



## MEETING AGENDA

**SPECIAL MEETING OF THE  
PLAN COMMISSION  
Thursday, January 19, 2017  
7:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

**1. CALL TO ORDER**

**2. EXTERIOR APPEARANCE AND SITE PLAN REVIEW**

- a) Case A-41-2016 – 100 S. Garfield Ave. – Community Consolidated School District 181 – Exterior Appearance and Site Plan Review for a new Hinsdale Middle School

**3. 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](http://www.villageofhinsdale.org)




## MEMORANDUM

**DATE:** January 19, 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:** 100 S. Garfield Ave. – Case A-41-2016 – Community Consolidated School District 181  
Exterior Appearance and Site Plan Review for a New Hinsdale Middle School

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### Summary

The Village of Hinsdale has received an Exterior Appearance and Site Plan review application from Community Consolidated School District 181, requesting approval to demolish the existing Hinsdale Middle School (HMS) at 100 S. Garfield Avenue, to construct a new middle school. The subject property is in the IB Institutional Buildings District and 214,790 SF (4.93 acres) in area.

### Request and Analysis

The subject property faces S. Garfield St. to the east, E. 3<sup>rd</sup> St. to the south, S. Washington St. to the west and the rear parking lots of the commercial businesses of E. 1<sup>st</sup> Street to the north. The current HMS building is situated on the north east corner of the lot, and has parking lot areas on the north west corner, along the north wall of the building, and along the south east corner of the drop off area. There is an existing bus loading zone on the south end of the lot, along E. 3<sup>rd</sup> Street, and striped street parking along Washington Street.

The new site plan features a new building that utilizes the lot more evenly. Per the applicant, it features a floorplan designed to facilitate the 21<sup>st</sup> Century Learning philosophies, promote student safety and security. The gross square footage (GSF) of the new school is 137,000 compared to the 112,000 GSF of the existing school and mobile classrooms. The new school will allow for the removal of the eight temporary mobile classrooms and accommodate the current 800 students.

A new surface parking lot with 125 spaces is featured on the north east of the lot, facing Garfield Street, and will contain the primary drop-off area. The existing bus drop-off will remain and be functional at its current location. A new service entrance and area with a dumpster enclosure, screened with an opaque fence, will face Washington Street, and will not project from the walls of the new building.

The open space will be landscaped, consisting of canopy, ornamental trees and lawn around the entire perimeter of the building. A landscaped courtyard facing south on 3<sup>rd</sup> Street will have an outdoor classroom area that utilizes existing outcropping stones shaped into amphitheater style seating. The



## MEMORANDUM

building setback requirements have been met in the front yard (facing Garfield St.), corner side yard (facing 3<sup>rd</sup> St.) and interior side yard (facing parking for businesses on E. 1<sup>st</sup> St.). A 2-foot rear yard (facing Washington St.) setback variation request is currently being considered by the ZBA (Attachment 2).

Per the applicant, the building facades will incorporate natural building materials such as brick, stone and glass, to complement the architectural character of downtown Hinsdale and the adjacent residential neighborhood. Most windows are taller than the width, and frequent to establish a rhythm of spacing (windows help create a sense of connection between pedestrians and the built environment).

The new school will be 8 feet lower than the current building. The design also implements horizontal features, and varying heights of the building help create a sense of scale in relation to the area. Further, the scale of the building will be lower towards 3<sup>rd</sup> Street and the residential neighborhood and taller towards the larger buildings of downtown.

The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential parcel is within 250 feet from a single-family zoning district. It abuts the R-4 Single Family Residential District to the south, IB and B-2 Central Business District to the west, IB to the east, and B-2 to the north.

### **Process**

Pursuant to Section 11-606, the Chairman of the Plan Commission (PC) shall at the public meeting on the application for exterior appearance and site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-606.

Please note, this application request is being processed concurrently with the ZBA variation application. Information regarding the ZBA application (beginning in 12.21.16) can be found on the Village website here: ([villageofhinsdale.org/government/committees\\_and\\_commissions/zoning\\_board\\_of\\_appeals.php](http://villageofhinsdale.org/government/committees_and_commissions/zoning_board_of_appeals.php))

### **Attachments:**

- Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 - Concurrent Zoning Board of Appeals Cover Memo for 01.18.17 ZBA Meeting
- Attachment 3 - Zoning Map and Project Location
- Attachment 4 - Aerial Map View
- Attachment 5 - Aerial Parcel Map
- Attachment 6 - Plat of Survey



**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Community Consolidated School District 181  
Address: 115 W. 55th Street  
City/Zip: Clarendon Hills, IL 60514  
Phone/Fax: (630) 861-4900 / 887-1079  
E-Mail: \_\_\_\_\_

**Owner**

Name: Same  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: (\_\_\_\_) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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

Name: Cordogan Clark Associates  
Title: Architect  
Address: 960 Ridgeway  
City/Zip: Aurora, IL 60506  
Phone/Fax: (630) 896 4678 / \_\_\_\_\_  
E-Mail: bkronewitter@cordoganclark.com

Name: SmithGroupJJR  
Title: Engineer  
Address: 35 E. Wacker, #900  
City/Zip: Chicago, IL 60601  
Phone/Fax: (312) 641-0510 / \_\_\_\_\_  
E-Mail: john.helfrich@smithgroupjjr.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) None
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: 100 South Garfield Avenue, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): see - attached - supplemental - text

Brief description of proposed project: Replace existing Hinsdale Middle School with new, updated Hinsdale Middle School.

Zoning is currently IB.

General description or characteristics of the site: Site is currently Hinsdale Middle School. New school will be constructed while existing school remains occupied. After new school is occupied, existing school will be demolished and replaced with parking. Open space will remain between the new school and adjacent streets on the west, south and east.

Existing zoning and land use: IB, existing Hinsdale Middle School

Surrounding zoning and existing land uses:

North: B-2/Commercial

South: R-4/Residential

East: IB/Religious

West: IB, B-2/ Institutional and Commercial

Proposed zoning and land use: IB, replacement Hinsdale Middle School

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E  
Special Use Requested: \_\_\_\_\_  
\_\_\_\_\_

☐ Map and Text Amendments 11-601E  
Amendment Requested: \_\_\_\_\_  
\_\_\_\_\_

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 100 South Garfield Avenue, Hinsdale, IL 60521

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	220,000	214,790(1)
Minimum Lot Depth	250	500
Minimum Lot Width	200	430
Building Height	50'	50' Atrium only
Number of Stories	N/A	3
Front Yard Setback	35	35
Corner Side Yard Setback	35	48
Interior Side Yard Setback	25	26
Rear Yard Setback	25	23
Maximum Floor Area Ratio (F.A.R.)*	0.50	0.64
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	60, 1:2 employees	123
Parking front yard setback	35	15
Parking corner side yard setback	35	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	2	9
Accessory Structure Information	N/A	N/A

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: (1) The definition of "zoning lot" requires that the lots of record are located entirely within a block.

However, footnote 5 defines the minimum lot area requirement to uses after the effective date of this Code (1989). The lot use as a school pre-dates the Code so no relief is necessary here


and the proposed minimum lot area is acceptable as is.

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

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

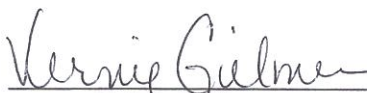
  
Signature of applicant or authorized agent

KENNETH E. SURMA  
Name of applicant or authorized agent

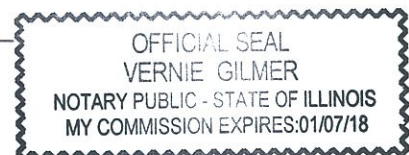
  
Signature of applicant or authorized agent

KENNETH E. SURMA  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 29 day of  
December, 2016.

  
Notary Public

4




## VILLAGE OF HINSDALE

### CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

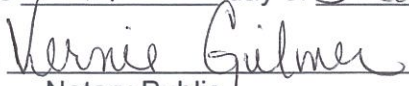
I, KENNETH SURMA, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on DECEMBER 23, 2016.

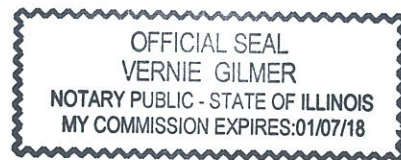
Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By:   
Name: KENNETH E SURMA  
Address: CCSD 181, 115 W. 55<sup>TH</sup> ST., CLARENDON HILLS, IL 60415

Subscribed and sworn to before me

This 29<sup>TH</sup> day of December, 2016.

By:   
Notary Public





## List of Neighboring Owners

Name	Address	City	State	Zip Code	PIN	PIN	PIN	PIN	PIN
SBC	909 Chesnut North 36 M1	St. Louis	Mo	63101	912115010				
Riordan, Brian & Kelly	116 W. 2nd St.	Hinsdale	IL	60521	912116002				
Hartmann Jr., Fred & Sally	119 W. 3rd St.	Hinsdale	IL	60521	912116005				
Carey, Francis & Jean TR	204 S. Lincoln St.	Hinsdale	IL	60521	912116006				
Scales, Roberta A TR	218 S. Lincoln St.	Hinsdale	IL	60521	912116009				
Saigh, Robert & Patricia	210 S. Lincoln St.	Hinsdale	IL	60521	912116010				
Picerne, Jeanne M	304 S. Lincoln St.	Hinsdale	IL	60521	912117004				
Abdo, Daniel TR	314 S. Lincoln St.	Hinsdale	IL	60521	912117013				
Cesarini, Dominic 2504	54 S. Washington St.	Hinsdale	IL	60521	912121020				
Fruit Store	26 W 1st. St.	Hinsdale	IL	60521	912122001				
Home Space, LLC	306 S. Garfield	Hinsdale	IL	60521	912122002				
JJCJ LLC	18 W. 1st. St.	Hinsdale	IL	60521	912122003				
Shriver TR, Catherine & ETA	14 W. 1st. St.	Hinsdale	IL	60521	912122004				
111 Lincoln LLC	723 W. North St.	Hinsdale	IL	60521	912122005				
Berberian Companies	515 Lyell Dr. Unit 101	Modesto	CA	95356	912122006	912122007			
Odegard Properties	PO Box 58	Western Springs	IL	60558	912122008	912122009	912122010		
Rock Rubicon LLC Hinsdale	114 E. 6th St.	Hinsdale	IL	60521	912122013				
Corrigan, Freda Bremer C/O Jeanne Vaughan	970 Greenwood Court South	Sanibel	FL	33957	912122014				
Midwest Property Group	520 W. Erie Unit 430	Chicago	IL	60654	912122015				
Matzelle, WM & Gretchen	307 S. Lincoln St.	Hinsdale	IL	60521	912124001				
Cefaratti, Samuel & T TR	313 S. Lincoln St.	Hinsdale	IL	60521	912124002				
Coffey, Thomas & Mary	304 S. Washington St.	Hinsdale	IL	60521	912124005	912124006			
Dobrez, John & Tammy	418 S. Washington	Hinsdale	IL	60521	912124007				
JDR Investment Properties	8 Robin Hood Ranch	Oakbrook	IL	60523	912128016				
True North Investments Agent of Hinsdale First LLC	3000 Woodcreek Dr. #300	Downers Grove	IL	60515	912128018				
Hinsdale Building Corporation	25 E. 1st. St.	Hinsdale	IL	60521	912129009				
29 First LLC, C/O Midwest Property Group	520 W. Erie Unit 430	Chicago	IL	60654	912129010				
Duboe Bryant, Susie TR	1662 Foltz	Hoffman Estates	IL	60195	912129011				
TRP 35 First Street LLC	7630 Plaza Ct.	Wilowbrook	IL	60527	912129012	9012129013			
1015 Washington St. LTD PTNRSH C/O Midwest Property Group	520 W. Erie Unit 430	Chicago	IL	60654	912130001				
8E1 Hinsdale LLC	431 S. Dearborn No. 203	Chicago	IL	60605	912130002	912130007			
Wayne Hummer TR 1739	727 N. Bank Lane	Lake Forest	IL	60045	912130003				
First Church of Christ	405 E. 1st. St.	Hinsdale	IL	60521	912130004				
Mc Keague, Edward & Nancy	42 S. Bodin St.	Hinsdale	IL	60521	912130005				
Eighteen East Hinsdale LL	18 E. 1st. St.	Hinsdale	IL	60521	912130006				
Wisch Rental Properties L	PO Box 269	Hinsdale	IL	60522	912130008				
Village of Hinsdale	19 E. Chicago Avenue	Hinsdale	IL	60521	912130010	912130020			
Garfield Crossing LLC	1 Lincoln Center Unit 700	Oakbrook Terrace	IL	60181	912130016				
Hinsdale Chamber of Commerce	22 E. 1st. St.	Hinsdale	IL	60521	912130021				
Casten, Judith & Thomas	8 E. 3rd St.	Hinsdale	IL	60521	912131001				
Schneider, Robyn & Denise	20 E. 3rd. St.	Hinsdale	IL	60521	912131002				
East Third LLC	306 S. Garfield	Hinsdale	IL	60521	912131003				
Oles, James & S Starkston	306 S. Garfield	Hinsdale	IL	60521	912131004				
Shah, Neel & Caroline	315 S. Washington St.	Hinsdale	IL	60521	912131005				
Fiascone, Nicholas & A TR	11 E. 4th St.	Hinsdale	IL	60521	912131007				

