#### **MEETING AGENDA**



### PLAN COMMISSION Wednesday, March 8, 2017 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

#### **CALL TO ORDER**

1. MINUTES - Minutes of January 19, 2017, (Special Meeting); and February 8, 2017

#### 2. FINDINGS AND RECOMMENDATIONS

- a) Case A-40-2016 722-724 N. York Rd. Hinsdale Animal Hospital Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use Permit and Concurrent Special Use Permit Application.
- b) 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).
- c) Case A-37-2016 120 N. Oak St. AMITA Health Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist to AMITA) \*continued from January 11, 2017, PC meeting\*.
- 3. PUBLIC HEARING All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
  - a) Case A-38-2016 525-527 W. Ogden Ave. Kensington School Text Amendment and Special Use Permit for Child Daycare not operated by/for a Membership Organization and concurrent Exterior Appearance/Site Plan Application. \*Continuation from January 11, 2017, Plan Commission meeting\*
  - b) Case A-26-2016 21 W. Second St. TinkRworks, LLC Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.
  - c) Case A-33-2016 534 Chestnut St. Christine Stec Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.

#### 4. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

a) Case A-01-2017 – 17 W. Maple St. – Unitarian Church of Hinsdale – Exterior Appearance and Site Plan for new Windows and roof solar panels on the Unitarian Church of Hinsdale Religious Education Building.

#### 5. SIGN PERMIT REVIEW

- a) Case A-02-2017 29 E. First St. Levato Salon 1 Canopy Sign in Historic Downtown District
- **b)** Case A-03-2017 20 E. Maple St. Hinsdale Public Library 1 New Ground Sign at Local Landmark (attached to Memorial Hall)

#### 6. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

## MINUTES VILLAGE OF HINSDALE PLAN COMMISSION SPECIAL MEETING- JANUARY 19, 2017 MEMORIAL HALL 7:30 P.M.

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

PRESENT: Chairman Cashman (recused himself), Commissioner Ryan, Commissioner

Peterson, Commissioner Fiascone, Commissioner Krillenberger, Commissioner Willobee, Commissioner Crnovich (acting chair) and

Commissioner McMahon.

**ABSENT:** Commissioner Unell

**ALSO PRESENT:** Chan Yu, Village Planner, Applicant Representatives for Case: A-41-

2016-100 S. Garfield Ave. (HMS)- Community Consolidated School District 181 – Exterior Appearance and Site Plan Review for a New

Hinsdale Middle School.

#### Exterior Appearance/Site Plan Review

100 S. Garfield Ave. – Site Plan/Exterior Appearance Approval for a new Hinsdale Middle School.

Acting Chair, Julie Crnovich, summarized the Exterior Appearance and Site Plan application and asked the applicant to please present the request. John Helfrich, project engineer, Don White, on behalf of District 181 and Brian Kronewitter, project architect reviewed a power point presentation.

Major features of the exterior of the building were discussed from the pedestrian vantage point. A bird's eye perspective of the building was shared addressing the roof screens to hide mechanical equipment, an existing Third Street drop off area that will remain, court yard and green space. A site logistics plan for construction was presented addressing temporary parking, mobile classroom re-location, and removal of the existing school building and restoration of the site and construction of the new surface parking lot.

Rob Schneider, a resident who lives across from the middle school at 20 E. Third Street, asked if the bus lane could be moved to Washington Street with closures of the street for part of the day. John Helfrich, project engineer, addressed the concern by pointing out the village parking spaces in that area would not be accessible during closure times. Mr. Helfrich continued to explain the traffic study supported more traffic on Washington St. vs. Third Street, making a relocation of the bus lane less than ideal.

Acting Chair Crnovich posed the possibility of moving the bus lane to the parking lot. Brian Kronewitter pointed out that it is best practice to separate bus drop off from school parking lots.

Acting Chair Crnovich suggested moving the parent drop off to Third Street or return the current HMS permit parking to residential. Don White indicated the school district is working with the village to determine future use of Third Street. He went on to explain that parent drop off would happen in the parking lot with cars queuing through the school district property relieving street congestion. Mr. White went on to explain that he anticipates the school will no longer have a need for the permit parking on Third Street after construction. Mr. White clarified that the parking lot for this evening's proposal includes a surface lot but a bi-level deck could be considered in the future as part of an intergovernmental agreement between the school district and the village. Chan Yu concurred that the discussion at this meeting was to be about a surface lot, not a bi-level parking deck. Chairman Cashman asked Chan Yu to clarify that if an intergovernmental agreement was reached for a multi-level deck that the issue would return to ZBA and plan commission as a major site plan adjustment.

Acting Chair Crnovich asked for a better visual of the parking area & Mr. Helfrich indicated the slide showing the current proposed surface lot would not change if lot was changed to a bilevel deck. The lots would be placed one above the other but a retaining wall would need to be added to the plan. Mr. Helfrich indicated that evergreen screening plants would be part of the landscape for the parking lot.

Acting Chair Crnovich indicated concerns about the lack of detail in the landscaping plan presented. It was stated that ten trees are included in the plan to exceed the number of trees required by ordinance. Acting Chair Crnovich requests a more detailed landscaping plan.

Acting Chair Crnovich asked for the materials used for the retaining wall on the back side of the parking lot. Mr. Helfrich stated the wall would likely be uni-lock material with a shrub screen in front.

Acting Chair Crnovich asked for more information about lighting for the parking lot. The exact design of the lighting is undetermined at this time but Brian Kronewitter explained the lot lights would be a taller version of the historical style lighting fixtures used in the bus area in LED if available.

Acting Chair Crnovich asked if some 15 minutes parking spaces were considered for use by parents dropping off items at the school. Mr. Kronewitter indicated that visitor spaces would be identified outside the front door to be used for this purpose. Mr. Kronewitter went on to explain the current plan had 124 parking spaces for the estimated 108 spaces required by current staff.

A concern was raised by a commissioner that the loading space was going to take away from potential parking and delivery trucks blocking the sidewalk. Mr. Helfrich indicated there would be enough space for trucks to back in further than the diagram indicated and sidewalks would not be blocked and the current location of the loading dock minimized conflict between

student and vehicle traffic. Mr. Helfrich continued to explain if the loading area was with the additional space needed to add a turn around to prevent delivery trucks from the need to back, it would greatly impact surrounding space used by students. Acting Chair Crnovich inquired about the number of deliveries the school gets daily. Mike Dugan, from District 181 estimated that the school receives 1 delivery per week from large trucks, the remaining deliveries are from vans and box trucks smaller in size. Acting Chair Crnovich stated continued concerns with the safety of backing trucks over a sidewalk where there is a lot of pedestrian traffic. Mr. Helfrich suggested the plan would be looked at again. Acting Chair Crnovich suggested the idea of possibly limiting the delivery times if the location of loading area can't be relocated or redesigned with a turn around. Mr. Kronewitter & Helfrich responded that relocation of the loading area was less than ideal for close proximity to school kitchen and placing the loading area in view to residences. Mr. Kronewitter stated that limiting the times of deliveries may be the best possible solution. It was again stated by a commissioner that the present location of loading area may be short sided & that now is the time to discuss problems to and make changes to plans.

Acting Chair Crnovich inquired how students will cross to the playing field. Mr. Helfrich indicated that students would use the same route they currently use but a traffic calming device would be added for extra safety. Students could re-enter the building through two different doors leading to the gym.

Acting Chair Crnovich asked for input from the commissioners on the loading dock. Commissioner Krillenberger acknowledged concerns but felt it was a practical solution with some trade-offs. Commissioner Willobee indicated the traffic concerns with the amount of time needed to back trucks should be considered. Those issues were addressed with the suggestion to limit delivery times to light traffic periods during the day. Chan Yu requested clarification on the size of trucks using the delivery area. It was stated that large trucks, between 70-80 ft. long, would be using the delivery area once a week for food deliveries and once a month for pop deliveries. The bulk of the deliveries would be in the area of 30 feet or less. Commissioner Willobee asked the line of sight for these backing trucks be considered when planting trees in the area.

Commissioner Ryan asked if the primary focus of the design firm was schools and asked for some local examples of projects. Mr. Helfrich responded that school design was a major focus for the firms with College of DuPage, Waubonsee Community College, West Aurora Schools were some recent projects.

Commissioner Krillenberger asked for more information on the community discussions that took place as part of the design process. Mr. Kronewitter responded that the process of the first referendum consisted of at least 6 community discussions, a community input survey that followed the failed effort and revisions to the design from the survey resulting in a cheaper and smaller building. The second referendum consisted of approximately 12 community meetings and meetings with neighbors to discuss the various proposed variances. The traffic study was conducted was used to make further revisions to the plan and eliminated some previously sought variances.

Commissioner Peterson inquired about the street of main access to the school. Mr. Helfrich indicated the main traffic patterns are not shifting from current use as supported by the traffic study. The Garfield entrance will be eliminated and there will much more room on the sight for cars to queue up on school property rather than in the public street, reducing current traffic congestion. Acting Chair Crnovich indicated the school is in the process of designing a parent drop off plan (which the school currently does not utilize) further reducing the traffic congestion.

Bill Merchantz, commercial property owner of 111 S. Lincoln, asked the commission to do all they can to support the potential District 181-Village partnership for the bi-level parking deck. He stated that parking continues to be a significant concern for all projects considered in the village and the potential for the agreement is a valuable opportunity to ease some parking shortage that must be planned for now. Commissioner Krillenberger shares the concerns about planning for the opportunity to provide more parking spaces but he and other commissioners agreed that the surface parking lot presented in the current plan is all they can discuss and consider. Chan Yu also stated the commission can only consider the surface lot at this time. Commissioner Ryan asked about the potential costs of constructing the bi-level deck and Mr. Kronewitter stated those costs could be provided to the village if requested. In response to Commissioner McMahon's inquiry about the status of discussions between the village and the school district, Dr. White stated the district is in discussions but no commitment has been obtained for the multi-level deck. Dr. White elaborated that in an effort to be a good neighbor, discussions with the village would continue to determine if an solution to parking constraints could be determined however, the surface level lot in the currently in the plan will allow the school district to move forward with construction. Mr. Merchantz has meetings scheduled with Brad Bloom to expedite the construction of the multi-level deck without slowing the progress of the HMS project. Acting Chair Crnovich stated meetings had been held in the past to discuss concerns with area merchants and residents and likely more upcoming could be the appropriate place to discuss the multi-level deck but tonight they must discuss the plan before them. Chan Yu stated that if any change may happen in the future for a multi-level deck, the change would need to go before ZBA and PC in the form of a major adjustment application to an exterior site plan.

Commissioner Krillenberger requested for more information about the type of stone used in the plan. Mr. Kronewitter responded by explaining cast stone, in lay brick and buff concrete would be used. Commissioner expressed it was difficult to understand building materials without samples present.

Acting Chair asked why the atrium was 50 feet tall. Mr. Kronewitter explained the height created volume and drama, allowed for lots of daylight to enter. It was stated the school's main entrance would be under the atrium.

Acting Chair asked if it has been determined which mechanicals will need to go on the roof and how high the screening will be. Mr. Kronewitter explained it would be buff in color and details are provided in the packet.

Commissioner McMahon asked about window details. Mr. Kronewitter stated aluminum windows would be used and Chan Yu indicated further details were available on pages 20+ of the plan. Mr. Kronewitter stated the colors used in the packet are reasonably accurate to what actual materials would be.

Acting Chair Crnovich suggested presentation boards be prepared for the BOT meeting and Mr. Kronewitter happily agreed to prepare them to include a shot of the pre-cast, the brick, what the windows would look like. However, Mr. Kronewitter stated the exact materials used would be unknown until bids come in. The materials used on a presentation board will be general representations.

Acting Chair Crnovich asked how many entrances the building will have. Mr. Kronewitter indicated all entrances out from the slide of the plan.

Commissioner Fiascone asked for the materials used for the fence surrounding the dumpsters. Mr. Helfrich was unsure of exact material at this time, he stated the fence would be 6 feet high with gates.

Commissioner Fiascone shared concerns of the safety of the crosswalk and suggested perhaps the village could install some flashing lights similar to those near the hospital. Mr. Helfrich responded that he is working with the village to provide signage and a speed hump at the location of the crosswalk. Mr. Yu stated he would communicate these concerns to the police department.

Mr. Konewitter was asked to share renderings of the Garfield side of the school.

General comments from the PC was the building was a very good looking building that would fit in well with the downtown area and the neighborhood.

Acting Chair Crnovich asked for more information about the weather station. Dr. White responded it would support STEM education & they hoped to keep it in the plan to support the education of the students.

Acting Chair Crnovich asked about signage. Dr. White indicated that traffic signage was in the plan and interior signage of the building has not yet been addressed. Dr. White stated the historical plaques would be saved from around the current building and discussions are taking place on how to preserve pieces of the current building in the new construction.

Acting Chair Crnovich asked about the playing field. Mr. Kronewitter stated it would be restored with seed.

Acting Chair Crnovich asked about stormwater. Mr. Helfrich stated the stormwater will be meeting existing conditions with some oversized swales. The bulk of the detention will be located underground in the south eastern and western corner. Another underground vault is being considered for the northeastern corner. It is the intention to keep the bus lot's permeable pavers.

Acting Chair Crnovich asked when the start date of the project is. Mr. Kronewitter stated they were hoping to break ground in April. Acting Chair believes the plan to blend well and asks that they continue to look at bus lane options, loading docks or vendor delivery plans, the desire to see a more detailed landscaping plan, view building materials and screen samples.

Commissioner McMahon stated that keeping the bus lanes in the current locations made the most sense & they did a good job maximizing space and balancing factors. Commissioner Krillenberger and Commissioner Ryan and Peterson agree. Commissioner Willobee asks them to continue to look at stormwater management. Commissioner agreed the building looks great but added the parking lot is a huge issue to be addressed in the future.

Acting Chair Crnovich asked if the commission was ok with sending the plan on the BOT. Members agreed. Commissioner made an inquiry if they PC would have a future opportunity to look at samples, Chan Yu explained a findings recommendation would be prepared with the concerns of the PC and final approval would take place by the BOT. Chair Cashman asked when the BOT would see the plan if a vote was taken tonight. Mr. Yu replied that it may be too close to the February 7<sup>th</sup> BOT meeting agenda, it would likely be on the February 21<sup>st</sup> agenda. The applicant reported the first reading for the BOT would be February 7<sup>th</sup> and final approval on February 21<sup>st</sup>. Further discussion established that to expedite the process, a vote can be taken tonight with a possible draft of findings and recommendations that would go to the BOT. Mr. Kronewitter clarified that the presentation of samples would be available for presentation for the February 7<sup>th</sup> BOT meeting.

Commissioner Krillenberger motioned to approve site plan exterior appearance contingent on ZBA variation approval is submitted case number V-07-16. Commissioner McMahon seconded. The motion passed unanimously, 7-0 (1 recused, 1 absent).

#### Adjournment

Commissioner Krillenberger motioned to adjourn. Commissioner Willobee seconded. The meeting adjorned at 9:05 p.m. on January 19, 2017.

Respectfully Submitted,

Jennifer Spires, Community Development Dept.

Approved

# MINUTES VILLAGE OF HINSDALE PLAN COMMISSION February 8, 2017 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, February 8, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Fiascone,

Commissioner Krillenberger and Commissioner Willobee, Commissioner

Unell, and Commissioner McMahon

**ABSENT:** Commissioner Peterson and Commissioner Crnovich

ALSO PRESENT: Chan Yu, Village Planner

Applicant Representatives for Case: A-38-16, A-40-16, A-30-16 and A-37-

16

#### Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) if anyone has any comments, revisions or suggestions to minutes from January 11, 2016. Commissioner Krillenberger explained that on sheet 1 of page 15 of the transcript, he was not listed as present but he was present at that meeting. Chairman Cashman asked that correction be noted & asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner McMahon seconded. The motion passed unanimously (7 Ayes, and 2 absent).

### Findings and Recommendations

Case A-18-2016 – 55<sup>th</sup> 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 asked if members had any comments about this issue after reviewing their notes. No comments or concerns were noted. Chairman Cashman asked for a motion to approve the Findings and Recommendations, Commissioner Krillenberger motioned, Commissioner Willobee seconded the motion passed unanimously (7 Ayes, 2 absent).

Case A-41-2016 – 100 S. Garfield Ave.-Community Consolidated School District 181 – Exterior Appearance and Site Plan Review for a new Hinsdale Middle School (presented at Plan Commission Special Meeting Jan. 19, 2017). – Chairman Cashman asked the PC for any comments related to this matter, none were noted. The Chairman asked for a motion to approve the Findings and Recommendations, Commissioner Krillenberger motioned, Commissioner Willobee seconded. The motion passed unanimously (7 Ayes, and 2 absent).

#### Plan Commission Minutes February 8, 2017

#### **Public Hearings**

Agenda Item- Public Hearing – Case A-38-2016- 525-527 W. Ogden Ave. – Kensington School – Text Amendment and Concurrent Special Use Permit for Child Daycare not operated by/for a membership Organization and Concurrent Exterior Appearance/Site Plan Review. – The PC was supportive for the use and Text Amendment application, and unanimously recommended approval for the text amendment and concurrent Special Use Permit as submitted, 7-0 (2 absent).

The PC would like to see additional landscape and fence options for the playground area and parking lot between the adjacent residential properties to the north of the subject property. The PC would also like an alternative location for the refuse location.

The office tenant of the property to the east at 501 W. Ogden Avenue is interested in the drainage plans but was informed those details will come during the building permit process.

Commissioner McMahon moved for the Text Amendment and the Special Use, Commissioner Willobee seconded. The concurrent Exterior Appearance and Site Plan was unanimously continued to the next scheduled PC meeting, 7-0 (2 absent) for the above additional information.

(Please see the attached transcript for Case A-38-2016 included as part of this record, Attachment 1)

Agenda Item – Public Hearing – Case A-40-2016- 722-724 N. York Rd. – Hinsdale Animal Hospital – Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use Permit and Concurrent Special Use Permit Application. - The PC was supportive of the Text Amendment application and concurrent Special Use Permit application, and took into consideration for Trustee Stifflear's recommendation for the language to reflect only stand-alone buildings in the B-1 District.

A concern was raised by a local resident regarding potential noise levels due to the height of the building. A few Plan Commissioners had questions in regards to waste disposal. This information is recommended for review by the Board of Trustees at First Reading.

Chairman Cashman asked for a motion to approve the text amendment application for a pet hospital, boarding kennels, grooming services in the B-1 community business district as a special use. Commissioner McMahon so motioned and Commissioner Krillenberger seconded. The PC unanimously recommended approval for the text amendment, limited to only standalone buildings in the B-1 District, and concurrent Special Use permit as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-40-2016 included as part of this record, Attachment 2)

#### Plan Commission Minutes February 8, 2017

Agenda Item—Case A-30-2016- 210 E. Ogden Ave. —Shell (gas station) —Public Hearing for Design Review Permit application to add additional color to North and West facing Canopies. A sign permit application is also included to replace 2 existing canopy signs with Code compliant (and remove 2 existing canopy signs permanently). - Chairman Cashman asked for a motion to approve the design review permit as submitted, Commissioner Krillenberger so motioned and Commissioner McMahon seconded. The PC unanimously approved the Design Review Permit as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-30-2016 included as part of this record, Attachment 3)

#### Major Adjustment to Planned Development

Agenda Item-Case A-37-2016- 120 N. Oak St. - AMITA Health - Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist to AMITA). – Doug Merit, Jennifer Horvath, Mark Levine presented information on signage not approved at the previous meeting. Mr. Merit stated sign #1 now has a reduced height to match that of the existing sign. Chairman Cashman asked for some discussion on the illumination, Ms. Horvath response was not audible because she was not at the podium. Commissioner Krillenberger asked if a less bright illumination color can be used. Chairman Cashman agreed and added he liked the more simplistic look and the base of the new sign. Mr. Merit stated they were seeking the optimum contrast of the standard white on the non-illuminated sign. Mr. Merit stated Sign #2 would also have a reduced height & design base consistent with the theme. Commissioner McMahon asked if the bases of all the signs would be consistent. Ms. Horvath responded (some parts inaudible) the bases would be consistent with a projecting cross element. Sign #4 was not discussed previously and would be smaller than existing sign. Commissioner Willobee's inquiry about building signs was confirmed that building identifying signs would be located not on actual building but on ground signs. The remaining signs discussed and not previously approved were discussed and were changed by reducing the originally proposed size and re-designing the base.

Chairman Cashman asked about any plans to change the signage at other AMITA locations to make them consistent with those for the 120 N. Oak location. Ms. Horvath stated that the signs at 908 Elm were being considered. Chan Yu confirmed the receipt of the proposed sign at 908 Elm, it was code compliant, brick based, and is white with blue text.

Chairman Cashman & Commissioner McMahon brought up concerns about the Cancer Center signs being inconsistent proposed AMITA signs. Ms. Horvath responded that designs of AMITA signs will be consistent moving forward.

Commissioner Willobee asked about the signs on the outside of the parking garage at the Oak Street location, Ms. Horvath indicated she was not sure when Phase 2 of the project, which includes these signs, is slated to begin.

#### Plan Commission Minutes February 8, 2017

Chairman Cashman asked for a motion to approve the Major Adjustment Application to the Planned Development for sign replacement of 16 different signs as submitted with the revised signs of 1, 2, 5, 6, 7, 10, 11, & 17 will be in similar looks and previously approved signs.

Commissioner McMahon motioned, Commissioner Willobee seconded. The PC unanimously recommended approval as submitted 7-0 (2 absent).

#### Schedule for Public Hearing

Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. - Commissioner Krillenberger motioned to schedule a public hearing for the co-application Text Amendment and concurrent Special Use Permit application for the March 8, 2017, PC meeting. Commissioner McMahon seconded. The PC unanimously, 7-0 (2 absent) to approve the motion.

Case A-33-2016 – 534 Chestnut St. – Christine Stec – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. - Commissioner McMahon motioned to schedule a public hearing for the co-application Text Amendment and concurrent Special Use Permit application for the March 8, 2017, PC meeting. Commissioner Willobee seconded. The PC unanimously, 7-0 (2 absent) to approve the motion.

The meeting was adjourned at 9:00 PM, unanimously after Commissioner Krillenberger motioned and Chairman Cashman seconded.

Respectfully Submitted, Jennifer Spires, Community Development Secretary

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STATE OF ILLINOIS )
COUNTY OF DU PAGE )

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:

KENSINGTON SCHOOL, 525-527
West Ogden Avenue, Case
No. A-38-2016.

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on February 8, 2017, at the hour of 7:30 p.m.

#### BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. LAURIE McMAHON, Member;

MR. JIM KRILLENBERGER, Member;

MS. MARY T. RYAN, Member;

MS. ANNA FIASCONE, Member;

MR. TROY UNELL, Member; and

MR. MARK WILLOBEE, Member.

	2		4
1	ALSO PRESENT:	1	business for about 46 or 47 years providing
2	MR. CHAN YU, Village Planner;	2	early childhood education services for the
_		3	western suburbs of Chicago for the entire time,
3	MR. CHARLES MARLAS, Petitioner;	4	and it's been of high interest to us to be in
		5	Hinsdale.
4	MS. BARBARA MARLAS, Petitioner.	6	We have been serving the Hinsdale
5		7	community indirectly with our locations in
		8	LaGrange, Western Springs and LaGrange Highlands
6	CHAIRMAN CASHMAN: The first of three	9	for the past 48 years, and we are just very
7	public hearings is Case A-38-2016, 525 to 527	07:52:46PM 10	excited to be before you tonight to explore the
8 9	West Ogden Avenue, Kensington School. This is a text amendment and a concurrent special use	11	opportunity to become Hinsdale residents for one
07:50:36PM 10	permit for a child day-care not operated by a	12	of our schools.
11	membership organization and also a concurrent	13	So if there's any questions
12	exterior appearance and site plan review.	14	relative to the site plan or relative to the
13	Actually, Kathy, we have three	15	zoning or anything, I'd be more than happy to
14 15	public hearings. We have this one. The next one is Hinsdale Animal Hospital and then the	16	answer the questions.
16	third is the Shell station at 210 East Ogden	17	CHAIRMAN CASHMAN: Thank you.
17	Avenue. Do you want to swear everyone in?	18	Commissioners, any questions for
18	Everybody who would like to speak on this	19	the applicant on the documents that were
19	matter, if you would please stand and be sworn.	07:53:08PM <b>20</b>	submitted?
20 21	(WHEREUPON, members of the audience were administered	21	MS. McMAHON: I did have some questions
22	the oath en mass.)	22	on the site plan. Well, basically, on the
	3		5
1	CHAIRMAN CASHMAN: Please state your	1	egress/ingress to that site from Ogden, that's
2	name and address and who you represent and we	2	kind of a tough section of Ogden there, it kind
3	look forward to hearing your presentation.	3	of curves a little bit.
4	MR. MARLAS: Good evening. My name is	4	MR. MARLAS: It is. So we have engaged
5	Charles Marlas. I am one of the owners of	5	with KLOA as our traffic consultants and they
6	Kensington School. We are at 743 McClintock	6	are in the midst of speaking to IDOT and working
7	Drive in Burr Ridge, Illinois.	7	with doing traffic counts.
8	We are here tonight to propose a	8	Our plan for the site is as you
9	new location for our Kensington School at 525-	9	know, it's an almost two and a quarter acre
07:51:44PM 10	527 West Ogden Avenue. We are requesting a text	07:54:00РМ 10	site. We are planning a 15,000 square foot
11	amendment to the IB zoning code along with	11	building. It has all the parking required
12	special use inside the code to allow the use of	12	onsite as well as a rather long interior traffic
13	a day-care preschool.	13	lane to kind of keep traffic on the site as much
14	CHAIRMAN CASHMAN: Can you tell us a	14	as we need for drop-off and pickup.
15	bit about the school, your past? You have some	15	What our thoughts are right now as
16	of this information in there but it would be	16	far as traffic ingress/egress is on the eastern
17	helpful to the people.	17	entrance that will be a full access, continue to
18	MR. MARLAS: Of course. Tonight I'm	18	be a full access right in, left out, full access
19	joined by my mother, Barbara Marlas. We have	19	in and out and the west location will be a right
07:52:10PM <b>20</b>	been residents of Hinsdale for the past 40 odd	07:54:40PM <b>20</b>	out, left out only, so not left in, not right
21	years. I went to Oak School, Hinsdale Middle	21	in. It will only be an exit, won't be an
22	School and Hinsdale Central. We have been in	22	entrance.

