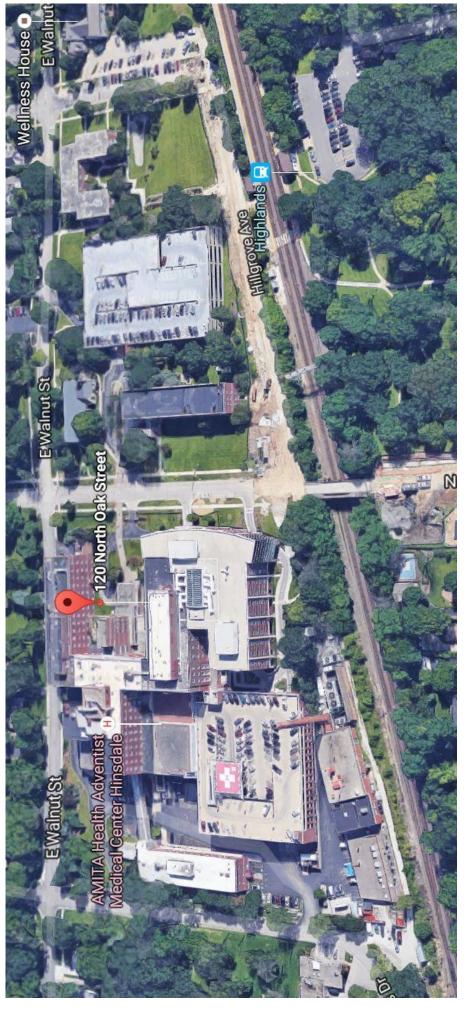
This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permits(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.
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:
120/119/135 N. Oak Street, Hinsdale IL 60521 Address of permit lucation
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.
The state of the s
Signature of Property Owner Blue
mahallaul 8/19/16
Signature of Property Owner
Signature of Property Owner Notary
Notary State of LLIND(5 City/ County of DV PAGE I, MARY PATRICIA-LEMMNotary Public in and for the aforesaid State hereby certify that MICHAEL GOBEL appeared before me in the State and City/County aforesaid and executed this affidavit on this 19 day of "2016".
Notary State of LLIND(5 City/ County of DV PAGE I, MARY PATRICIA-Limite Notary Public in and for the aforesaid State hereby certify that MICHAEL GUEBEL appeared before me in the State and City/County aforesaid and executed this affidavit on this 19 day of "2016. May Latina Wall- Notary Public
Notary State of LLIND(S City/ County of DU PAGE 1. MARY PATRICIA-LEUMNotary Public in and for the aforesaid State hereby contifut that MICHAEL appeared before me in the State and

OFFICIAL SEAL
MARY PATRICIA LEURON
NOTARY PUBLIC - STATE OF ILLINOIS
NY COLLESSION EXPIRES: 1 1/12/18

Attachment 3: Village of Hinsdale Zoning Map and Project Location 🔭







VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: January 11, 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: S.E. Corner of 55th St. and County Line Rd. – Hinsdale Meadows Planned Development

Continuation from 10/12, 11/09, and 12/14 2016 Public Hearing for a Text Amendment to allow Planned Developments in the R-2 District, and concurrent 59-Unit Residential Planned Development Concept Plan Application and Special Use Permit

Application

Summary

The public hearing for the October 12, 2016, Plan Commission (PC) meeting to consider the: (1) Text Amendment application, (2) Planned Development Concept Plan application and (3) Special Use Permit application to develop a 59-unit residential development on a 24.5 acre site at the south east corner of 55th Street and County Line Road (R-2 Single Family Residential District) was continued for the November 9, 2016, PC meeting. Please refer to the October 12, 2016, PC minutes for the transcript in regards to the presentation, discussion and public comments during the public hearing. The applicant has resubmitted a packet with responses to the questions by the PC and updated additional information. Staff has also received two letters addressed to the PC, attached as Attachment 2 and 3.

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

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

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

VILLAGE OF Linsdale

MEMORANDUM

On August 9, 2016, the BOT (First Reading item) reviewed the application and summarized the main issues for further PC discussion including: age-targeted versus age-restricted, architecture of the homes, price point of the homes, public benefits and green space. The applicant, Edward James, presented to the BOT a summary of the proposal and also spoke to some of the concerns by the BOT. Per the request by the BOT; a revised sample timeline of the approval process is attached to show potential additional PC public hearing dates.

The PC has had three public hearings to discuss the application on October 12, November 9, and December 14, 2016. The transcripts have been included as attachments to the respective PC meeting minutes. The applicant has updated and submitted a response and additional information packets after the three meetings. Attachment 1 reflects updated information in response to after the December 12, 2016, PC meeting. Attachment 2 is an email from a resident, expressing their thoughts on the application.

Request

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

The Planned Development Concept Plan and Special Use permit application reflects a 59-unit residential development, featuring 27 age-targeted single family homes, 2 traditional single family homes, and 30 duplex homes on a 24.5 acre site. Two pocket parks and a sidewalk connection to Katherine Legge Park are also illustrated on the site plan.

Process

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

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

Within forty five (45) days following the conclusion of the public hearing(s), the PC shall transmit to the BOT its recommendation in the form specified by subsection 11-103(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.



MEMORANDUM

Attachments:

Attachment 1 – Planned Development Proposal for Hinsdale Meadows Responses to Plan Commission Questions and Additional Information (Packet, dated January 11, 2017)

Attachment 2 – Email correspondence regarding the application from Fred Krehbeil

Attachment 3 - Memo from Village Engineer dated January 6, 2017

PLANNED DEVELOPMENT PROPOSAL

FOR

Hinsdale Meadows

RESPONSES TO PLAN COMMISSION QUESTIONS AND ADDITIONAL INFORMATION

January 11, 2017

Presented to

The Village of Hinsdale



By:



Hinsdale Meadows Venture, LLC

January 5, 2017

Commissioners, Plan Commission Village of Hinsdale Board of Trustees, Village of Hinsdale Kathleen Gargano, Village Manager Rob McGinnis, Director of Community Development Chan Yu, Village Planner Village of Hinsdale Hinsdale, IL 60521

Re: Hinsdale Meadows

Proposed PD for 59 Residences and

Alternate mix of unit types with 65 Residences

We are pleased to submit with this letter, documentation responding to comments and open issues after the December 14, 2016 Plan Commission. The main issues remaining open were, **pricing**, **age targeted vs age restricted** and **public benefit**. We look forward to reviewing this information at the next Plan Commission meeting scheduled for January 11, 2017.

Section 1 of this submittal document includes an e—mail from Trustee Stifflear, asking us to consider increasing density in our effort to address and reduce the **price points** of our homes. In response we have prepared a site plan that includes 21 Single Family homes and 44 Duplex Homes for a total of 65 homes and reduced the number of building structures from 44 to 43. Also included is color coded site plan and schedule, showing the type of unit and basement configuration for each lot location. Duplex homes must have the same basement configuration for each unit in the building.

Section 1 also addresses our response to the second issue of **age targeted vs age restricted.** In addition to our response, we just received information regarding The Hamptons of Hinsdale. This is a 170+ age targeted community with 8 or less units left to sell. There are 2 children are enrolled in District 181 and 7 in HSD District 86. The enrollment levels support our information that families with children prefer to live in neighborhoods with traditional single family homes and with other children in the immediate neighborhood. We have revised our summary of Age Targeted communities to include the Hamptons and it is included in Section 3 in this document.

The remaining sections of this document include the site plan and other comparisons between the 59 and 65 unit plans for your consideration.

Included in Section 5 is our response to the remaining issue of the **public benefit.** We have worked with staff on a proposed plan to level the existing 3 Lacrosse fields at KLM Park with excess dirt from our site and

construct a cardio path 600' to 900' in length and 8' wide. Regrading and location of the path will be worked out with Village staff. The public benefit described above is included in either of the plans for 59 or 65 units.