Marsh, Thomas & Dolores	23 E. 4th St.	Hinsdale	IL	60521	912131008				
Prame, Thomas & Amy	318 S. Garfield	Hinsdale	IL	60521	912131009				
First Street Limited	105 E. 1st. St.	Hinsdale	IL	60521	912201007				
Garfield and First LLC	101 S. Garfield	Hinsdale	IL	60521	912207001				
Grace Church	120 E. 1st. St.	Hinsdale	IL	60521	912207002	912207003	912207004		
Davis, Thomas & Loretta CTLTC B7900556621	10 S. La Salle St. #2750	Chicago	IL	60603	912207007				
Schramko Reality Holdings	13 S. Garfield Avenue	Hinsdale	IL	60521	912207008				
Union Church of Hinsdale	137 S. Garfield Avenue	Hinsdale	IL	60521	912207009	912207010	912207011	912207012	912207019
Union Church of Hinsdale	3rd Garfield	Hinsdale	IL	60521	912207018				
Sherman, Jennifer L	305 S. Garfield Avenue	Hinsdale	IL	60521	912211001				
Geier, Paul & Stephanie	118 E. 3rd. St.	Hinsdale	IL	60521	912211002				
Elder, Christopher & Amy	321 S. Garfield Avenue	Hinsdale	IL	60521	912211005				



December 2, 2016

Village of Hinsdale  
Plan Commission Application  
Hinsdale Middle School  
Supplemental Text

**Property Identification Numbers:** 09-12-130-011-0000, 09-12-130-012-0000, 09-12-130-013-0000, 09-12-130-014-0000, 09-12-013-015-0000, 09-12-130-017-0000, 09-12-123-009-0000, 09-12-123-010-0000, 09-12-123-011-0000, 09-12-123-012-0000, 09-12-123-013-0000, 09-12-123-014-0000, 09-12-123-015-0000, 09-12-123-016-0000, 09-12-123-018-0000.



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

**Address of proposed request:** 100 S. Garfield Street, Hinsdale, IL 60521

**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.

See attached Supplemental Text.

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

The building facades will incorporate natural building materials such as large amounts of brick and stone as well as glass

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

The overall design concept is a brick and stone building that compliments the architectural character of downtown Hinsdale and the adjacent residential 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.

See attached Supplemental Text.

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

The building will be 8 feet lower than current building scheduled to be demolished. It is divided into several areas varying in height to reduce overall impact.

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 building's proportions in all facades are compatible with nearby buildings in the downtown area as well as the church on Garfield across the street.

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.

The historical nature of the design uses punched openings that are compatible with the surrounding buildings. Most windows are taller than they are wide.

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's footprint and elevations are compatible with downtown Hinsdale and the surrounding residential neighborhood.

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 the only structure on this site. Its facades and heights relate well to downtown and the lower portion of the building relates well to the residential neighborhood.

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 main and secondary entries to the building are setback and do not project outside the building footprint. Their relationship to other buildings and public ways is minimal.

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 natural materials used such as brick, stone and glazing will offer a pattern not unlike the surrounding buildings and will be very much in context with the existing buildings.

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

The roof shape of the building is largely dictated by the size and use. The parapets of the building will be as low as possible to allow for proper roof slope and drainage.

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.

All walls in the building will be continuous.

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.

The scale of the building will be lower towards 3rd street and the residential neighborhood. The building will be taller towards the larger buildings of downtown.

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 will face downtown Hinsdale. It is of a formal historical nature and it will be visually compatible with the surrounding downtown buildings.

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.

This building will replace a 1970's era building in it's entirety. Every effort has been made to improve the aesthetics of the existing building with the historical character of the new building.

## **REVIEW CRITERIA – Site Plan Review**

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

The site plan will not adversely affect the above standards

2. The proposed site plan interferes with easements and rights-of-way.

The site plan will not interfere 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.

The site plan will not interfere with any significant natural or physical features of the site

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The site plan will not be injurious 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.

The site plan will not create undue traffic congestion or hazards in the public streets. A traffic study is underway.

6. The screening of the site does not provide adequate shielding from or for nearby uses.

The screening of parking and service area will provide adequate shielding from nearby uses.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

The proposed structure and landscaping will be compatible 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.

The proposed site plan will create and preserve open space for recreation and beautification of the existing site.

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.

The site plan will be properly engineered as to not create drainage or erosion problems.

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.

The site plan will not place unwarranted or unreasonable burdens on utility systems.

11. The proposed site plan does not provide for required public uses designated on the Official Map.

The proposed site plan for a public school will accommodate public access and use of the site.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

The proposed site plan will not adversely affect the public health, safety or general welfare.

December 28, 2016

Village of Hinsdale  
Exterior Appearance and Site Plan Review  
Hinsdale Middle School  
Supplemental Text

1. **Open Spaces:** There will be a landscaped courtyard facing south on 3rd street that will provide a large quality open space. Landscaping consisting of canopy and ornamental trees and lawn will be provided around entire perimeter of building in the setbacks. The adjacent property across Washington Street will provide an open space for use in the school's recreation and physical education program.

4. **General Site Development:** Landscaping consisting of canopy and ornamental trees and lawn will be provided around the entire perimeter of the building.

Recreation and physical education will take place in the open space across Washington Street. The courtyard on the south side will include an outdoor classroom utilizing the salvaged outcropping stones.

The primary pedestrian access will be on the north adjacent to parking although other access points will be on the south near the bus drop-off. A separate entrance directly to the gym will also be provided from parking.

The primary auto drop-off will be on the north within the parking lot. The primary bus drop-off will remain in its current location to the south of the building off of Third Street. A new parking lot with 125 spaces will greatly increase the number of spaces available for the school. The Village is planning a lower level of parking with approximately 118 spaces.

A service entrance will be located on the west side off of Washington and will be screened with landscaping. Dumpsters will be kept in this area and screened with an opaque fence.

A traffic study is currently underway to verify site circulation.





PLAN COMMISSION  
APPLICATION

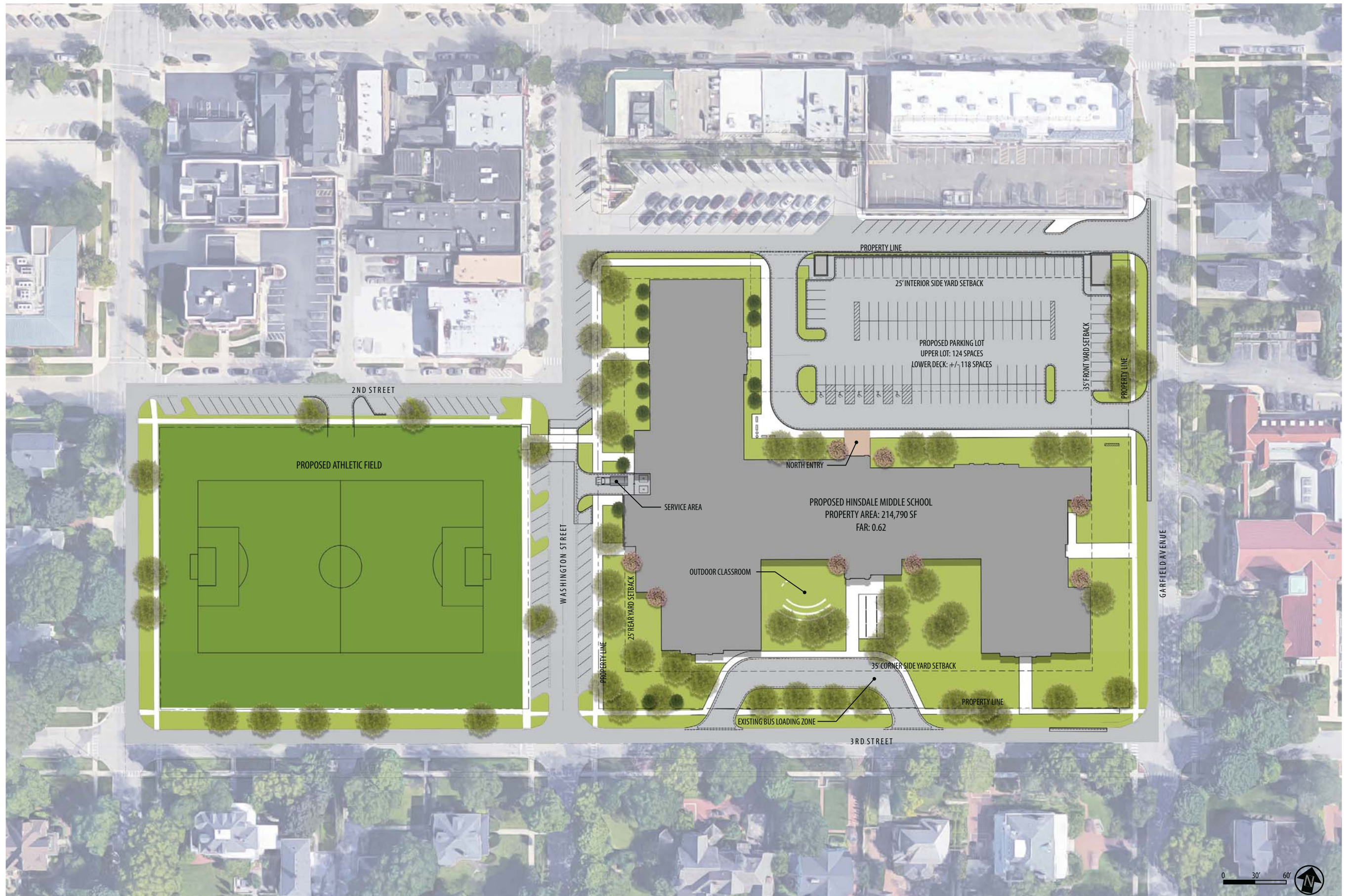
January 4, 2017

COMMUNITY  
SCHOOL DISTRICT # 181

Hinsdale Middle School Project

**SMITHGROUP JJR**  
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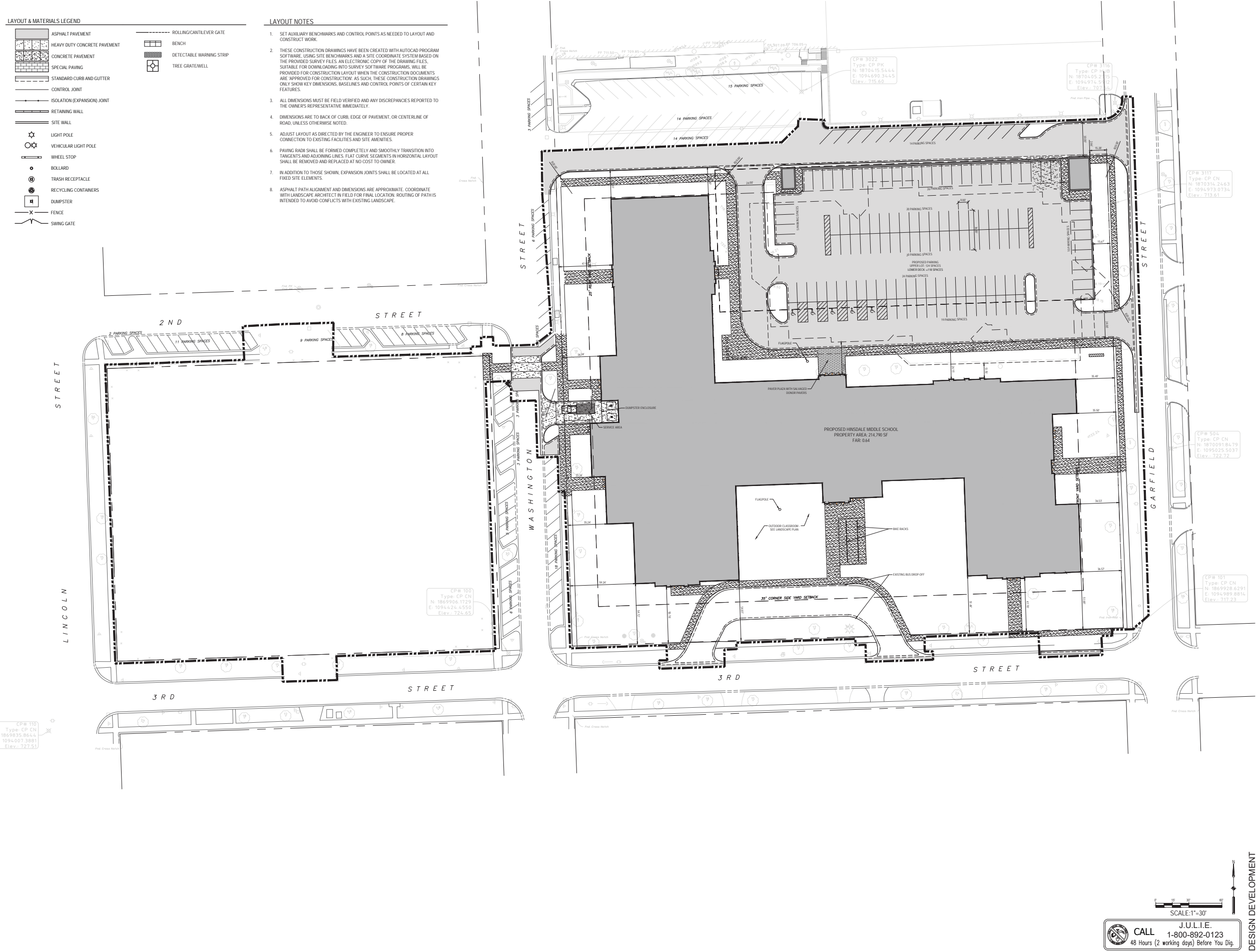




HINSDALE MIDDLE SCHOOL  
SITE PLAN

DECEMBER 16, 2016  
SCALE: 1"=30'-0"