6 8 1 So our thoughts are as to bring 1 could imagine the multitude of children coming 2 traffic into the location on the east entrance 2 between 6:30 and 9:00 in the morning, that's a and to create traffic flow inside the parking 3 pretty slow drip of traffic in and then pickup lot along the drive along the front of the 4 at the end of the day is between 3:30 and 6:30. 4 building for drop-off, pickup and then exiting 5 So over the course of another three 5 6 out of the site on the west entrance only. 6 hours at the end of the day you get another slow 7 7 MS. McMAHON: So you would drive steady stream of inbound and outbound traffic. 8 CHAIRMAN CASHMAN: In the morning how 8 through that long --9 9 MR. MARLAS: Correct. are they staggered? Why wouldn't it be everyone MS. McMAHON: Towards westward. It 07:57:12PM 10 coming in a half hour period? 07:55:16PM 10 11 would be one way westward. 11 MR. MARLAS: Well, as you will see with 12 MR. MARLAS: One way westward, correct. the traffic counts that we have done, it's just 12 CHAIRMAN CASHMAN: When do you think 13 13 people schedules are different. Potentially 14 you will have the traffic study completed? 14 everybody could come all at once but that's just 15 MR. MARLAS: It's something to work on 15 not the way it works. with staff so within the next couple of weeks I 16 Parents start times for work and 16 would imagine. It's an internal traffic count 17 17 such are always such that you get parents that 18 by KLOA. 18 want to be there at 6:30 in the morning and 19 As you all know the process to deal 19 parents that want to be there at 9:00 in the 07:55:38PM **20** with IDOT, Ogden Avenue is an IDOT road, so I 07:57:36PM **20** morning and everyone's schedules are such that 21 think that's a little bit more of a lengthy 21 it is just a steady stream of gradual traffic in 22 process. 22 and gradual traffic out. Some parents are 7 1 CHAIRMAN CASHMAN: Because that's coming in at 10 o'clock in the morning, some are 2 something I would definitely like to see is a coming at 1 o'clock in the afternoon to pick up. 3 traffic study. If I read the information It all depends. 4 CHAIRMAN CASHMAN: This will be 4 properly, you are talking about 160 children? 5 MR. MARLAS: Roughly. 5 reflected in the traffic study? CHAIRMAN CASHMAN: 23 staff members, so 6 6 MR. MARLAS: It will, yes. We will over 180 visitors. 7 7 model one of our other existing locations. 8 CHAIRMAN CASHMAN: I looked at some of 8 How do students get to the building? Are they all dropped off or is there your other locations like the one in Naperville, 9 07:56:10PM 10 any kind of bus service or pickup? 07:58:00PM 10 it's not very similar to this. It's off of 75th 11 MR. MARLAS: It's early childhood so 11 Street. it's infant through kindergarten. Parents will 12 MR. MARLAS: Correct. 12 13 be asked to park in the parking lot and escort 13 CHAIRMAN CASHMAN: This if you were -their children in one by one. I was here at 7:30 this morning and there's a 14 14 15 So our hours of operation are 6:30 lot of traffic. Even just turning off of this 15 into the site, there's a lot of traffic. I 16 to 6:30 and for many of our locations, we have 16 think it's important that we see the data and we 17 this exact building in Wheaton and Elmhurst and 17 18 south Naperville, and it's similar drop-off and 18 can study it. 19 pickup times have really no issues at all with 19 I'm in favor. I like the project. 07:56:40PM **20** drop-off and pickup and how it impacts the main 07:58:22PM **20** But I'm concerned about to make sure that we 21 artery roads that we are on. It's a very smooth 21 just do it right because just this village we process of drop-off and pickup from -- if you 22 have already shutoff Monroe from 7 to 7 because 22 3 of 14 sheets KATHLEEN W. BONO, CSR 630-834-7779

	10		12
1	of accidents at that intersection and right now	1	sense from a traffic standpoint and B, it didn't
2	we are not even really getting any traffic from	2	make sense for us operationally, so I think it
3	the Amling's property other than the people at	3	works well for both the village and for the
4	the surgical facility using it as overflow and	4	school this way.
5	so I'm just kind of concerned. And then I also	5	CHAIRMAN CASHMAN: Is it anticipated
6	think that we need to anticipate the fact that	6	that IDOT is going to give you recommendations
7	west of this property that's going to be	7	too beyond what they permit you to do?
8	developed.	8	MR. MARLAS: I would imagine so. We
9	I like the concept. I'm glad to	9	just made our first point of contact with IDOT
07:58:54PM <b>10</b>	hear this idea about the right out on the west	08:00:58PM <b>10</b>	over the past week. I wanted to wait to see
11	because the office building on the corner that's	11	what the board of trustees had to say just
12	right on Western, they are much closer to the	12	recently and they were okay with moving forward.
13	intersection, but I just think that's kind of a	13	So behind that, we made all our efforts to go
14	crucial piece to get right.	14	through with our civil engineers and traffic
15	But what's nice is you have a nice	15	consultants and as such.
16	piece of land and you happen to have the	16	CHAIRMAN CASHMAN: Any other questions?
17	flexibility of design in something that can work	17	MS. McMAHON: I just want to go back to
18	and then having that data I think we can	18	clarify the western exit, which you said is exit
19	demonstrate that we have done and solved that	19	only, did you say it's only right or right or
07:59:18PM <b>20</b>	problem because that's kind of an important	08:01:26PM <b>20</b>	left?
21	criteria in the approval to make sure that we	21	MR. MARLAS: Right or left.
22	are not creating undo traffic congestion and	22	MS. McMAHON: But exit only?
	11		13
1	11 this is a low speed road but people go at least	1	13 MR. MARLAS: Exit only, that's correct.
1 2		1 2	
	this is a low speed road but people go at least		MR. MARLAS: Exit only, that's correct.
2	this is a low speed road but people go at least 45 on this road.	2 3	MR. MARLAS: Exit only, that's correct.  So it will be unique in we are allowed 30 feet
3	this is a low speed road but people go at least 45 on this road.  MR. MARLAS: I'm aware of it.	2 3	MR. MARLAS: Exit only, that's correct.  So it will be unique in we are allowed 30 feet ingress/egress on that site, so we can have a
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2 3 4 5 6	this is a low speed road but people go at least 45 on this road.  MR. MARLAS: I'm aware of it.  MS. FIASCONE: Along the same line I think another concern was if there's backup on your property, people continuing on and turning	2 3 4 5 6	MR. MARLAS: Exit only, that's correct. So it will be unique in we are allowed 30 feet ingress/egress on that site, so we can have a right turn lane and a left turn lane so it will work. We won't have people looking to make a left waiting behind right turners or vice-versa.
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14 16 1 area adjacent to the north to the residential 1 thought was great. Aesthetically, I think this properties that are on the north there. I'm 2 is perfect fit for the area. But I think that 2 looking at your site plan or landscape plan you site plan figuring out the screening and the show a six foot solid white fence along about buffering I think would be crucial if you can two-thirds to maybe three quarters of your north 5 look at it with your civil engineers and 5 6 6 property line but it stops at what would be the landscaping. 7 7 west edge of the parking lot and then the Have you gotten to the point of landscaping that's shown there is really not --8 determining how you are going to handle 8 9 9 doesn't comply with our requirements. stormwater? 08:03:10PM 10 08:05:16PM 10 MR. MARLAS: Not yet. We just engaged So a couple suggestions I would 11 have is to investigate continuing a full height, 11 civil engineers and they will start running all possibly eight-foot high fence. Also I'm their calcs. As you know, this is a pretty 12 12 13 concerned, especially talking early mornings, 13 interesting site with the topography on it. It 14 the property drops off as you go north and the 14 has a crazy crown on it. So we are not sure if 15 concern that some of those cars parking there 15 we will have to do some underground stormwater would literally be illuminating bedrooms on the 16 16 management, a vault under a lot, anyplace we can 17 second floor not just the ground floor level, so 17 swale or berm or create on-site retention. 18 we need to make sure there's no way you could be 18 We will navigate through all that. 19 affecting them with people coming early dropping 19 And I don't know if that's the purview of this kids off. If you are excavating, possibly board or if that's something that we workout 08:03:42PM **20** 08:05:44PM **20** 21 berming is a possibility that could solve that, 21 with village with Al Diaz in the background 22 but we need more information on that as far as 22 after we get our entitlements or how that works. 15 17 screening and buffering. 1 CHAIRMAN CASHMAN: Stormwater would be And then because you abut a 2 the village, but if you are going to be residential area, outdoor activities are also excavating, maybe a material that you could berm controlled so we need to provide a 20-foot wide 4 well. 4 5 open landscape area or a buffer. And I looked MR. MARLAS: To your point, I, frankly, 5 6 at your other facilities, it's not shown on your 6 wasn't aware of the landscaping screening 7 drawings, but you seem to have typically at requirement. We are happy to accommodate 7 least two play areas. 8 anything that this board requires. If it's an 8 9 9 MR. MARLAS: Correct. eight-foot fence all the way across the back, 08:04:20PM 10 CHAIRMAN CASHMAN: I have seen two 08:06:14PM 10 I'm fine with that. playgrounds. I have seen playground and a tyke 11 We ran into a similar situation at 11 track, which I think is awesome. I had a child our Wheaton school. We are on Naperville Road 12 12 13 who went to an early childhood center that they 13 right near Seven Gables Park. Very similarly, had a tyke track and that's great. I'd like to we had a neighbor who requested us to plant an 14 14 15 see where that's located and so we can arbor vitae hedge right along the side of the 15 understand what's out there. 16 16 parking lot for that very reason, so that lights 17 It also seems that you are going to 17 weren't shining into the back of his living room 18 have a shed and there's no indication of exactly 18 at night and we were happy to make that. 19 where that's going to be. It was nice. I do 19 CHAIRMAN CASHMAN: Was that along the 08:04:48PM **20** 08:06:40PM **20** east side in Naperville? appreciate your package. This is very thorough. 21 Your architectural drawings are excellent. The 21 MR. MARLAS: In Wheaton. Naperville fact that you included all these samples I 22 Road in Wheaton. 22 5 of 14 sheets KATHLEEN W. BONO, CSR 630-834-7779

	18		20
1	CHAIRMAN CASHMAN: It's a requirement	1	CHAIRMAN CASHMAN: Your Elmhurst
2	and I talked about this with Chan and with Robb	2	facility has it near the road.
3	McGinnis, our building commissioner, and it's	3	MR. MARLAS: Yes.
4	pretty common in our town to have an eight-foot	4	CHAIRMAN CASHMAN: And same in
5	solid fence between any kind of nonresidential	5	Naperville.
6	use and a residential use, so that would help.	6	MR. MARLAS: Sure.
7	And then if you needed to berm or something,	7	CHAIRMAN CASHMAN: And I think in the
8	that would certainly help also. So I wanted to	8	Naperville one it seems like it's as far away
9	just comment on those. And then it would just	9	from residential structures and I know it's a
08:07:14PM 10	be helpful to see where those are going to take	08:09:14PM 10	trade-off but I appreciate the fact that you
11	place, that shed especially.	11	included drawings of what it was going to look
12	MR. MARLAS: Okay. The tyke track.	12	like and I think it pretty well blends with your
13	CHAIRMAN CASHMAN: The tyke track.	13	fencing and the architecture of the building and
14	MR. MARLAS: The playground structures	14	with some landscaping around it.
15	where are they being located 25 feet from the	15	MR. MARLAS: No problem.
16	rear of the property.	16	CHAIRMAN CASHMAN: People are going
17	CHAIRMAN CASHMAN: I know we have	17	pretty quickly down Ogden Avenue. I think they
18	restrictions on where a playground could be or	18	will be looking at your building not at the
19	any kind of structure or a shed.	19	dumpster enclosure.
08:07:38PM <b>20</b>	And then one comment I had, just	08:09:36РМ 20	MR. MARLAS: It's a low dumpster. It's
21	trying to think of the neighbors, is in the	21	usually not a very high fence.
22	parking layout, you have the dumpster location	22	CHAIRMAN CASHMAN: We have had just in
	19		21
1	based at the northwest corner, which is about as	1	other properties in these kind of locations
2	close to a house as you could get it, and I was	2	where they abut a residential neighborhood where
3	wondering if it was possible to possibly bring	3	it's those kind of issues, these trucks in the
4	that more to where you have parking space one?	4	morning beeping.
5	It would be closer to a commercial property and	5	MR. MARLAS: Sure.
6	closer to Ogden. I would just be concerned	6	CHAIRMAN CASHMAN: Those were all my
7	about the neighbors love the beeping sound as	7	questions. I really I'm excited about the
8	the dump truck, the garbage truck when it's	8	property.
9	emptying. Obviously getting there before your	9	The other ones you have, I thought
08:08:28PM <b>10</b>	children are coming.	08:10:02PM <b>10</b>	it was fascinating you started Kensington School
11	MR. MARLAS: The thought process was in	11	over in LaGrange. It's a great old school
12	villages past, it's been the village preference	12	building. It's a beauty.
13	that it's not near the major thoroughfare so not	13	MR. MARLAS: Yes. It really is. It's
14	visible from the main road.	14	our favorite.
15	CHAIRMAN CASHMAN: I'm open to ears on	15	CHAIRMAN CASHMAN: I lived in LaGrange
16	St. book about a consequent to be a consequent to a thought	16	and I loved that building but I didn't realize
	it but that's a concern I have and maybe that's		<del>-</del>
17	something you can talk with Chan and Robb about.	17	that was their first school.
17 18	·	17 18	that was their first school.  MS. MARLAS: It's a nice school.
	something you can talk with Chan and Robb about.		
18	something you can talk with Chan and Robb about.  MR. MARLAS: Sure. And be logistically	18	MS. MARLAS: It's a nice school.
18 19	something you can talk with Chan and Robb about.  MR. MARLAS: Sure. And be logistically closer to the building so that teachers with	18 19	MS. MARLAS: It's a nice school. MR. MARLAS: Yes.

		1	
	22		24
1	the residential areas behind it.	1	But this property, obviously, it's
2	MR. MARLAS: Thank you.	2	a nice piece of property, and of course, I'm
3	CHAIRMAN CASHMAN: It will be a nice	3	very anxious to see what happens as you go
4	addition and hopefully someday Amling's will	4	further into that and I think I would like to
5	change too.	5	see your commission look at that as an umbrella
6	MR. MARLAS: We tried getting that	6	and see how this impact all that area. But
7	property for a number of years; it was not	7	right, left, traffic is a concern. The safety
8	happening.	8	issue. It has no impact on our building, no
9	CHAIRMAN CASHMAN: Are there any	9	impact to us at all. It would be nice to clear
08:10:58PM 10	community members that would like to speak on	08:12:52PM <b>10</b>	out a lot of the trees and refresh the space.
11	behalf of this?	11	But I'm telling you, I live it; I see it. I
12	MR. SIGFUSSON: Paul Sigfusson. I'm at	12	look out those windows and it's a thoroughfare
13	501 West Ogden. Next door is where I office.	13	with high-speed cars coming by there.
14	Our building is a little closer. I'm certainly	14	CHAIRMAN CASHMAN: Thanks.
15	concerned about water issues because of the	15	Any other comments?
16	crown that they have on the property and we	16	(No response.)
17	enter on Madison with the light and some people	17	Hearing none, here's my only
18	exit on Ogden and it's like a suicide.	18	concern with calling a motion and a vote tonight
19	I went out today to run over to	19	is that traffic piece. I would really like to
08:11:34PM <b>20</b>	Home Depot and get something at the lunch hour	08:13:18PM <b>20</b>	see a traffic study because I just feel like we
21	and if you have the light coming in and you know	21	would be not doing our job to just hope it was
22	that from that proximity so I'm anxious to see	22	right.
			<del>-</del>
	23		25
1	the traffic study.	1	
1 2		1 2	25
	the traffic study.		25 MR. WILLOBEE: I agree.
2	the traffic study.  CHAIRMAN CASHMAN: Your office is right	2	25 MR. WILLOBEE: I agree. CHAIRMAN CASHMAN: My hope would be if
2 3	the traffic study.  CHAIRMAN CASHMAN: Your office is right on the corner there?	3	25  MR. WILLOBEE: I agree.  CHAIRMAN CASHMAN: My hope would be if we continue this to the next meeting, that you
2 3 4	the traffic study.  CHAIRMAN CASHMAN: Your office is right on the corner there?  MR. SIGFUSSON: 501 Ogden.	2 3 4	MR. WILLOBEE: I agree.  CHAIRMAN CASHMAN: My hope would be if we continue this to the next meeting, that you would have the traffic study together.
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2 3 4 5 6	the traffic study.  CHAIRMAN CASHMAN: Your office is right on the corner there?  MR. SIGFUSSON: 501 Ogden.  CHAIRMAN CASHMAN: So do you typically try to get out on Madison also?	2 3 4 5 6	MR. WILLOBEE: I agree.  CHAIRMAN CASHMAN: My hope would be if we continue this to the next meeting, that you would have the traffic study together.  Regardless if we are waiting on IDOT, just your traffic engineer they have provided a lot of
2 3 4 5 6 7	the traffic study.  CHAIRMAN CASHMAN: Your office is right on the corner there?  MR. SIGFUSSON: 501 Ogden.  CHAIRMAN CASHMAN: So do you typically try to get out on Madison also?  MR. SIGFUSSON: Yes.	2 3 4 5 6 7	MR. WILLOBEE: I agree.  CHAIRMAN CASHMAN: My hope would be if we continue this to the next meeting, that you would have the traffic study together.  Regardless if we are waiting on IDOT, just your traffic engineer they have provided a lot of information for us before and I think their
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2 3 4 5 6 7 8 9 08:11:58PM 10 11 12 13 14 15 16 17 18 19 08:12:16PM 20	CHAIRMAN CASHMAN: Your office is right on the corner there?  MR. SIGFUSSON: 501 Ogden.  CHAIRMAN CASHMAN: So do you typically try to get out on Madison also?  MR. SIGFUSSON: Yes.  CHAIRMAN CASHMAN: I was curious because there's that curb cut that's right turn only, westbound only.  MR. SIGFUSSON: Yes, I did exit out there. Of course I live in the other direction so I go in and out Madison. Most of my patients go in and out on Madison and there are a couple of therapists in the building; there's an accountant in the building.  The building was built in '77. We did have a dumpster in the back. We brought it to the front to keep it away from the residential. It's in the front corner. It	2 3 4 5 6 7 8 9 08-13-46PM 10 11 12 13 14 15 16 17 18 19 08-14-10PM 20	MR. WILLOBEE: I agree.  CHAIRMAN CASHMAN: My hope would be if we continue this to the next meeting, that you would have the traffic study together.  Regardless if we are waiting on IDOT, just your traffic engineer they have provided a lot of information for us before and I think their opinion would be helpful.  They were helpful with the Hinsdale Middle School and they revised their site plan.  It was a month ago that we had them here based on their input and their study of the existing traffic and what Hinsdale Middle School was going to do. So I think it would help us and ultimately help you. I just think if you could have a little patience, I'd like to recommend to continue this for one month and then if we could get that submittal.  These other items I think are all things that you can easily address.

	26		28
1	this?	1	amendment and the special use.
2	MR. YU: So, Chairman, in the traffic	2	MR. WILLOBEE: I'll second.
3	study do you think that pertains more to the	3	CHAIRMAN CASHMAN: Jim?
4	exterior site plan or the text amendment special	4	MR. KRILLENBERGER: Aye.
5	use permit?	5	MS. RYAN: Aye.
6	Because typically the text	6	MS. McMAHON: Aye.
7	amendment comes first, and then the exterior	7	CHAIRMAN CASHMAN: Aye.
8	site plan comes after. He just happened to have	8	MR. WILLOBEE: Aye.
9	the site plan ready and the landscaping plan	9	MR. UNELL: Aye.
08:14:32PM 10	ready.	10	MS. FIASCONE: Aye.
11	CHAIRMAN CASHMAN: Okay. I'd be	11	CHAIRMAN CASHMAN: Do I have a motion
12	comfortable with the text amendment, or the use.	12	to continue the exterior site appearance and
13	I'd like to hear what the other commissioners	13	site plan review to either our next scheduled
14	think.	14	meeting March 8th or an earlier time if we can
15	MR. YU: We can have two separate	15	get the traffic study?
16	motions, one for the text amendment special use	16	MR. KRILLENBERGER: I'll so motion.
17	and one for the exterior site plan so you can	17	MS. RYAN: Second.
18	continue.	18	CHAIRMAN CASHMAN: Anna?
19	CHAIRMAN CASHMAN: Okay.	19	MS. FIASCONE: Aye.
08:14:52PM <b>20</b>	MR. MARLAS: If I could ask a question?	20	MR. UNELL: Aye.
21	CHAIRMAN CASHMAN: Sure.	21	MR. WILLOBEE: Aye.
22	MR. MARLAS: Is next month the first	22	CHAIRMAN CASHMAN: Aye.
	27		29
1	available opportunity for us to revisit this or	1	MS. McMAHON: Aye.
2	is there an opportunity between now and 30 days	2	MS. RYAN: Aye.
3	from now?	3	MR. KRILLENBERGER: Aye.
4	CHAIRMAN CASHMAN: That's our next	4	CHAIRMAN CASHMAN: Thank you, very
5	regularly scheduled meeting. Last month we had	5	much.
6	a couple but it's not normal.	6	(WHICH, were all of the
7	MR. MARLAS: Is there any way we can	7	proceedings had, evidence
8	handle this on a staff level just to kind of	8	offered or received in the
9	keep going with our project?	9	above entitled cause.)
08:15:18PM <b>10</b>	CHAIRMAN CASHMAN: I really want the	10	
11	commission to be able to if for some reason	11	
12	if you were able to get this traffic study	12	
13	completed and communicate this with Chan, we can	13	
14	see if we can call a special meeting. We would	14	
15	have to so it would be March 8th at the	15	
16	latest. If for some reason we can get the	16	
17	results together, we can try and move it along.	17	
18	We have to make sure we have a quorum.	18	
19	MR. MARLAS: Okay.	19	
08:15:42PM <b>20</b>	CHAIRMAN CASHMAN: Thank you, very	20	
21	much.	21	
22	MS. McMAHON: So I'll move for the text	22	

30 1 STATE OF ILLINOIS ) 2 COUNTY OF DU PAGE ) I, KATHLEEN W. BONO, Certified **4** Shorthand Reporter, Notary Public in and for the 5 County DuPage, State of Illinois, do hereby **6** certify that previous to the commencement of the 7 examination and testimony of the various 8 witnesses herein, they were duly sworn by me to **9** testify the truth in relation to the matters **10** pertaining hereto; that the testimony given by 11 said witnesses was reduced to writing by means 12 of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a **14** true, correct and complete transcript of my shorthand notes so taken aforesaid. 15 16 IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my notarial 17 18 seal this 24th day of February, A.D. 2017. 19 20 KATHLEEN W. BONO, 21 C.S.R. No. 84-1423, Notary Public, DuPage County

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		_ 22:4	behalf [1] - 22:11	28:18, 28:22, 29:4
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#### BEFORE THE HINSDALE PLAN COMMISSION

In	the	Matte	r of	f:		
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HIN	ISDAI	LE ANI	MAL	НО	SPITAL,	)
722	2-724	1 North	n Yo	ork	Road,	)
Cas	se No	$\Delta = A - 4($	-2(	)16.		,

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on February 8, 2017, at the hour of 7:30 p.m.

#### BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. LAURIE McMAHON, Member;

MR. JIM KRILLENBERGER, Member;

MS. MARY T. RYAN, Member;

MS. ANNA FIASCONE, Member;

MR. TROY UNELL, Member; and

MR. MARK WILLOBEE, Member.

	2		4
1	ALSO PRESENT:	1	allow the animal hospital use along with
2	MR. CHAN YU, Village Planner;	2	commercial kennel use.
	. j	3	There are also several variations
3	MR. JASON SANDERSON, Developer and	4	that we will be following up and requesting
	Builder for Petitioner;	5	following this meeting if we are granted the
4	MR. MICHAEL J. MATTHYS, Architect for	6	special use, including building setback on the
5	Petitioner.	7	front setback which will match the existing
		8	building that's on the site, a building height
6		9	variation for the architectural tower element
7	CHAIRMAN CASHMAN: Next order of	08:19:14PM 10	that you will see in the elevation, a floor area
8	business is Case A-40-2016, 722 to 724 North	11	ratio variation, and a parking setback
9	York Road, Hinsdale Animal Hospital, text	12	variation.
08:17:00PM 10	amendment for pet hospital, boarding kennels and	13	The variations for parking are
11 12	grooming services in the B-1 community business district as a special use and a concurrent	14	being requested to accommodate required off-
13	special use permit application.	15	street parking requirements with the odd-shaped
14	We had you here before on a sign a	16	property. And you can see the double load
15	year or two ago. Please introduce yourself,		
16	give us an overview of the project.	17	parking aisle that stretches along the property
17 18	MR. MATTHYS: My name is Mike Matthys of Linden Group Architects representing Hinsdale	18	line just fits within the two property lines.
19	Animal Hospital. Here with me is Jason	19	The Hinsdale Animal Hospital will
08:17:46PM <b>20</b>	Sanderson from R W E Management, the developer	08:19:46PM <b>20</b>	be constructed of brick and stone. Punched
21	and builder. Thanks for taking the time to	21	window openings will be accented with stone
22	evaluate our proposal.	22	elements. Brick detailing will include
	3		5
1	We are requesting to move Hinsdale	1	traditional detailing, the soldier rollout
2	Animal Hospital to a new location at 724 North	2	coursing. The tower feature at the entry will
3	York Road in Hinsdale. Our existing hospital is	3	provide architecture interest. North York Road
4	located at 218 West Ogden Avenue in Hinsdale and	4	facing elevation.
5	has been located in the community since 1950.	5	The first floor plan will have a
6	Since purchasing the animal	6	generous lobby with ten exam rooms. Operational
7	hospital practice, they have enjoyed a steady	7	area will include small treatment area, a
8	growth that led to them outgrowing their	8	pharmacy, animal carriers and boarding for 75
9	existing home and the need for new technology	9	dogs.
08:18:18PM 10	and relaid out amenities.	08:20:12PM <b>10</b>	The second floor will include a
11	The new facility we are planning on	11	large treatment area complete with two surgical
12	North York Road will accommodate our current	12	suites, an ICU area, dental treatment, isolation
13	practice, provide room for growth into the	13	rooms, animal wards, staff support area,
14	future while providing an updated facility.	14	grooming and a large training playroom and a
15	This move will allow the hospital	15	luxury boarding room. Proposed hours will be
16	to update the facilities and provide state-of-	16	Monday through Friday 7 to 8 p.m., Saturday 7
17	the-art animal care services to the Hinsdale	17	a.m. to 3 p.m., Sunday 9 to 1.
18	community including general veterinary services,	18	A few changes that have been made I
19	specialized surgeries, therapy training,	19	think since the original submittal based on
08:18:42PM <b>20</b>	adoption, grooming and luxury boarding.	08:20:44PM <b>20</b>	board recommendations as we were originally
21	We are requesting a special use for	21	showing on the site plan an outdoor fenced in
22	the proposed site at 724 North York Avenue to	22	dog area which has been removed so we will not
	KATHLEEN W. BONG		334-7779 2 of 16 sheets
			Attachment 2 - 2.8.17 PC Minutes