By incorporating the additional density in the 65 unit plan we would be able to adjust our **pricing** and offer our duplex homes in the mid-\$800's. The single family homes would remain about the same average price of approximately \$1,145,000. The range of pricing will depend on the model type selected, its location and basement configuration of the home.

We look forward to our meeting on January 11, 2017 and once again appreciate the professional and courteous working relationship with the Plan Commissioners and Hinsdale Village staff.

Sincerely yours,

Hinsda e Meadows Venture, LLC

By Hinsdale Meadows Partners, LLC, Managing Member

Edward R. James

CC: Mike Balas Jerry James

Hinsdale Meadows Presentation Document Plan Commission Meeting January 11, 2017

Index

Section 1	Response to Trustee Stifflear Letter dated 12/29/16 Basement Configuration by Lot & Unit Type for 65 Unit Plan
Section 2	Conceptual Site Plan (59 Units), dated 1/5/17 Conceptual Site Plan (65 Units), dated 1/5/17 Locations of Additional Duplex Homes on 65 Unit Plan Density and Open Space Comparisons
Section 3	Fiscal Impact Analysis, prepared by Teska Associates, dated 1/5/17 Survey of Age-Targeted Communities
Section 4	Traffic Impact Comparisons of Alternative Site Plans Traffic Impact Statement for 65-Unit Plan prepared, by KLOA, Inc. dated 1/5/17
Section 5	Public Benefit Exhibit – K.L.M. Park Lacrosse Fields Improvements and Cardio Path
Section 6	Table of Compliance – 59 Unit Plan Table of Compliance – 65 Unit Plan
Section 7	Christopher B. Burke Memo dated 1/4/17, regarding Existing Detention Pond Analysis for 65-Unit Plan Spaceco Memo dated 1/4/17 regarding Post Construction Best Management Practices and Fee-in-Lieu Request

Hinsdale Meadows Presentation Document Plan Commission Meeting January 11, 2017

Index

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Response to Trustee Stifflear's questions, December 29 2016

Mr. James,

I am writing to you on two matters, first I would like to check on timing for a response from my questions last week. Ideally, if the Village could get answers before the next Plan Commission meeting (with time to review) it would be optimal. Second, I would like to get your feedback with regard to increasing density and decreasing price points. I have discussed the following with three other Board members and each is supportive of exploring the following.

We appreciate the opportunity to review the benefits of increasing the density, in order to help lower the pricing. However, we are constrained by the fact that the road network and all underground utilities are already installed, thereby limiting our ability to change building sizes and configurations in some locations. Attached is a plan that includes 65 units, including 21 single family homes and 44 duplex homes. Under this plan, with the revised mix and increased number of units, we would anticipate the average base price of the duplex homes could be reduced to the mid-\$800's.

The current plan has 15 single family homes on the Eastern border of the property and at \$1.15mm each this = \$17.25mm revenue. I am going from memory, but believe each SFH is approximately a 10,000 sq. ft. lot. If you convert all of these to duplexes, which I believe require a \$15,000 sq. ft. lot, you theoretically could put 20 units (10 duplex buildings) on the same 150,000 sq. ft. of land (very simplistic analysis and I am sure there are constraints I am not addressing). Pricing the 20 duplexes at \$850K = \$17mm of revenue. IF you were able to fit 12 buildings (24 units) on the same 150K sq. ft. of land and bring the price point down to \$750K, this would equate to \$18mm of revenue. Residents have communicated to me that \$750K is the correct price point for the duplexes, even if the sq. ft. is reduced. Frankly, they do not believe the price difference between the duplexes and the SFH's makes sense from a purchasing standpoint. From a zoning perspective, I do not understand why the Eastern Border (the interior of the Property which is not contiguous to public roads) is being targeted for the less dense SFHs? Another key point, from my perspective, would be to age RESTRICT (at 45 or 50 yrs. old) the duplexes and keep the SFH's age targeted. The Village attorney is of the opinion the Duplex only units can be age restricted and the SFH age targeted. This would block out the new families moving into the community, but would make it available to the recent divorcee younger couple planning their elder years well in advance. As the Plan Commissioner (Anna) at the first PC said, "I am a realtor and if there is new construction at less than \$1mm, it will be the first place she takes a couple moving from the City to Hinsdale". This is what we need to avoid.

As mentioned above, and after a review by our land planner, additional duplex homes along the pond are restricted due to the existing underground utilities and overland flow constraints.

However, as shown on the attached plan, we were able to make the following changes:

• the five SF homes on County Line Rd. to four duplex buildings, totaling eight units, for an increase of three homes in less one building.

- on lots 12 and 13, which are set back from 55th St. we exchanged two SF homes for two duplex buildings, resulting in two additional units.
- on lot 2, we can substitute a duplex for the previously planned traditional SF home, an increase
 of one unit.

While we appreciate the concern regarding an age-restricted vs age-targeted community, market studies indicate that only 27-30% of 55+ aged buyers would even consider purchasing in an age-restricted community. Additional studies indicate that a significant decrease in home values are possible with age restriction. Introducing age-restricted homes when compared to the nearby age-targeted communities will significantly impair the feasibility of the project, and add an impediment in the deed that the individual homeowners will experience in their resale values at a later date. Age restrictions have been used successfully in larger destination retirement communities that offer on-site extensive amenities and program services. These communities actively promote a lifestyle geared to the fully retired adult. Hinsdale Meadows is a smaller property and is not being proposed to be that type of community.

If new student generation is a concern, the survey of 12 age-targeted communities including a total of 772 homes, shows that the K-8 children generated were .032 per unit and High school .014 per unit. These communities are also located in outstanding school districts, and the low levels of student generation have stood the test of time, going back to the mid 1980's.

I do not have the expertise to understand construction costs, I know that there are additional costs when you go from 15 to 24 kitchens, but also believe there are reduced costs when you go from 15 buildings to 12. Please help us understand these trade-offs. Currently, what is your average cost / sq. ft. on SFHs for the Meadows? What about the Duplexes?

We are not at liberty to disclose direct cost information. However, it is correct that as the unit count increases revenues increase. Concurrently, there are additional construction costs attributable to the added overall square footage. The combination of increased revenues and costs does provide some additional net margin, which will enable us to bring the average price of the duplexes down. Based on our current estimated costs, we believe that increasing the density from 59 to 65 units and changing the mix will allow us to bring the duplex pricing down to the mid 800's.

Again, I want to emphasize that I am supportive of empty nester housing at this location, but in order for the Village to relax its zoning code, I believe we need to ensure it meets the Community need of providing Empty Nester Housing at a price point that is acceptable to consumers.

We appreciate your support and the support from residents for empty nester housing in Hinsdale. We have been building age-targeted homes and communities since the early 1960's, and have created value for both our purchasers and the communities in which they are located. We sincerely hope we can create the same for Hinsdale, and thank you for your thoughtful questions and suggestions.

In addition to the above responses to your questions, we have also reviewed the request by the Village to level the existing lacrosse fields in KLM Park as a public benefit. We believe this can be accomplished using basement excavation spoils. Our engineer's preliminary estimates indicate that the quantity of soil needed for the fields is roughly equivalent to the basement excavations. Any reduction in basements would, however, affect this balance. Conceptually, we would propose completing the work sequentially such that

two of the three fields would remain in use throughout the process. In addition to leveling the soccer fields, we are prepared to work with the Village on completing a 600' to 900' cardio path. Details for these public amenities will obviously need to be worked out between the engineers and the Park District. We look forward to presenting the revised plan and discussing the proposed public improvements and the January 11th meeting.

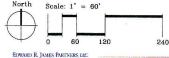
	Thank '	you in	advance	for '	your	attention	to	this	matter
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Happy New Year!