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**SCHOOL DISTRICT 181**  
**HINSDALE MIDDLE SCHOOL**  
100 S. GARFIELD ST.  
HINSDALE, IL 60521

**Layout & Materials Plan**

**DESIGN DEVELOPMENT**

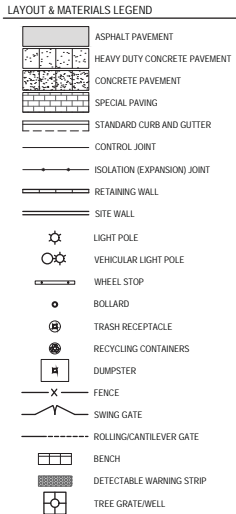
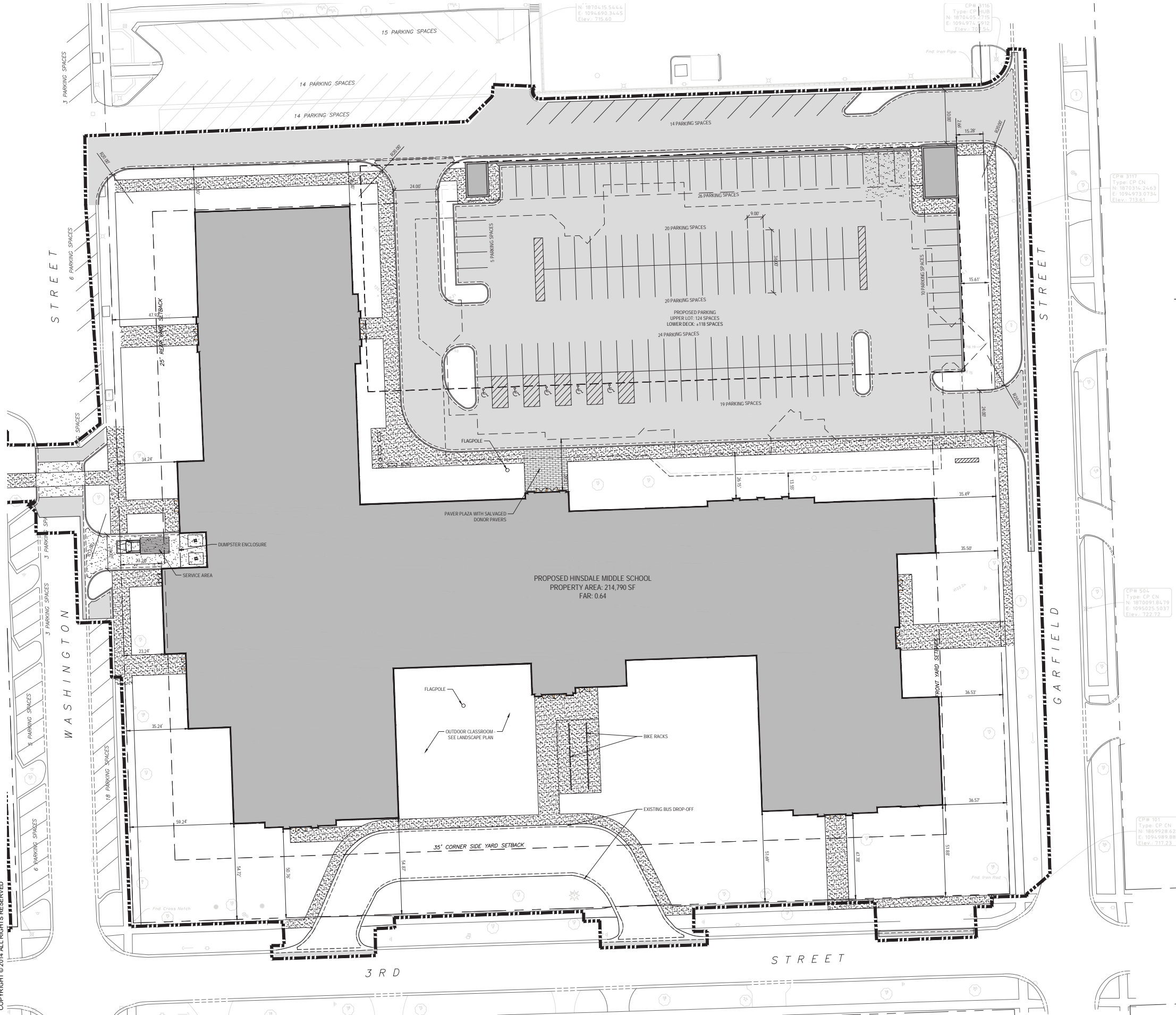
REVISIONS:

JOB NUMBER	15-391
DATE	DEC. 16, 2016

**C3.0**



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LAYOUT NOTES

1. SET AUXILIARY BENCHMARKS AND CONTROL POINTS AS NEEDED TO LAYOUT AND CONSTRUCT WORK.
2. THESE CONSTRUCTION DRAWINGS HAVE BEEN CREATED WITH AUTOCAD PROGRAM SOFTWARE, USING SITE BENCHMARKS AND A SITE COORDINATE SYSTEM BASED ON THE PROVIDED SURVEY FILES. AN ELECTRONIC COPY OF THE DRAWING FILES, SUITABLE FOR DOWNLOADING INTO SURVEY SOFTWARE PROGRAMS, WILL BE PROVIDED FOR CONSTRUCTION LAYOUT WHEN THE CONSTRUCTION DOCUMENTS ARE APPROVED FOR CONSTRUCTION. AS SUCH, THESE CONSTRUCTION DRAWINGS ONLY SHOW KEY DIMENSIONS, BASELINES AND CONTROL POINTS OF CERTAIN KEY FEATURES.
3. ALL DIMENSIONS MUST BE FIELD VERIFIED AND ANY DISCREPANCIES REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, OR CENTERLINE OF ROAD, UNLESS OTHERWISE NOTED.
5. ADJUST LAYOUT AS DIRECTED BY THE ENGINEER TO ENSURE PROPER CONNECTION TO EXISTING FACILITIES AND SITE AMENITIES.
6. PAVING RADI SHALL BE FORMED COMPLETELY AND SMOOTHLY TRANSITION INTO TANGENTS AND ADJOINING LINES. FLAT CURVE SEGMENTS IN HORIZONTAL LAYOUT SHALL BE REMOVED AND REPLACED AT NO COST TO OWNER.
7. IN ADDITION TO THOSE SHOWN, EXPANSION JOINTS SHALL BE LOCATED AT ALL FIXED SITE ELEMENTS.
8. ASPHALT PATH ALIGNMENT AND DIMENSIONS ARE APPROXIMATE. COORDINATE WITH LANDSCAPE ARCHITECT IN FIELD FOR FINAL LOCATION. ROUTING OF PATH IS INTENDED TO AVOID CONFLICTS WITH EXISTING LANDSCAPE.

SCALE: 1"=20'

CALL 1-800-892-0123  
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DESIGN DEVELOPMENT

REVISIONS

C3.1

Layout & Materials Plan - Area A

SCHOOL DISTRICT 181  
HINSDALE MIDDLE SCHOOL

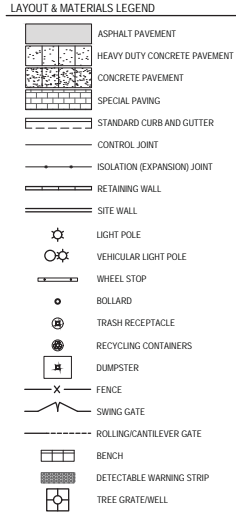
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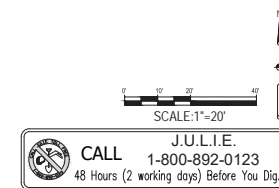
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DESIGN DEVELOPMENT