	•		0
	6	_	8
1	have outdoor facilities for the dogs. We plan	1	MR. MATTHYS: We would be wherever a
3	on accommodating those with that indoor play area. We will provide it's a product called	3	fence would be requested, we would put it up at.  CHAIRMAN CASHMAN: There are no
4	pet turf that's designed to provide a grass-like	4	connections between this parking lot and the
5	feel to the animals that works well as an	5	parking lot to the west?
6	alternate to an outdoor area.	6	MR. MATTHYS: No, there are no proposed
7	With that, I think I'd like to open	7	connections.
8	up to any questions. I think you have all had a	8	CHAIRMAN CASHMAN: I wouldn't want
9	chance to review the site plans and	9	there to be a connection. We had some issues in
08:21:18PM 10	architectural design and I'd be happy to go into	08:23:34PM 10	this area with the commercial property that's on
11	further detail on the floor plan if anybody has	11	Ogden cutting through these properties. So I
12	any questions.	12	think ideally we would have fencing on the south
13	MR. YU: I just wanted to clarify, in	13	and at least the back of this property, if not
14	the packet if you flip to attachment 1, that's	14	all the way around. That would be a thought on
15	the process. We are not looking at exterior	15	my part.
16	site plan, that will come later, because they	16	Jim, any comments, questions?
17	are applying for variations to the ZBA, however,	17	MR. KRILLENBERGER: Is an animal
18	they have some of these things ready because the	18	hospital noisy? Is 75 kennels I guess this
19	board asked them to present potential what the	19	goes to adjacent properties. I don't know about
08:21:42PM <b>20</b>	building would look like. Right now it's just	08:24:10PM <b>20</b>	animal hospitals. How noisy are they?
21	the text amendment special use permit.	21	MR. MATTHYS: Actually, we do have
22	So they will be going before the	22	barking animals but the idea is to contain it
	7		9
1	ZBA tentatively on the 15th and they will come	1	all within the envelope of the building. This
2	back. If the variations have been approved,	2	is a full masonry building and the sound rating
3	they will come back with exterior site plan	3	of that wall is somewhere around a 60 STC, which
4	review through the plan commission tentatively	4	is kind of a technical jargon, but it pretty
5	around May 10. So the materials, the	5	much knocks the barking down to within as
6	elevations, the site plan is additional	6	long as there's not a door open within
7	information that the board requested.	7	20 feet the sound really does drowned out and we
8	CHAIRMAN CASHMAN: Can we comment on	8	don't expect that to be a problem with the
9	the additional information?	9	adjacent uses that are in close proximity.
08:22:16PM <b>10</b>	MR. YU: Sure.	08:24:50PM <b>10</b>	MR. WILLOBEE: Your current facility is
11	CHAIRMAN CASHMAN: One question for	11	next to residential. You have outdoor
12	you, Chan. The property that is south and on	12	facilities right now. I guess, are there
13	the west edge, what is that zoned where there's	13	complaints with that, Chan, has the village
14	a house? This is a really odd piece of land.	14	heard anything? I guess I'd like to understand
15	Is that residential?	15	existing versus
16	MR. YU: It's zoned O-2.	16	MR. SANDERSON: Jason Sanderson, R W E
17	CHAIRMAN CASHMAN: Related to the	17	Management Company. So we design, build and do
18	parking is there going to be fencing around the	18	the management for Kramer Veterinary Services
19	perimeter? I imagine you are going to need some	19	who is the owner/operator of Hinsdale Animal
08:23:06PM <b>20</b>	fencing or something because you have no buffer	08:25:20PM <b>20</b>	Hospital, in addition to probably eight or nine
21	at all on the south property line but what about	21	other animal hospitals.
<b>22</b> 3 of 16 shee	the west edge of the double aisle parking lot?  **EXAMPLE STATE OF THE RESEARCH STATE OF	22 CSP 630-8	So the current hospital does have
J OI TO SHEE	NATILLEN W. BUNG	,, CON UOU-0	Attachment 2 - 2.8.17 PC Minutes

10 12 an outdoor area. They do do boarding there as 1 door. There was a little bit of a sensitivity 2 well. And I was told that there hasn't been any 2 issue with the existing tenants that are in the complaints and there's a residence that is -building, so there's a little bit of a timing they continue to build houses around it and best 4 issue. We have not gone door to door. To the of my knowledge, there hasn't been any 5 south of us I believe is a vacant building. 5 complaints. 6 Absolutely we would be open to doing like a --6 7 MR. YU: I have not heard any either. 7 depending on what the interest level is from the 8 MR. SANDERSON: Being a successful 8 neighbors, doing like a little community operator, Dr. Kramer he has other facilities 9 meeting. 9 08:25:50PM 10 near residential and so they are used to 08:28:06PM 10 MS. RYAN: My second question relates 11 operating as being a good neighbor so they don't 11 to given the nature of the medical aspect of want to have any noise complaints because they this business, what about kind of your waste 12 12 don't want to have problems with the village management practices in terms of I'm not talking 13 13 14 itself. 14 about regular garbage but all the other things 15 So staff is well-trained. I want that are associated with surgery and things of 15 to say 150 employees as a whole group, so they that nature. Is that going to be enclosed 16 16 are successful operators at these. But yes, to inside the facility? Could you just kind of 17 17 the best of my knowledge, the existing facility address that? 18 18 19 doesn't have any noise complaints and that is 19 MR. SANDERSON: Yes. So the medical 08:26:20PM **20** part of this whole project is we would love to 08:28:32PM **20** waste is governed by the state on how that gets 21 stay where we are at and actually at one point 21 disposed of. So there's an outside service that we proposed building a new building where we are 22 22 they contract with that disposes of the medical 11 13 waste very similar to human. There are those at but we are a nonconforming use and that was not the direction of the board. So we worked sharp containers, the red containers that has to with the board I would say probably since he be handled by law. So that's all internally bought the practice in 2008 trying to find a contracted out. There's contracts that are 4 location. Even considering the place that you 5 signed. 5 guys just saw for the preschool. 6 MS. RYAN: All the containers are 6 So we have tried to knock every 7 inside, there's nothing outside the building? 7 door up and down Ogden Avenue. Looked at a 8 MR. SANDERSON: Absolutely. 8 number of sites. Sat down in Robb's office 9 MR. YU: There was a resident around 9 08:26:50PM 10 probably 20 different times. This one seemed to 08:29:08PM 10 the area that came in and stopped by village 11 be somewhat of a fit, so I know there's -hall and asked about the application. I gave ultimately if this project became successful, we her the application and I told her about the would turn those other lots back into meeting and she looked at it and didn't have any 13 13 14 residential which I think kind of fit within the further questions or comments. She had a 14 village's wants and needs so that's part of the Hinsdale library name tag but I didn't catch her 15 15 story as well. name but she was a resident around the area. 16 16 17 MS. RYAN: I have two questions. One 17 MR. KRILLENBERGER: How many mailings relates to the neighbors. Have you notified and 18 18 went out? 19 talked to the neighbors adjacent to and around 19 MR. YU: It's a 250-foot certified

20

21

22

08:29:38PM

mailing buffer.

08:27:24PM **20** 

21

22

the proposed site?

MR. SANDERSON: So we did the mailings,

the staff mailings. We have not gone door to

MR. KRILLENBERGER: So a handful.

MR. YU: Yes. These are the certified

14 16 1 receipts. (Indicating.) 1 One thing related to traffic as 2 MR. MATTHYS: I can try to give you a 2 well, I think it's important to know, we are eliminating that alley access out to York that 3 reference point from this map. The notification it crossed Ogden to several properties over 4 currently exists which will get landscaped and here, came down across, went across and it 5 have a landscape buffer up against our building. caught the first row of property almost all the We are also eliminating that street parking 6 way out. So it was pretty encompassing. Even that's on York which I think will also help 7 these residential homes here were included in 8 traffic. 8 the notification. (Indicating.) 9 MR. UNELL: Just in terms of the scale 9 08:30:18PM 10 MR. KRILLENBERGER: Okay. I think of the building, so the current building is 08:32:48PM 10 11 that's useful to know. Thank you. 24 feet high; is that right? And then the 12 MR. YU: I have about 28 receipts. proposal is 37 feet for the new building? 12 MS. McMAHON: I guess I just had a 13 CHAIRMAN CASHMAN: I thought you 13 14 question about the number of people coming in 14 reduced it to 35. each day because this is quite a step up from 15 MR. MATTHYS: Yes. So the overall 15 the size of the practice on Ogden, maybe like a building that you see is 30 feet, which is per 16 16 doubling or so. zoning code for the B-1, and then the tower goes 17 17 up to 35 feet which I think the zoning 18 MR. SANDERSON: You should have in part 18 19 of your packet a traffic study. I think there's 19 regulations allow to go over that amount over a summary. Some of this stuff I couldn't speak 08:33:16PM **20** the regulated height for architectural elements. 08:30:56PM **20** 21 to but there's a summary page there, kind of 21 The other thing to note is that we 22 helps sum it up a little bit. It talks a little 22 are surrounded by a zoning district on all sides 15 17 bit about the impact of the animal hospital that has a 40-foot allowable height. So of the allowable height of the properties that are all versus what is a commercial space, existing commercial residential space. The first one around us even though those buildings are lower there the animal hospital is projected to today, they have the potential they could build 4 to 40. generate fewer trips than the commercial space 5 6 MR. SANDERSON: I think we were at that 6 in residential dwellings in the existing building. 7 same zoning but the current owner down zoned it 7 8 So similar, we have appointments 8 a couple years ago. 9 coming or clients coming all throughout the day MS. McMAHON: I actually wanted to ask 08:31:34PM 10 versus less than the impact of hey, they are all 08:33:46PM 10 about that. Are you familiar with that, Chan, 11 dropping off in the morning, all picking up in 11 why the zoning of this building changed? the evening. 12 MR. SANDERSON: I think it was for the 12 use, correct? Because who they wanted to rent 13 MR. YU: Just to clarify, if the 13 14 current building was totally utilized. to wasn't a permitted use so they down zoned it 14 15 MS. McMAHON: So this says you are to get the use to allow for it. So when they 15 expecting 90 to 100 clients a day versus 45 to down zoned it, they put it into a different 16 16 50 at the current facility. classification otherwise we would be fitting. 17 17 18 MR. MATTHYS: So the summary on that 18 MS. McMAHON: Yes. It's kind of silly 19 first page is related to peak time. So at that 19 to have it different. 08:32:08PM **20** peak times it's a net reduction but overall what 08:34:20PM **20** MR. SANDERSON: Yes. you mentioned we have an all day flow the 21 21 MR. UNELL: Maybe just back to the noise real quick because I think that would be a overall flow is greater than the existing. 22 22 5 of 16 sheets KATHLEEN W. BONO, CSR 630-834-7779

	18		20	
1	concern for the neighbors.	1	everyone starting and we could see that being a	
2	You mention when the doors are	2	real problem. So we do hope that you will watch	
3	closed, it won't be audible from 20 feet away.	3	out to make sure that whatever is done to the	
4	But would there be windows that might be opened	4	structure of the building, that it really does	
5	during business hours?	5	reduce the noise that we might hear from our	
6	MR. MATTHYS: We don't have any	6	area.	
7	operable windows.	7	I think the other concern is that	
8	MR. UNELL: So it will really truly be	8	we all know that York Road has a tremendous	
9	closed?	9	amount of traffic on it. It's dangerous. It's	
08:34:46PM <b>10</b>	MR. SANDERSON: Yes. All fresh air	08:36:50PM <b>10</b>	difficult for people who are in those different	
11	will be mechanically introduced. We don't want	11	commercial areas who are trying to make left-	
12	operable windows lead for a chance for a	12	hand turns to go north, et cetera, to get out in	
13	small animal to get away, whether it's a bird or	13	a safe manner and so we are concerned about the	
14	a cat.	14	volume of traffic that this might add to the	
15	MS. FIASCONE: What are your hours?	15	street that is already a lot of traffic and	
16	MR. SANDERSON: Right now where they	16	wondering if there is a possibility of some sort	
17	are now?	17	of traffic study to see what the impact really	
18	DR. ASHAMALLA: I'm Joyce Ashamalla.	18	would be to make sure that it's not going to add	
19	I'm one of the major partners there. I have	19	to an already difficult situation.	
08:35:22PM <b>20</b>	been there for about eight years.	08:37:18PM <b>20</b>	CHAIRMAN CASHMAN: Regarding the	
21	Our hours currently are Monday	21	traffic study, there is a traffic study in the	
22	through Friday from 7 a.m. to 8 p.m. Saturday	22	packet. So if you go to the web site, you can	
	19		21	
1	we are there from 7 to 3 and we are there	1	download it and it's attachment 6, kind of in	
2	currently on Sunday from 9 to 1 but we are	2	the back of the packet.	
3	potentially going to be 9 to 3 on Sunday. So we	3	MR. YU: If you want to hang around I	
4			can give you my packet at the end.	
5	amount of people we see.	5	CHAIRMAN CASHMAN: Thank, Chan.	
6	CHAIRMAN CASHMAN: Thank you.	6	MR. LONDON: Andrew London. Also at 8	
7	Any comments, questions from the	7	North York Road.	
8	community?	8	I echo my wife's, you know, we are	
9	MS. LONDON: Good evening. I'm	9	glad it's going to be indoor and not an outdoor	
08:36:00PM 10	Jennifer London, 628 North York Road, corner of	08:37:46PM 10	kennel. It's one of those things where when you	
11	York and Fuller.	11	look at the noise, we are not that far away.	
12	First of all, I'm thrilled to hear	12	Unfortunately, we have had to come	
13	that they are not planning to do any outdoor dog	13	before you kind of quite a bit recently and the	
14	runs. That was a real concern. I think we	14	concern that we have is that when you get to	
15	still are concerned about noise level. We want	15	another height, if there is any of that noise	
16	to make sure that however that building is	16	that escapes, it's going to travel a lot farther	
17	constructed, that it really does reduce the	17	because there's really nothing to block it.	
18	sound of dogs barking.	18	There is a couple of buildings that are	
19	We are very close to the facility.	19	relatively low south of it but they are not	
08:36:24PM <b>20</b>	We have neighbors with dogs on the block. They	08:38:06PM <b>20</b>	going to break all that noise if it does escape.	
08:36:24PM <b>20</b>	know each other. They are not barkers but all	08:38:06PM <b>20</b>	I think the other thing that bears	
22	it takes is a lot of unfamiliar barking to get	22	knowing is the comment about the fencing is	
	KATHLEEN W. BONO		334-7779 6 of 16 sheets	
Attachment 2 - 2.8.17 PC Minutes				

22 24 1 valid. You don't want to see an animal get hurt 1 Any other citizens that would like if it does get out. We do have some neighbors 2 to speak? 2 3 that have had that happen. Fortunately, I don't MR. LONDON: I forgot one thing. Thank think anything negatively occurred for the you for the question about medical waste. We animal or the pet but if you have that much 5 would also be concerned about feces. That's not 5 considered medical waste but animal feces is 6 opportunity, unfortunately things will happen. 6 7 7 natural. So we want to make sure that that was So that's just a couple of points there. 8 Just looking at my notes. 8 properly handled. 9 We do have still issues with skunks 9 Apologize. I guess the one question I do have 08:38:44PM 10 is with your current property how many kennels 08:40:34PM 10 and I think everybody has that to a degree, so 11 do you have or boarding spots do you have? I anything that brings them around. We have quite heard two numbers when you said this facility it a bit there for some reason, I don't know why. 12 12 was 40 and then I thought I heard 75. So I'm I think it's probably because of the cemetery at 13 14 trying to understand the math a bit where are 14 the end of the street they have a place to hang out, but we would be concerned about making sure 15 you going from and where you are going to, 15 that was properly contained and properly handled 16 obviously noise amplifies. 16 17 MR. SANDERSON: Currently there's 31 at 17 and properly dealt with. 18 the existing facility right now. 18 CHAIRMAN CASHMAN: Thank you. 19 MR. LONDON: You are going to 75 19 MR. WILLOBEE: Chan, I just want to 08:39:12PM **20** internal; is that correct? make clear. So the text amendment is going back 08:41:00PM **20** 21 MR. SANDERSON: Yes. We haven't 21 to the original zoning essentially? So it was -- the zoning would have allowed this prior to? 22 finalized that out but somewhere in that 22 23 25 MR. YU: No. Right now the B-1 there's neighborhood, yes. 1 2 MR. LONDON: Okay. I think I would certain -- let's see here. It's attachment --CHAIRMAN CASHMAN: It used to be O-2 just echo my wife's comments about the traffic. 3 We have a front row seat. York, Fuller and and then it was converted to B-1. Fuller going west and east so we see it's 5 MR. YU: It's remaining B-1 but there's 5 excessive traffic. It does block up right in 6 6 only certain types of animal hospital use in the front of our house. I don't know how someone 7 B-1. This would allow more flexibility, 7 would actually come out of that property and including grooming, boarding and grooming 8 turn left going north on York. That would be 9 services in the B-1. 9 08:39:40PM 10 disaster waiting to happen. So I would be very 08:41:46PM 10 CHAIRMAN CASHMAN: So those are the two 11 concerned about that. 11 functions that were listed? 12 I think the other thing you see on 12 MR. YU: Right. 13 13 York Road that people don't realize is that it's MR. WILLOBEE: But would it have a very heavily used area for emergency vehicles 14 conformed under O-2 I guess is my question? 14 15 15 to the hospital. So that's another thing that MR. YU: It's zoned B-1 right now. really adds to the traffic flow and adds to a MR. WILLOBEE: I want to understand the 16 16 17 safety concern. 17 context of the intent of the original zoning. 18 We do have neighbors up the street 18 MS. McMAHON: If it hadn't been changed 19 that have kids and so on, so the minute you add from O-2, would these have been allowed in the 08:39:58PM **20** 08:42:10PM **20** 0-2. more impact, it's just going to be that much 21 more concern. Thank you. 21 MR. WILLOBEE: My point is we don't 22 CHAIRMAN CASHMAN: Thank you. 22 want do text amendment after text amendment 7 of 16 sheets KATHLEEN W. BONO, CSR 630-834-7779

	26		28
1	undermining the intent of the zoning code but if	1	so well, it's just not that much relative to the
2	this was part of the original intent, I'd like	2	neighboring residents who live there.
3	to know.	3	CHAIRMAN CASHMAN: If you can address
4	MR. YU: Sure. I don't see animal use	4	that when you come back. I was looking on the
5	in the O-2.	5	plan, you have no west facing windows in the
6	I do want to bring up that this	6	boarding areas. Just look at the wall
7	went before the board several times before it	7	construction, glazing and maybe when you come
8	was referred, and Trustee Stifflear wanted to	8	back with some more data related to exactly what
9	if there is a motion for the text amendment,	9	your STCs are and if you can try to mitigate and
08:42:36PM <b>10</b>	that the Plan Commission consider that the text	08:44:44PM <b>10</b>	reduce the amount of sound.
11	only reflects stand-alone buildings.	11	MR. SANDERSON: Sure.
12	MR. UNELL: Just to clarify, this will	12	MS. FIASCONE: And if you are friends
13	be a special use permit?	13	with any of your current neighbors, maybe a
14	MR. YU: Correct.	14	statement from them saying that they have not
15	MR. UNELL: So it will just apply to	15	been affected with the noise.
16	this development in the B-1 district?	16	MR. SANDERSON: Absolutely.
17	MR. YU: Any additional vets that would	17	Absolutely. We can do FOIA the police records
18	potentially want to locate in B-1 would need to	18	to see if there's anything in our current
19	apply for the special use permit moving forward.	19	location and just to renege it too.
08:43:02PM <b>20</b>	So it wouldn't be a permitted by right use.	08:45:04PM <b>20</b>	CHAIRMAN CASHMAN: Part of the existing
21	MR. KRILLENBERGER: I appreciate you	21	building isn't it in a log cabin construction?
22	mentioning that.	22	MR. SANDERSON: There are some historic
	27		
	21		29
1	MS. FIASCONE: I think a stand-alone	1	values to it. We have worked with sound
1 2		1 2	
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	30		32
1	of those buildings were here when I was a kid	1	the system. Sometimes we run into some code
2	and it's nice to see them redeveloped and to	2	interpretations when we do plan reviews that
3	imagine the whole area to be improved.	3	don't want that.
4	MR. SANDERSON: We took some	4	MR. UNELL: Is there an issue with that
5	inspiration from the overlay district. We went	5	potentially, Chan, flushing it?
6	up and down there a little bit. Even the	6	CHAIRMAN CASHMAN: Do we leave that up
7	McDonald's, the McDonald's was pointed out to us	7	to engineering?
8	and there was some arched openings and we tried	8	MR. UNELL: I think the concern is if
_	· · · · · · · · · · · · · · · · · · ·	9	
9	to, even though we are not in that overlay	08:48:26PM 10	that doesn't work, nobody wants that in
08:46:38PM 10	district, we tried to bring some of that into this as well.	08:48:26PM 10	dumpsters behind their building.
11			MR. SANDERSON: I would challenge you
12	CHAIRMAN CASHMAN: The cancer center	12	guys, I mean, to visit some of his other
13	has tower elements on it.	13	facilities because he boards at all the
14	MR. KRILLENBERGER: Can you address	14	facilities. Drive around back by the dumpster,
15	Mr. London's concern about animal waste?	15	you won't smell it. I know that sounds
16	MR. SANDERSON: Sure. Two different	16	CHAIRMAN CASHMAN: Where is the nearest
17	ways and we end up working with the village on	17	facility?
18	this. I was actually just walking through the	18	MR. SANDERSON: Obviously the one in
19	Hinsdale Human Society because our firm	19	Hinsdale.
08:46:58PM <b>20</b>	specializes in building and designing animal	08:48:54PM <b>20</b>	CHAIRMAN CASHMAN: I know that one. A
21	care facilities. And inside there they actually	21	newer one.
22	have almost like a bedpan toilet. We have done	22	MR. SANDERSON: A newer one in Oswego
	31		33
_	that is 6 aggress 6.		
1	that in facilities. So you would dump the solid	1	is probably going to be a similar size quantity
2	waste into almost what looks like an open toilet	1 2	is probably going to be a similar size quantity of boarding. It was built in 2011; it won an
3	waste into almost what looks like an open toilet with a flush valve and so the animal waste gets	3	is probably going to be a similar size quantity of boarding. It was built in 2011; it won an award for design. That would be a comparable
2 3 4	waste into almost what looks like an open toilet with a flush valve and so the animal waste gets circulated in with sanitary. Some villages	3 4	is probably going to be a similar size quantity of boarding. It was built in 2011; it won an award for design. That would be a comparable one. It's right on Ogden, he likes Ogden, and
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2 3 4 5 6	waste into almost what looks like an open toilet with a flush valve and so the animal waste gets circulated in with sanitary. Some villages don't like that. So then from there we are bagging and tying and we are putting it in with	3 4 5 6	is probably going to be a similar size quantity of boarding. It was built in 2011; it won an award for design. That would be a comparable one. It's right on Ogden, he likes Ogden, and near 30 and 34. 30 and 34 come together there's a LA Fitness right on that intersection over
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	34		36
1	that. So there are some design standards but	1	luck. We will see you sometime in the spring.
2	there's nothing that really governs how that	2	(WHICH, were all of the
3	gets handled that I'm aware of.	3	proceedings had, evidence
4	MR. KRILLENBERGER: So it's up to us	4	offered or received in the
5	and your conscientiousness and neighbors.	5	above entitled cause.)
6	DR. ASHAMALLA: And there's OSHA	6	,
7	regulations as well.	7	
8	MR. SANDERSON: If we can keep it	8	
9	inside and flush it inside, we will flush it	9	
08:50:34PM 10	inside, no problems.	10	
11	MR. YU: We will have that in the	11	
12	findings and recommendations, that concern.	12	
13	MR. KRILLENBERGER: Great.	13	
14	CHAIRMAN CASHMAN: Any other comments,	14	
15	questions for the commissioners?	15	
16	(No response.)	16	
17	I'd like to hear a motion to	17	
18	approve the text amendment application for a pet	18	
19	hospital, boarding kennels, grooming services in	19	
08:51:00PM <b>20</b>	the B-1 community business district as a special	20	
21	use?	21	
22	MS. McMAHON: So moved.	22	
	35		37
1	MR. KRILLENBERGER: Second.	1	STATE OF ILLINOIS )
2	MR. YU: Mr. Chairman, do you want to		)
3	consider this text amendment for stand-alone	2	COUNTY OF DU PAGE )
4	buildings only?	3	I, KATHLEEN W. BONO, Certified
5	CHAIRMAN CASHMAN: I thought that was	4	Shorthand Reporter, Notary Public in and for the
6	by default in here?	5	County DuPage, State of Illinois, do hereby
7	MS. McMAHON: No, they just suggested	6	certify that previous to the commencement of the
8	it.	7 8	examination and testimony of the various witnesses herein, they were duly sworn by me to
9	CHAIRMAN CASHMAN: Yes, we would	9	testify the truth in relation to the matters
08:51:18PM 10	definitely like to follow the board member's	10	pertaining hereto; that the testimony given by
11	recommendation for a stand-alone building.	11	said witnesses was reduced to writing by means
12	MR. YU: Okay. Is that the	12	of shorthand and thereafter transcribed into
13	understanding?	13	typewritten form; and that the foregoing is a
14	CHAIRMAN CASHMAN: Anna?	14 15	true, correct and complete transcript of my shorthand notes so taken aforesaid.
15	MS. FIASCONE: Aye.	16	IN TESTIMONY WHEREOF I have
16	MR. UNELL: Aye.	17	hereunto set my hand and affixed my notarial
17	MR. WILLOBEE: Aye.	18	seal this 27th day of February, A.D. 2017.
18	CHAIRMAN CASHMAN: Aye.	19	
19	MS. McMAHON: Aye.	20	KATHLEEN W. BONO,
08:51:26PM <b>20</b>	MS. RYAN: Aye.	21	C.S.R. No. 84-1423,
21	MR. KRILLENBERGER: Aye.		Notary Public, DuPage County
22	CHAIRMAN CASHMAN: Thank you. Good	22	334-7779 10 of 16 sheets

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STATE	OF	ILL	INOIS	)
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### BEFORE THE HINSDALE PLAN COMMISSION

In t	he Mat	ter c	of:	)
				)
				)
SHEL	L GAS	STATI	ON,	)
210	East (	Ogden	Avenue	·, )
Case	No. A	<del>-</del> 30-2	2016.	)

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on February 8, 2017, at the hour of 7:30 p.m.

### BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. LAURIE McMAHON, Member;

MR. JIM KRILLENBERGER, Member;

MS. MARY T. RYAN, Member;

MS. ANNA FIASCONE, Member;

MR. TROY UNELL, Member; and

MR. MARK WILLOBEE, Member.