Sincerely yours,

Ed James





Sheet L-0 **Hinsdale Meadows** Conceptual Site Plan

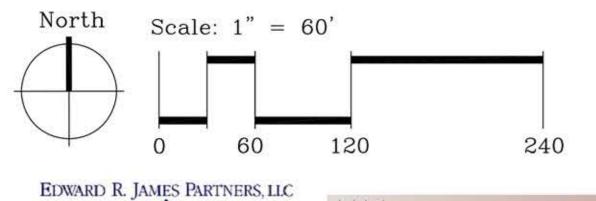


Hinsdale Meadows Basement Type Listing

Summary of Basement Types:							
	Duplex Homes: SF Homes Totals						
# Buildings	22	21	43				
# Standard Basements	24	5	29				
# Lookout Basements	14	6	20				
# Walkout Basements	6	10	16				
Totals	44	21	65				

Lot Number	Home Type	Basement Type
1	Traditional SF	Lookout
2	Duplex Homes	Lookout
3	Duplex Homes	Standard
4	Duplex Homes	Standard
5	Duplex Homes	Standard
6	Duplex Homes	Standard
7	Cluster SF	Standard
8	Cluster SF	Standard
9	Cluster SF	Standard
10	Cluster SF	Standard
11	Cluster SF	Standard
12	Duplex Homes	Standard
13	Duplex Homes	Standard
14	Duplex Homes	Standard
15	Duplex Homes	Standard
16	Duplex Homes	Standard
17	Duplex Homes	Lookout
18	Duplex Homes	Lookout
19	Cluster SF	Lookout
20	Cluster SF	Lookout
21	Cluster SF	Lookout
22	Cluster SF	Walkout
23	Cluster SF	Walkout
24	Cluster SF	Walkout
25	Cluster SF	Walkout
26	Cluster SF	Walkout
27	Cluster SF	Walkout
28	Cluster SF	Walkout
29	Cluster SF	Walkout
30	Cluster SF	Walkout
31	Cluster SF	Walkout
32	Cluster SF	Lookout
33	Cluster SF	Lookout
34	Duplex Homes	Lookout
35	Duplex Homes	Walkout
36	Duplex Homes	Walkout
37	Duplex Homes	Walkout
38	Duplex Homes	Lookout
39	Duplex Homes	Lookout
40	Duplex Homes	Lookout
41	Duplex Homes	Standard
42	Duplex Homes	Standard
43	Duplex Homes	Standard

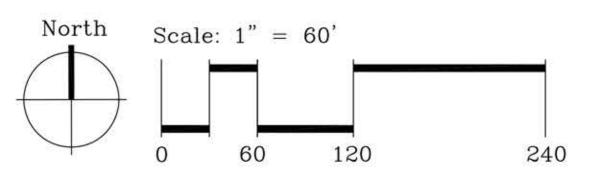




Sheet L-0 **Hinsdale Meadows** Conceptual Site Plan (59 Units)





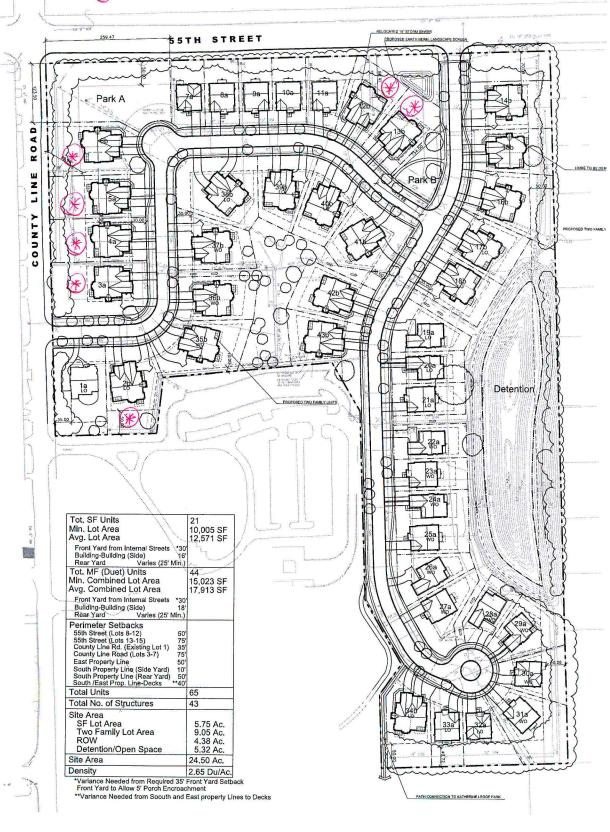


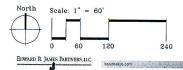
EDWARD R. JAMES PARTNERS, LLC

Sheet L-0
Hinsdale Meadows
Conceptual Site Plan (65 Units)



* = Locations of additional duplex homes.





Hinsdale Meadows
Conceptual Site Plan



Date: October 10, 2016 Rev: December 15, 2016

Hinsdale Meadows Density and Open Space Comparisons

65-Unit Ag		ge Targe	ted Plan	59-Unit A	59-Unit Age Targeted Plan 36-Unit Traditional S			l SF Plan	
Unit and Building Density:	# Units/Bldgs	Per Acre	% of Total	# Units/Bldgs	Per Acre	% of Total	# Units/Bldgs	Per Acre	% of Total
Traditional SF Homes	1		1.5%	2		3.4%	36		100.0%
Age-Targeted SF Homes	20		30.8%	27		45.8%	0		0.0%
Duplex Homes	44		67.7%	30		50.8%	0		0.0%
Total # of Homes	65	2.65	100.0%	59	2.41	100.0%	36	1.47	100.0%
# Bldgs - Traditional SF Homes	1		2.3%	2		4.5%	36		100.0%
# Bldgs - Age-Targeted SF Homes	20		46.5%	27		61.4%	0		0.0%
# Bldgs - Duplex Homes	22		51.2%	15		34.1%	0		0.0%
Total # of Buildings	43	1.76	100.0%	44	1.80	100.0%	36	1.47	100.0%
Open Space Summary:	Sq. Ft.	Acres		Sq. Ft.	Acres		Sq. Ft.	Acres	
Fee Simple Lot Area	642,767	14.8		638,453	14.7	•	759,112	17.4	
Maximum Coverage Ratio	38%			36%			50%		
Maximum Lot Coverage	244,164	5.6		229,978	5.3		379,556	8.7	
Fee Simple Lot Area minus Lot Coverage	398,603	9.2		408,475	9.4		379,556	8.7	
Add back: Estimated Patio Areas	14,302	0.3		12,717	0.3		36,072	0.8	
Parks	42,095	1.0		44,754	1.0		0	0.0	
Center Open Space	35,152	0.8		31,748	0.7		0	0.0	
Fringe Areas & Legge Park Connection	20,140	0.5		25,199	0.6		3,987	0.1	
Total Open Space	510,292	11.7		522,893	12.0	'	419,615	9.6	
% Increase vs. R-2	21.6%			24.6%		•			



MEMORANDUM

TO: EDWARD R. JAMES, CHAIRMAN, EDWARD R. JAMES HOMES, LLC

FR: SCOTT GOLDSTEIN, AICP, PRINCIPAL, TESKA ASSOCIATES, INC.

RE: HINSDALE MEADOWS FISCAL ANALYSIS

DA: JANUARY 5, 2017

Teska Associates, Inc. prepared an updated fiscal analysis for the proposed Hinsdale Meadows site comparing three scenarios – a 65-Unit layout, a 59-Unit layout and current zoning for 36 units. The subject site is a 24.5-acre development located at the SE Corner of County Line Road and 55th Street. The property is currently zoned for 36, 4-5 bedroom homes. The three scenarios are shown in Table 1.

Table 1: Site Characteristics

	Sedgwick 36-Units	Hinsdale Meadows 59-Units	Hinsdale Meadows 65-Units
Traditional 4BR Single-Family	36	2	1
Single-Family Detached	0	27	20
Duplex	0	30	44
Total Units	36	59	65

Summary of impacts:

As shown in Table 2, the proposed site plan will:

• Increase the total property taxes to be paid to the Village of Hinsdale and school districts by 28% for the 65-Units plan over the 36-units under current zoning and by 20% for the 59-Units plan compared with the 36-Units plan. The total changes in property taxes will increase from \$725,816 for 36-Units under current zoning to \$870,419 for 59-Units and up to \$928,114 for 65-Units.