Layout &amp; Materials Plan - Area B

SCHOOL DISTRICT 181  
HINSDALE MIDDLE SCHOOL

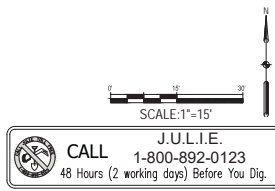
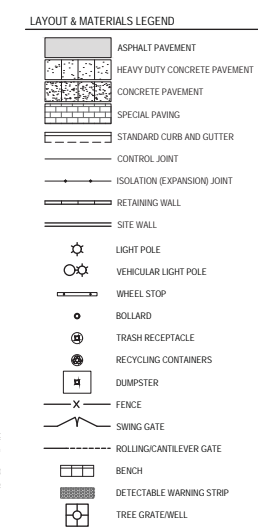
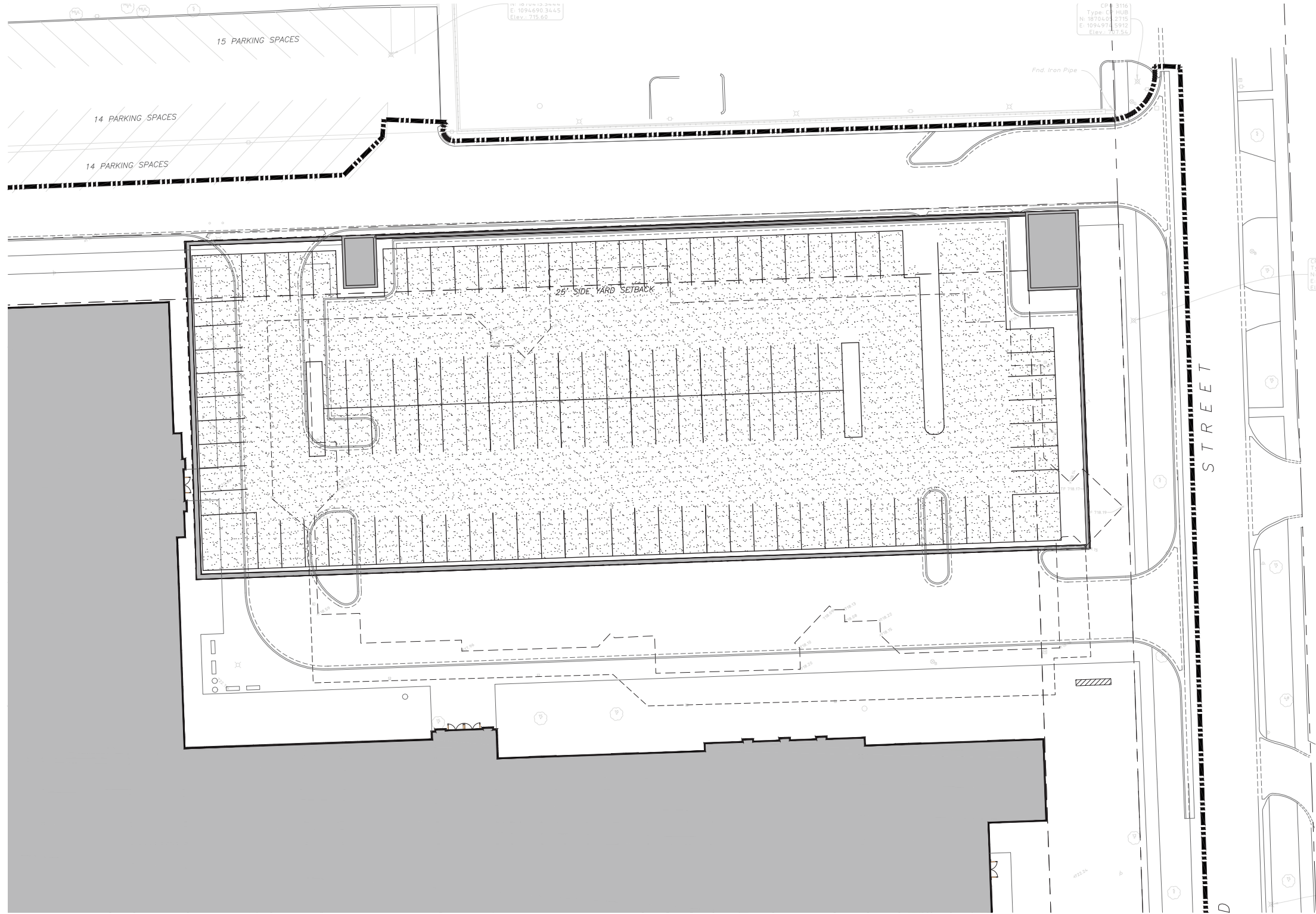
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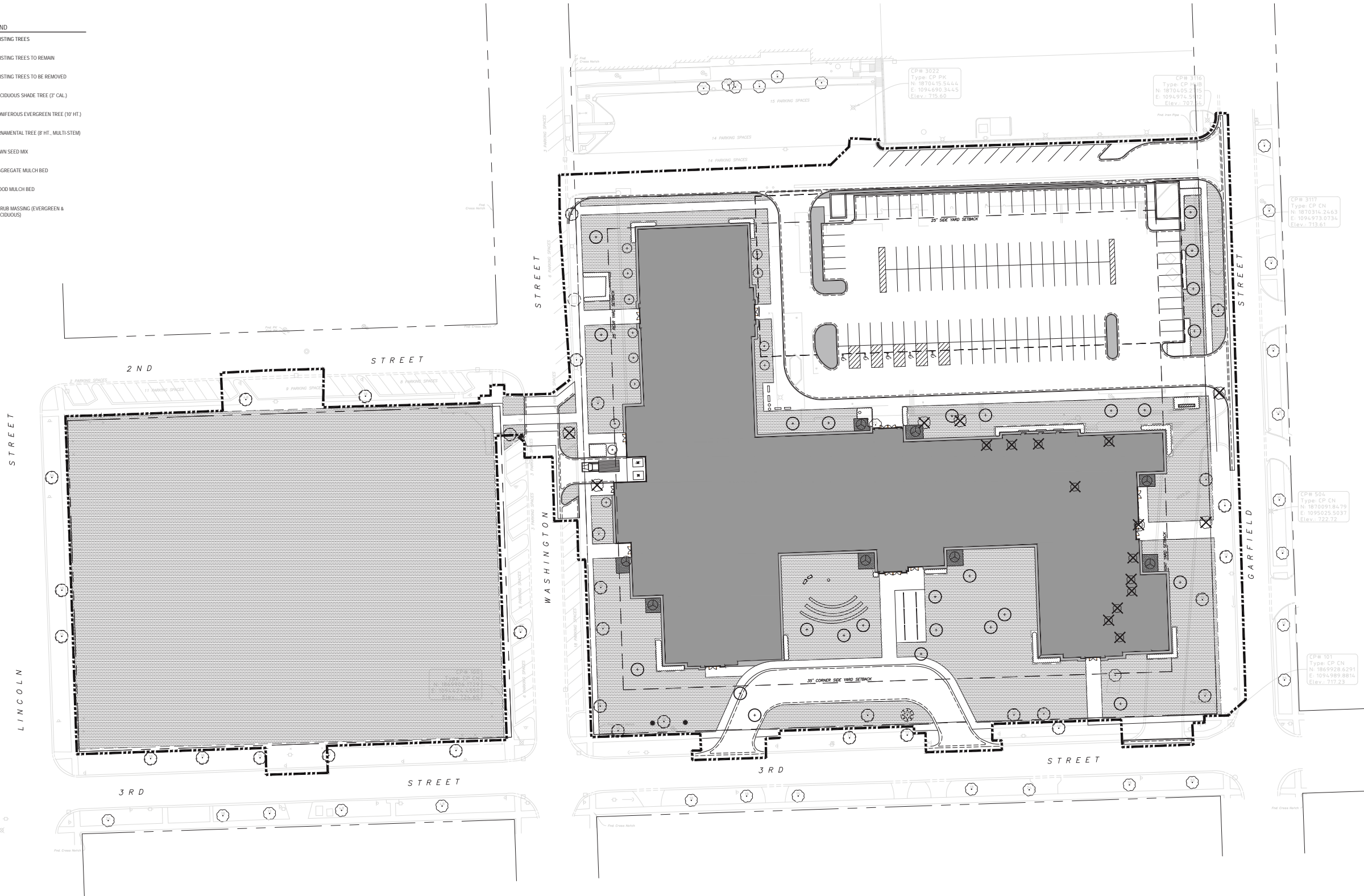


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				DATE DEC. 16, 2016
DESIGN DEVELOPMENT				C3.3



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- LANDSCAPE LEGEND
- EXISTING TREES
  - EXISTING TREES TO REMAIN
  - EXISTING TREES TO BE REMOVED
  - DECIDUOUS SHADE TREE (3" CAL.)
  - CONIFEROUS EVERGREEN TREE (10' HT.)
  - ORNAMENTAL TREE (8' HT., MULTI-STEM)
  - LAWN SEED MIX
  - AGGREGATE MULCH BED
  - WOOD MULCH BED
  - SHRUB MASSING (EVERGREEN & DECIDUOUS)



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JOB NUMBER  
15-391

DATE  
DEC. 16, 2016

Landscapes Plan

SCHOOL DISTRICT 181  
HINSDALE MIDDLE SCHOOL  
100 S. GARFIELD ST.  
HINSDALE, IL 60521

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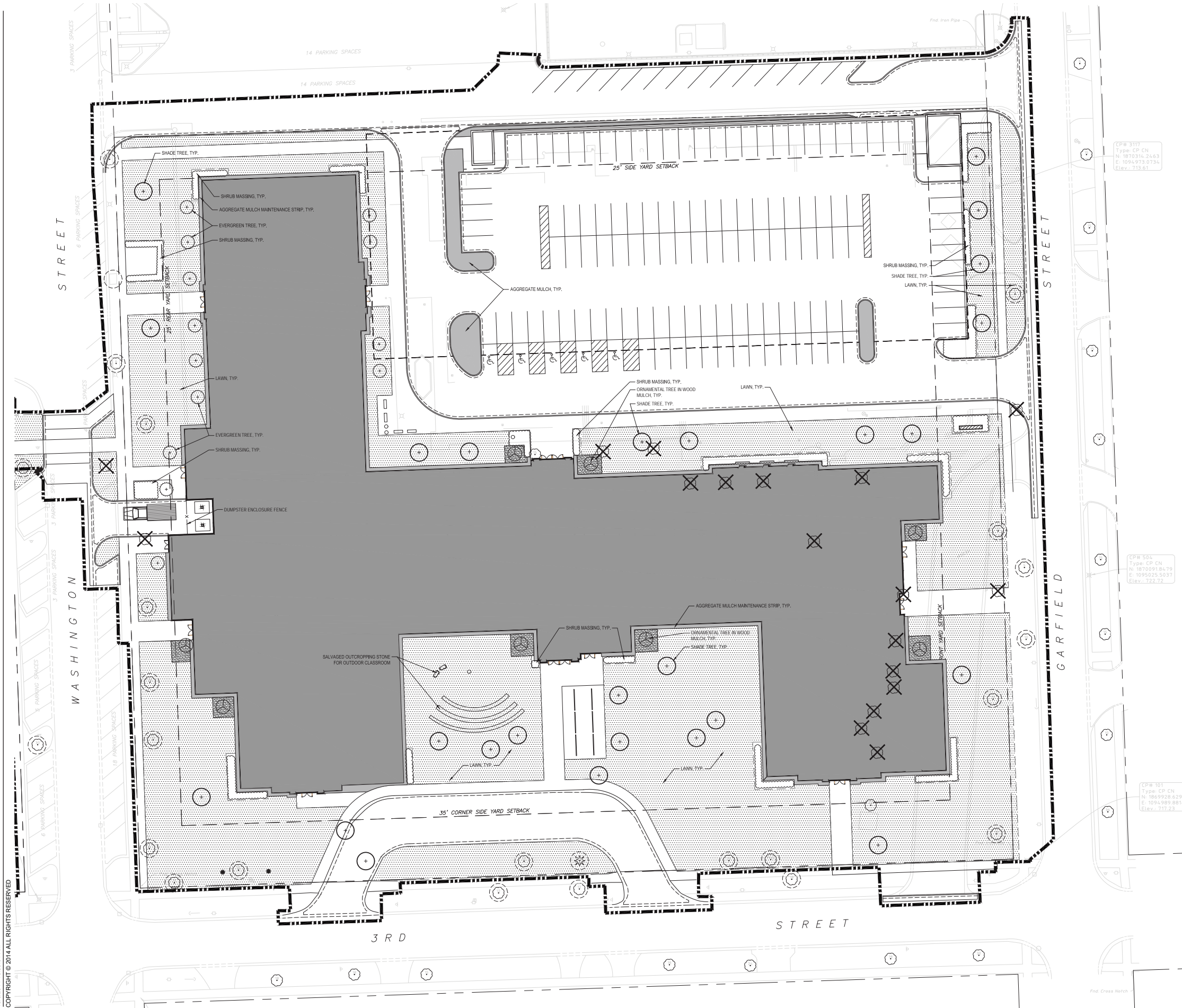
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  - WOOD MULCH BED
  - SHRUB MASSING (EVERGREEN & DECIDUOUS)

JOB NUMBER 15-391  
DATE DEC. 16, 2016

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L1.1

Landscape Plan - Area A

SCHOOL DISTRICT 181  
HINSDALE MIDDLE SCHOOL

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HINSDALE, IL 60521

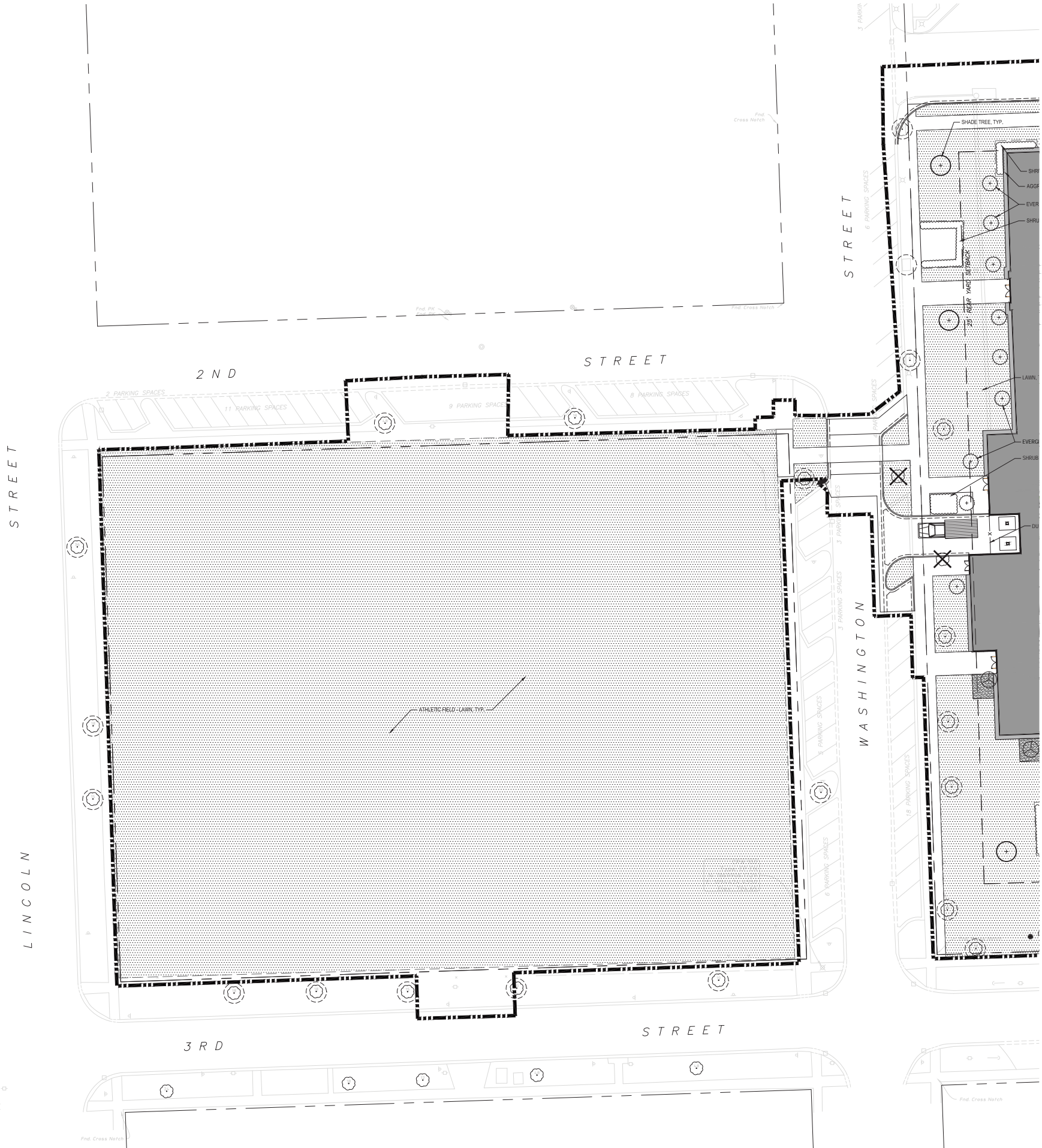
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SCALE: 1"=20'