	2		4
1	ALSO PRESENT:	1	removing the four signs on the canopy that says
	MD CHANNEL VIII DI	2	Shell and then putting a conforming sign on
2	MR. CHAN YU, Village Planner;	3	there but as part of the sign application, they
3	MS. KAREN DODGE, Representative for	4	are adding a white band on top of the current
	Petitioner.	5	red and yellow and that will go with the look of
4		6	the canopy.
		7	MS. McMAHON: I like it better.
5	CHAIRMAN CUSHMAN: Next public hearing	8	CHAIRMAN CASHMAN: This is the Shell
6	is A-30-2016, 210 East Ogden Avenue, Shell Gas Station. This is a design review permit	9	station on Cass.
8	application to add an additional color to the	08:54:28PM 10	MR. KRILLENBERGER: Did you take these
9	north and west facing canopies.	11	and print them up?
08:52:04PM 10	If there's an applicant, would you	12	
11	like to give us your name and who you represent	13	ironically when this came up last month and I
12	and tell us a little bit about the project.	14	saw it was on there, I was pulling into the gas
13	MS. DODGE: My name is Karen Dodge,	15	station, and then I looked at the packet and I
14 15	D-o-d-g-e, and I'm here on behalf of Corporate  ID Solutions for the Shell located at 210 East	16	prefer it.
16	Ogden.	17	MS. McMAHON: I do too.
17	We are proposing a color change for	18	MS. RYAN: Very nice.
18	the two canopies at this location. The previous	19	
19	colors were yellow and red and we are adding a		MR. KRILLENBERGER: Just to clarify,
08:52:40PM <b>20</b>	painted white trim to the top of the canopy	08:54:46PM <b>20</b>	some of the illustrations appear to have a
21	which is ten inches wide. The three colors are	21	gradual color change within the yellow. Is that
22	highly desired corporate requirement. The white	22	
	3		5
1	and yellow parts of the canopy are not	1	CHAIRMAN CUSHMAN: It's a curved
2	illuminated on either elevation, the sign is	2	surface. If you look at those photos, you will
	illuminated on either elevation, the sign is illuminated on the outside only. We are also		surface. If you look at those photos, you will see it has a slight bow to it.
2	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north	2 3 4	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's
3	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is	2 3	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.
2 3 4	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy.	2 3 4 5	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.
2 3 4 5	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy. The previous Shell sign located on the west	2 3 4 5	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.  CHAIRMAN CASHMAN: I think it will
2 3 4 5 6	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy.	2 3 4 5	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.  CHAIRMAN CASHMAN: I think it will spruce it up and it looks cleaner.
2 3 4 5 6 7 8 9	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy. The previous Shell sign located on the west canopy will be removed.  CHAIRMAN CASHMAN: Thank you.	2 3 4 5 6 7	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.  CHAIRMAN CASHMAN: I think it will spruce it up and it looks cleaner.  Any other questions or comments?
2 3 4 5 6 7 8	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy. The previous Shell sign located on the west canopy will be removed.	2 3 4 5 6 7 8	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.  CHAIRMAN CASHMAN: I think it will spruce it up and it looks cleaner.
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2 3 4 5 6 7 8 9 08:53:24PM 10	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy. The previous Shell sign located on the west canopy will be removed.  CHAIRMAN CASHMAN: Thank you. Commissioners, any questions for the applicant?	2 3 4 5 6 7 8 9 08:55:24PM 10	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.  CHAIRMAN CASHMAN: I think it will spruce it up and it looks cleaner.  Any other questions or comments?  MR. KRILLENBERGER: None.  CHAIRMAN CASHMAN: Thank you, very
2 3 4 5 6 7 8 9 08:5324PM 10 11	illuminated on either elevation, the sign is illuminated on the outside only. We are also requesting the Shell text located on the north canopy to be changed to their logo which is located on the west and east side of the canopy. The previous Shell sign located on the west canopy will be removed.  CHAIRMAN CASHMAN: Thank you.  Commissioners, any questions for the applicant?  MS. McMAHON: Is adding the white is	2 3 4 5 6 7 8 9 08:55:24PM 10 11	surface. If you look at those photos, you will see it has a slight bow to it.  MR. KRILLENBERGER: Agree. But that's just confirming.  MS. DODGE: It's one color.  CHAIRMAN CASHMAN: I think it will spruce it up and it looks cleaner.  Any other questions or comments?  MR. KRILLENBERGER: None.  CHAIRMAN CASHMAN: Thank you, very much.
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6
1
           MS. RYAN: Aye.
2
           MS. McMAHON: Aye.
3
           CHAIRMAN CUSHMAN: Aye.
 4
           MR. WILLOBEE: Aye.
5
           MR. UNELL: Aye.
6
           MS. FIASCONE: Aye.
7
          CHAIRMAN CUSHMAN: Thank you.
8
                (WHICH, were all of the
9
                proceedings had, evidence
                offered or received in the
10
11
                above entitled cause.)
12
13
14
15
16
17
18
19
20
21
22
1 STATE OF ILLINOIS )
               ) ss:
2 COUNTY OF DU PAGE )
3
             I, KATHLEEN W. BONO, Certified
4 Shorthand Reporter, Notary Public in and for the
5 County DuPage, State of Illinois, do hereby
6 certify that previous to the commencement of the
7 examination and testimony of the various
8 witnesses herein, they were duly sworn by me to
9 testify the truth in relation to the matters
10 pertaining hereto; that the testimony given by
11
    said witnesses was reduced to writing by means
12 of shorthand and thereafter transcribed into
   typewritten form; and that the foregoing is a
13
14
   true, correct and complete transcript of my
   shorthand notes so taken aforesaid.
15
             IN TESTIMONY WHEREOF I have
16
17
    hereunto set my hand and affixed my notarial
18
    seal this 27th day of February, A.D. 2017.
19
20
                   KATHLEEN W. BONO,
21
                   C.S.R. No. 84-1423,
                   Notary Public, DuPage County
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### HINSDALE PLAN COMMISSION

RE: Case A-40-2016 - Applicant: Dr. Anthony Kremer, Hinsdale Animal Hospital

Request: Text Amendment to Zoning Code Section 5-105(C), to allow Pet Hospitals, Boarding Kennels and Grooming Services, in a stand-alone building, with a Special Use permit in the B-1 Community

**Business District** 

DATE OF PLAN COMMISSION REVIEW: February 8, 2017

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: March 7, 2017

### FINDINGS AND RECOMMENDATION

### I. FINDINGS

- 1. The PC heard testimony from the applicant for the proposed new animal hospital in the B-1 Community Business District at 722-724 N. York Road. Mr. Michael Matthys, of Linden Group Architects and Jason Sanderson, RWE Management Company (developer) reviewed the proposed new stand-alone animal hospital building. They reviewed that Hinsdale Animal Hospital is currently located at 218 W. Ogden Avenue, and has been part of Hinsdale since 1950. The planned services offered by the new animal hospital, will include general veterinary services, specialized surgeries, therapy training, adoption, grooming and luxury boarding.
- 2. The Zoning Ordinance only allows Grooming Services for pets (SIC 0752) in the B-2 District with a Special Use Permit, and Veterinary services for animal specialties (SIC 0742) in the B-3 District as a Permitted Use; Sections 5-105(C)(1) and 5-102(E)(1), respectively. Thus, the applicant is requesting a text amendment to allow the above uses in the B-1 District, with a Special Use Permit.
- 3. The applicant reviewed the concurrent variation application to the Zoning Board of Appeals and Chan, Village Planner, explained review for the building and site plan will come back to the Plan Commission (PC) through the Exterior Appearance and Site Plan application. The applicant also reviewed the floor plan of the proposed animal hospital.
- 4. A Plan Commissioner asked for additional information in regards to noise management and animal waste management practices. Mr. Jason Sanderson reviewed that medical waste is governed by the state in terms of disposal. It was clarified that medical waste is contained indoors, and picked up by a subcontracted company.
- 5. Mr. Jason Sanderson briefly summarized the findings of the traffic study, and that the animal hospital is projected to generate fewer trips than the current commercial/residential building. Chan clarified the finding is based on a fully utilized commercial/residential building.
- 6. The PC Chairman asked if anyone at the Public Hearing would like to speak in regards to the application. A neighborhood resident had concerns for the height of the proposed building, indicating that noise will travel further should any noise escape the building. The number of kennels (approximately 75) is a concern since per the resident, noise amplifies. He also echoed a previous resident's concern for the potential traffic impact in the area.

### II. RECOMMENDATIONS

Following a motion to recommend approval of the Text Amendment application, limited to stand-alone buildings in the B-1 District, and concurrent Special Use Permit application, 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 Text Amendment application, limited to stand-alone buildings in the B-1 District, and concurrent Special Use Permit application.

THE HINSDALE PLAN COMMISSION By:			
	Chairman		
	Dated this	day of	, 2017

### HINSDALE PLAN COMMISSION

RE: Case A-30-2016 – Applicant: Corporate ID Solutions, for Shell (gas station at 210 E. Ogden Ave.)

Request: Design Review Permit to add additional color to existing canopies and sign permits for 2 canopy signs in the Design Review Overlay District

DATE OF PLAN COMMISSION REVIEW: February 8, 2017

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: March 7, 2017

### FINDINGS AND RECOMMENDATION

### I. FINDINGS

- 1. The PC heard testimony from the applicant for a proposed new additional color (3 total) on the 2 Shell gas station canopies in the Design Review Overlay District and B-3 General Business District at 210 E. Ogden Avenue. Ms. Karen Dodge, of Corporate ID Solutions reviewed the existing colors are red and yellow, and the request is to add a painted white trim to the top of the canopy that is ten inches wide. The three colors are a highly desired corporate requirement she explained. The red is only illuminated on the sides facing the streets.
- 2. The four (4) existing canopy signs with the text, "Shell" will be removed, and two (2) Code compliant canopy signs will be installed only on the east and west sides of the north canopy. This is a net reduction of two signs at the subject property.
- 3. A Plan Commissioner commented that it's a visual improvement, and the logo looks better than the text. In general, the PC preferred the request over the existing canopies and signage.
- 4. A Plan Commissioner asked if there is a gradual/gradient color change (yellow), as it appears on the exhibit. Ms. Karen Dodge responded no, it is only one solid color.
- 5. The Plan Commission Chairman asked if anyone at the Public Hearing would like to speak in regards to the application. There were no questions or comments from the audience.

### II. RECOMMENDATIONS

Following a motion to recommend approval of the Design Review Permit 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 Design Review Permit as submitted.

THE HINSDALE PLAN COMMISSION By:			
	Chairman		
	Dated this	day of	, 2017.

### HINSDALE PLAN COMMISSION

RE: Case A-37-2016 – Applicant: Icon, for AMITA Health (formally known as Adventist Hospital at 120 N. Oak St.)

Request: Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs

DATE OF PLAN COMMISSION REVIEW: January 11, 2017, continued to February 8, 2017

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: March 7, 2017

### FINDINGS AND RECOMMENDATION

### I. FINDINGS

- 1. The PC heard testimony from the applicant for a proposed sign application package to rebrand 16 existing Adventist Hospital signage at 119, 120 and 135 N. Oak Street to reflect AMITA Health on January 11, 2017. The subject properties the hospital is located on is approximately 13.5 acres, and is in the HS Health Services District.
- 2. The PC had general concerns for the larger signs requested to be replaced for Signs 1, 2, 6, 10 and 11. After the PC continued the application for the February 8, 2017, PC meeting, the applicant revised said signs with smaller dimensions.
- 3. The PC had general concerns for the aesthetics of the pole/post sign style for Signs 2, 5, 6, 7, 14, and 17. After the PC continued the application for the February 8, 2017, PC meeting, the applicant revised said signs with a solid base and unified design feature.
- 4. On February 8, 2017, the applicant, Doug Merritt and Jennifer Horvath, reviewed the revised sign package request with the PC, indicating the revisions were based on the concerns from the January 11, 2017, PC meeting. To that end, Mr. Merritt reviewed only the signs that were not approved by the PC at the initial meeting.
- 5. A Plan Commissioner asked if there is a "white" a level lower/muted than the requested. Mr. Merritt explained since the signs are not illuminated, the optimum contrast is desired. This also helps for example, when headlights shine onto the non-illuminated signs (providing for the "optimum pop", as referenced).
- 6. The Chairman commented that the overall sign package is better than the current signage because it is simpler/easier to read and follow.

### II. RECOMMENDATIONS

Following a motion to recommend approval of the Major Adjustment to Planned Development <u>revised</u> application 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 revised application as submitted.

THE HINSDALE PLAN COMMISSION By:			
	Chairman		
	Dated this	dav of	. 2017

## VILLAGE OF Linsdale Est. 1873

### **MEMORANDUM**

**DATE:** March 8, 2017

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

**RE:** 525-527 W. Ogden Ave. – Kensington School

Public Hearing for Text Amendment Application for Child Daycare Services in the IB

Institutional Buildings District as a Special Use

Concurrent Exterior Appearance and Site Plan Review

\*Revised Landscape Plan\* to show Fence, Play Areas and alternative Refuse Location

### Summary

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

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

On February 8, 2017, the PC reviewed the application at the public hearing and was supportive for the Text Amendment and Special Use Permit applications. However, the PC requested to see additional landscape and fence options for the playground area and parking lot between the adjacent residential properties to the north of the subject property (update to the Site Plan). The PC would also like an update from I-DOT who controls that section of Ogden Avenue, a traffic study, and an alternative location for the refuse space. To that end, the PC continued the Public Hearing for the March 8, 2017, PC meeting.

The applicant has submitted a revised landscape plan and will have their traffic engineers present at the March 8, 2017, Public Hearing meeting for presentation and questions by the PC and public. The landscape plan shows additional parking lot buffering on the north, 8-foot fence, play areas, shed location, new refuse location and off street loading space.

### **MEMORANDUM**



### **Request and Analysis**

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

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

### **Process**

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection <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 – Revised Landscape Plan

Attachment 2 - Zoning Map and Project Location

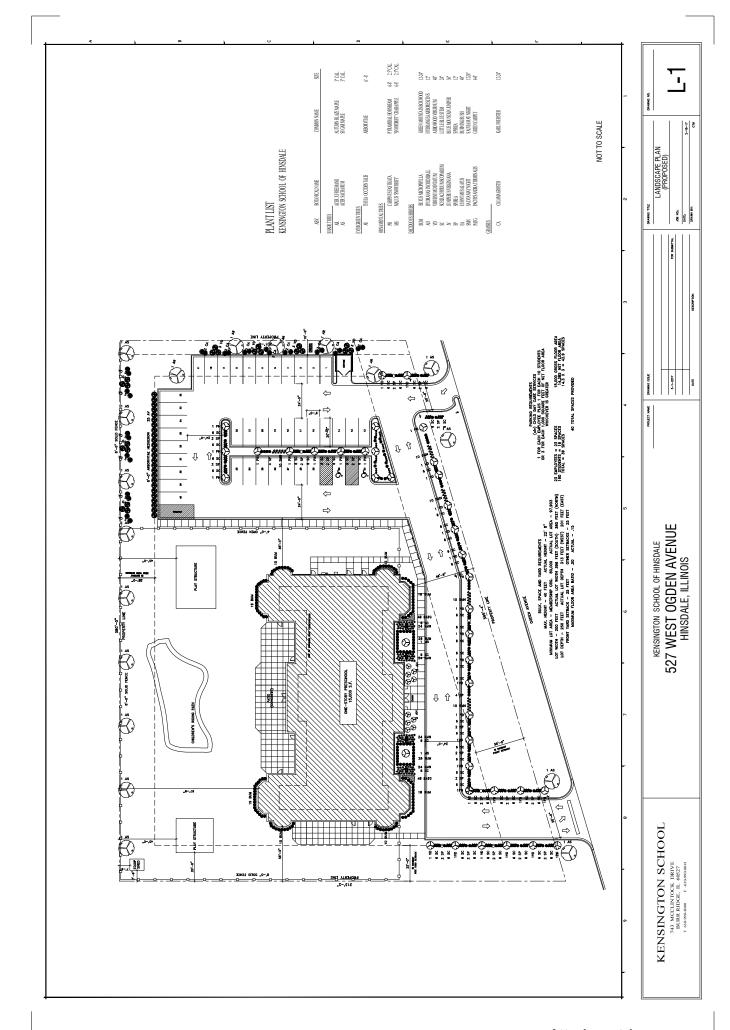
Attachment 3 - Aerial View of 525-527 W. Ogden Avenue

Attachment 4 - Exterior Appearance and Site Plan Application

The following related materials were provided for the Plan Commission of this item on February 8, 2017, and can be found on the Village website at:

http://www.villageofhinsdale.org/document\_center/PlanCommission/2017/FEB/Feb\_8\_2017\_PC \_Packet.pdf

Text Amendment/Special Use Applications SIC Code Membership Organizations (86) and Child Daycare (835) Definitions 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.

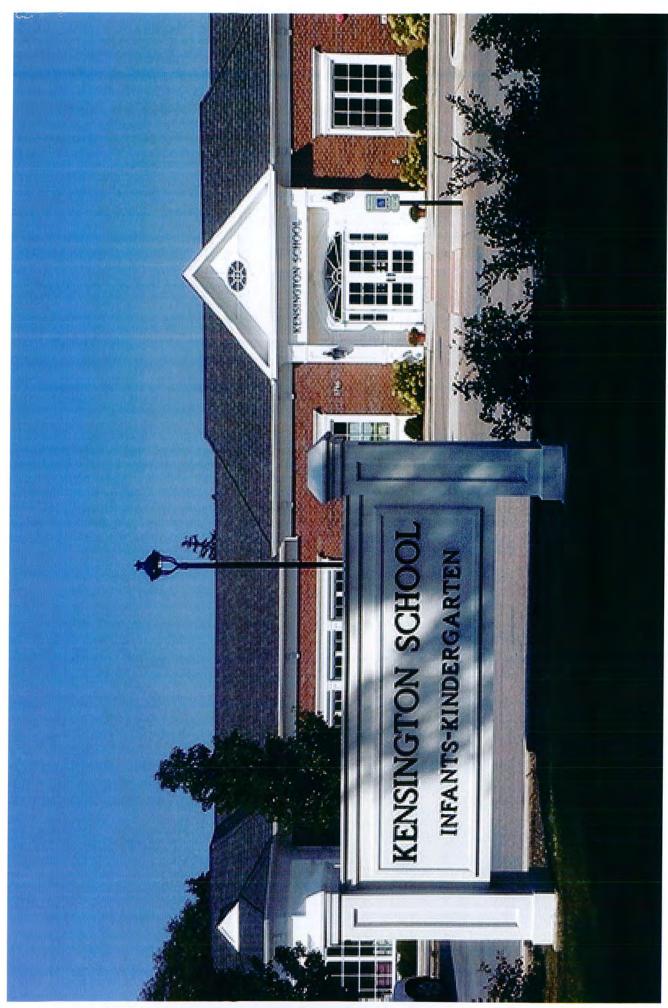
From the drawing board to completion, a Kensington School building provides the highest standards of safety, comfort, and security for each child. Our school buildings are a well-blended combination of cheerful, individual classrooms and common areas such as the gym, library, roundabout and play yards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

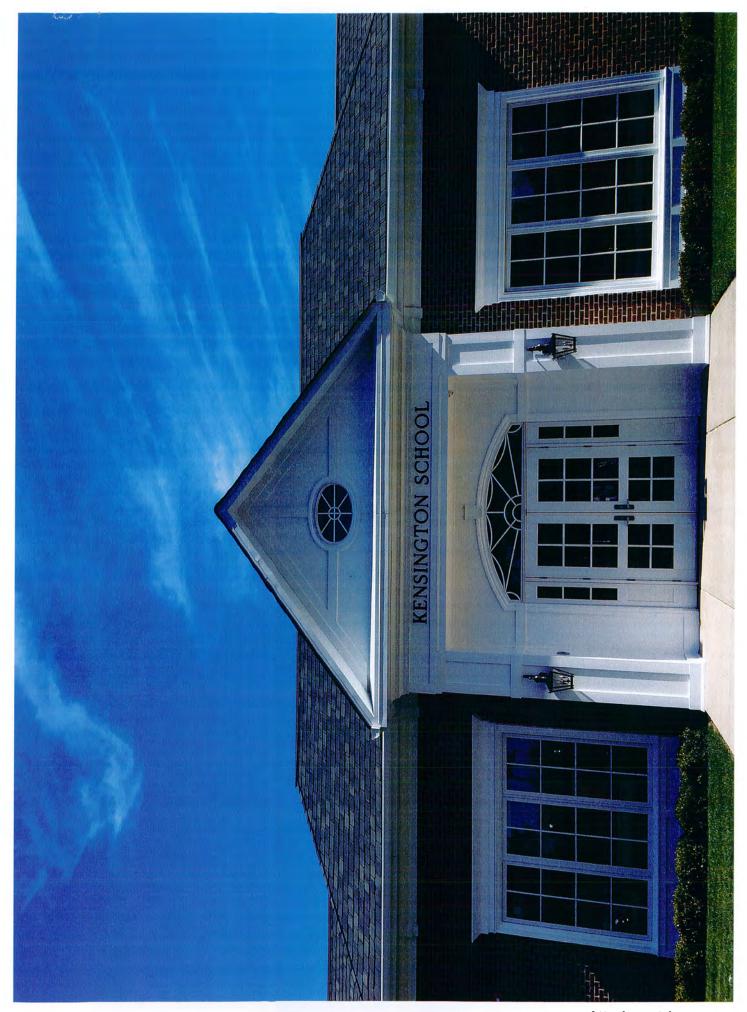
Visit a Kensington School play yard and you will find a spacious combination of customized play structures for every age, grassy areas for group play or picnicking, patios full of easels and sensory tubs, tricycles on riding tracks and child planted school gardens. From young infants splashing and enjoying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

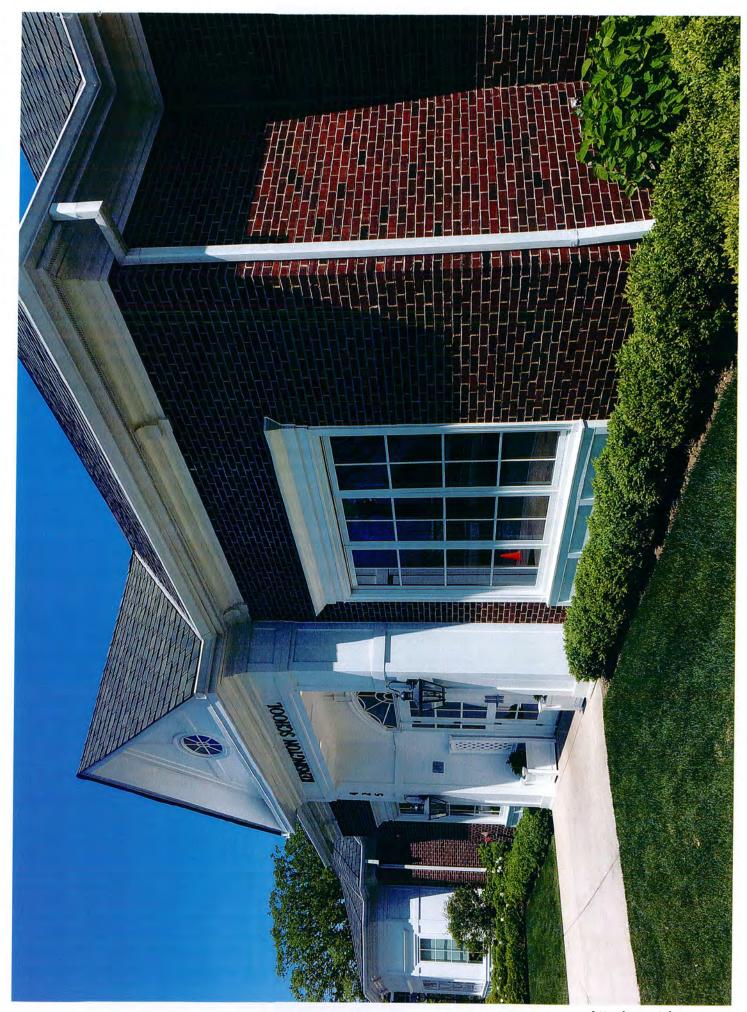
"Growing Up Kensington" sets the stage for a joyful journey of learning. Children's laughter and excitement, their anticipation of what each day at Kensington School will bring, is what sets Kensington School's curriculum apart. Traditional and academic at its core, innovative in creation, forward-looking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



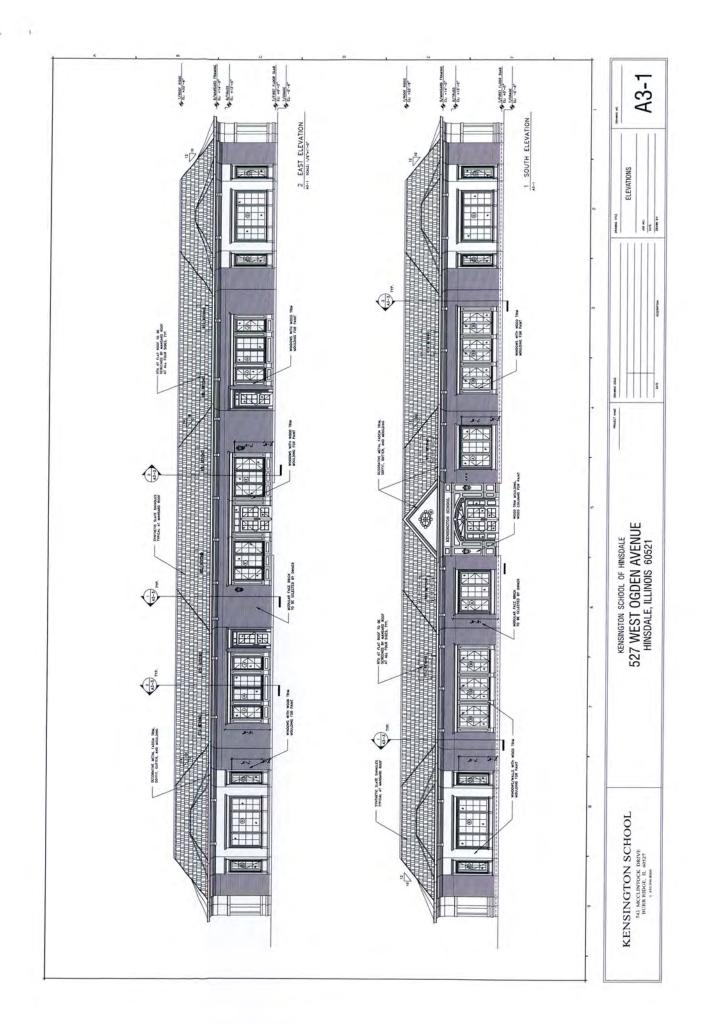
Attachment 1



**Attachment 1** 



Attachment 1





### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT **DEPARTMENT**

### PLAN COMMISSION APPLICATION

### I. GENERAL INFORMATION

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

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

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

<b>Disclosure of Village Personnel</b> : (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)			
1)			
2)			
3)			

### II. SITE INFORMATION

Address of subject property: 525-527 WEST OGDEN AVENUE			
Property identification number (P.I.N. or tax number): 09 - 02 - 202 - 010/011			
Brief description of proposed project: CONSTRUCT NEW 15,000 SQUARE FOOT CHILD DAY CARE CENTER			
WITH APPROXIMATELY 47 PARKING STALLS TO SATISFY CODE			
General description or characteristics of the site: 2.25 ACRE WOODED SITE ON THE NORTH SIDE OF OGDEN			
AVENUE.			
Existing zoning and land use: IB			
Surrounding zoning and existing land uses:			
North: R-2 South: R-4			
East: O-2 West: R-2			
Proposed zoning and land use: IB			
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:			
☐ Site Plan Approval 11-604 ☐ 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			
District Questionnaire			

### TABLE OF COMPLIANCE

Address of subject property: 525-527 W. OGDEN AVENUE	
The following table is based on the IR	Zonina Dietrict

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	80,000	97,903
Minimum Lot Depth	250'	313'
Minimum Lot Width	2001	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	23 employees = 23 160 students = 16 39 Total Spaces C.Y	40 Spaces per the revised Landscape Plan- received 3.1.17 C.Y
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

<sup>\*</sup> 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:	

# Attachment: Village of Hinsdale Zoning Map and Project Location VILLAGE HINSDALE 2015 STATE OF CHIPMEN ury Bene Burdate





**Attachment** 



### 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

### 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.

craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

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

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

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

### VILLAGE OF HINSDALE

### CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

be given to owners of record of prop certify that I gave such notice in the notice onJanuary 19, 2017	, being first duly sworn on oath, do hereby the filing of my application for a public hearing and or meeting to the erty within 250 feet of any part of the subject property. I further form required by the Village (Certified Mail) and that I gave such  addresses of property to whom I gave such notice and the			
Ву:	Charles T. Marlas			
Name:	Charles Marlas			
Address	743 McClintock Drive, Burr Ridge, IL 60527			
Subscribed and sworn to before me  This				
			OFFICIAL SEA	