- Increase the Net Present Value of property taxes from \$7,320,390 for 36-Units to \$8,778,814 for 59-Units and \$9,360,710 for 65-Units.
- Increase Net Present Value of total revenue for the Village and school districts from \$8,172,338 for 36-Units to \$9,360,710 for 59 units and up to \$9,891,379 for 65-Units.
- Decrease the number of school-children due to smaller, 3 bedroom homes with master bedrooms on the first floor and small outdoor spaces, compared with larger, 4-5 bedroom homes on conventional lots with large yards for children. This is projected to result in higher revenue and lower expenses, particularly for CCSD 181.
- Increase the amount of Equalized Assessed Value (EAV) to support public services by <u>all</u> local taxing districts while reducing the amount of public services due to lower projected population.

Table 2: Summary of Fiscal Impacts

	Hinsdale	Hinsdale	
	Meadows	Meadows	Sedwick
	65-Units	59-Units	36-Units
Site Characteristics	03 011163	33 01116	30 011163
3 BR Attached	44	30	0
3 BR Detached	20	27	0
4 BR Detached	1	2	36
Total # of Homes	65	59	36
Rutgers Population Forecast			
Total Population	150	137	129
CCSD 181 Students	8	8	29
HSD 86 Students	6	6	8
Comparable Developments Forecast			
Total Population	134.8	124	129
CCSD 181 Students	3.4	4	29
HSD 86 Students	1.5	2	8
CCSD 181 - Rutgers			
Property Tax Revenue	\$548,800	\$514,685	\$429,180
Other Revenue	\$12,995	\$12,949	\$44,388
Total Revenue	\$561,795	\$527,634	\$473,568
HSD 86 - Rutgers			
Property Tax Revenue	\$302,700	\$283,883	\$236,722
Other Revenue	\$13,621	\$4,540	\$18,216
Total Revenue	\$316,322	\$288,424	\$254,938
Village of Hinsdale	4=0.010	4=4.0=4	4=0.044
Property Tax Revenue	\$76,613	\$71,851	\$59,914
Other Revenue	\$26,000	\$23,952	\$21,867
Total Revenue	\$102,613	\$95,803	\$81,781
Total Property Tax Revenue for School			
and Municipal Districts	\$928,114	\$870,419	\$725,816
Net Present Value for Property Tax			
Revenue @ 10% discount rate (20 years)	\$9,360,710	\$8,778,814	\$7,320,390
Total Revenue for School and Municipal			
Taxing Districts	\$980,730	\$911,860	\$810,287
_			
Net Present Value for Total Revenue			
@10% discount rate (20 years)	\$9,891,379	\$9,360,710	\$8,778,814

1. TAX REVENUES

Property tax revenues were estimated based on expected Equalized Assessed Value (EAV) of comparable properties. EAV is the measure by which property taxes are determined in Illinois. The proposed 65-unit site plan will have a higher Equalized Assessed Value than either the 59-unit plan or under current zoning, resulting in total taxes of \$1,219,557 for 65 units, compared with \$1,143,891 for 59 units or \$953,856 for 36 units.

Page | 4

The total revenue increases for all taxing districts will be 28% for the 65-Units plan and 20% for the 59-Units plan.

Table 3: Tax Revenues

		115 - 1-1- 24 - 1	12 - 1-1- 84 - 1-	6.1.1.1
	Tax Rate	65- Units	Hinsdale Meadows 59-Units	Sedgwick 36-Units
Miscellaneous Taxes	Tax Nate	05- Offics	33-0111t3	30-011163
Des Plaines Valley Mosq Abatement District Lyons	0.017	2,658	2,493	2,079
Metro Water Reclamation District	0.426	66,607	62,466	52,089
Miscelanneous Taxes Total	0.443	69,265	64,959	54,167
THIS GET AT THE STATE OF THE ST	011.0	03,203	0.,505	3 1,120
School Taxes				
DuPage Community College 502	0.311	48,626	45,603	38,027
Hinsdale Twp HSD 86	1.936	302,700	283,883	236,722
Comm Cons District 181 Burr Ridge	3.51	548,800	514,685	429,180
School Taxes Total	5.757	900,127	844,171	703,929
Municipality/Township Taxes				
Hinsdale Library Fund	0.219	34,241	32,113	26,778
Village of Hinsdale	0.49	76,613	71,851	59,914
Lyons Mental Health	0.115	17,981	16,863	14,061
Road and Bridge Lyons	0.049	7,661	7,185	5,991
General Assistance Lyons	0.003	469	440	367
Town of Lyons	0.07	10,945	10,264	8,559
Municipality/Township Taxes Total	0.946	147,910	138,716	115,671
Cook County Taxes				
Cook County Forest Preserve District	0.069	10,788	10,118	8,437
Consolidated Elections	0.034	5,316	4,986	4,157
County of Cook	0.288	45,030	42,231	35,215
Cook County Public Safety	0.147	22,984	21,555	17,974
Cook County Health Facilities	0.116	18,137	17,010	14,184
Cook County Taxes Total	0.655	102,255	96,045	80,089
Total Taxes	7.801	\$1,219,557	\$1,143,891	\$953,856

2. POPULATION GENERATION

In order to determine the estimated impacts on the school districts, municipality and other taxing districts, two methods of analysis were used. The first is based on a comprehensive study of Illinois total and student population generation conducted by Rutgers University. The study was prepared by Robert Burchell, David Listokin, William Dolphin of the Center for Urban Policy Research at Rutgers University in 2006 and is entitled "Residential Demographic Multipliers: Estimates of the Occupants of New Housing."

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The second method was an analysis of student counts for similar developments. Eleven developments were analyzed for similar age-targeted units. None of the developments are age-restricted. The actual student counts are provided in Table 4, along with the actual student generation ratios that are used in the analysis.

Table 4: School-Age Children by Development

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

Due to the site layout, bedroom design and restrictions on outdoor play equipment, very low student counts are anticipated through Hinsdale Meadows similar to the results of the above age-targeted communities.

As shown in Tables 5 and 6, the expected population and student generation was projected for each scenario utilizing both the Rutgers study and the study of comparable developments.

Table 5: Forecasted Population and Student Population – Rutgers Methodology

RUTGERS ESTIMATE		Total Persons	ES	HS
Hinsdale Meadows 65-Units				
	Traditional 4 BR	3.6	0.8	0.2
	3 Bedroom SF	45.6	2.4	1.8
	Duplex	100.3	5.3	4.0
	Total	149.5	8.5	6.0
Hinsdale Meadows 59-Units				
	Traditional 4 BR	7.2	1.6	0.4
	3 Bedroom SF	61.6	3.2	2.4
	Duplex	68.4	3.6	2.7
	Total	137.1	8.5	5.6
Sedgwick 36-units				
	Traditional 4 BR	128.9	29.2	7.9
	3 Bedroom SF	0.0	0.0	0.0
	Duplex	0.0	0.0	0.0
	Total	128.9	29.2	7.9

Table 6: Forecasted Population and Student Population: Comparable Developments Methodology

COMPARABLE PROJECTS		Total Persons	ES	HS
Hinsdale Meadows 65-Units				
	Traditional 4 BR	3.6	0.8	0.2
	3 Bedroom SF	41.0	0.8	0.4
	Duplex	90.2	1.8	0.9
	Total	134.8	3.4	1.5
Hinsdale Meadows 59-Units				
	Traditional 4 BR	7.2	1.6	0.4
	3 Bedroom SF	55.4	1.1	0.5
	Duplex	61.5	1.2	0.6
	Total	124.0	3.9	1.6
Sedgwick 36-units				
	Traditional 4 BR	128.9	29.2	7.9
	3 Bedroom SF	0.0	0.0	0.0
	Duplex	0.0	0.0	0.0
	Total	128.9	29.2	7.9

teska associates inc

Key Findings:

- The 65-unit site plan is forecasted to produce no additional students compared with the 59-unit plan due to the larger share of duplex, attached housing.
- CCSD 181 is forecasted to have an additional four to eight additional students under either the 65 or 59-unit site plans compared with 29 new students under current zoning.
- Hinsdale High School District 86 is forecasted to have between two and six additional students under either the 65 or 59-unit site plans versus 8 students under current zoning.