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E: 1094007.3881  
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  - EXISTING TREES TO BE REMOVED
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  - SHRUB MASSING (EVERGREEN & DECIDUOUS)

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JOB NUMBER 15-381  
DATE DEC. 16, 2016

Landscape Plan - Area B

SCHOOL DISTRICT 181  
HINSDALE MIDDLE SCHOOL  
1100 S. GARFIELD ST.  
HINSDALE, IL 60521

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L1.2



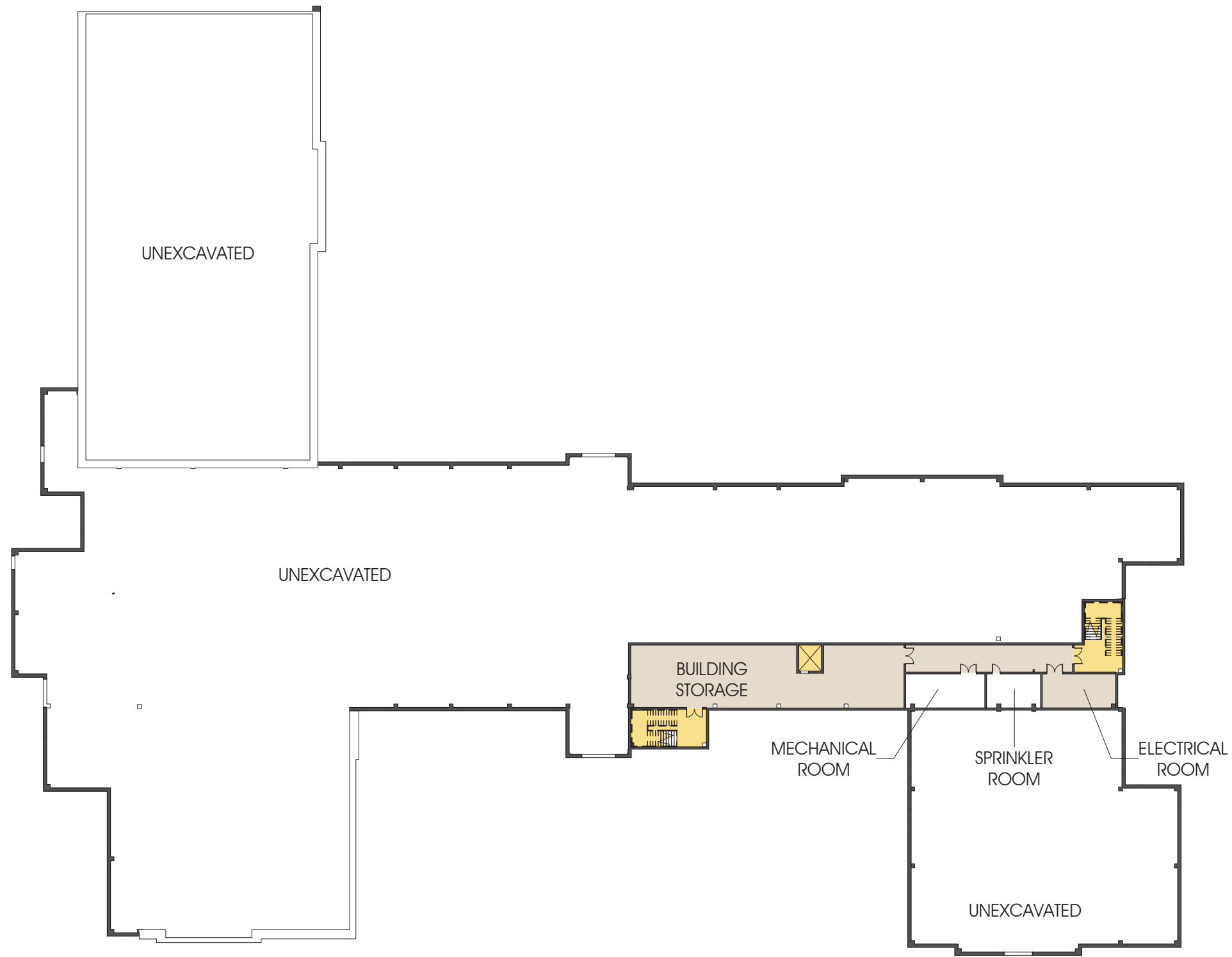


Conceptual View of Service Area on Washington Street



Precedent Image of Outcropping Stone @ Outdoor Classroom



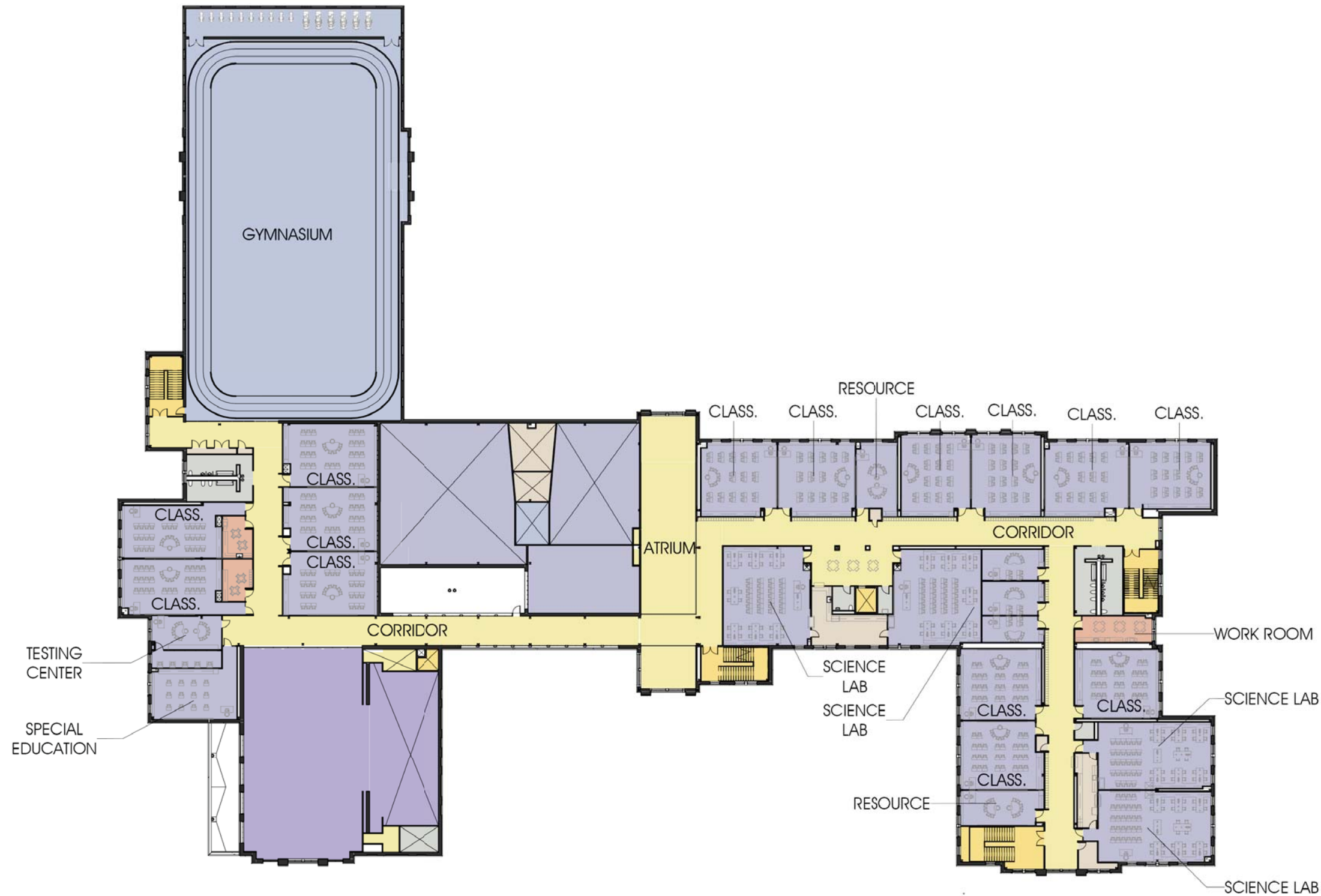






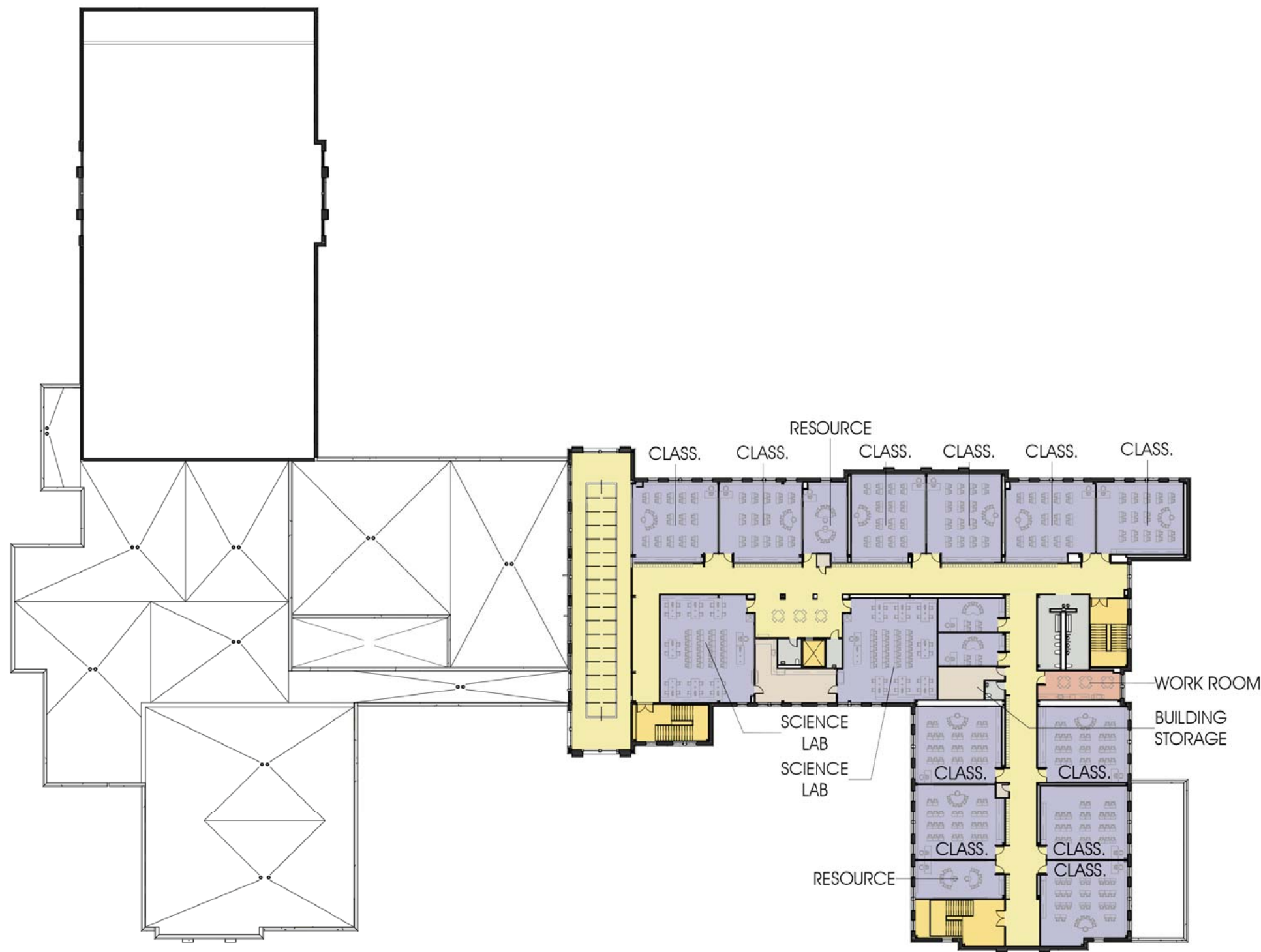
- Assembly Spaces
- Classroom
- Classroom - Special Ed
- Classroom - Vocational
- Faculty Lounge
- Gym / Locker Room
- Horizontal Circulation
- Kitchen
- Offices
- Service Areas
- Storage
- Toilet Rooms/ Janitor
- Vertical Circulation
- Work Room