NOTARY PUBLIC - STATE OF ILLINOIS

### VILLAGE OF HINSDALE NOTICE OF PLAN COMMISSION PUBLIC HEARING

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

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

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

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

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

PIN Numbers: 0902208010 and 0902208011

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

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

To be published in the Hinsdalean on January 19, 2017

# PROPOSED KENSINGTON SCHOOL HINSDALE LLINGIS

HINSDALE, ILLINOIS

PROPOSED KENSINGTON SCHOOL

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A-01TITLE SHEET

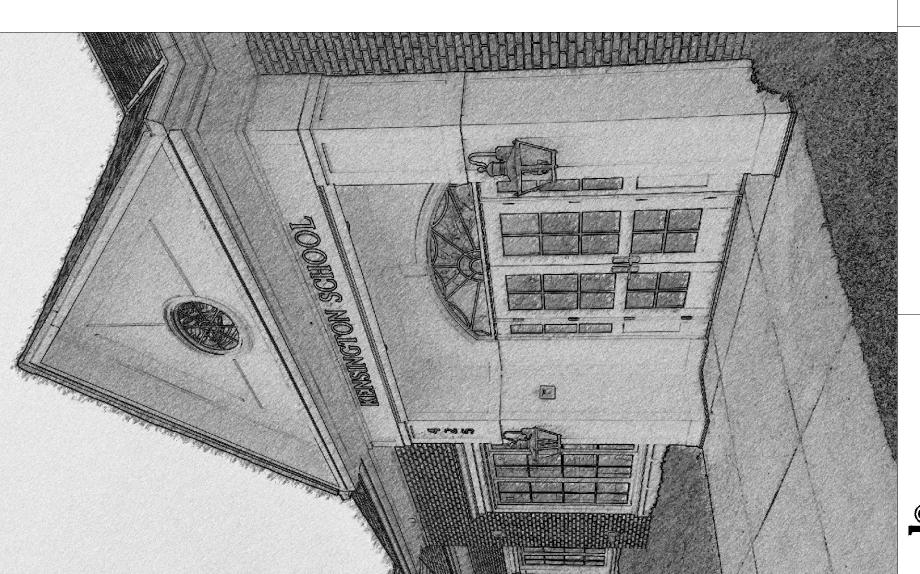
A-02FRST FLOOR PLAN

A-03EXERIOR IMAGES

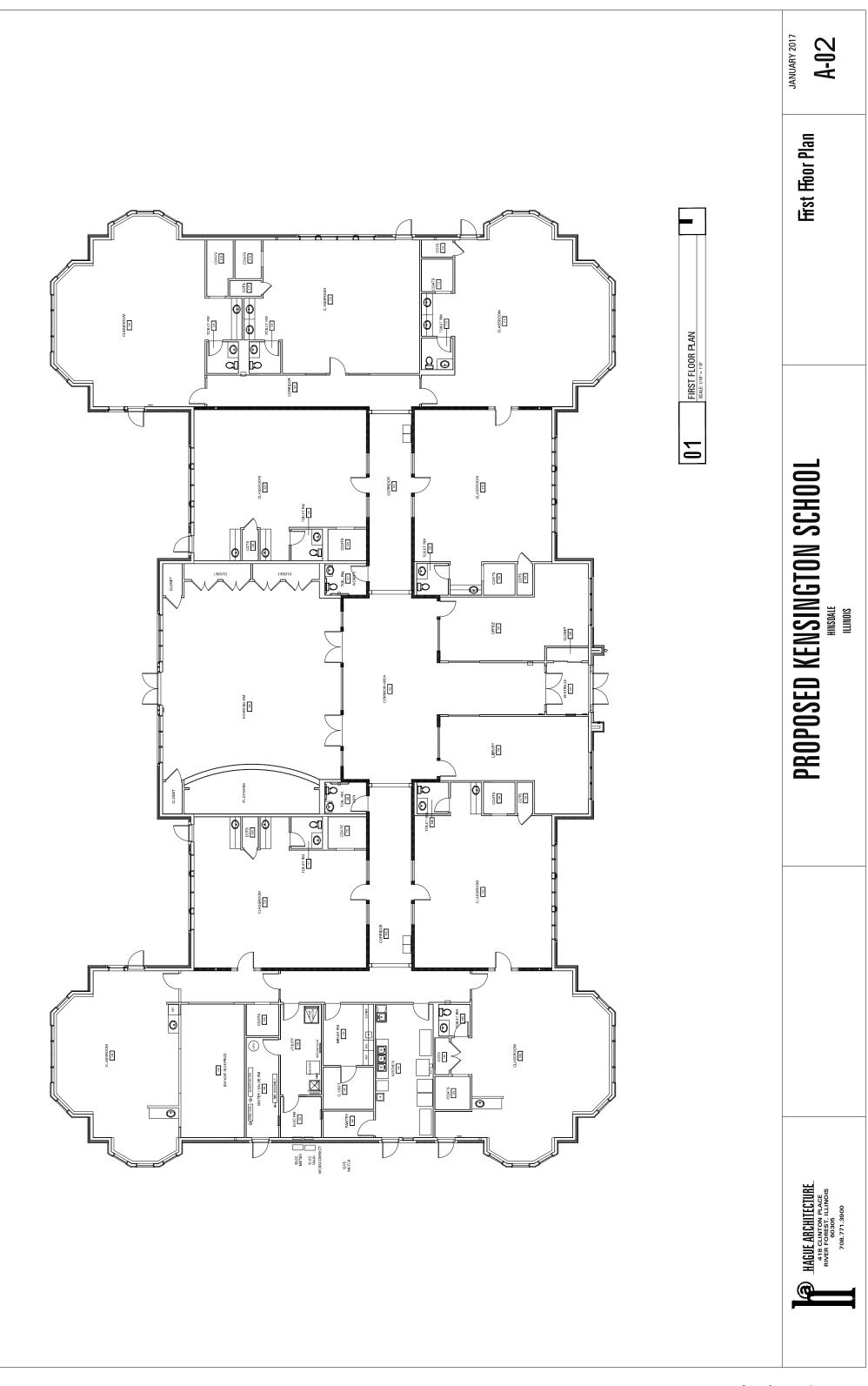
A-04 EXERIOR ELEVATIONS

A-05PRODUCTS & EXERIOR MATERIALS

A-06PRODUCTS & EXERIOR MATERIAL



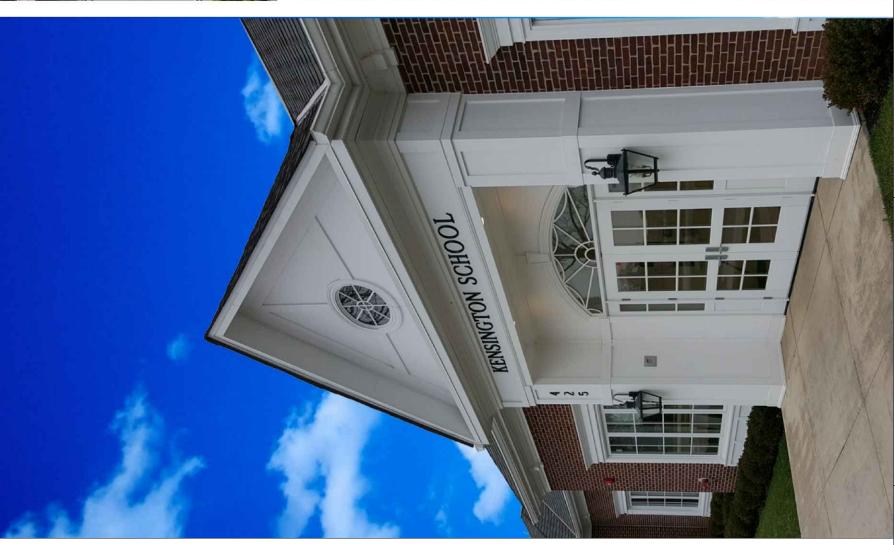




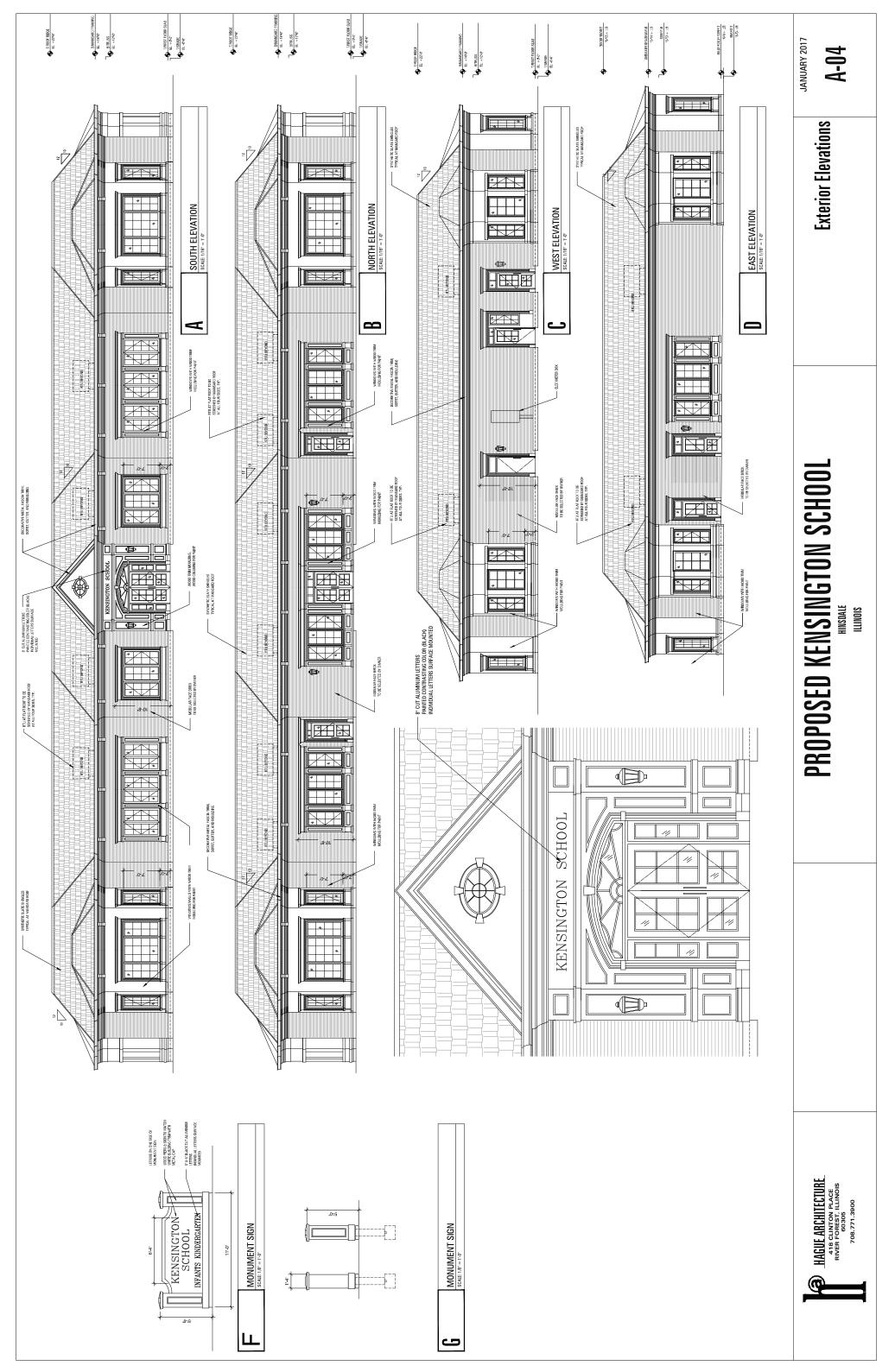




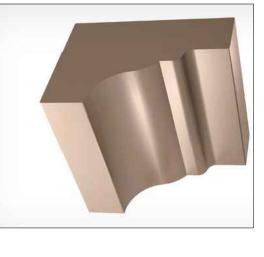




HAGUE ARCHITECTURE 418 CLINTON PLACE RIVER FOREST, ILLINOIS 60306 708,771,3900



EXTERIOR TRIM MFG: ROYAL PVC SMOOTH FACED WHITE TRIM



**EXTERIOR METAL FASCIA & GUTTER** DECORATIVE FASCIA COLOR WHITE



**GRAND MANOR - GATEHOUSE SLATE** MFG: CERTAINTEED **ROOF MATERIAL** 



MFG: BORAL BRICK NEW ORLEANS BRICK- MODULAR BRICK



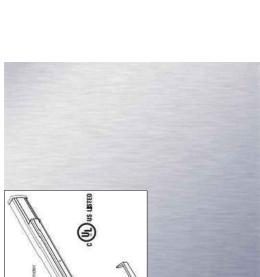
METAL FINISH - SATIN CHROME



EXTERIOR BUILDING LIGHT FIXTURE: MFG: EF CHAPMAN MEDIUM SUSSEX LATERN CH02032 - BRONZE



EXTERIOR PARMNG LOT LIGHT FIXTURE: HISTORIA POST TOP CY25T4 - BLACKTX 15'-0" LIGHT POLE MFG: CYCLONE -



DOOR HARDWARE



ALUMINUM CLAD - COLONY WHITE

WINDOWS & DOORS: MFG: EAGLE CASEMENT WINDOWS PATIO DOORS



WALL SIGN: 8" SURFACE MOUNTED BLACK LETTERS NON ILLUMINATED



FENCE:
MFG: DANBURY
CONCAVE WHITE FICKET FENCE



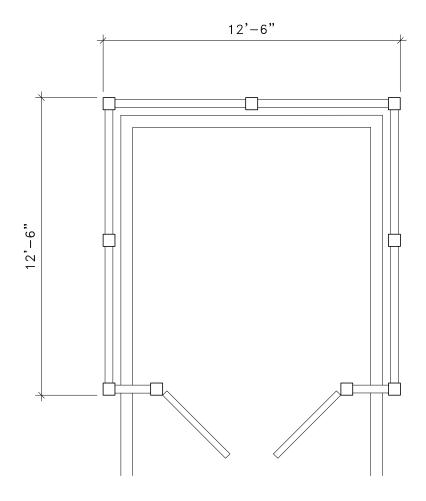
GROUND SIGN: 8" & 6" SURFACE MOUNTED BLACK LETTERS NON ILLUMINATED

STORAGE SHED:

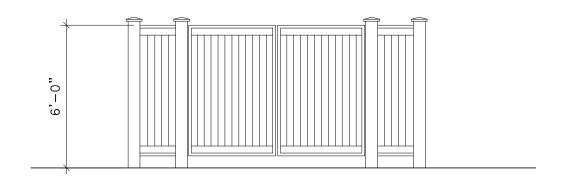
STORAGE SHED:







REFUSE - PLAN



REFUSE - ELEVATION

#### MEMORANDUM



**DATE:** March 8, 2017

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: Text Amendment Co-Application to Add Tutoring and Curriculum Development as a

Special Use in O-2 District

Concurrent Special Use Permit Application for TinkRworks at 21 W. Second Street

#### **Summary**

The Village of Hinsdale has received a co-application packet from TinkRworks and Stec Educational Group, requesting approval for a Text Amendment to allow tutoring and educational curriculum development (SIC code 8299), with a Special Use permit in the O-2 District. Currently, only music schools (SIC code 8299) are permitted in the O-2 with an approved special use permit. This request will amend Section 6-106(B)(7), to allow tutoring and educational curriculum development, with a Special Use permit in the O-2 District.

On February 8, 2017, the Plan Commission (PC) unanimously approved to schedule the public hearing for March 8, 2017, to review the co-application for the Text Amendment request and individual Special Use Permit applications for TinkRworks at 21 W. Second Street (Case A-26-16) and Stec Group at 534 Chestnut Street (Case A-33-16).

#### **Request and Analysis**

TinkrWorks plans to utilize 3,000 SF on the third floor in the office building at 21 W. Second Street for two classrooms and a common area. US Bank is currently the only tenant and occupies the first two floors. The applicant has a steady-rate goal for 200 unique students by year 3. However, the maximum number of students at one time will be 25. The maximum staff on site will be 5. The applicant has noted that there is no additional room to expand in the building. The subject property is located in the O-2 District and borders the O-2 District to the west and north, IB Institutional Buildings District to the south, and B-2 Central Business District of the east.

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

## VILLAGE OF Linsdale

#### **MEMORANDUM**

Parking for the Special Use permit is Code compliant. TinkRworks will have 5 dedicated spaces at the 21 W. Second Street parking lot. Based on the use categories of Section 9-104(J), "elementary schools" is the most relevant to tutoring educational services and references students. Given, the parking requirement for TinkRworks is 3 spaces calculated by 1 space per each 2 employees, or 1 for each 15 students, whichever is greater. Please note, at the January 24, 2017, Board meeting, some Trustees requested additional discussion on parking, as it relates to the intensity of the use.

Stec Educational Group applied for the same Text Amendment request to allow tutoring in the O-2 District, at 534 Chestnut Street a month after TinkRworks. However, the public hearing at PC was formally closed without discussion after confirming a Text Amendment would be necessary. To that end, TinkRworks and the Stec Group are applying together for the same Text Amendment and concurrently with their individual Special Use Permits. 534 Chestnut Street is located in the O-2 District and borders the R-4 District to the west and north, BNSF railroad to the south, and O-2 Central Business District to the east.

TinkRworks presented at the November 9, 2016, PC public hearing for a special use permit application. The PC concluded at its December 14, 2016 meeting, that while tutoring falls under the same SIC Code as music schools, tutoring should be specifically listed as a special use under Section 6-106(B)(7). Thus, TinkRworks and Stec Group have applied together for a Text Amendment to allow tutoring and educational curriculum development (SIC code 8299), with a Special Use permit in the O-2 District.

A public notification was completed for the November 9, 2016, PC public hearing to review the TinkRworks initial tutoring Special Use permit application. Staff did not receive any inquiries and there were no public comments at the PC hearing. However, Trustee Saigh had concerns for the use due to its proximity to a residential district, parking requirements, and difficult intersection. Trustee Saigh also felt a text amendment is necessary for the application to move forward.

On January 24, 2017, both applicants presented the application to the Board of Trustees (BOT). In general, the Board was comfortable referring it to the PC for review. However, a few Trustees requested that the PC discuss the intensity of the use. For example, how many students per hour are attending/dismissed. Additional discussion should focus on parking, as it relates to the intensity. The Board feels this is necessary since the parking requirements reflect a typical secondary school versus a tutoring use.

#### **Process**

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

# VILLAGE OF Linsdale Est. 1873

#### **MEMORANDUM**

#### **Attachments:**

Attachment 1 – Text Amendment/Special Use Application- TinkRworks - Case A-26-16

The following related materials were provided for the January 24, 2017, Board meeting and can be found on the Village website at:

www.villageofhinsdale.org/document\_center/VillageBoard/2017/JAN/170124%20VBOT%20packet.pdf

- Zoning Map and Project Location
- Street View of 21 W. Second St.
- Aerial Parcel Map of 21 W. Second St.
- November 9, 2016, PC Meeting Transcript
- Trustee Saigh Email to Staff (dated Oct. 28, and Nov.09, 2016)
- SIC Code Definitions for Schools and Educational Services (8299)
- O-2 District Permitted Use and Special Uses, with Zoning Map of O-2 Districts



COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION

#### Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

#### **REVIEW CRITERIA**

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

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

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

Full Responses to Questions 1, 6, 9, 10 and 13 can be found after page 3 of this application.

4.	The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5.	The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6.	The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7.	The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8.	The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9.	The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10.	The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11.	The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.
	Full Responses to Questions 1, 6, 9, 10 and 13 can be found after page 3 of this

application.

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

Full Responses to Questions 1, 6, 9, 10 and 13 can be found after page 3 of this application.

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

The proposed amendment seeks to add "Tutoring Service" and "Curriculum development, educational" to the Code which we believe to be aligned to the spirit of the Code. Current Code allows music schools, e.g., School of Rock (located one block away), with Special Use Permit to operate in the same location. School of Rock currently operates under SIC code 8299; we are seeking to expand within this 8299 category by adding the two cited items above to the Code.

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

N/A--our proposed property is on the 3rd floor of the US Bank Building. Direct elevator access to our facilities is available, so the bank would not be disturbed with our clients entering their premises. Additionally, activities we perform would be such that noise levels would be minimal, thereby not affecting the existing bank tenant. With School of Rock around the corner, we feel that a facility offering educational services in the form of robotics, coding, etc. would be a terrific complement to educational offerings (which include music) in the area.

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

Based on our understanding, we must attain a Special Use Permit under O-2 to operate, which currently is not in place. We anticipate that the classes we plan to teach will be less intensive as compared to a music school in that the noise levels will be far lower. Our classes will specialize in teaching coding, robotics, and 3D printing to children within our community. Children will also do artwork (e.g. coloring/painting). These activities will be relatively quiet in nature and we do not anticipate they will audibly disturb the existing tenant in our building nor tenants in buildings nearby.

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

Very slight increase in traffic prior to 5pm but minimal as best as our classes primarily plan to start at 5pm or later, after the bank closes and after permit parking ends. As a result, especially when coupled with public parking a block from our facilities, numerous parking opportunities would exist and traffic increases to the area are likely to be light.

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

STEAM (Science, Technology, Engineering, Art, Math)-based skills are in high-demand as every corner of the economy is being affected by technology. As we propose to provide STEAM-based projects to children within our community, for the first time, they will have an opportunity to learn about robotics, coding, and electronics, and will have the chance to bring their school learnings to life reinforcing what they learn in school. Parents have recognized this need and are excited to have an after-school service that promotes these skills in their children close to home.



#### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

#### PLAN COMMISSION APPLICATION

#### I. GENERAL INFORMATION

Applicant	Owner
Name: TinkRworks LLC  Address: 21 W Second Street, Suite 300  City/Zip: Hinsdale/60521  Phone/Fax: (708) 401-5956 /  E-Mail: anu.mahajan@tinkrworks.com  Others, if any, involved in the project (i.e. And items)	Name: Aaditya "Anu" Mahajan  Address: 808 Megan Court  City/Zip: Westmont / 60559  Phone/Fax: (630) 488-7192 /  E-Mail: mahajan.anu@gmail.com
Name:	Name:  Title:  Address:  City/Zip:  Phone/Fax: (
Disclosure of Village Personnel: (List the name, of the Village with an interest in the owner of record, the application, and the nature and extent of that interest)  1) N/A  2)	address and Village position of any officer or employee e Applicant or the property that is the subject of this

#### II. SITE INFORMATION

Address of subject property: 21 W. Second Street, Hinsdale, I	IL 60521	
Property identification number (P.I.N. or tax number	): 09 - 12 - 122 - 06 } there are	
Brief description of proposed project: Special use permit a	govern a gr	
Technology, Engineering, Arts, Mathematics (STEAM) topics for children. \	We have two classrooms and a common area that take up	
roughly 3,000 SF of existing space in the building.		
General description or characteristics of the site: No.	changes to existing building. Current tenant is US Bank	
who occupies the first two floors. They are currently the only other tenant in		
Existing zoning and land use:		
Surrounding zoning and existing land uses:		
North: O-2	South: IB	
East: B-2	West: <u>O-2</u>	
Proposed zoning and land use: No changes.		
Please mark the approval(s) you are seeking and	attach all applicable applications and	
standards for each approval requested:	പ്രവാവന്റെ വാട്ട് പ്രവാധ വാധ്യാവന്റെ വര്ള്ള ഉപ്പാഗ വാണ് വേശ്യാവ് അവര് മാസ്	
☐ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E	
☐ Design Review Permit 11-605E	Amendment Requested:	
☐ Exterior Appearance 11-606E		
Special Use Permit 11-602E	□ Planned Development 11-603E	
Special Use Requested: 6-106B7	<ul> <li>Development in the B-2 Central Business</li> <li>District Questionnaire</li> </ul>	
	·	

#### TABLE OF COMPLIANCE

The following table is based on the _	Zoning District.	
	Minimum Code Requirements	Proposed/Existing Development
	No changes	No changes
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories	·	**************************************
Front Yard Setback		
Corner Side Yard Setback		***************************************
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements	1 per 250 SF net floor area	1 per 250 SF net floor area
Parking front yard setback		
Parking corner side yard		
setback		
Parking interior side yard		
setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure		
Information		
Must provide actual square footage	number and percentage.	
Where any lack of compliance is shown, state application despite such lack of compliance:	e the reason and explain the Village's	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:
    - 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.
    - 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.

PAY	MENT.		THE MAILING OF A DEMAND FOR
On the	<u>∠</u> , day of	September, 20	I/We have read the above certification, understand it, and agree
	AAL.	of that	
Sign	ature of applicant	or authorized agent	Signature of applicant or authorized agent
<u></u>	alitya "A.	nu" Mahain	
Nam	e of applicant or a	authorized agent	Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 9 the day of Sephember 2016

Notary Public

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

#### EXHIBIT "A"

#### **LEGAL DESCRIPTION**

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

PARCEL 2: ALL OF LOT 8 AND THE SOUTH 5 FEET OF LOT 9 IN WRIGHT'S SUBDIVISION OF LOTS 1 TO 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 OF THE ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WRIGHT'S SUBDIVISION RECORDED NOVEMBER 15, 1892, AS DOCUMENT 50440, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 21 West Second Street, Hinsdale, Illinois

P.I.N. 09-12-122-007 09-12-122-006

#### **VILLAGE OF HINSDALE**

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

#### Application for Certificate of Zoning Compliance

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

Applicant's name:	TinkRworks LLC		
Owner's name (if different):	Aaditya "Anu" Mahajan		
Property address:	21 W. Second Street		
Property legal description:	[attach to this form]		
Present zoning classification	on: O-2, Limited Office Dis	strict	
Square footage of property	12,927		
Lot area per dwelling:	N/A		
Lot dimensions:	<u>120'</u> x <u>165'</u>		
Current use of property:	Office with US Bank as o	one tenant	
Proposed use:	Single-family detached  ✓ Other: Office	d dwelling	
Approval sought:	☐ Building Permit ☑ Special Use Permit ☐ Site Plan ☐ Design Review ☐ Other:	☐ Variation ☐ Planned Development ☐ Exterior Appearance	
Brief description of request and proposal:			
For tutoring services			
Plans & Specifications:	[submit with this form]		
Pro	ovided: Required	by Code:	
Yards:			
front: interior side(s)			

Provi	ded:	Required by Code:
co rea	rner side ar	
fro		d offices):
	erior side(s) rner side er	
oth	iers:	
	den Ave. Center: rk Rd. Center:	
	est Preserve:	
Buildi	ng heights:	
	ncipal building(s): essory building(s):	
Maxim	um Elevations:	
	ncipal building(s): essory building(s):	
Dwelli	ng unit size(s):	
Total b	ouilding coverage:	
Total I	ot coverage:	
Floor	area ratio:	
Acces	sory building(s):	
Spacir	ig between building	s:[depict on attached plans]
	cipal building(s): essory building(s):	
Numbe Numbe	er of off-street parki er of loading spaces	ng spaces required: 1 per 250 st net flow area required: 0
Statem	ent of applicant:	
undersi	tand that any omissic	ormation provided in this form is true and complete. In of applicable or relevant information from this form could cation of the Certificate of Zoning Compliance.
By:	Aaditya Mahajan	Digitally signed by Aaditya Mahajan Date: 2016.08.31 16:10:17 -05'00'
	Applicant's signature	)
	Aaditya "Anu" Maha	jan
	Applicant's printed n	ame
Dated:	8/31	, 20 <u>16</u>



Address of proposed request:

## COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

#### Must be accompanied by completed Plan Commission Application

21 W. Second Street

Proposed Special Use request: 6-106B7		
<b>Is this a Special Use for a Planned Development?</b> 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.		