4. SCHOOL IMPACTS

Applying the projected student population to the two school districts revenues and expenses shows a much more positive impact of the proposed site plan compared with current zoning, as shown in Table 7 and 8.

Table 7: School District Revenue and Expenses – Rutgers Methodology

Rutgers Methodology						
Hinsdale CCSD 181	Hinsdale Meadows 65- Units	Hinsdale Meadows 59- Units	Sedgwick 36-Units			
Elementary School-Age Children	8	8	29			
Property Tax Revenue Revenues (state & federal aid)	\$548,800 \$12,995	\$514,685 \$12,949	\$429,180 \$44,388			
Total Revenue	\$561,795	\$527,634	\$473,568			
Expenses (cost of additional teacher)	N/A	N/A	(\$75,000)			
Net Impact	\$561,795	\$527,634	\$398,568			

Table 8: School District Revenue and Expenses – Comparable Developments Methodology

Comparable Developments Methodology							
Hinsdale CCSD 181	Hinsdale Meadows 65- Units	Hinsdale Meadows 59- Units	Sedgwick 36-Units				
Elementary School-Age Children	3	4	29				
Property Tax Revenue	\$548,800	\$514,685	\$429,180				
Revenues (state & federal aid)	\$4,592	\$5,969	\$44,388				
Total Revenue	\$553,392	\$520,654	\$473,568				
Expenses (cost of additional teacher)	N/A	N/A	(\$75,000)				
Net Impact	\$553,392	\$520,654	\$398,568				

Key Findings:

- There will be a net increase of over \$163,000 for the 65-Units plan over 36-units due to an increase in revenue and the lack of the need to hire an additional teacher.
- Hinsdale CCSD 181 will receive the most revenue under the 65-unit plan, estimated at \$561,795 for 65-units compared with \$527,634 for 59-units and \$398,568 for 36 units (using the Rutgers methodology).
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- CCSD 181 will have fewer expenses under the new site plans compared with existing zoning.
 According to the Superintendent of CCSD 181, no additional teachers will be required to serve
 the students generated by the proposed plans, while one additional teacher would be required
 to serve 29 students at full build-out of large single-family homes under the Sedgwick 36-unit
 plan, requiring \$75,000 additional in salary.
- The Net Fiscal Impact would therefore be projected \$561,795 for 65-Units compared with \$527,534 for 59-Units and \$398,000 for 36-Units.
- The total difference to the school district would be approximately \$163,000 in higher revenue and lower expenses in the 65-Units plan compared with 36-Units.

Table 9: Hinsdale High School District 86 Revenues and Expenses - Rutgers Methodology

Rutgers Methodology						
Hinsdale High School District 86	Hinsdale Meadows 65- Units	Hinsdale Meadows 59- Units	Sedgwick 36-Units			
High School-Age Children	6	2	8			
Property Tax Revenue Revenues (state & federal aid)	\$302,700 \$13,621	\$283,883 \$4,540	\$236,722 \$18,162			
Total Revenue	\$316,322	\$288,424	\$254,884			
Expenses (cost of additional teacher)	N/A	N/A	N/A			
Net Impact	\$316,322	\$288,424	\$254,884			

Table 10: Hinsdale High School District 86 Revenues and Expenses- Comparable Developments Methodology

Comparable Developments Methodology							
Hinsdale High School District 86	Hinsdale Meadows 65- Units	Hinsdale Meadows 59- Units	Sedgwick 36-Units				
High School-Age Children	2	2	8				
Property Tax Revenue Revenues (state & federal aid)	\$302,700 \$4,540	\$283,883 \$4,540	\$236,722 \$18,162				
Total Revenue	\$307,241	\$288,424	\$254,884				
Expenses (cost of additional teacher)	N/A	N/A	N/A				
Net Impact	\$307,241	\$288,424	\$254,884				

Key Findings

- There will be an increase in approximately \$62,000 in net fiscal impact for District 86, or an increase of 24%, while the density in number of dwelling units will only increase by 10%.
- The fiscal impact on HSD 86 is projected to be \$316,322 for 65-Units compared with \$288,424 for 59-Units or \$254,884 for 36-Units.
- The 65-Units plan is projected to generate less high school students (between 2 and 6) compared with the 36-Units plan due to less bedrooms and the larger share of duplex units.
- Neither scheme is projected to produce enough high school students to require hiring an additional teacher.
- The net fiscal impact is therefore projected to be \$64,000 higher under the 65-Units plan compared with 36-Units under existing zoning.

5. VILLAGE OF HINSDALE

Revenues were analyzed for the Village of Hinsdale. As shown in Table 11, both the 65-Units and 59-Units plans have higher revenue for the Village than the 36-Units under current zoning.

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Table 11: Village Revenue

	Hinsdale Meadows 65- Units	Hinsdale Meadows 59- Units	Sedgwick 36-Units
Property Taxes	\$76,613	\$71,851	\$59,914
Utility Taxes	\$7,600	\$6,900	\$4,200
Motor Fuel Tax	\$3,200	\$3,000	\$3,100
State Income Tax	\$12,100	\$11,200	\$11,600
State Use Tax	\$3,100	\$2,852	\$2,967
Total Revenue	\$102,613	\$95,803	\$81,781

Key Finding

- Revenues to the Village of Hinsdale are projected at \$102,613 for 65-Units compared with \$95,803 for 59-Units and \$81,781 for 36-Units under current zoning.
- Revenues will increase by 25% for the 65-Units plan versus 36-Units while the number of dwelling units will only increase by 10%.

Age Targeted Communities Surveyed

Hinsdale Meadows-w/Hamptons

			ES	HS		K-8	HS
Name	Year Built	Village	District	District	# Units	Students	Students
Burr Ridge Club	1970's	Burr Ridge	181	86	73	0	0
Lake Ridge Club	1980's	Burr Ridge	62	86	68	0	0
Field Stone Club	1980's	Burr Ridge	62	86	60	0	1
Savoy Club	2006	Burr Ridge	107	204	52	4	4
Chasemoor	1980's	Burr Ridge	107	204	192	6	3
Heatherfield	1999	Glenview	34	225	70	7	0
Fox Meadow	2004	Northfield	29	203	26	2	0
Hibbard Gardens	2015	Northfield	37	203	6	0	0
Royal Ridge	2005	Northbrook	29	203	77	1	0
Regent Woods	1980's	Northbrook	29	203	35	0	0
Westgate	2014	Glenview	34	225	29	5	3
Armour Woods	1980's	Lake Bluff	65	115	84	0	0
Subtotal per Teska Survey					631	25	11
Hamptons of Hinsdale		Hinsdale			164	2	7
Total with Hamptons					795	27	18

Students per Unit, per Teska Survey 0.040 0.017 # Students per Unit, with Hamptons 0.034 0.023

Estimated # of Students for Hinsdale Meadows based on Comparable Projects

N/A

	Year Built	Village	Elem.	H.S.	# Units	K-8	HS
59-Unit Plan							
Hinsdale Meadows-Teska	N/A	Hinsdale	181	86	59	4	2
Hinsdale Meadows-w/Hamptons	N/A	Hinsdale	181	86	59	3	2

Hinsdale

181

86

59

3

2

Hinsdale Meadows
Traffic Impact Comparisons of Alternative Site Plans

Land Use Type				kday Mo eak Ho	_		ekday Ev Peak Ho	_	Daily	Daily Traffic Reduction
		Density (Units)	In	Out	Total	In	Out	Total		
Proposed 59 - Unit Plan	Total	59	15	29	44	17	12	28	276	-134
% Change vs 36 - Unit Plan	l		67%	12%	26%	-35%	-25%	-33%	-33%	
Alternate 65 - Unit Plan	Total	65	15	28	43	15	11	26	270	-140
% Change vs 36 - Unit Plan	l		67%	8%	23%	-42%	-31%	-38%	-34%	
Previously Approved Development (36 Units)	Total	36	9	26	35	26	16	42	410	

Source: KOLA, Inc.