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- Assembly Spaces
- Classroom
- Classroom - Special Ed
- Classroom - Vocational
- Gym / Locker Room
- Horizontal Circulation
- Offices
- Service Areas
- Storage
- Toilet Rooms/ Janitor
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- Work Room

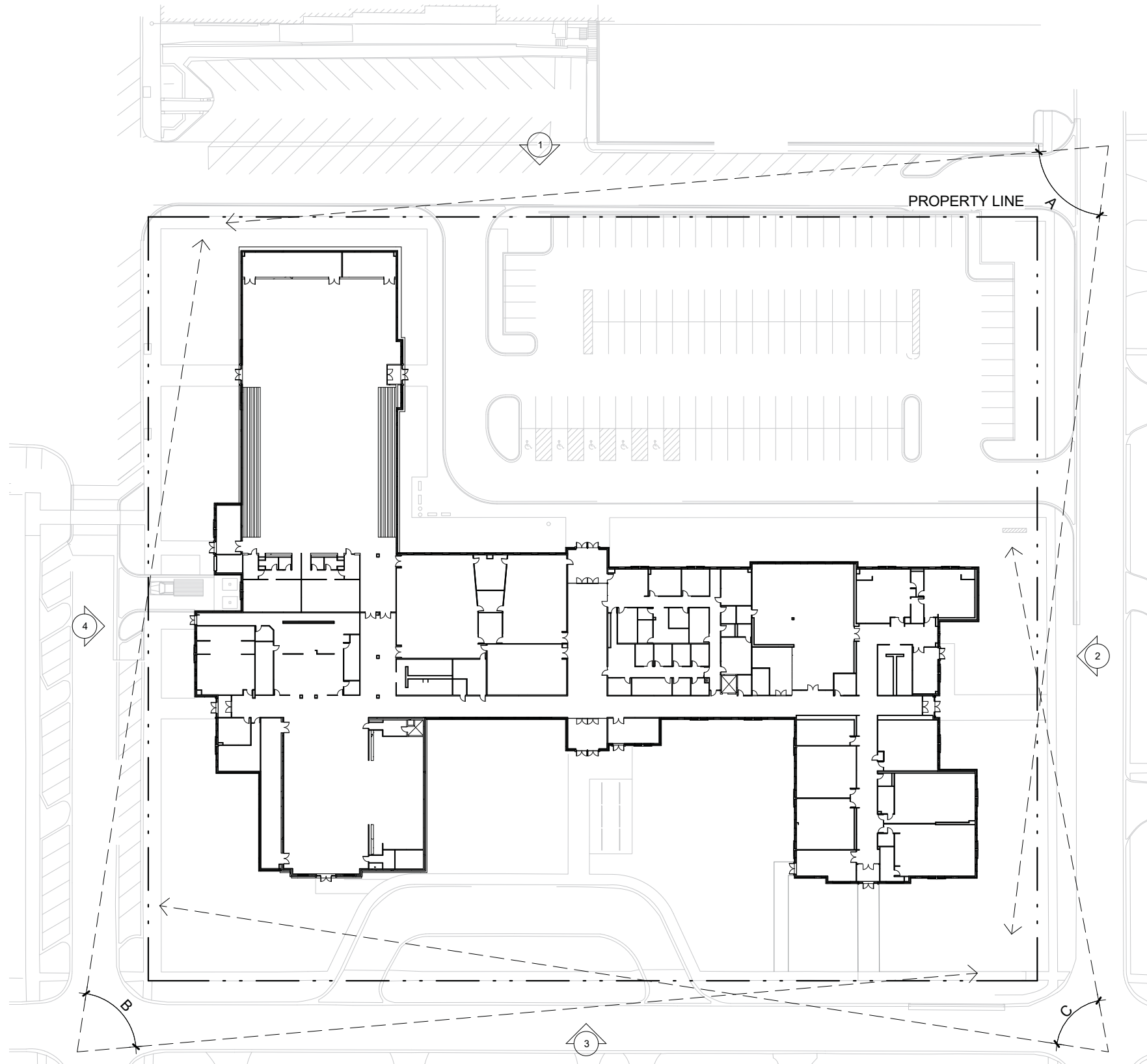
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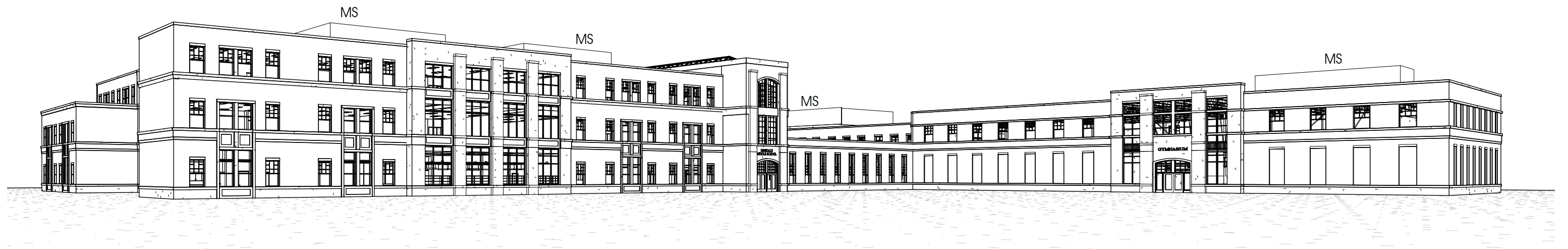
- Classroom
- Classroom - Vocational
- Horizontal Circulation
- Service Areas
- Storage
- Toilet Rooms/ Janitor
- Vertical Circulation
- Work Room

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\* MECHANICAL SCREEN

EYE-LEVEL PERSPECTIVE VIEW 'A'

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PERSPECTIVE VIEW

HINSDALE MIDDLE SCHOOL PROJECT

JAN 4, 2017

SCHOOL DISTRICT # 181

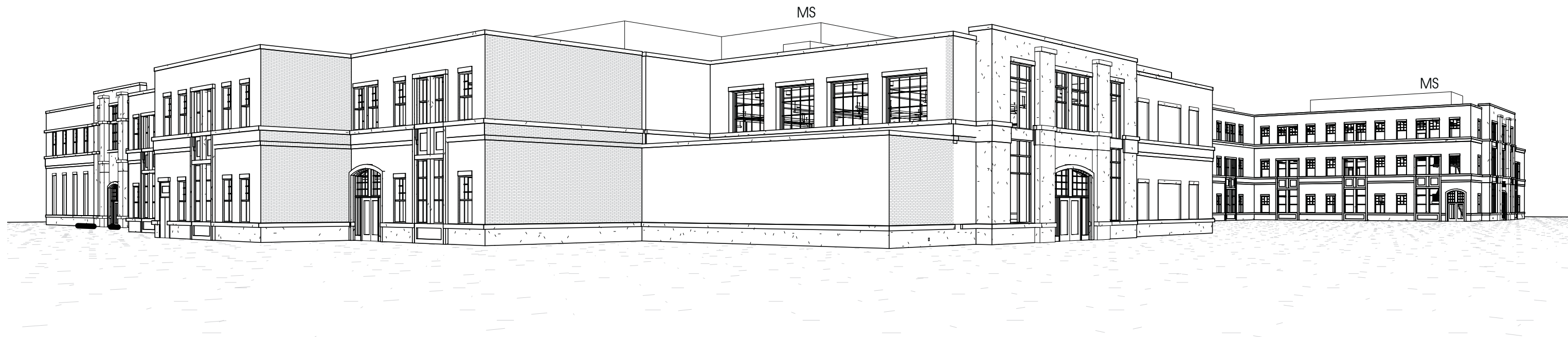


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PERSPECTIVE VIEW

HINSDALE MIDDLE SCHOOL PROJECT  
SCHOOL DISTRICT # 181

JAN 4, 2017



\* MECHANICAL SCREEN

EYE-LEVEL PERSPECTIVE VIEW 'C'

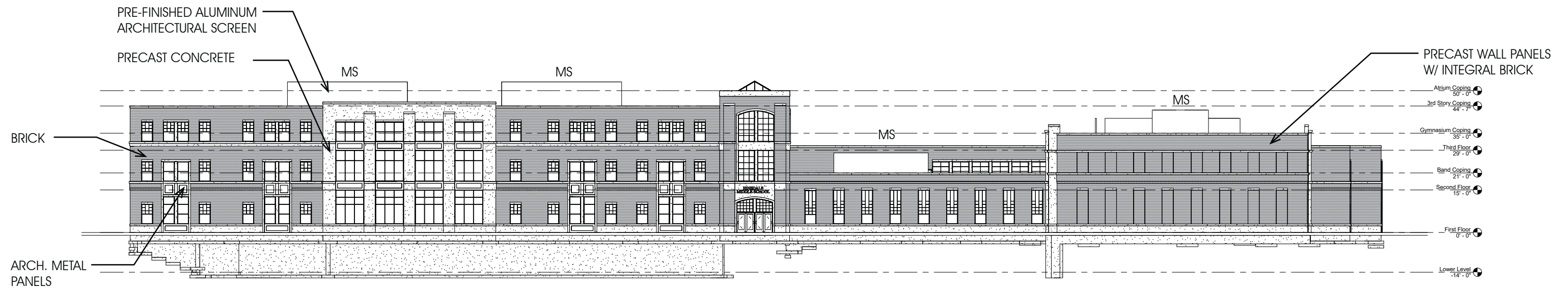
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PERSPECTIVE VIEW

HINSDALE MIDDLE SCHOOL PROJECT

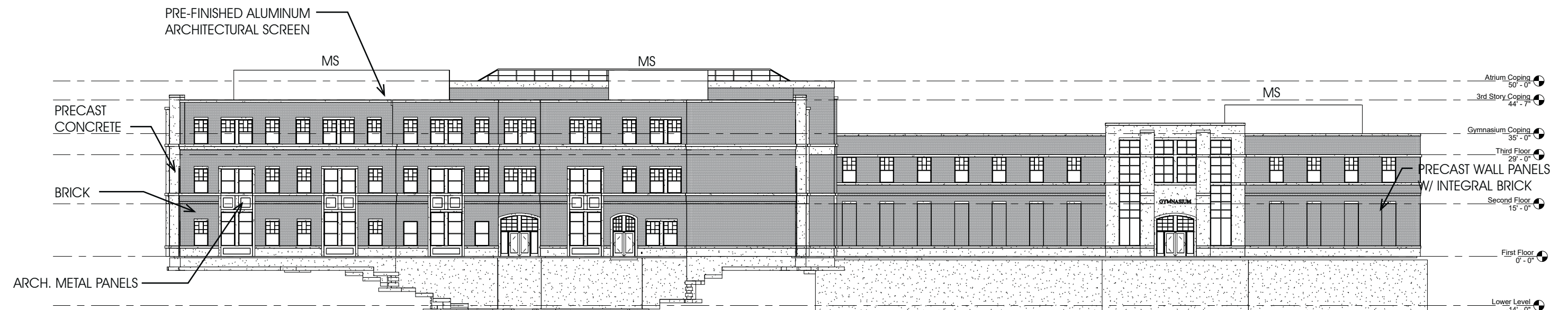
JAN 4, 2017

SCHOOL DISTRICT # 181



NORTH ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

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**SOUTH ELEVATION**

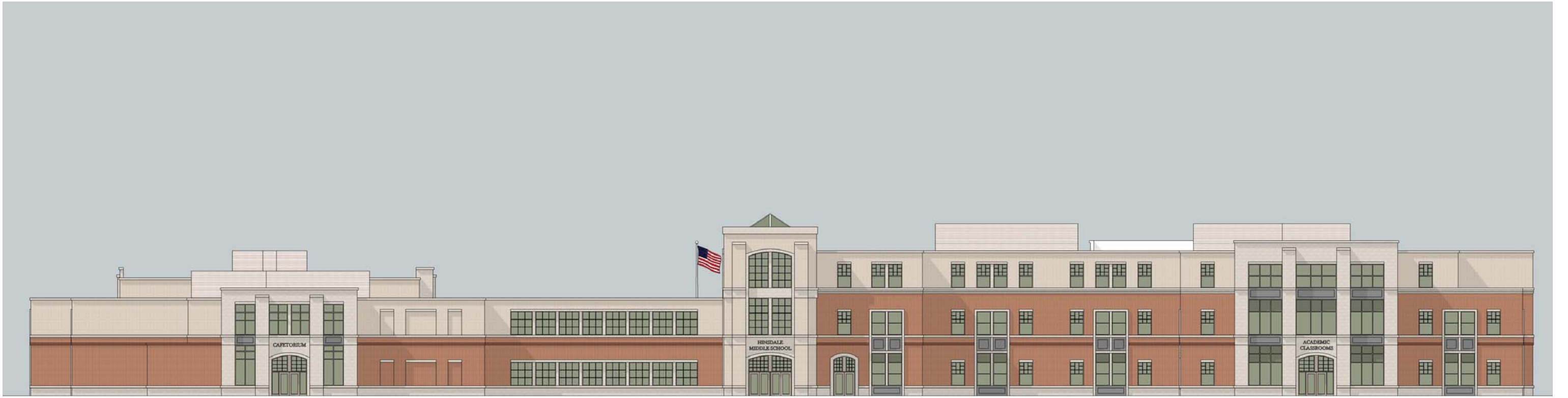
1/32" = 1'-0"