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

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

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

There will be no undue adverse impact to adjacent property.

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

3.	No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations  TinkRworks will occupy approximately 3,000 SF of a 12,927 SF building.
4.	Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.  True.
5.	No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.  TinkRworks has two classrooms offering after-school programs. There are four teachers with alternating schedules based on demand.
6.	No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.  True.
7.	Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.  True.
	Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.  N/A.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

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

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

N/A

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

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

#### EXHIBIT "A"

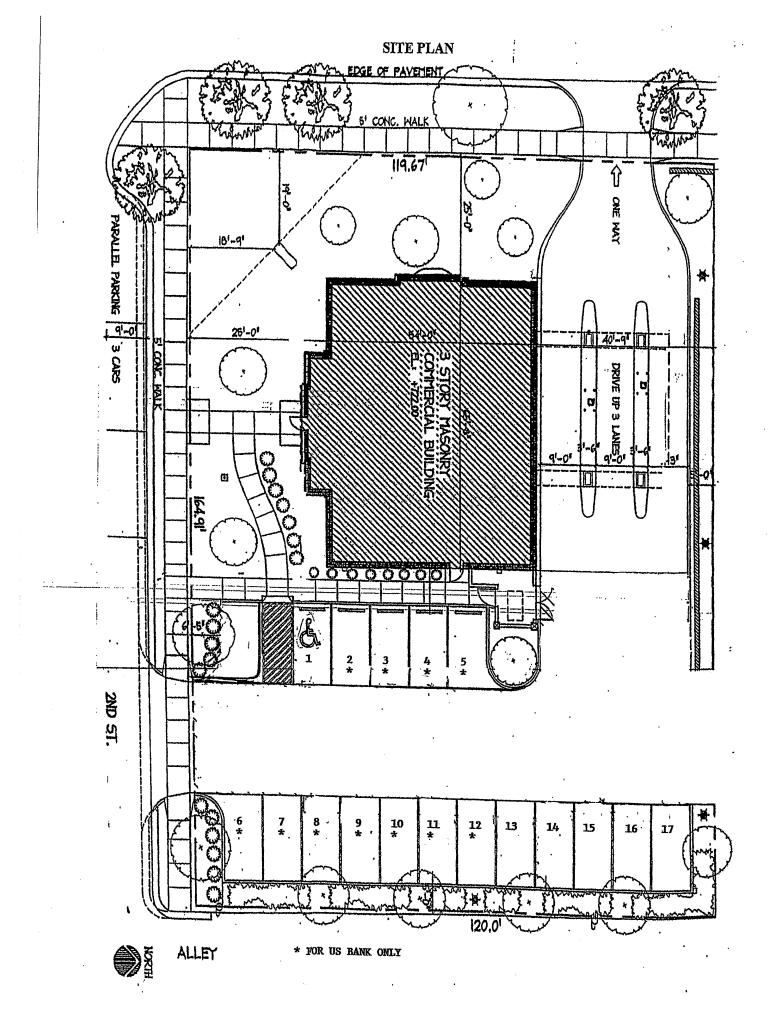
#### LEGAL DESCRIPTION

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

PARCEL 2: ALL OF LOT 8 AND THE SOUTH 5 FEET OF LOT 9 IN WRIGHT'S SUBDIVISION OF LOTS 1 TO 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 OF THE ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WRIGHT'S SUBDIVISION RECORDED NOVEMBER 15, 1892, AS DOCUMENT 50440, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 21 West Second Street, Hinsdale, Illinois

P.I.N. 09-12-122-007 09-12-122-006



## After School Program S T E A M

Science | Technology | Engineering | Arts | Math



# Hey Parents Check out TinkRworks!

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



## Stop by Our Open House on Sept. 15<sup>th</sup>

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

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

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

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

## 2016 Fall Program Starts on Sept. 26th

(online enrollment opens Sept. 12th)

## Unique

## How We Are Different

#### **Exceptional experiences**

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

#### **Excellence in instruction with 1:6 ratios**

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



#### **Project-based learning**

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

#### Inter-disciplinary approach

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

#### Layered curriculum

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

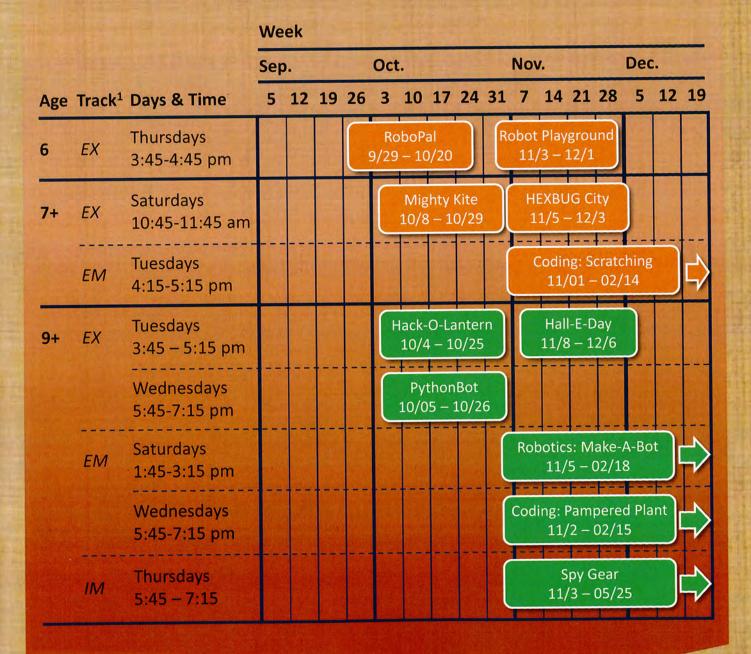
© 2016 TinkRworks, LLC. All rights reserved

## Comprehensive

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

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

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



#### VILLAGE OF HINSDALE

#### NOTICE OF PLAN COMMISSION PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, November 9, 2016, at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering a Special Use application to allow educational tutoring services in the O-2 Limited Office District. The applicant plans to occupy approximately 3,000 square feet in the 3-story, 12,927 SF office building at 21 W. Second Street.

The petitioner is: Aaditya "Anu" Mahajan, TinkRworks, LLC. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

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P.I.N. 09-12-122-007 and 09-12-122-006

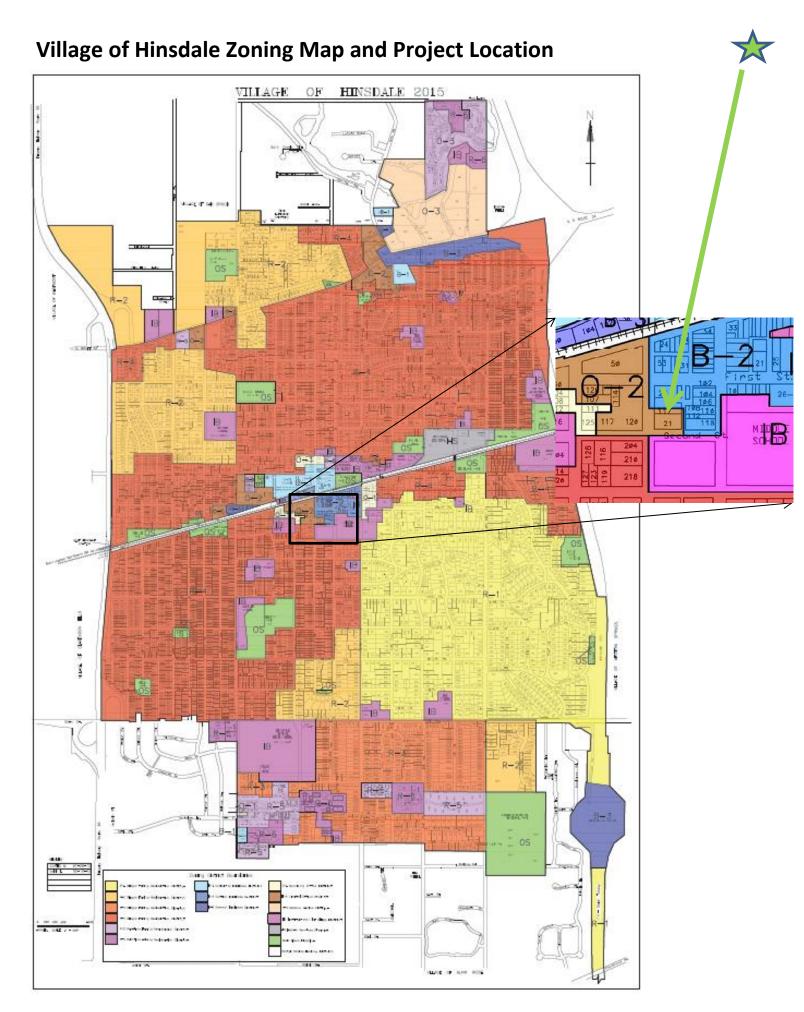
COMMONLY KNOWN AS: 21 W. SECOND STREET HINSDALE, IL 60521

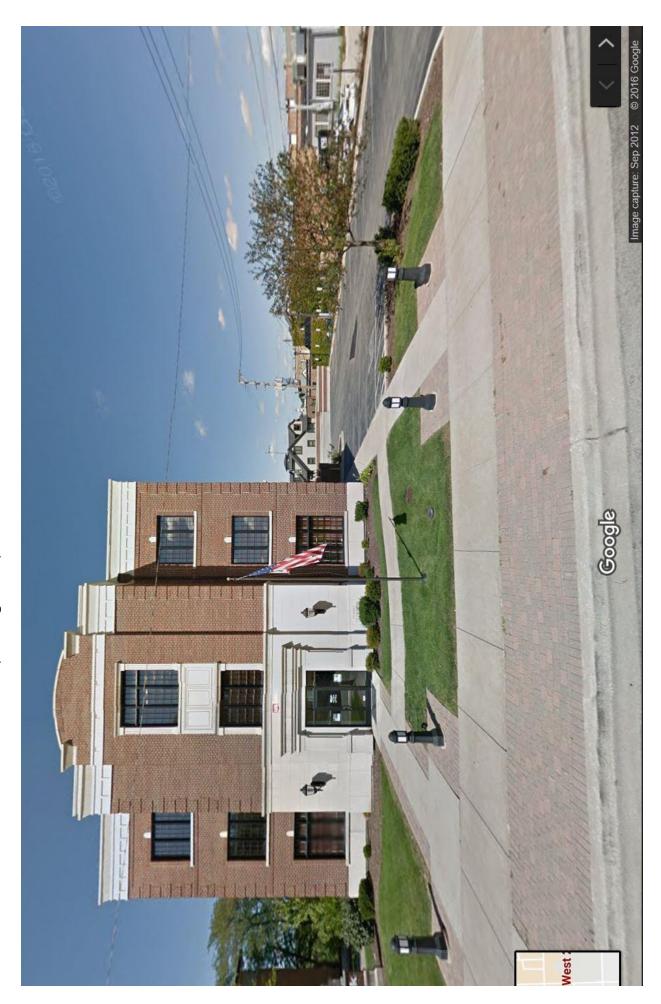
At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that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

Dated: October 20, 2016

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on October 20, 2016

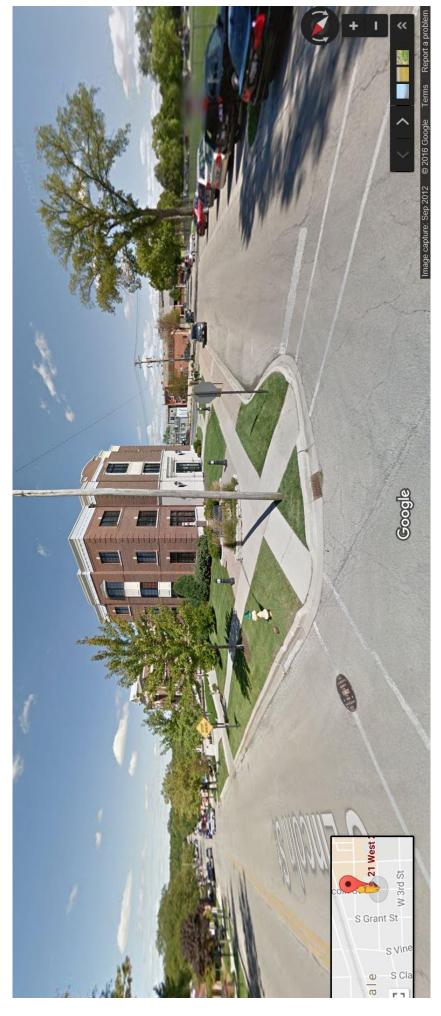




TinkRworks

Attachment 1

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



TinkRworks

# VILLAGE OF Linsdale Est. 1873

#### **MEMORANDUM**

**DATE:** March 8, 2017

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

**RE:** 534 Chestnut Street – Stec Educational Group LLC – Case A-33-16

Special Use Permit Application for Educational Services in the O-2 Limited Office District

#### Summary

The Village of Hinsdale has received an application from Ms. Christine Stec, owner of Stec Educational Group LLC, requesting approval for a Special Use Permit to allow educational tutoring services in the O-2 Limited Office District. The applicant will occupy 1,000 square feet (SF) in the 2-story office building at 534 Chestnut Street. In addition to one-on-one tutoring, small classes of up to 8 students will be offered for high school students for ACT and SAT preparation. The tenant space is located at the south end of the building with its own entrance.

On February 8, 2017, the Plan Commission (PC) unanimously approved to schedule the public hearing for March 8, 2017, to review the co-application for the Text Amendment request and individual Special Use Permit applications for TinkRworks at 21 W. Second Street (Case A-26-16) and Stec Group at 534 Chestnut Street (Case A-33-16).

#### **Request and Analysis**

Stec Educational Group is operated by a single person, the owner, Ms. Stec. The majority of the educational services will be provided through one-on-one tutoring for 1 to 2 hour sessions. However, small group lessons with a maximum of 8 students will also be offered during standardized testing periods for the ACT and SAT. Tutoring and group lessons will average from 3 to 5 times per day.

Parking for the Special Use permit is Code compliant. Per the lease, Stec Educational Group will have full use of the 75 parking spaces at the 534 Chestnut Street parking lot. Based on the use categories of Section 9-104(J), "Secondary schools" is the most relevant to high school tutoring educational services. To that end, the parking requirement for Stec Educational Group is 3 spaces; this is calculated for 1 space per each 5 students plus 1 for each employee.

The project site is located in the O-2 Limited Office District and borders the R-4 Single Family Residential District to the west and north, O-2 to the east, and BNSF train tracks and Open Space District to the south. Per the Code, the O-2 Limited Office District is designed to provide for the general needs of

# VILLAGE OF Linsdale Est. 1873

#### **MEMORANDUM**

business and professional offices and related business uses on smaller sites in scattered areas throughout the village. Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses. There are no requested changes to the building by the applicant.

#### **Attachments:**

Attachment 1 – Text Amendment/Special Use Application - Stec Educational Group – Case A-33-16

The following related materials were provided for the January 24, 2017, Board meeting and can be found on the Village website at:

www.villageofhinsdale.org/document\_center/VillageBoard/2017/JAN/170124%20VBOT%20packet.pdf

- Zoning Map and Project Location
- Street View of 21 W. Second St.
- Aerial Parcel Map of 21 W. Second St.
- November 9, 2016, PC Meeting Transcript
- Trustee Saigh Email to Staff (dated Oct. 28, and Nov.09, 2016)
- SIC Code Definitions for Schools and Educational Services (8299)
- O-2 District Permitted Use and Special Uses, with Zoning Map of O-2 Districts



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

### Must be accompanied by completed Plan Commission Application

Is this a:

Map Amendment (

Text Amendment (



Address of the subject property 534 Chestnut Street, Hinsdale

**Description of the proposed request:** 

Allow the granting of special-use permits to business offering educational tutoring services in the O-2 district

### **REVIEW CRITERIA**

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

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

- 1. The consistency of the proposed amendment with the purpose of this Code. Education is a priority for many families in the community, and educational tutoring businesses can offer much-desired services. It would benefit the community to allow the granting of special-use permits to businesses in the O-2 district when the business would serve a need of the community.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property. The subject property is adjacent to a building that is zoned O-2 and serves primarily as office space for medical companies (Chestnut Medical Building). Behind the property are residential homes.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification. The property is located at the end of a strip along which there has been some business development over the years (around the vicinity of Grant Square). The subject property is across from the Hinsdale Pool and adjacent to a block of single-family residential homes; not much has changed in terms of development in the use of this property.

- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. Small scale tutoring services are not permitted under the current zoning classification; in certain cases, it would benefit property owners to allow such businesses to use their properties.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

  Allowing such business would not in any way diminish public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

  Adjacent properties would likely not be significally impacted by the presence of such businesses; in some cases, users of adjacent properties might benefit from increase visibility of their business as the result of increased activity in the area.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

  As stated above, adjacent properties would likely benefit or not be affected by the proposed change.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. Future development of adjacent properties would likely not be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. The property is suitable for use as an office under the present zoning classification, and the proposed use would be appropriate given the current allowed special uses for this classification (i.e musical tutoring services, child daycare services).
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment. The subject property has a large parking lot which allows traffic to enter and exit the area smoothly and without affecting traffic flow in the area. The entrance to the lot is located on a street that generally does not see a high volume of traffic.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification. The property is adequately equipped with essential utilities and is conveniently located within minutes of essential emergency services, such as the fire department and the police. The property has adequate parking in a location that is safe for patron traffic.

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

The subject property was renovated and remained vacant for approximately eight months. Other units in the building have been occupied by long-term tenants, and some units have had various tenants throughout the years.

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

Convenient access to businesses offering high-quality tutoring services would help meet the educational needs of many families in the area. Hinsdale is known for its high-quality schools, and education is a priority for many families and students in the area.

- 14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.
  - Allowing educational tutoring services to be provided at the subject property would not significantly impact persons residing in the area. The increase in traffic to the area would be negligable, and persons residing near the property would likely not notice a difference. The availability of tutoring services in the community is a benefit for all, so it is likely that residents would welcome such services whether or not they plan to use them or not.



## VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

## PLAN COMMISSION APPLICATION

### I. GENERAL INFORMATION

Applicant	Owner	
Name: Christine Stec	Name: SAME	
Address: 534 Chestnut	Address: SAME	
City/Zip: Hinsdale, IL 60521	City/Zip: SAME	
Phone/Fax: (312) 912-2642 /	Phone/Fax: SAME /	
E-Mail: christine.stec@gmail.com	E-Mail: SAME	
Others, if any, involved in the project (i.e. Ar	chitect, Attorney, Engineer)	
Name: N/A	Name: N/A	
Title:	Title:	
Address:	Address:	
City/Zip:		
Phone/Fax: (/	City/Zip:	
E-Mail:	E-Mail:	
<b>Disclosure of Village Personnel</b> : (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)		
1) N/A		
2) N/A		
3) N/A		

### II. SITE INFORMATION

Address of subject property: 534 Chestnut, Hinsdale, IL	L 60521		
Property identification number (P.I.N. or tax nur	mber): <u>09</u> - <u>11</u> - <u>214</u> - <u>021</u>		
Brief description of proposed project: 2 story office	building. Currently occupy 1,000 rentable square feet at the south end of		
the building. This area has its own separate entrance.			
General description or characteristics of the site	2 story office building, surrounded by a parking area for over 50 cars,		
landscaped front entry, building is set back from Chestnut street.			
Existing zoning and land use: 02			
Surrounding zoning and existing land uses:			
North: R4	South: os		
East: O2	West: R4		
Proposed zoning and land use: O2			
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:			
☐ Site Plan Approval 11-604	Map and Text Amendments 11-601E		
☐ Design Review Permit 11-605E	Amendment Requested:		
☐ Exterior Appearance 11-606E	Diagnod Davidanment 11 6025		
■ Special Use Permit 11-602E	☐ Planned Development 11-603E		
Special Use Requested: Education/Tutoring 6-10687	■ Development in the B-2 Central Business		

## TABLE OF COMPLIANCE

Address of subject property: 534 Cheestnut, Hinsdale,	IL 60521		
The following table is based on the ©2	Zoning District.		
B.4:	: O- d-	Decree of /Friction	

	Minimum Code Requirements	Proposed/Existing Development
	requirements	DOVOIDPITION
Minimum Lot Area (s.f.)	N/A	
Minimum Lot Depth	N/A	
Minimum Lot Width	N/A	
Building Height	N/A	
Number of Stories	N/A	
Front Yard Setback	N/A	
Corner Side Yard Setback	N/A	
Interior Side Yard Setback	N/A	
Rear Yard Setback	N/A	
Maximum Floor Area Ratio (F.A.R.)*	N/A	
Maximum Total Building Coverage*	N/A	·
Maximum Total Lot Coverage*	N/A	
Parking Requirements	1 SPACE	
Parking front yard setback	N/A	
Parking corner side yard setback	N/A	
Parking interior side yard setback	N/A	
Parking rear yard setback	N/A	
Loading Requirements	0 SPACES	
Accessory Structure Information	N/A	

<sup>\*</sup> Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reasor	and explain the Village's authority, if any, to approve the
application despite such lack of compliance: NOT APPLICABLE	

### CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
  - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
    - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
    - 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.
    - 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.

	PAYMENŢ.	
On the		_, I/We have read the above certification, understand it, and agree
o abid	e by its conditions.	
	Musin St	
	Signature of applicant or authorized agent	Signature of applicant or authorized agent
	Christine Stec	
	Name of applicant or authorized agent	Name of applicant or authorized agent
		•

Notary Public

SUBSCRIBED AND SWORN to before me this <u>SRP</u> day of <u>COBER</u>. <u>Loll</u>.

OFFICIAL SEAL
KAREN LEE SHADBAR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/08/17

Attachment 1

#### VILLAGE OF HINSDALE

### NOTICE OF PLAN COMMISSION PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, March 8, 2017, at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering a Text Amendment and Special Use application to allow educational tutoring services in the O-2 Limited Office District. The applicant plans to occupy 1,000 square feet in the 2-story office building at 534 Chestnut Street.

The petitioner is: Christine Stec, Stec Educational Group, LLC. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

THAT PART OF LOT 6 BOUNDED AND DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF

127.59 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 17.43 FEET TO THE FACE OF A ONE STORY BRICK BUILDING; THENCE SOUTHEASTERLY ALONG SAID FACE OF A ONE STORY BRICK BUILDING, 24.64 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 6, 0.25 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING, ALSO LOTS 7, 8, 9, 10 AND 11 IN STOUGH'S SUBDIVISION OF BLOCK 8 OF STOUGH'S SECOND ADDITION TO HINSDALE, IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OF SAID STOUGH'S SUBDIVISION RECORDED APRIL 26, 1883 AS DOCUMENT 31798; ALSO LOTS 3 AND 4 THE WEST 134 FEET THEREOF) IN BLOCK 8 IN STOUGH'S SECOND HINSDALE, IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1888 AS DOCUMENT NO. 9632, ALSO THE VACATED ALLEY RUNNING NORTH AND SOUTH IN BLOCK 8 OF STOUGH'S SECOND ADDITION AFORESAID, EXTENDING FROM THE SOUTH LINE OF CHESTNUT STREET TO THE NORTH LINE OF RAILROAD STREET AND LOCATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, AND VACATED BY ORDINANCE RECORDED APRIL 25, 1957 AS DOCUMENT NO. 840146; ALSO THAT PART OF THE VACATED ESTABLISHED AS RAILROAD STREET EXTENDING FROM THE **STREET KNOWN** AND WEST LINE OF MADISON STREET TO THE EAST LINE OF LOT 3 OF BLOCK 8 OF STOUGH'S SECOND ADDITION TO HINSDALE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND VACATED BY ORDINANCE RECORDED APRIL 25. 1957 AS DOCUMENT NO. 840146, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID VACATED RAILROAD STREET, 146.50 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID VACATED STREET: THENCE SOUTHEASTERLY TO A POINT ON THE CENTER LINE OF SAID VACATED RAILROAD STREET, 137.25 FEET SOUTHWESTERLY OF THE EAST LINE OF SAID VACATED RAILROAD STREET (AS MEASURED ALONG SAID CENTER LINE OF VACATED RAILROAD STREET); THENCE SOUTHEASTERLY TO A POINT THAT IS 128 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID VACATED RAILROAD STREET, (EXCEPTING THEREFROM THAT PART LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE INTERSECTION OF THE NORTH LINE OF LOT 4 IN BLOCK 8 IN STOUGH'S SECOND ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE EAST 1/2 OF SEC 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1868AS DOCUMENT 9632, AND THE EAST LINE OF THE WEST 134 FEET OF SAID LOT 4, SAID POINT BEING ALSO ON THE SOUTH RIGHT OF WAY LINE OF CHESTNUT STREET; THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF LOT 4, BEING ALSO SAID SOUTH RIGHT OF WAY LINE OF CHESTNUT STREET, A DISTANCE OF 122.01 FEET TO THE POINT OF BEGINNING OF SAID LINE: THENCE SOUTH 00 DEGREES 42 MINUTES 19 SECONDS EAST ALONG A LINE FOR A DISTANCE OF 208.81 FEET TO A POINT 31.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID RIGHT OF WAY LINE BEING ALSO THE SOUTHEASTERLY RIGHT OF WAY LINE EXTENDED SOUTHWESTERLY OF RAILROAD STOUGH'S SUBDIVISION OF BLOCK 8 OF STOUGH'S SECOND ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1883 AS 31798 (SO RAILROAD STREET VACATED PER DOCUMENT 840146); THENCE NORTH DOCUMENT DEGREES 35 MINUTES 28 SECONDS EAST ALONG A LINE PARALLEL WITH AND 31.50 FEET

NORTHWESTERLY FROM SAID NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAIDSOUTHEASTERLY RIGHT OF WAY LINE EXTENDED SOUTHWESTERLY OF VACATED RAILROAD STREET, AND SAID SOUTHEASTERLY RIGHT OF WAY LINE OF VACATED RAILROAD STREET, FOR A DISTANCE OF 171.68 FEET; THENCE SOUTH 15 DEGREES 24 MINUTES 32 SECONDS EAST ALONG A LINE FOR A DISTANCE OF 31.50 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEING ALSO ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF VACATED RAILROAD STREET AND THE POINT OF TERMINATION OF THE AFORESAID.LINE, ALL IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 09-11-214-021

COMMONLY KNOWN AS: 534 Chestnut Street HINSDALE, IL 60521

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

Dated: February 14, 2017

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on February 16, 2017



### COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

### Must be accompanied by completed Plan Commission Application

Address of proposed request:	534 Chestnut Street	
Proposed Special Use request:		
Is this a Special Use for a Planned Development? No Yes (If so this submittal also requires a <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 guestions if needed.