Based on the traffic impact statements prepared by KOLA, Inc., total daily traffic to be generated from either the 59-unit or 65-unit plans is estimated to be 33% to 34% less than under the current zoning.





MEMORANDUM TO: Mike Balas

Edward R. James Homes, LLC

FROM: Nicholas J. Butler

Consultant

Luay R. Aboona, PE

Principal

DATE: January 5, 2017

SUBJECT: Traffic Impact Statement

Proposed Residential Development

Hinsdale, Illinois

This memorandum summarizes a trip generation and site access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential subdivision in Hinsdale, Illinois. The site is located in the southeast quadrant of the intersection of 55th Street and County Line Road and is bounded by single-family homes to the north, east, and west and by RML Specialty Hospital to the south. **Figure 1** shows an aerial view of the site.

The proposed development plan calls for 44 age-targeted duplex homes and 21 age-targeted single-family homes. Access to the site is provided via two existing roadways: Barton Lane off 55th Street and Hannah Lane off County Line Road.

Existing Roadways

The roadway system serving the site includes the following:

55th Street (DuPage County Route 35) is an east-west roadway that in the vicinity of the site provides two lanes in each direction. At its signalized intersection with County Line Road, 55th Street provides an exclusive left-turn lane, an exclusive through lane, and a shared through/right-turn lane on both approaches. 55th Street also provides a crosswalk on the south approach at its intersection with County Line Road. At its unsignalized intersection with Barton Lane, 55th Street provides an exclusive through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two exclusive through lanes on the westbound approach. 55th Street is classified as a minor arterial by IDOT, is under the jurisdiction of IDOT east of County Line Road and the DuPage County Division of Transportation west of County Line Road, and carries an AADT volume of 19,000 vehicles east of County Line Road and 20,400 vehicles west of County Line Road. 55th Street has a posted speed limit of 35 mph.



Aerial View of Site Location Figure 1

County Line Road is a north-south roadway that in the vicinity of the site provides one lane in each direction. At its signalized intersection with 55th Street, County Line Road provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. At its unsignalized intersection with Hannah Lane, County Line Road provides a shared through/right-turn lane on the northbound approach and a shared through/left-turn lane on the southbound approach. County Line Road is classified as a major collector north of 55th Street and as a minor arterial south of 55th Street by the Illinois Department of Transportation (IDOT). County Line Road is under the jurisdiction of the Cook County Department of Transportation and Highways south of 55th Street, carries an Annual Average Daily Traffic (AADT) volume of 7,300 vehicles, and has a posted speed limit of 35 miles per hour (mph).

Barton Lane and Hannah Lane are access roadways that provide access to the site of the proposed development off 55th Street and County Line Road, respectively. Each roadway provides one lane in each direction and they are under stop sign control at their respective intersections with 55th Street and County Line Road. A westbound left-turn lane is provided on 55th Street at its intersection with Barton Lane.

Proposed Development Plan

The plans for the proposed residential development call for 44 age-targeted duplex homes and 21 age-targeted single-family homes. One existing single family home will be eliminated as part of the development. The previously approved plans for the site called for 36 single-family homes. Access will continue to be provided via two existing roadways, Barton Lane and Hannah Lane, off of 55th Street and County Line Road, respectively.

Development Traffic Generation

The traffic to be generated by the proposed development was estimated using trip data published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 9th Edition. The trip rates were applied for the weekday morning and evening peak hours and on a daily basis for the following uses:

- 44 senior adult housing attached units
- 21 senior adult housing detached units

Table 1 summarizes the estimated trips for the proposed development. Also included in Table 1 is the estimated trips that would be generated by the development of the previously approved 36 single-family homes.

Table 1 TRIP GENERATION SUMMARY

Land Use Type	Б :	Weekday Morning Peak Hour			Weekday Evening Peak Hour		Daily	
	Density (Units)	In	Out	Total	In	Out	Total	
Proposed Development								
• Senior Adult Housing- Attached (LUC 252)	44	<u>3</u>	<u>6</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>12</u>	<u>152</u>
• Senior Adult Housing- Detached (LUC 251)	21	<u>12</u>	<u>22</u>	<u>34</u>	9	<u>5</u>	<u>14</u>	<u>118</u>
Total:		15	28	43	15	11	26	270
Previously Approved Development								
• Single-Family Detached (LUC 210)	36	9	<u>26</u>	<u>35</u>	<u>26</u>	<u>16</u>	<u>42</u>	<u>410</u>
Difference:		+6	+2	+8	-11	-5	-16	-140
LUC – ITE Land Use Code								

4

As can be seen from Table 1, when compared with the previously approved development, the proposed development will generate an additional eight trips during the morning peak hour (one additional trip every approximately thirteen minutes), 16 fewer trips during the evening peak hour, and 140 fewer trips on a daily basis which is a 34 percent reduction.

Based on that and given the two access roadways off 55th Street and County Line Road that serve the site which allow for efficient disbursement of site traffic, the traffic that will be generated by the proposed development can be adequately accommodated and is consistent with the impact of the previously approved plan.

PUBLIC BENEFIT

- A. Three Existing Lacrosse Fields to be regraded and leveled to playing field standards
- B. 600' to 900' cardio path connection to be installed

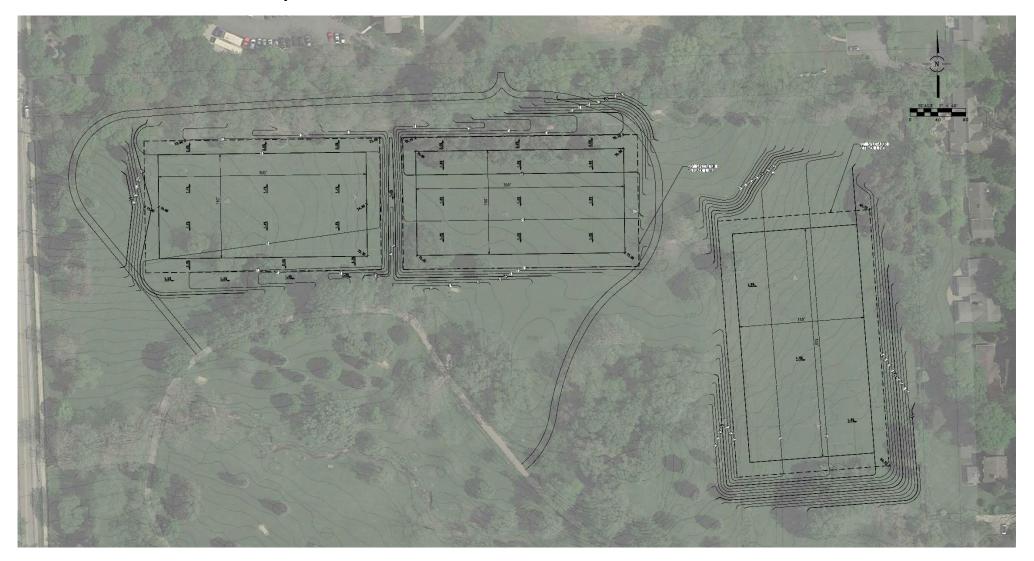


TABLE OF COMPLIANCE - Hinsdale Meadows 65-Unit Plan

Address of subject property: SE Corner of County Line Road and 55th Street

The following table is based on the R-2 Zoning District.