**WEST ELEVATION**

1/32" = 1'-0"

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South Elevation (Third Street)



North Elevation (Second Street)





West Elevation (Washington Street)



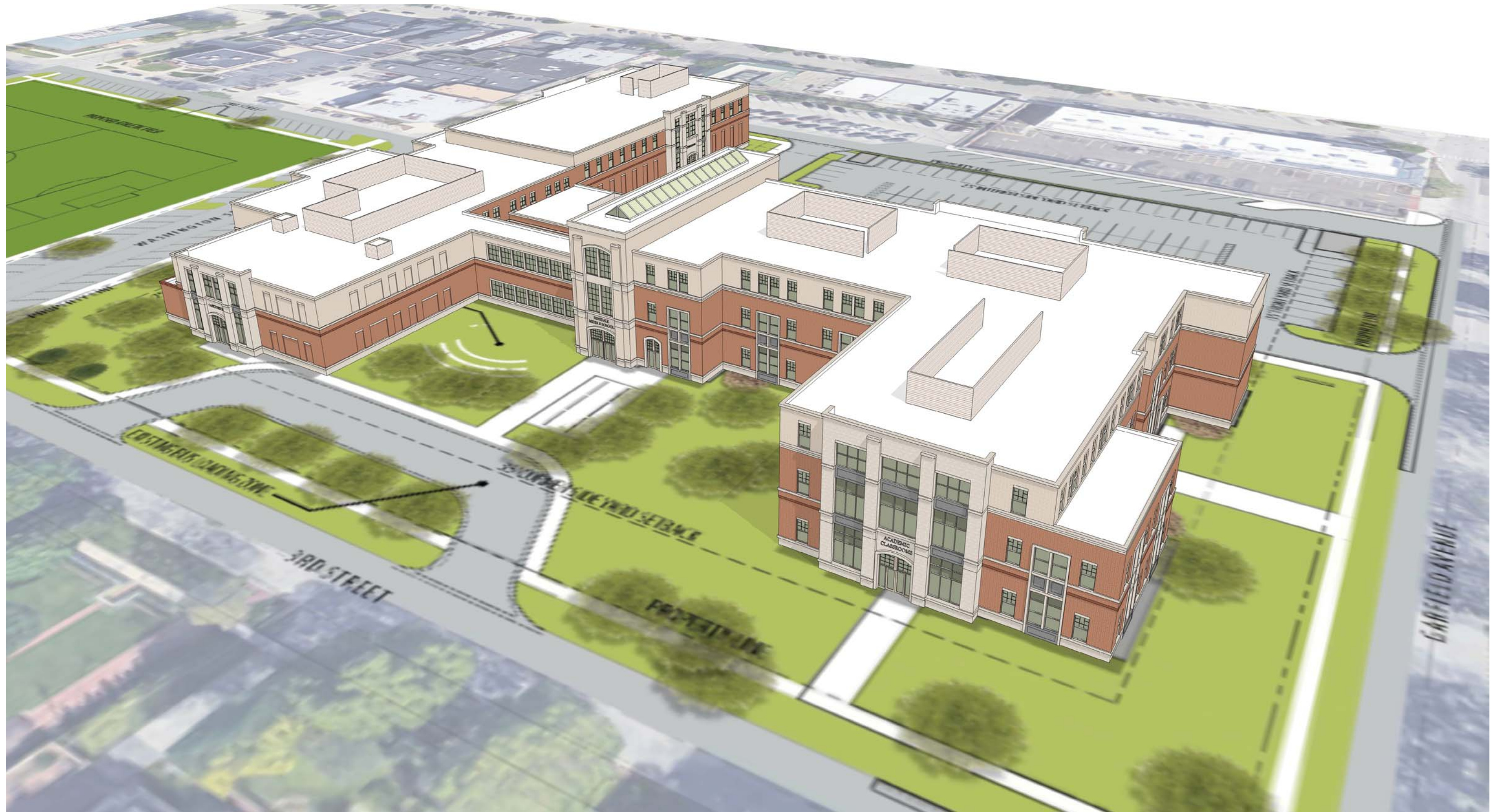
East Elevation (Garfield Street)





Northeast Aerial Perspective





Southeast Aerial Perspective





Northeast Perspective





Southeast Perspective



## MEMORANDUM

**DATE:** January 13, 2017

**TO:** Chairman Neiman & Members of the Zoning Board of Appeals

**CC:** Christine Bruton, Village Clerk

**FROM:** Robert McGinnis, MCP  
Director of Community Development/Building commissioner

**RE:** **Zoning Variation – V-07-16; 100 S. Garfield Street (HMS)**

---

In this application for variation, the applicant requests relief from the following bulk zoning standards in order to construct a new middle school;

1. Section 7-310(C)(2) Rear Yard Setback.
2. Section 7-310(D) Floor Area Ratio.
3. Section 9-104(G)(2)(b) Off-street parking in Required Front Yard.

It should be noted that the new building is being constructed around the existing building thereby creating design challenges and driving some of the variation requests.

It should also be noted that the request for an increase in Floor Area Ratio (FAR) will need to move on to the Board of Trustees as a recommendation. Additionally, there is a statutory requirement that this application needs to be processed within 90 days of a complete submittal. As such, it is important that we do what we can in order to try and minimize delays. See email and legislation from our attorney attached.

This property is located in the IB Institutional Building District in the Village of Hinsdale and is located on the west side of Garfield Street between Second and Third. The property has a frontage of approximately 430', an average depth of 500', and a total square footage of approximately 214,790. The maximum FAR is .50 or approximately 107,395 square feet; there are no Building Coverage or Total Lot Coverage limitations set forth in the IB zoning district.

cc: Kathleen Gargano, Village Manager  
Zoning file V-07-16

## Robert McGinnis

---

**From:** Michael A. Marrs <mamarrs@KTJLAW.com>  
**Sent:** Wednesday, September 28, 2016 9:05 AM  
**To:** Chan Yu; Robert McGinnis  
**Cc:** Lance C. Malina  
**Subject:** RE: HMS Submittal for VOH Board Meeting - \*New Hinsdale Middle School and Review Process Question\*

He is referring to the new requirements in PA 99-890 that require municipalities to “make reasonable efforts to streamline the zoning application and review process” when processing zoning applications from public school districts. The specific actions required of a municipality under the Act include “expediting the zoning review process for the purpose of rendering a decision on any application from a school district within 90 days after a completed application is submitted to a municipality.” The amendments are specific to school district applications, and don’t impact your review of submittals from anyone else.

The key here is the term “completed application.” The 90 days starts when they submit the actual completed application. You should work with the District to identify all the zoning relief they will need, and what will be required for their submittal. If their initial application/submittal is not complete, you should advise them that it is incomplete and what specifically they will need to provide in order to make it complete.

Once we know what relief they will need, we should map out the process to determine how we can multi-track the meetings/processes to get it all done within the 90 days. Preparing draft findings ahead of time so that they can be approved the same night as the hearing or meeting is one possible way the process can be streamlined. Special meetings, if necessary, is another. We want to make sure the PC and ZBA and BOT members have what they need to reasonably make a decision without the need to demand additional documentation mid-process that will cause the process to extend past the 90 days. Essentially, we need to show that we are making reasonable efforts to keep the process moving forward. The law does not say that relief is automatically granted if the time extends past 90 days, so they would need to bring some sort of circuit court action if they believed we were in violation.

A link to the Public Act is attached. Only Section 15 applies to municipalities: <http://www.ilga.gov/legislation/publicacts/fulltext.asp?Name=099-0890&GA=99>

**Michael A. Marrs** | Klein, Thorpe and Jenkins, Ltd. | 20 N. Wacker Drive, Suite 1660 | Chicago, IL 60606 | Ph: 312-984-6419 | [mamarrs@ktjlaw.com](mailto:mamarrs@ktjlaw.com)

---

**From:** Chan Yu [mailto:[cyu@villageofhinsdale.org](mailto:cyu@villageofhinsdale.org)]  
**Sent:** Monday, September 26, 2016 8:02 AM  
**To:** Lance C. Malina; Michael A. Marrs  
**Cc:** Robert McGinnis  
**Subject:** RE: HMS Submittal for VOH Board Meeting - \*New Hinsdale Middle School and Review Process Question\*

Sorry, received the attachment bounce back today. Please see the attached reduced size file.

Thank you!

-Chan



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## Public Act 099-0890

[Bill Status](#) [Printer-Friendly Version](#) [PDF](#)

### Public Act 099-0890

SB2186 Enrolled

LRB099 14516 NHT 38633 b

**Search By Number**  
(example: HB0001)

AN ACT concerning education.

[Search Tips](#)

Be it enacted by the People of the State of Illinois,  
represented in the General Assembly:

**Search By Keyword**

Section 5. The Counties Code is amended by adding Section 5-12021 as follows:

(55 ILCS 5/5-12021 new)

[Search Tips](#)

Sec. 5-12021. Special provisions relating to public schools.

(a) In exercising the powers under this Division with respect to public school districts, a county shall act in a reasonable manner that neither regulates educational activities, such as school curricula, administration, and staffing, nor frustrates a school district's statutory duties. This subsection (a) is declarative of existing law and does not change the substantive operation of this Division.

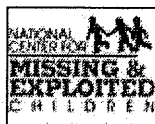
(b) In processing zoning applications from public school districts, a county shall make reasonable efforts to streamline the zoning application and review process for the school board and minimize the administrative burdens involved in the zoning review process, including, but not limited to, reducing application fees and other costs associated with the project of a school board to the greatest extent practicable and reflective of actual cost but in no event more than the lowest fees customarily imposed by the county for similar applications, limiting the number of times the school district must amend its site plans, reducing the number of copies of site plans and any other documents required to be submitted by the county, and expediting the zoning review process for the purpose of rendering a decision on any application from a school district within 90 days after a completed application is submitted to the county.

Section 10. The Township Code is amended by changing Section 110-70 as follows:

(60 ILCS 1/110-70)

Sec. 110-70. School district ~~affected~~.

(a) In any hearing before a zoning commission or board of appeals, any school district within which the property in issue, or any part of that property, is located may appear and present evidence.





comply with any valid local government zoning ordinance or resolution that applies where the pertinent part of the building, structure, or site owned by the school district is located. The changes to this Section made by this amendatory Act of the 99th General Assembly are declarative of existing law and do not change the substantive operation of this Section.

(Source: P.A. 90-566, eff. 1-2-98.)

Section 99. Effective date. This Act takes effect upon becoming law.