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

- 1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
  - The location in question will be used primarily as a personal workspace for the business owner, an educator who works alone in developing study materials and study plans for various academic tests and subjects. The proposed use would allow the owner to meet individual clients or hold small group workshops/lessons in this office space.
- 2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.
  - The business is owned/operated by one person and there will generally be very little traffic in and out of the office space. The majority of business activity will be conducted by meeting clients on an individual basis for 1-2 hour sessions, with an average of 3-5 meetings per day. Workshops and group lessons will be scheduled less frequently, with a maximum of 3-5 students per session in most cases. In cases of high demand (such as last minute ACT/SAT review), the owner may allow a higher enrollment of 6-8 students per session.

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

The office space is located in a professional building that is occupied primarily by medical professionals, and the building shares parking lot space with an adjacent professional building. The proposed use will generate an amount of activity that will likely go unnoticed in this environment.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed location is easily accessible and adequately served by essential facilities and services.

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

The business will not create any significant traffic; the off-street location includes a parking lot that is more than sufficient to accomodate both the employees and patrons of businesses in the area, and there will be sufficient parking for clients of the proposed use.

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

The location will not be altered in any way, and the proposed use will have no impact on any significant features of the area.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed use falls within the scope of professional activities allowed for this zoning district.

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

N/A

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

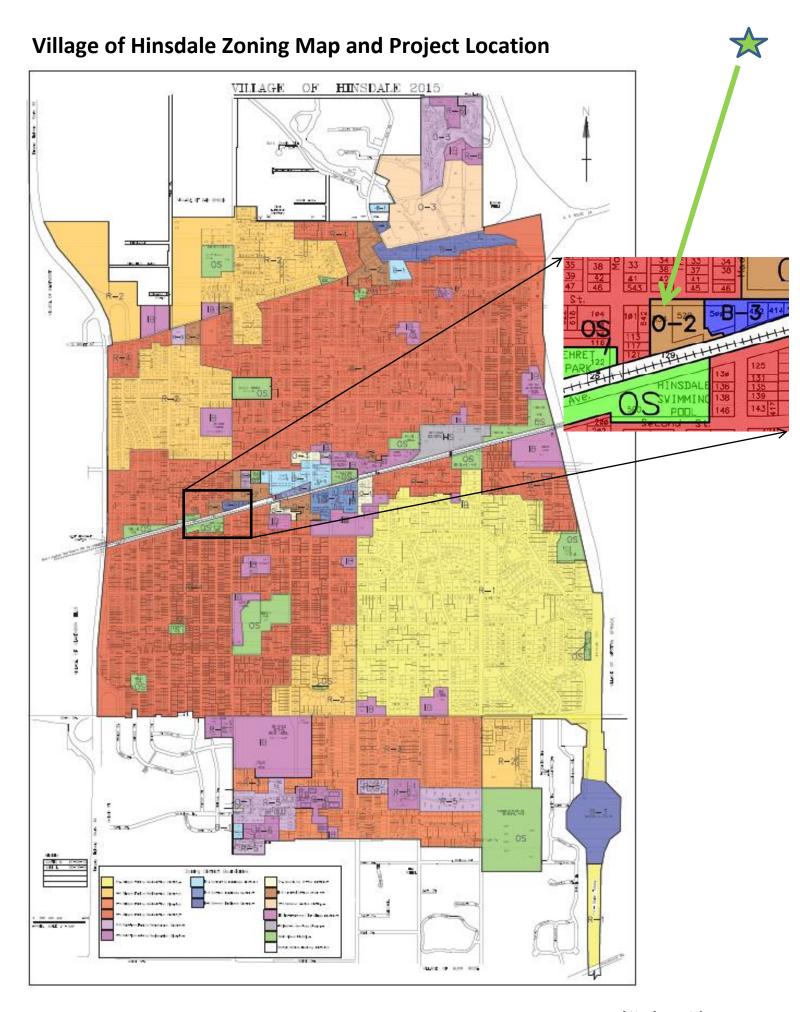
Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

The business will provide educational consulting and instructional services intended to meet the needs of a community in which education is so highly valued. The owner is a Hinsdale native and Hinsdale Central alum dedicated to providing services targeted specifically to students in this community--services designed to help these students succeed academically and prepare for the college admissions process. The owner has a track record of success with past clients and a level of expertise in her subject areas that makes her services highly desirable to community members.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

The proposed location was selected because it offers convenient parking for clients and a quiet environment that is conducive to learning. Because the services offered are intended primarily for high school students, safety and ease of access were primary considerations in selecting the location. The lease terms for the office space allow full use of the parking lot, which has approximately 75 spaces available. Furthermore, the design and layout of the office space itself allows the owner to create a comfortable environment in which to learn.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening. N/A





Street View of 534 Chestnut Street (facing south) Attachment 1:

Birds Eye View of 534 Chestnut Street (facing south) Attachment 1:

## MEMORANDUM



**DATE:** March 8, 2017

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

**RE:** 17 W. Maple St. – Case A-01-2017 – Unitarian Church of Hinsdale (education building)

Exterior Appearance for new Windows and Roof Solar Panels

### Summary

The Village of Hinsdale has received an Exterior Appearance review application from Mr. Benjamin Horne, on behalf of the Unitarian Church of Hinsdale (Church) requesting approval to replace existing aluminum windows with new double-glazed aluminum windows with a different color (dark bronze) and add solar panels to the roof of the building. The Church is located at 17 W. Maple Street in the IB Institutional Buildings District.

### **Request and Analysis**

The Church's Religious Education Building is located on the corner of N. Lincoln Street and W. Maple Street. It is a two-story red brick building with aluminum grey colored windows. The applicant is proposing to replace the existing windows with new double-glazed aluminum dark bronze colored windows. The new windows will not project further than the existing ones, and there will not be any additional windows.

The building features two rooflines, with the majority of the building with a flat roof. On the west end of the building, facing the corner of Lincoln St. and Maple St., is a ridged roof forming a gable at both ends of the building. The ridged roof line height is 21 feet, 5 ½ inches, and approximately 6 feet higher than the top of the flat roof. The proposed solar panels will only be installed on the flat roof of the building. The height of the solar panels are 1.23 feet. But given that the panels are mounted on an angle, they will be visible from grade.

A site line diagram has been submitted, illustrating that a 6-foot tall person would see the solar panel at approximately 75 feet away. The closest row of solar panels is 4 feet, 10 inches from the edge of the roof facing Maple Street. The request plans for 7 rows of solar panels total.

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

## VILLAGE OF Linsdale Est. 1873

### **MEMORANDUM**

Residential District to the north and west, the IB to the east, and O-1 Specialty Office District to the south.

### **Process**

Pursuant to Section 11-606, the Chairman of the Plan Commission (PC) shall at the public meeting on the application for exterior appearance 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.

### Attachments:

Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Aerial Map View

Attachment 4 - Street View

Attachment 5 - Plat of Survey



## VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

## PLAN COMMISSION APPLICATION

### I. GENERAL INFORMATION

Applicant	Owner
Name: Benjamin Van Horne	Name: Unitarian Church of Hinsdale
Address: 424 Addison Road	Address: 17 W Maple St.
City/Zip: Riverside, IL 60546	City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 523-5265 / 312-896-7355	Phone/Fax: (630) 323-2885 /
E-Mail: bvanhorne@greenlinehomes.com	E-Mail: office@hinsdaleunitarian.org
E-Mail: Dvarmorne & greenimeriornes.sem	E-Maii:
Others, if any, involved in the project (i.e. A	Architect, Attorney, Engineer)
Name: Jason Hawksworth	Name:
Title: President, Hawk Energy Solutions	Title:
Address: 1301 Hampton Road	Address:
City/Zip: Washington, IL 61571	City/Zip:
Phone/Fax: (309) 231-3900 /	Phone/Fax: ()/
E-Mail: hawkenergysolutions@gmail.com	E-Mail:
E-iviaii.	E Maii.
Disclosure of Village Personnel: (List the nam	ne, address and Village position of any officer or employee
of the Village with an interest in the owner of record, application, and the nature and extent of that interest)	the Applicant or the property that is the subject of this
1) none	
2)	
-,	
3)	

### II. SITE INFORMATION

Address of subject property: 17 W Maple St, Hinsdale, IL 60521			
Property identification number (P.I.N. or tax number): 09 - 01 - 325 - 006			
Brief description of proposed project: to add solar panels	s to the flat portion of the roof and to replace existing aluminum windows		
with new double-glazed aluminum windows			
General description or characteristics of the site:	Γhe site is the religious education (RE) building of the Unitarian Church of		
Hinsdale.	<u></u>		
Existing zoning and land use:	<del></del>		
Surrounding zoning and existing land uses:			
North: R-4	South: 0-1		
East: IB	West: R-4		
Proposed zoning and land use: (IB (no change)			
Please mark the approval(s) you are seeking ar standards for each approval requested:	nd attach all applicable applications and		
☐ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E		
☐ Design Review Permit 11-605E	Amendment Requested:		
Exterior Appearance 11-606E	5 5 15 15 144 000F		
Special Use Permit 11-602E Special Use Requested:	<ul> <li>Planned Development 11-603E</li> <li>Development in the B-2 Central Business District Questionnaire</li> </ul>		

## TABLE OF COMPLIANCE

Address of subject property:	17 W Maple St, Hinsdale, IL 60521

The following table is based on the \_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
	•	·
Minimum Lot Area (s.f.)	not affecting	n/a
Minimum Lot Depth	not affecting	n/a
Minimum Lot Width	not affecting	n/a
Building Height	not affecting	solar panels to add 1' 2 3/4" height
Number of Stories	not affecting	n/a
Front Yard Setback	not affecting	n/a
Corner Side Yard Setback	not affecting	n/a
Interior Side Yard Setback	not affecting	n/a
Rear Yard Setback	not affecting	n/a
Maximum Floor Area Ratio (F.A.R.)*	not affecting	n/a
Maximum Total Building Coverage*	not affecting	n/a
Maximum Total Lot Coverage*	not affecting	n/a
Parking Requirements	not affecting	n/a
Parking front yard setback	not affecting	n/a
Parking corner side yard setback	not affecting	n/a
Parking interior side yard setback	not affecting	n/a
Parking rear yard setback	not affecting	n/a
Loading Requirements	not affecting	n/a
Accessory Structure Information	not affecting	n/a

<sup>\*</sup> Must provide actual square footage number and percentage.

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

### 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.
    - 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.
    - 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	hy its candilians, day of Johnson, 2017, I/We have read the above certification, understand it, and agree
to abide	e by its conditions.
	Signature of applicant or authorized agent  Signature of applicant or authorized agent
	Benjamin Vanttorne
	Name of applicant or authorized agent Wame of applicant or authorized agent
SHRSC	CRIBED AND SWORN

SUBSCRIBED AND SWORN to before me this 2 11 day of

Pristiae M Briton Notary Public

OFFICIAL SEAL
CHRISTINE M BRUTON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXAMPLEMENT OF ILLINOIS



# COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

17 W Maple St, 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.

- Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.
   n/a
- 2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The existing windows are aluminum. The proposed new windows are also aluminum.

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

The existing windows are aluminum grey. The proposed new windows are dark bronze. This is a relatively conservative color.

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.

n/a

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

The height of the building will not change. The highest point of the solar panels will be 1' 2/3" above the roof.

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.

Will be the same as current.

- 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.

  Will be the same as current.
- 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.

Not affecting building envelope.

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.

Not affecting building envelope.

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.

Not affecting building envelope.

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.

Not affecting building envelope.

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

Will be the same as current.

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.

Not affecting building envelope.

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.

Not affecting building envelope.

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.

Not affecting building envelope.

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.

Not affecting building envelope.

### 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.

n/a	
2. The proposed site plan interferes with easements and rights-of-way. n/a	
3. The proposed site plan unreasonably destroys, damages, detrimentally modified with the enjoyment of significant natural, topographical, or physical features of n/a	
<ol> <li>The proposed site plan is unreasonably injurious or detrimental to the use a surrounding property.</li> <li>n/a</li> </ol>	and enjoyment of
5. The proposed site plan creates undue traffic congestion or hazards in the pub- circulation elements of the proposed site plan unreasonably creates hazards t site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the n/a	o safety on or off
6. The screening of the site does not provide adequate shielding from or for near n/a	by uses.
<ol> <li>The proposed structures or landscaping are unreasonably lacking amenity in incompatible with, nearby structures and uses.</li> <li>n/a</li> </ol>	relation to, or are
8. In the case of site plans submitted in connection with an application for a sp the proposed site plan makes inadequate provision for the creation or pres space or for its continued maintenance.  n/a	
9. The proposed site plan creates unreasonable drainage or erosion problems of satisfactorily integrate the site into the overall existing and planned ordinance the community.	
n/a	

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

10.	he	pro	opos	sed	site	plan	places	unwarra	nted or	r u	ınreasonable	burdens	on	spec	cified	utility
5	yst	ems	s se	rving	g the	site o	or area o	or fails to	fully an	d s	satisfactorily i	integrate t	the s	site's	utilitie	s into
t	the overall existing and planned utility system serving the Village.															

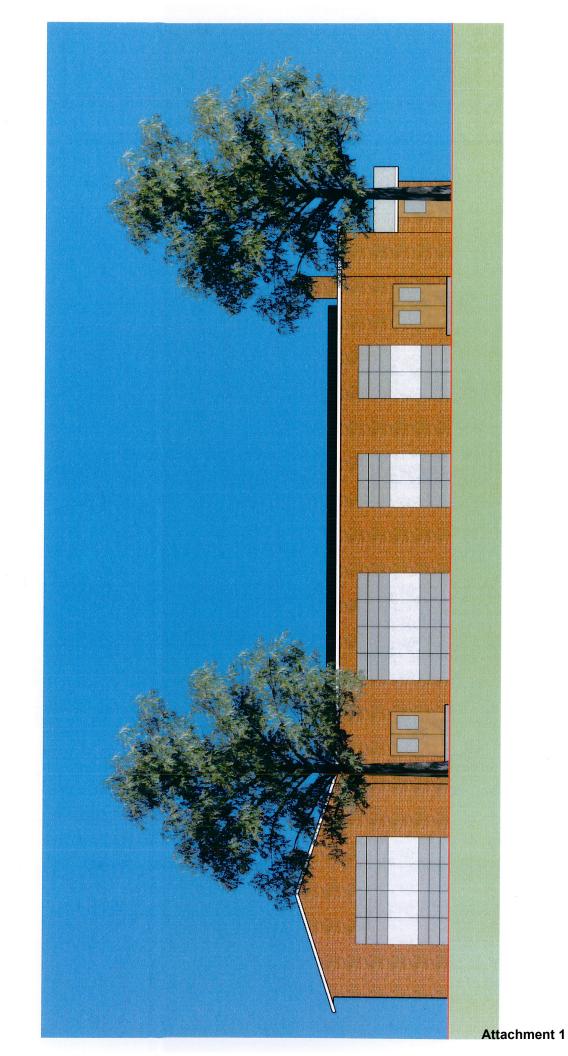
n/a

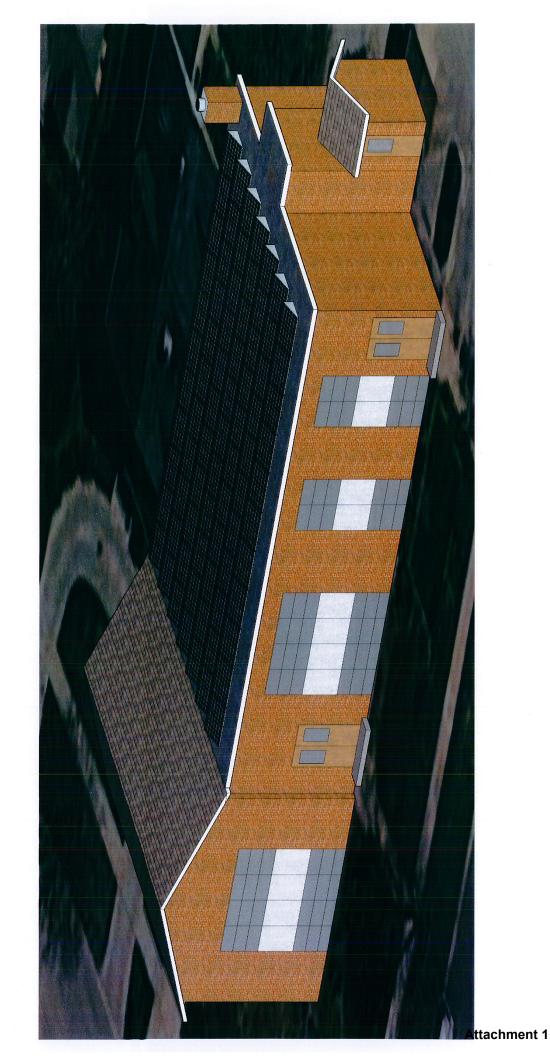
11. The proposed site plan does not provide for required public uses designated on the Official Map.

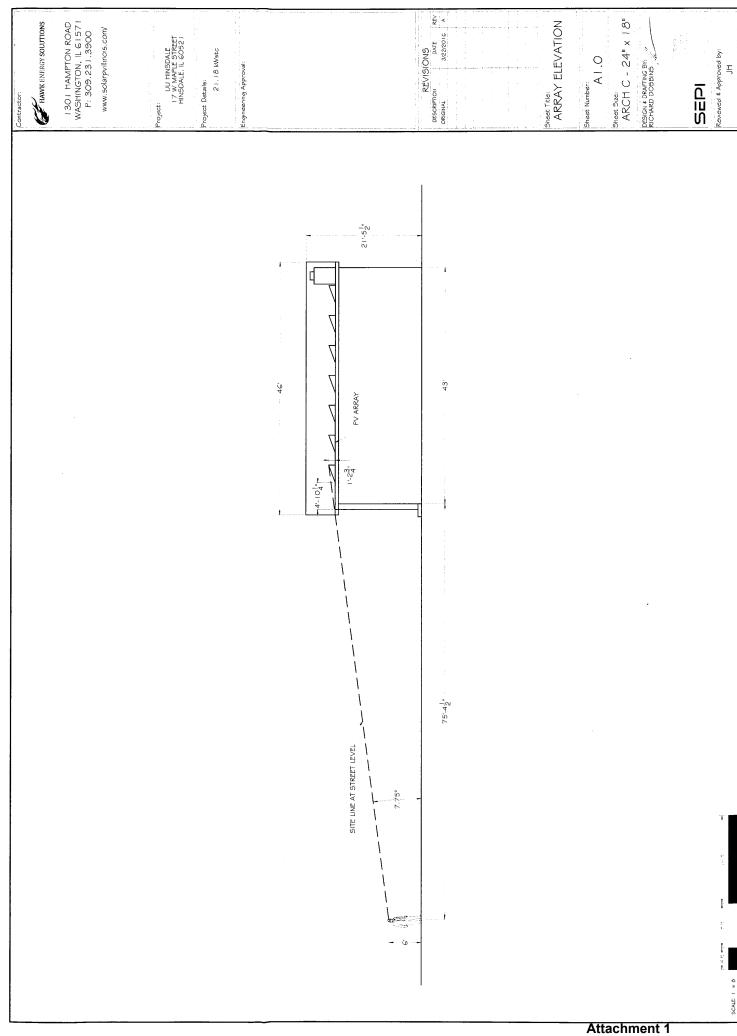
n/a

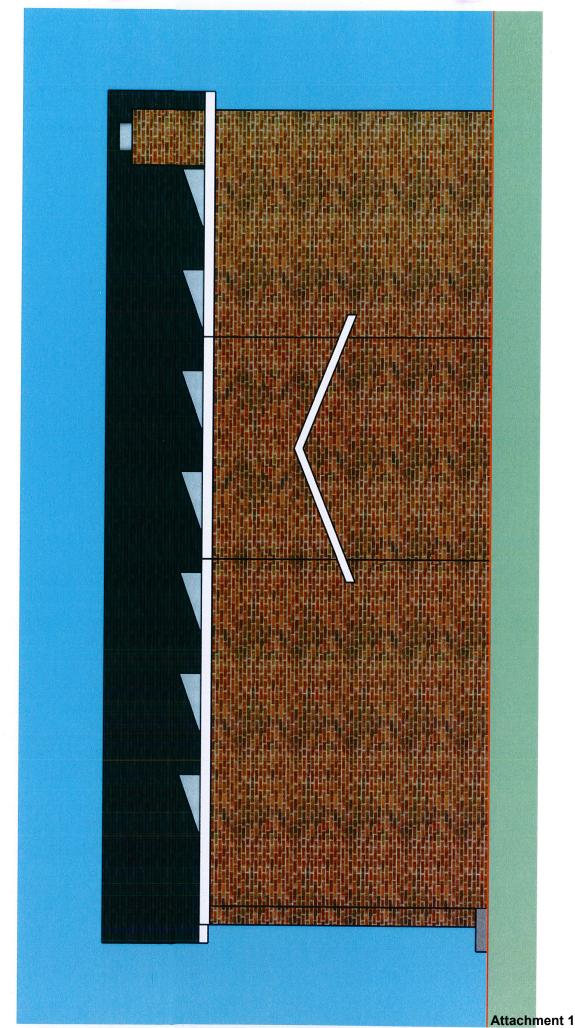
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

n/a

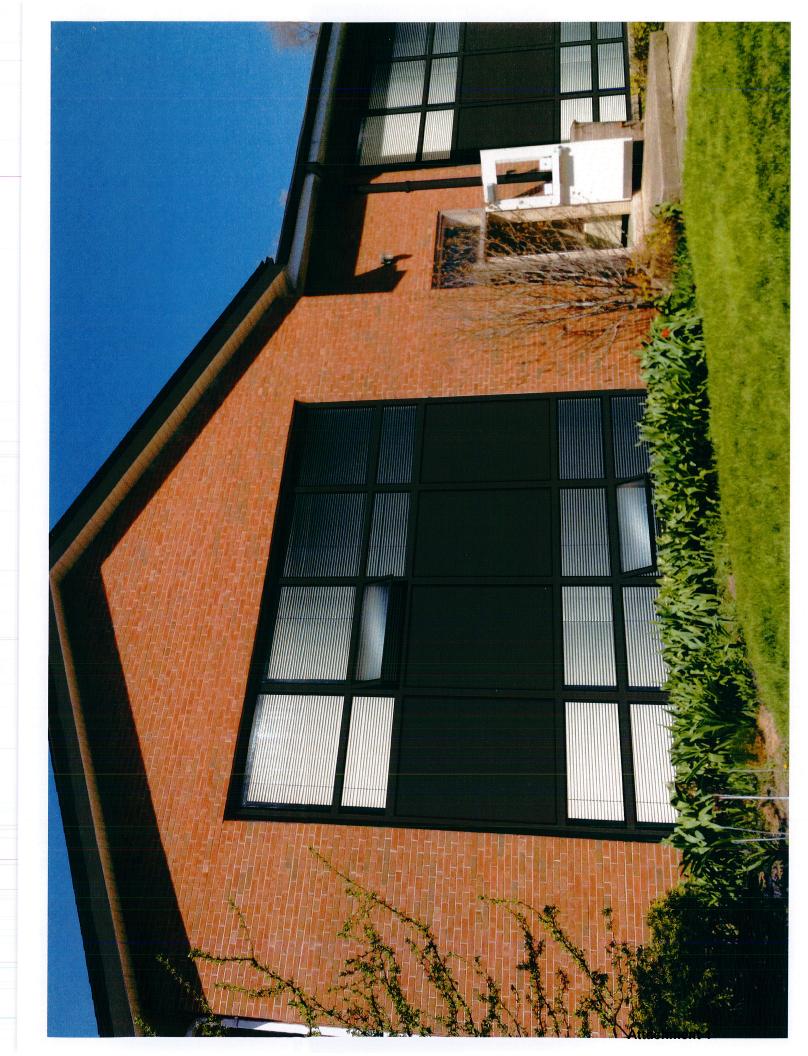








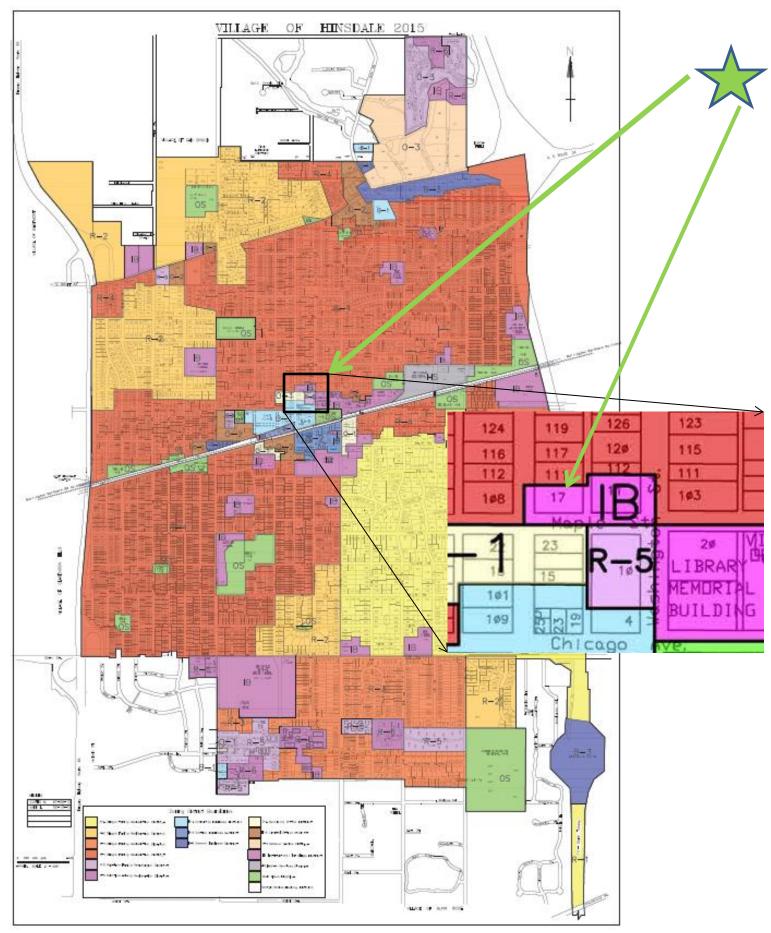




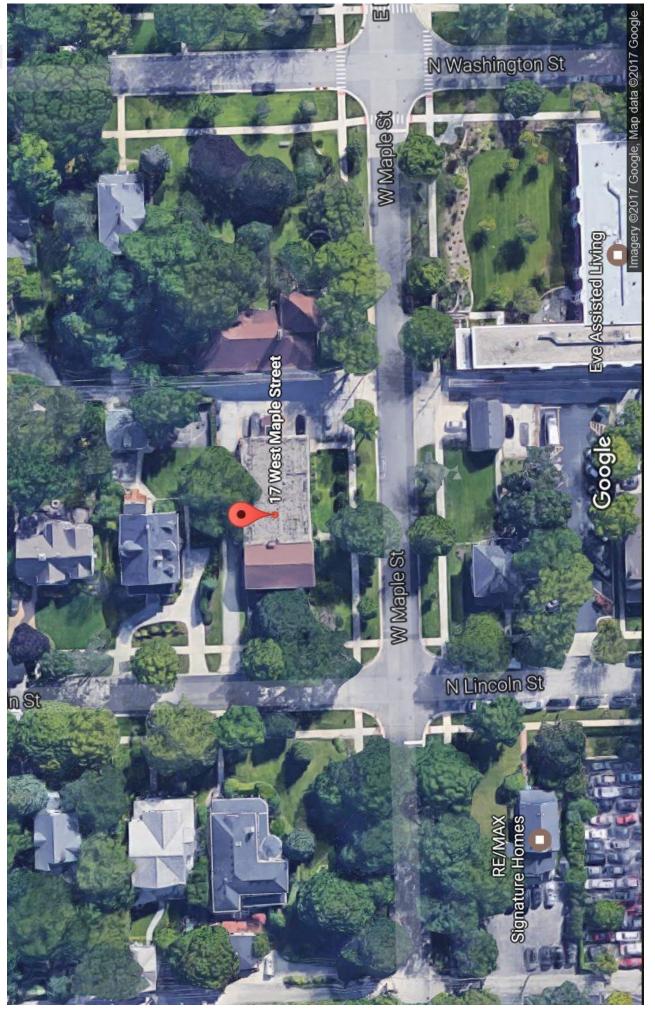


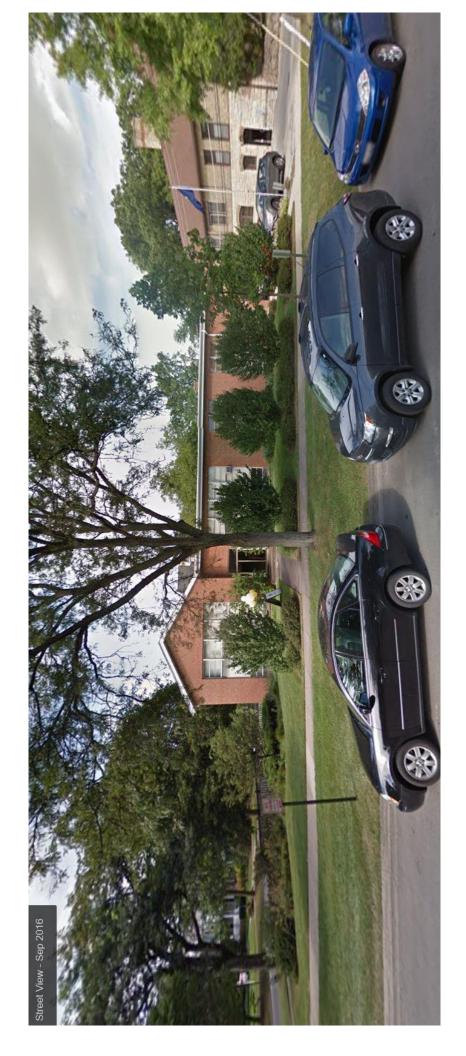
## **Attachment 2: Village of Hinsdale Zoning Map and Project Location**