	Minimum Code Requirements	Proposed - Single Family Homes	Proposed -Duplex Homes
Minimum Lot Area (s.f.)	20,000	10,000	15,000
Minimum Lot Depth	125′	125'	125′
Minimum Lot Width	100′	56' (Lot 31 in cul de sac – See site map)	76' (Lot 12 – See site map)
Building Height	30'	TBD with Final Engineering Plans (Note 1)	TBD with Final Engineering Plans (Note 1)
Number of Stories	3 floors	2 floors + Basement	2 floors + Basement
Front Yard Setback	35′	30'	30'
Corner Side Yard Setback	35′	30′	30'
Interior Side Yard Setback	10'	8'	9'
Rear Yard Setback	25′	25′	25′
Maximum Floor Area Ratio (F.A.R.)*	.20 + 2,000 Sq. Ft.	TBD (Note 2)	TBD (Note 2)
Maximum Total Building	25%	30.3% (3,081 sq. ft. for Lot	31.1% (4,654 sq. ft. for Lot
Coverage*		28 along pond, assumes screened-in porch)	42 in Central Interior, assumes screened-in porch)
Maximum Total Lot Coverage*	50%	41.3% (4,246 sq. ft. for Lot 25 along the pond, assumes screened-in porch)	48.2% (7,338 sq. ft. for Lot 40 in Central Interior, assumes screened-in porch)
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	N/A	N/A	N/A

^{*} Must provide actual square footage number and percentage.

Note 1: Final engineering plans are necessary to provide exact calculations of Building Height as defined in the Zoning Code. Due to the existing topography of the site, certain single family and duplex lots will be required to include walk out basements. A request for a waiver for Building Height requirements is hereby made in the event and to the extent that the final grading plans and the walkout basements lead to a required waiver.

<u>Note 2</u>: Details of the applicable F.A.R. calculation parameters for a planned development will be worked out with Village Staff. A request for a waiver for F.A.R. requirements is hereby made in the event and to the extent that the detailed calculations lead to a required waiver, due to the nature of the proposed planned development.

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:

The Village Zoning Code provides the Village the authority to approve a Special Use for a Planned Development,

provided applicable criteria are met. Under a Planned Development, clustering of lots is contemplated in order to provide Common Open Space, and accordingly, proposed lot sizes and lot dimensions may be decreased and waivers granted to meet the Planned Development objectives. A decrease in lot sizes necessitates the need for a waiver of the maximum Building Coverage ratio. The requested setback waivers are internal to the development, and are compensated with greater perimeter setbacks along the more visible 55th Street and County Line Road frontages. With respect to Building Height, if a waiver is required it will be due to the existing topography of the property and the need to provide walkout basements on certain lots. Finally, with respect to F.A.R., the calculation parameters will be worked out with Village Staff as part of the Detailed Plan Submittal.

TABLE OF COMPLIANCE - Hinsdale Meadows 59-Unit Plan

Address of subject property: <u>SE Corner of County Line Road and 55th Street</u>

The following table is based on the R-2 Zoning District.

	Minimum Code Requirements	Proposed - Single Family Homes	Proposed -Duplex Homes
Minimum Lot Area (s.f.)	20,000	10,000	15,000
Minimum Lot Depth	125'	125'	125′
Minimum Lot Width	100′	56' (Lot 31 in cul de sac – See site map)	85'
Building Height	30′	TBD with Final Engineering Plans (Note 1)	TBD with Final Engineering Plans (Note 1)
Number of Stories	3 floors	2 floors + Basement	2 floors + Basement
Front Yard Setback	35'	30'	30'
Corner Side Yard Setback	35'	30'	30'
Interior Side Yard Setback	10'	8'	9'
Rear Yard Setback	25′	25′	25′
Maximum Floor Area Ratio (F.A.R.)*	.20 + 2,000 Sq. Ft.	TBD (Note 2)	TBD (Note 2)
Maximum Total Building	25%	30.3% (3,081 sq. ft. for Lot	31.0% (4,654 sq. ft. for Lot
Coverage*		14, assumes screened-in	41 in Central Interior,
		porch)	assumes screened-in
			porch)
Maximum Total Lot Coverage*	50%	44.4% (4,563 sq. ft. for Lot	47.8% (7,222 sq. ft. for Lot
		23 along the pond, assumes	40 in Central Interior,
		screened-in porch)	assumes screened-in
	21/2	21/2	porch)
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure	N/A	N/A	N/A
Information			

^{*} Must provide actual square footage number and percentage.

Note 1: Final engineering plans are necessary to provide exact calculations of Building Height as defined in the Zoning Code. Due to the existing topography of the site, certain single family and duplex lots will be required to include walk out basements. A request for a waiver for Building Height requirements is hereby made in the event and to the extent that the final grading plans and the walkout basements lead to a required waiver.

<u>Note 2</u>: Details of the applicable F.A.R. calculation parameters for a planned development will be worked out with Village Staff. A request for a waiver for F.A.R. requirements is hereby made in the event and to the extent that the detailed calculations lead to a required waiver, due to the nature of the proposed planned development.

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:

The Village Zoning Code provides the Village the authority to approve a Special Use for a Planned Development,

provided applicable criteria are met. Under a Planned Development, clustering of lots is contemplated in order to provide Common Open Space, and accordingly, proposed lot sizes and lot dimensions may be decreased and waivers granted to meet the Planned Development objectives. A decrease in lot sizes necessitates the need for a waiver of the maximum Building Coverage ratio. The requested setback waivers are internal to the development, and are compensated with greater perimeter setbacks along the more visible 55th Street and County Line Road frontages. With respect to Building Height, if a waiver is required it will be due to the existing topography of the property and the need to provide walkout basements on certain lots. Finally, with respect to F.A.R., the calculation parameters will be worked out with Village Staff as part of the Detailed Plan Submittal.

January 4, 2017

TO: Sedgwick Subdivision, Hinsdale, Cook County, IL Project File

(CBBEL Project No. 16-0311)

Brett Duffy – SPACECO, Inc.

FROM: Donald R. Dressel, PE, CFM

SUBJECT: Existing Detention Pond

Evaluation

Study Objective

Evaluate the "As-Built" detention pond conditions, determine if structural modifications are required to meet permit conditions and then determine if additional detention storage volume is required with the proposed land plan.

"As-Built" Conditions Study Results

Christopher B. Burke Engineering, Inc. (CBBEL) has prepared a "As-Built" Conditions TR-20 Hydrologic Model that reflects the following:

- "As-Built" Pond topography, prepared by Cowhey Gudmundson Leder, Ltd. (CGL), dated November 14, 2005 and located in Appendix 1.
- "As-Built" Pond Elevation-Storage Relationship prepared by SPACECO, Inc. based on the CGL "As-Built" topography located in Appendix 1.
- The 6.5" restrictor "As-Built" invert elevation of 665.77' (Design invert = 665.00'). The "As-Built" plan drawing is located in Appendix 1.
- "As-Built" Special Structure No. 66 (Overflow Structure) crest elevation is 670.86' (Design crest elevation = 671.0'). The "As-Built" plan drawing is located in Appendix 1.
- Approved Proposed Conditions Runoff Curve Number (RCN) = 83 calculation located in Appendix 3.
- Proposed Conceptual Land Plan, dated December 15, 2016 located in Appendix 3.
- Revised Proposed Conditions RCN = 84 calculations located in Appendix 3.

Table 1 summarizes the modeling results. Appendix 1 contains the "As-Built" Conditions Technical Documentation.

Table 1 Detention Storage Requirements

Detention Basin Parameters	Permitted Condition (RCN=83)	"As-Built" Condition (RCN=83)		
Inflow (cfs)	18.7	18.7		
Outflow (cfs)	2.45	3.12		
Elevation (feet)	670.78	671.02		
Detention Volume	8.94	8.82		
(acre-feet)				

⁽¹⁾ Allowable Release Rate = 2.52 cfs

The "As-Built" Condition indicates that the required detention storage volume was not provided at the design HWL elevation and the Overflow Structure "As-Built" crest elevation (670.86') was lower than the design crest elevation (671.0'), therefore the allowable release rate is exceeded.

Proposed Overflow Structure Modification

The "As-Built" TR-20 hydrologic model was modified by assuming the Overflow Structure crest elevation would be raised to 671.2'. Appendix 2 contains the proposed Overflow Structure modification technical support documents. Table 2 summarizes the results.