**Effective Date: 8/25/2016**

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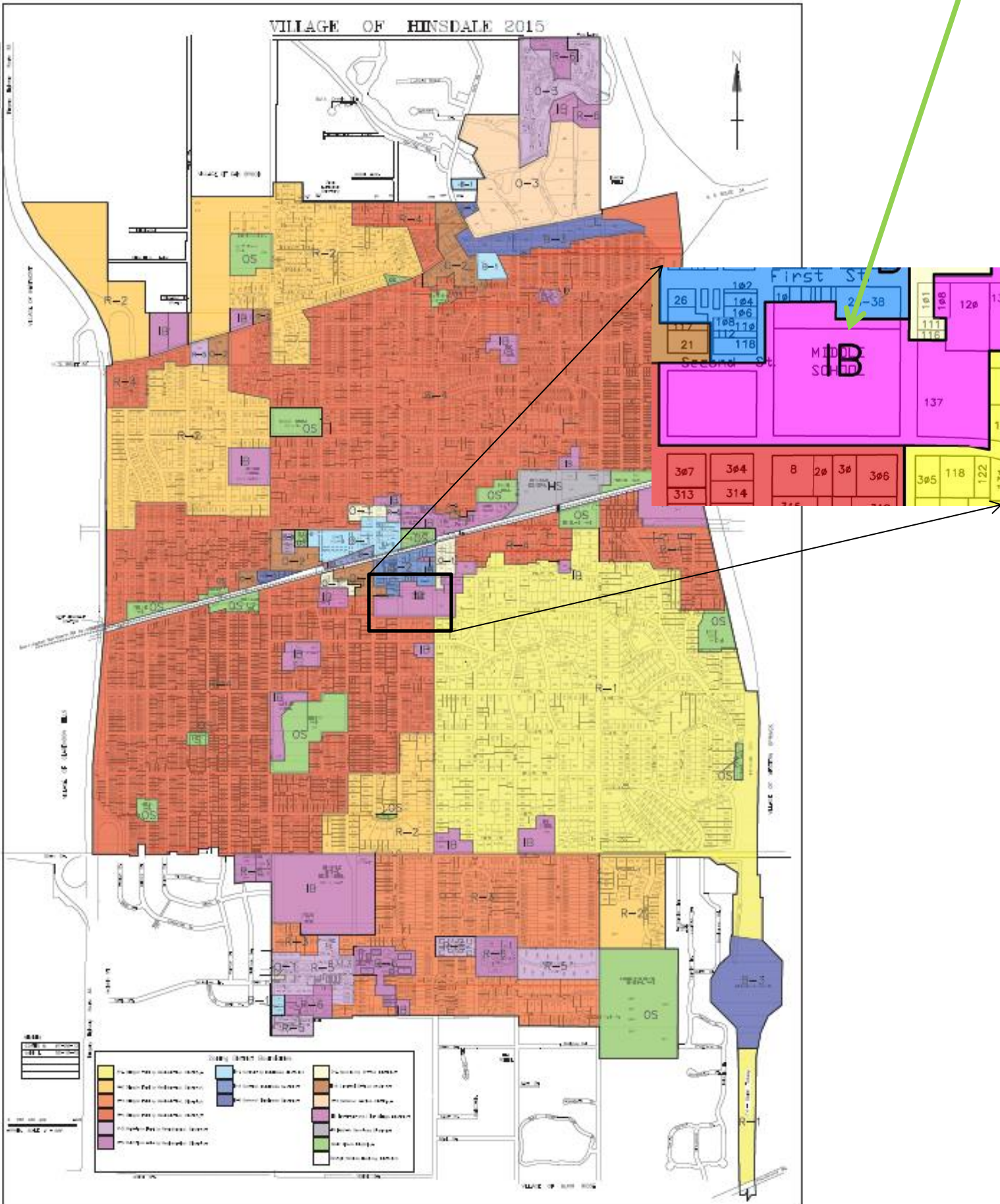
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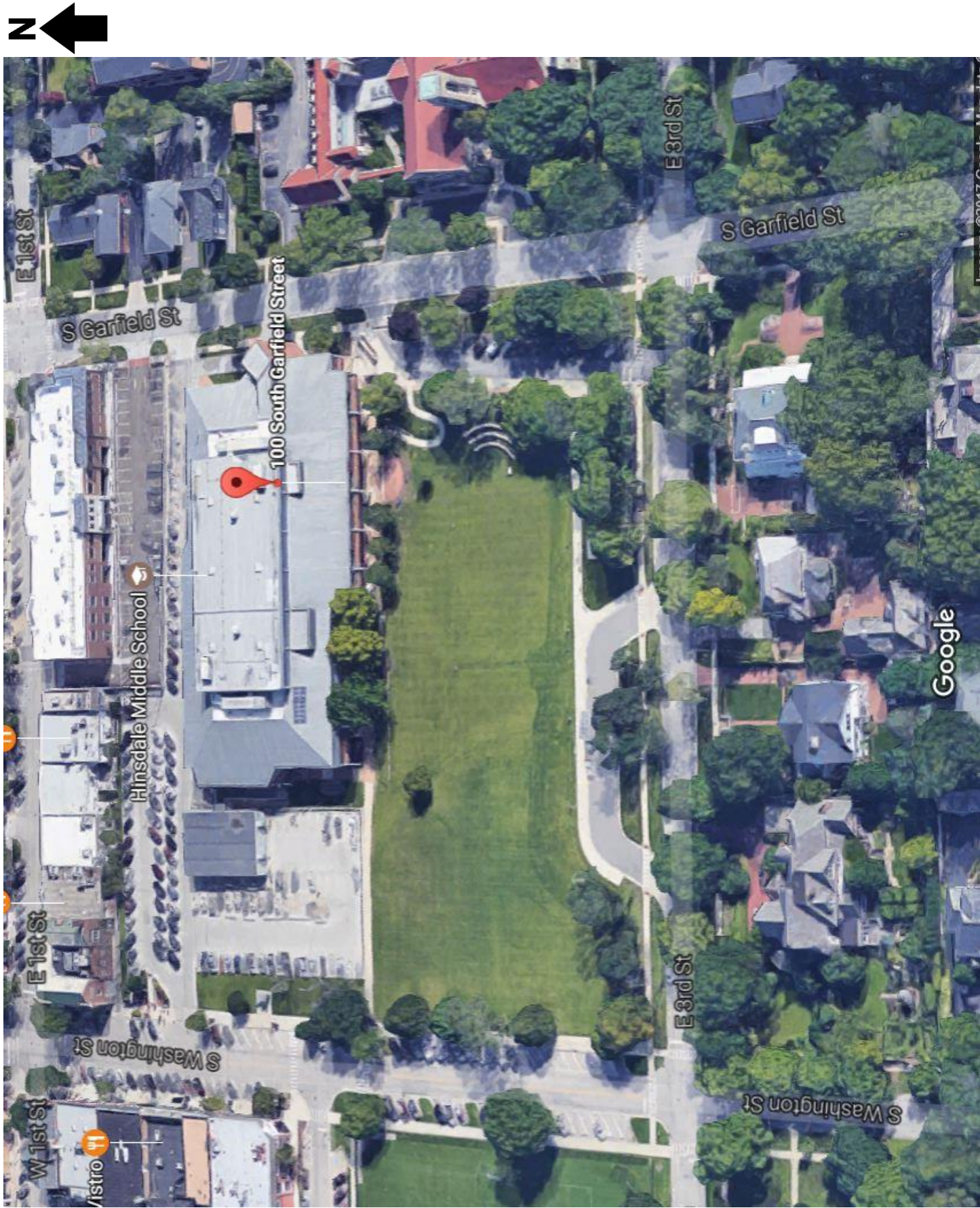
This site is maintained for the Illinois General Assembly by the  
Legislative Information System, 705 Stratton Building, Springfield, Illinois 62706  
217-782-3944 217-782-2050 (TTY)

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



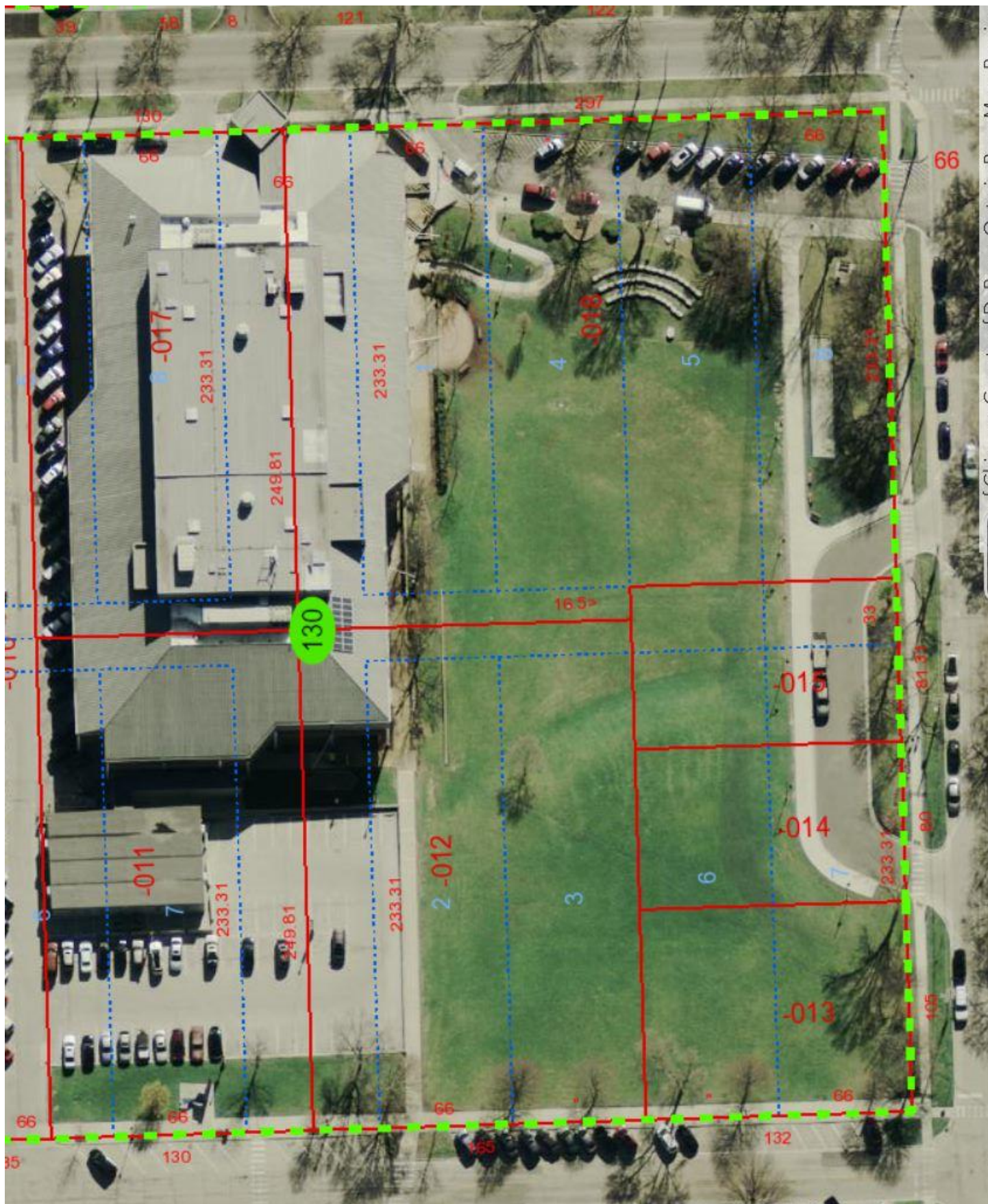


Attachment 4: Aerial View of 100 S. Garfield Avenue





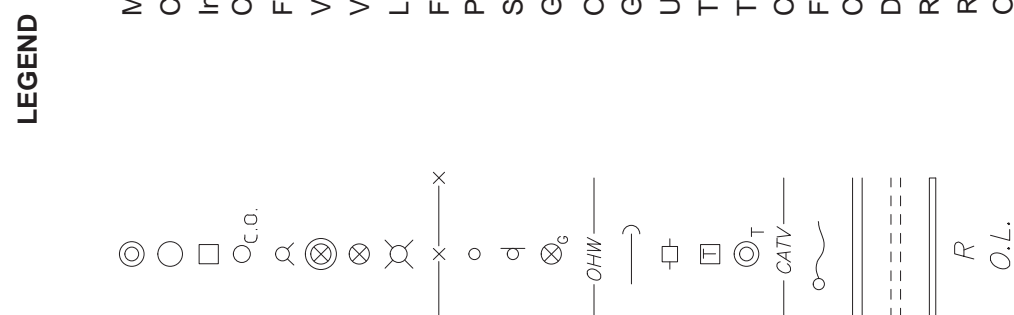
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## FO

A graphic scale bar is shown with markings for 0, 15, and 30 feet. Below the bar, it reads "SCALE: 1" = 30'". To the left of the scale bar is a north arrow pointing towards the top of the page.



By: 

1. Field work was completed on October 12, 2016.
2. The basis of bearing shown hereon is assumed.
3. Underground utilities are not shown hereon.

Plot Date: Dec 15, 2016 - 2:16pm Plotted On: jett-g Layout: Plot of Survey  
File Name: p:\2016\16148\Demographic\Final\_Survey\16148\_Plot of Survey.docx

Ordered By: Hirsdale Middle School  
Order No.: 18-144

Plot Name	Dec 15, 2016 - 2:16pm	Plotted By: jell.p	Layout: Plot of Surveys
File Name:	P:\2016\16140(Dawson)\Field Surveys\16146 Plot of Surveys.docx		

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16-144