Table 2
Proposed Outlet Structure
Modification Summary

Detention Basin Parameters	Approved Condition (RCN=83)	Proposed Modified Condition (RCN=83) (2)
Inflow (cfs)	18.7	18.7
Outflow (cfs) (1)	2.45	2.50
Elevation (feet)	670.78	671.1
Detention Volume (acre-feet)	8.94	8.99

- (1) Allowable Release Rate = 2.52 cfs
- (2) Used Modified Overflow Structure Rating Curve

Proposed Land Plan Conditions

The following proposed land plan was reviewed to determine the proposed RCN:

 Sedgwick Conceptual Land Plan, Sheet L-0, prepared by BSB Design, dated December 15, 2016. The proposed land plan is located in Appendix 3.

The RCN calculation associated with the proposed land plan is located in Appendix 2. The proposed conditions RCN is 84. The proposed Modified Condition TR-20 Hydrologic Model was revised to simulate a RCN=84. Table 3 compares this simulation to the approved condition.

Table 3 Proposed Outlet Structure Modification Summary

Detention Basin Parameters	Approved Condition (RCN=83)	•		
		Condition (RCN=84) (2)		
Inflow (cfs)	18.7	18.7		
Outflow (cfs) (1)	2.45	2.52		
Elevation (feet)	670.78	671.19		
Detention Volume	8.94	9.19		
(acre-feet)				

- (3) Allowable Release Rate = 2.52 cfs
- (4) Used Modified Overflow Structure Rating Curve

The TR-20 Hydrologic Model results indicated that the required detention storage volume for a proposed condition RCN=84 is 9.19 acre-feet. Table 3 verifies the modified outlet detention basin will meet the allowable release of 2.52 cfs at a HWL elevation of 671.19' with the required storage volume.

Conclusion

In order to meet the required detention storage volume for the subject site, the existing overflow structure will need to be modified by raising the crest elevation by 0.42 feet from the "As-Built" condition crest elevation. This modification will raise the HWL elevation 0.2 feet above the original approved HWL design elevation.

The proposed Overflow Structure modification will provide sufficient detention storage volume at the proposed HWL elevation to maintain the Allowable Release Rate (2.52 cfs) with a proposed conditions RCN of 84.

The actual detention storage volume provided in the stormwater basin is calculated from the NWL to HWL elevations. There is no credit given for detention storage for the volume of water below the NWL elevation. Even if the stormwater basin's bottom has silt, the detention storage is still calculated the same as we have summarized in this Technical Memorandum, between the NWL and HWL elevations.

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9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065



MEMORANDUM

To: Dan Deeter – Village of Hinsdale

From: Brett M. Duffy, P.E. - SPACECO, Inc.

Date: January 4, 2017

RE: POST CONSTRUCTION BEST MANAGEMENT PRACTICES

HINSDALE MEADOWS (FORMERLY KNOWN AS SEDGWICK)

VILLAGE OF HINSDALE COOK COUNTY, IL

SPACECO PROJECT No. 9016

EXISTING CONDITIONS

The Hinsdale Meadows (formerly known as Sedgwick) property is approximately 24.5 acres located at the southeast corner of the intersection of 55th Street and County Line Road in the Village of Hinsdale, Cook County, Illinois.

A portion of the originally approved 36-lot single family development has been already constructed based on the Engineering Improvement Plans for Sedgwick prepared by Cowhey Gudmundson Leder, Ltd., dated May 9, 2003, last revised September 7, 2005. Currently, the stormwater management pond, roadway, sidewalk, underground wet utilities, and underground dry utilities have been constructed. Parkway trees were planted and the site was mass graded. In addition, homes on Lots 1, 25, and 28 were constructed. Only the home on Lot 1 was completed and inhabited. The homes on Lots 25 and 28 were never finished and are vacant.

It is our understanding that even though the property is located within Cook County, the development is subject to the DuPage County Stormwater Management Ordinance (DCSWMO). Amendments to the DCSWMO in 2012 and 2013 require Post Construction Best Management Practices (PCBMPs) to be constructed as part of any new construction. Since the original development and subsequent construction of the public improvements occurred prior to these DCSWMO amendments, PCBMPs have not been implemented as part of the development.

PROPOSED REDEVELOPMENT

The existing single family home on Lot 1 will remain. The existing vacant homes on Lots 25 and 28 are proposed to be demolished. The existing public improvements aforementioned are proposed to remain. The developer is proposing to resubdivide the remaining property to construct 43 buildings (21 single family homes and 22 duplex buildings) for a total development of 65 units.

Since all of the public improvements for the project have already been constructed, PCBMPs described in the "DuPage County Best Management Practices Manual" such as a native planted bottom detention basin or bioswales that might be constructed on each individual single family and duplex building lot are not practical at this point in time. The existing stormwater detention pond is functioning well and will provide an amenity to the home buyers. As for the bioswales, short and long term maintenance would be a concern since they would be located on private property, but maintained by the Homeowner's Association (HOA).

It should also be noted that in addition to the PCBMPs requirement of the current DCSWMO, the Village now also requires that a subsurface level spreader be provided for sump pump discharge flow. These level spreaders will impact the amount of available area remaining for individual lot PCBMPs to be retrofitted into the project. The previously constructed wet and dry underground utilities also makes construction of the bioswales very difficult in the remaining open space area on the lots.

Overall, implementing PCBMPs into the project at this point in time is not practical. The cost of retrofitting PCBMPs into the development is significantly greater than the PCBMP fee-in-lieu amount for the project. In addition, the HOA will need to fund the perpetual maintenance costs for the on-site PCBMPs requiring higher assessment fees. During recent discussions between the Developer and the Village regarding redevelopment of the property, the Village has requested that the proposed sale price be lowered as much as possible since the development is intended as senior housing for the Village. The Developer will need to pass along any additional costs for PCBMPs whether provided on-site or fee-in-lieu to the prospective home buyer. Therefore, minimizing these costs by providing the PCBMPs via fee-in-lieu will help implement the goal of keeping the sale prices as low as possible.

With these goals and considerations in mind, the Developer is requesting that the feein-lieu option for providing PCBMPs be allowed for this project in order to commence its redevelopment. **From:** < <u>fred@kf-partners.com</u>>

Date: January 6, 2017 at 10:34:59 EST

To: <<u>jamc1224@aol.com</u>> Subject: James project

Dear commission members

I noted that at the recent meeting the remark was made that their was no one speaking against the higher density being proposed.

Perhaps this is because many people do feel there could be more empty nester housing in or around hinsdale.

However, of even greater concern should be the proposed significant increase in density on the basic character of our village.

If this is approved when the hospital next to the development goes whoever purchases the site will also want greater density.

This would then result in a significant portion of our village being out of character with what hinsdale is today and why it has been such an attractive and unique place in the western suburbs. The planning commission and the board need to place major emphasis on both the merits of the proposed development and the long term effects of such on our village.

This proposed increase in density is certainly not in keeping with the surrounding neighborhood. I hope members of the planning commission are not seeing such crumbs as dog runs or new roofs or even short term tax income as good reasons to modify our zoning nor should the developers investment or potential profit be of concern.

What is important is the effect of granting the requested change on the long term quality and character of Hinsdale.

In addition If any developer quotes facts and/or surveys they should be confirmed by independent experts hired by the village before given any weight.

I found the televised meetings very helpful in better understanding the proposed changes.

Respectfully

Fred KREHBIEL

505 South county line road

(I am sorry to send this only to you but yours was the only e mail I had)



MEMORANDUM

DATE:

January 06, 2017

TO:

Chairman Cashman and the Village of Hinsdale Planning Commission

FROM:

Dan Deeter, PE, Village Engineer

RE:

Post Construction Best Management Practices (PCBMPs) for Hinsdale Meadows

(formerly known as Sedgwick)

Staff is in receipt of the memorandum from SPACECO Engineering dated January 4, 2017. We will continue to work with the applicant in order to ensure that the requirements of the DuPage Stormwater Ordinance are met. We expect to have resolution of this issue in advance of the Detailed Plan submittal.