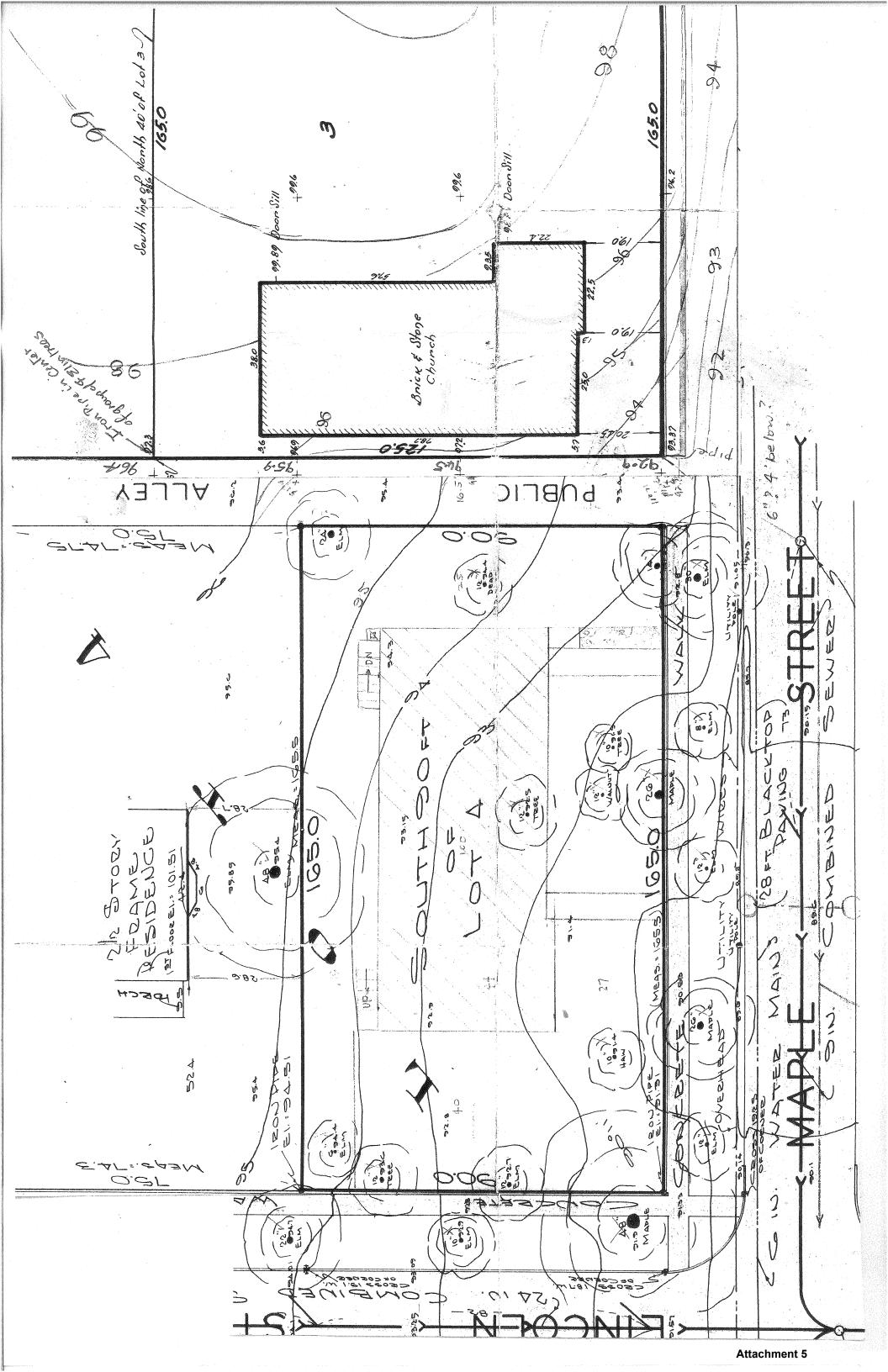








Attachment 4: Street View of 17 W. Maple St. (facing North from Maple St.)



### VILLAGE OF MEMORANDUM

**DATE:** March 8, 2017

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

**RE:** Canopy Sign Application for Levato Salon, in the Historic Downtown District

29 E. First Street

### Summary

The Village of Hinsdale has received an application from Levato Salon requesting approval to install a Code compliant canopy sign at 29 E. First Street. The subject property is a multi-tenant building with Cine restaurant occupying the front space. Levato Salon will occupy the rear unit, with the entrance on the side of the building. There is a blank canopy over the entrance leading into the side of the building, where the applicant is requesting to install the sign. (Attachment 1)

### **Request and Analysis**

The subject property is a multi-tenant building in the B-2 Central Business District and permitted 25 square feet (SF) of signage for each business that has a separate ground level entrance. Since the building has four tenant spaces, the building has a maximum sign surface area of 100 SF between the four tenants. Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants.

The building owner has approved Levato Salon for up to 49 SF of signage. This sign application request reflects a 9.75 SF Code compliant sign. It has one color for the white lettering, 12 feet from grade and is non-illuminated. Currently, Cine restaurant has 49 SF, and suites 201 and 203 each has 1 SF of window signage.

The subject property is located in the B-2 Central Business District and borders the B-2 District to the north, east, south and west.

### **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. 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 Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

### VILLAGE OF Linsdale Est. 1873

### **MEMORANDUM**

### **Attachments:**

Attachment 1 – Street View of 29 E. First Street (facing North)

Attachment 2 - Sign Application for Levato Salon at 29 E. First Street (packet)

Attachment 3 - Zoning Map and Project Location

Attachment 4 - Birds Eye View of 29 E. First Street

Google

Street View of 29 E. First Street (facing north) Attachment 1:

**Proposed Sign Location** 

Attachment 1



### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

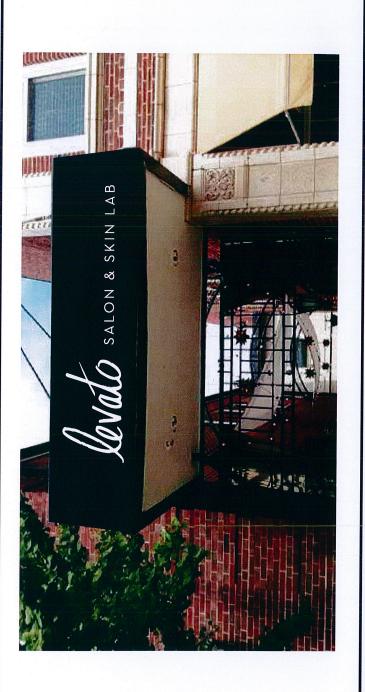
Applicant /	Contractor
Name: AShley Carievato/levato Salan Address: 29 E 1St Street (sea unit) City/Zip: Hindule 6521 Phone/Fax: (638 936 6729 E-Mail: awahramonica (25 Mail.) com Contact Name: Alex Abramonica	Name: Infinity Signs  Address: 5350 East Ave  City/Zip: Countryside, IL 60525  Phone/Fax: (708.352.1086 708.352.1237  E-Mail: Brian@icgsigns.com  Contact Name: Brian Lappin
ADDRESS OF SIGN LOCATION:  ZONING DISTRICT: B-1 Community Business  SIGN TYPE: Wall Sign  ILLUMINATION None	District
Sign Information:  Overall Size (Square Feet): 9.75 (1.5 x 6.5)  Overall Height from Grade: 12 Ft.  Proposed Colors (Maximum of Three Colors):  White Lettering on existing Black background  on existing Black background	Site Information: Lot/Street Frontage: 220' alley / 60' First Street Building/Tenant Frontage: 280' / 100' Existing Sign Information: Business Name: Cine Size of Sign: 48.71 Square Feet Business Name: Suite 201 / 203 Size of Sign: 2 Square Feet
I hereby acknowledge that I have read this application and to and agree to comply with all Village of Hinsdale Ordinance Signature of Applicant  Signature of Hullding Owner  Date  Total square footage: 0  x \$4.00 = 0	(Minimum \$75.00)
Plan Commission Approval Date: Admin	istrative Approval Date:

# **LIZILZ**

### COMMUNICATIONS GROUP

350 EAST AVE  $\cdot$  COUNTRYSIDE, IL 60525 OFFICE  $\cdot$  708.352.1086  $\cdot$  FAX 708.352.1237  $\cdot$  InfinitySigns1 @YAHOO.COM

PROOI



### PROOF INFORMATION

CLIENT	CLIENT	PROJEC	PROJEC	STREET, STREET
VERSION	Z	(	_	

ST NAME: Canopy signs CONTACT: Alex A. Levato Salon

ST TYPE: Non-illuminated dimensional signs

DRAWN/DESIGNED BY: BrL DATE APPROVED: DATE: 12/28/16

PROJECT NO.: Est#5064

SUBSTRATE: Painted Aluminum Letters

LOGATION: Hinsdale, IL

Size: Various

NOTES: NOTES HERE

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Section 1	ш
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(I)	~ I

APPROVED

APPROVED WITH CHANGES

SIGNATURE: NAME:

All jobs require a 50% deposit that is NON-REFUNDABLE. The remaining balance must be paid in ful I upon completion of the job. Jobs will not be started without approval and deposit.IMPORTANT: Please proof read all information contained in the document. It is the customer's sole responsibility to verify the accuracy of all copy including spelling and syntax. Additional costs may apply if errors are found after final approval. Infinity Communications Group is NOT RESPONSIBLE for errors found after production has begun. All artwork is property of Infinity Communications Group. Nothing represented in these proofs may be used or recreated without the consent and authorization of Infinity Communications Group.

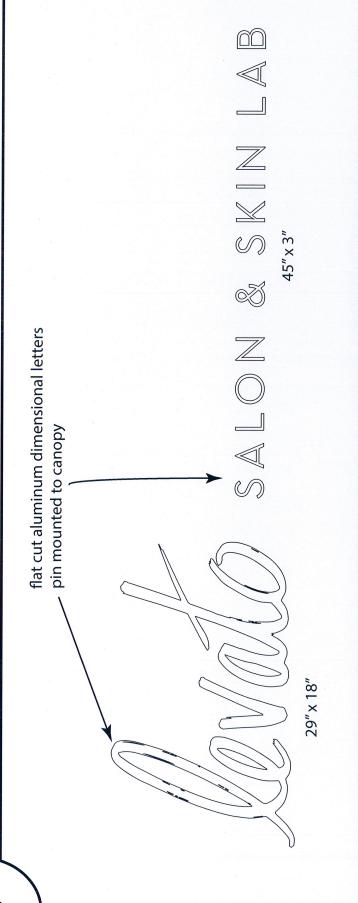
Attachment 2

### > L I I I I I

### PROOF

### COMMUNICATIONS GROUP

5350 EAST AVE  $\cdot$  GOUNTRYSIDE, IL 60525 OFFIGE  $\cdot$  708.352.1086  $\cdot$  FAX 708.352.1237  $\cdot$  INFINITYSIGNS1 @YAHOO.COM



### PROOF INFORMATION

VERSION	GLIENT: Levato Salon	PROJECT NO.: Est#5064	Size: Various
Z	CLIENT CONTACT: Alex A.	DATE: 12/28/16	LOGATION: Hinsdale, IL
C	РВПОТЕСТ NAME: Canopy signs	DATE APPROVED:	SUBSTRATE: Painted Aluminum Letters
_ _	PROJECT TYPE: Non-illuminated dimensional signs DRAWN/DESIGNED BY: BrL	DRAWN/DESIGNED BY: BrL	
SHEET NO:	NOTES: NOTES HERE		
02 of 03			

All jobs require a 50% deposit that is NON-REFUNDABLE. The remaining balance must be paid in ful I upon completion of the job. Jobs will not be started without approval and deposit. IMPORTANT: Please proof
read all information contained in the document. It is the customer's sole responsibility to verify the accuracy of all copy including spelling and syntax. Additional costs may apply if errors are found after final
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used or recreated without the consent and authorization of Infinity Communications Group.

SIGNATURE

NAME:

APPROVED WITH CHANGES

APPROVED

### > L I I I I I

# COMMUNICATIONS GROUP

5350 EAST AVE • GOUNTRYSIDE, IL 60525 OFFIGE • 708.352.1086 • FAX 708.352.1237 • INFINITYSIGNS1@YAHOD.COM

Site Information: Existing Signage



# 203

### PROOF INFORMATION

VERSION

CLIENT CONTACT: Alex A.

NO.:
PROJECT NAME: Canopy signs
PROJECT TYPE: Non-illuminated dimensional signs

PROJECT NO.: Est#5064 DATE: 12/28/16 DATE APPROVED:

DRAWN/DESIGNED BY: BrL

Size: Various Location: Hinsdale, IL Substrate: Painted Aluminum Letters

SHEET NO.: NOTES: NOTES HERE

APPROVED WITH CI

SIGNATURE:

NAME:

APPROVED WITH CHANGES

SIGNATURE

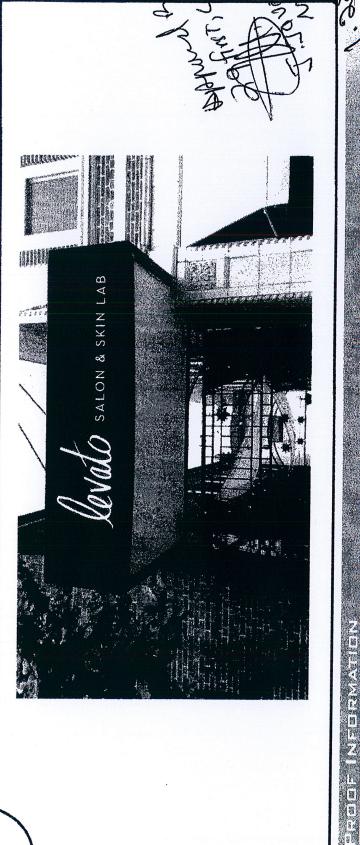
All jobs require a 50% deposit that is NON-REFUNDABLE. The remaining balance must be paid in ful I upon completion of the job. Jobs will not be started without approval and deposit. IMPORTANT: Please proof read all information contained in the document. It is the customer's sole responsibility to verify the accuracy of all copy including spelling and syntax. Additional costs may apply if errors are found after final approval. Infinity Communications Group is NOT RESPONSIBLE for errors found after production has begun. All artwork is property of Infinity Communications Group. Nothing represented in these proofs may be used or recreated without the consent and authorization of Infinity Communications Group.

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### COMMUNICATIONS GROUP

MODIO DOSO - LAX MORTO DOSTIBLE INTERITADOS DE MODIO POR MODIO DOS ESED EAST AVE - COUNTRYGOOD, IL GODZS HEFFEE

PROOF



### SUBBTRATE: Aluminum LOCATION: Hinsdale, IL SIZE: Various Brl DRAWN/ORSIGNED BY: FROJECT NO.: Est#5064 DATE APPROVED: DATE: 12/28/16 SIGNATURE: NA KE PROJECT TYPE: Non-Illuminated dimensional signs PROJECT NAME: Blade and Canopy signs CLIENT CONTACT! Alex A. MOTES HERE CLIENT: Levato Salon APPROVED WITH CHANGES TON LUBHS APPROVED 010502 ZO ON XUX ÖZ

read all information contained in the document, it is the custemer's sole responsibility to verify the accuracy of all cripy including spelling and syntax. Additional costs may apply if errors are found after production has begun. All artwork is property of infinity Communications Group. Nothing represented in these proofs may be All jobs require a 50% deposit that is NON-REFUNDABLE. The remaining balance must be paid in ful I upon completion of the job. Jobs will not be started withour approval and deposit. IMPORTANT; Please proof used or recreated without the consent and authorization of Infinity Communications Group. Dear sir-

The undersigned, J. Javors is the manager of 29 first, LLC, the owner of the building at 29 East First, Hinsdale, illinois. You have asked us to confirm the signage square footage that is available at the subject building for Levato hair salon. Of the 100 square feet of signage available at the address, levato hair salon is entitled to 49 square feet, Cine Restaurant has 49 square feet available, suite 201 -1 square foot of signage, and suite 203 has 1 square foot of signage.

We have procured numerous permits for this property over the years we have owned it and have provided the appropriate evidence of ownership; I am traveling so I do not have access to the documents. We hope you will schedule the sign approval at the march meeting so Levato can have some identification at the buildings for customers. They have been open for months without signage and it has impacted their business. Please contact the undersigned if you have any questions. Thank you.

Jay Javors

Midwest Property Group, Ltd.

520 W. Erie Street, Suite 430

Chicago, IL 60654

Direct: (312) 337-3700 ext. 12

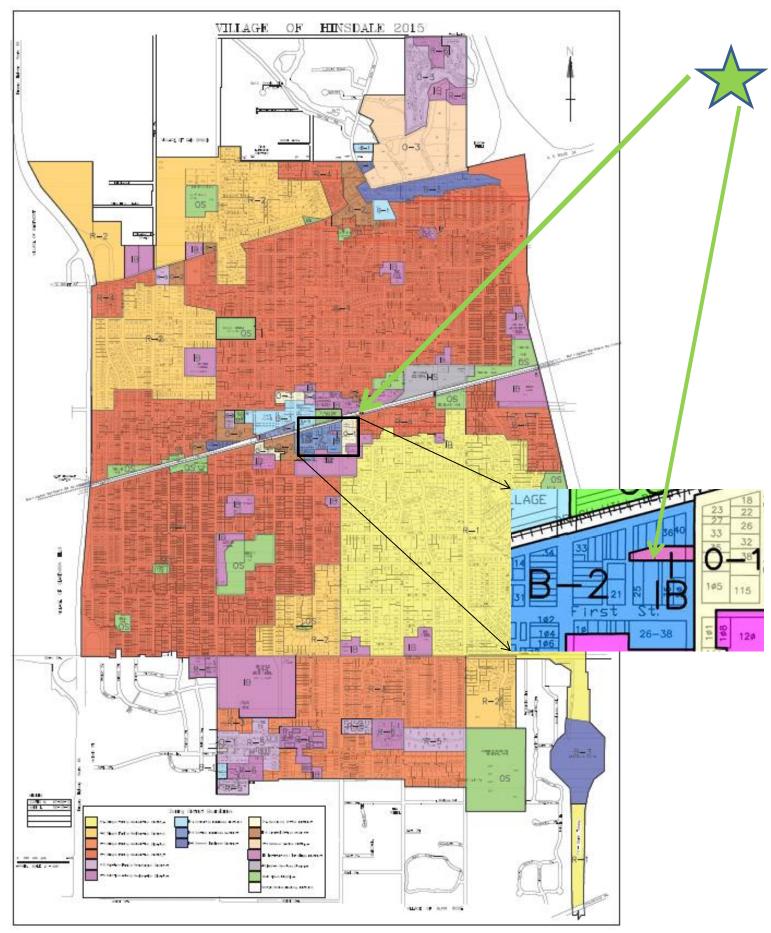
Fax: (312) 337-3710

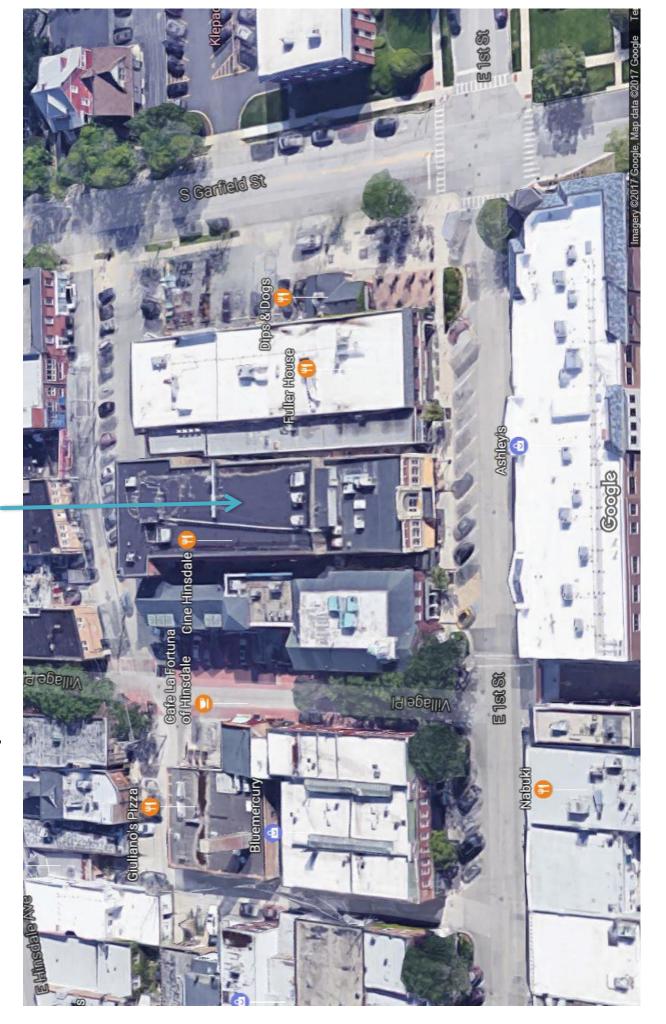
Email: jjj@mpgre.net

Website: www.midwestpropertygroup.net

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







Attachment 4

### VILLAGE OF Linsdale

### **MEMORANDUM**

**DATE:** March 8, 2017

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: Ground Sign Application for Hinsdale Public Library, attached to Local Landmark

Memorial Hall - 20 E. Maple Street

### Summary

The Village of Hinsdale has received an application from Ms. Karen Keefe, Executive Director of the Hinsdale Public Library (Library) requesting approval to install a Code compliant ground sign at 20 E. Maple Street. The Library is attached to the Locally Landmarked Memorial Hall building at 19 E. Chicago Avenue, and requires a Certificate of Appropriateness for new signage.

### **Request and Analysis**

Currently, the Library only has a wall sign above the front entrance. Per the applicant, the wall sign is not visible to patrons until they are already entering the building. The proposed location for the ground sign is at the corner of Washington Street and Maple Street. The Code compliant ground sign structure is 4 feet tall and 11 feet wide. It features brick to match the building brick and a limestone base, sill and caps. The actual signage area is 10 SF and uses Times New Roman font to reflect "Hinsdale Public Library". The address "20 East Maple Street" is located underneath the signage on the limestone base. The ground sign will be installed 10 feet from both lot lines. The applicant proposes to use external LED floodlights to face and illuminate the ground sign (one on each side).

On November 9, 2016, the applicant reviewed the request to the Historic Preservation Commission (HPC) as a discussion item for feedback. Per the HPC recommendations, the applicant has: reduced the height of the middle section of the sign structure from 3'-6" to 3'-4" to better define the columns, thickened the edge of the limestone column caps to prevent chipping, and spelled out "East" and "Street" on the sign.

The Library is attached to the Locally Landmarked Memorial Hall building at 19 E. Chicago Avenue. In the Library expansion schematic design (Attachment 6) of June 8, 1987, one of the architectural design objectives was to carry over and match the Georgian style of the building. The subject property was locally landmarked in 2001. Per the approved 2001 Findings and Recommendations (Attachment 7), the building has significant historic value and embodies elements of design, detail, and materials that should be protected and preserved.

### VILLAGE OF Linsdale Est. 1873

### **MEMORANDUM**

### **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.

Per Section 14-5-1(A), no permits shall be issued for signage of a designated landmark without prior issuance of a Certificate of Appropriateness.

### Attachments:

Attachment 1 – Cover Letter from Ms. Karen Kleckner Keefe, Library Director (dated 2/14/17)

Attachment 2 - Ground Sign Application

Attachment 3 – Village of Hinsdale Zoning Map and Project Location

Attachment 4 – Aerial Parcel Map of 20 E. Maple Street

Attachment 5 – Streetview of Washington Street and Maple Street

Attachment 6 – Hinsdale Public Library Expansion Schematic Design (dated 06/08/87)

Attachment 7 – HPC Findings and Recommendations and photos (dated 02/13/01)



20 E. Mapie Street Hinsdale, IL 60521

UBLIC LIBRARY

T 630.986.1976 F 630.986.9654

www.hinsdaleiibrary.info

### February 14, 2016

Dear Members of the Hinsdale Plan Commission,

Thank you for taking the time to discuss the Hinsdale Public Library's interest in adding free-standing, external signage in front of the Library. I discussed our request with the Historic Preservation Commission in November and have incorporated their suggestions into the revised plans. They asked that we:

- Reduce the height of the middle part of the sign from 3'6" to 3'4" to make the columns more distinct.
- Thicken the edge of the limestone column caps to prevent chipping.
- Spell out both East and Street.

We have also reduced the overall size slightly to reduce our costs.

We are also suggesting a rectangular shaped LED floodlight on the north and south side of the monument.

As you are probably aware, the Village of Hinsdale has a longstanding tradition of supporting its public library. The Hinsdale Library Association was incorporated in 1886, and the tax-supported Hinsdale Public Library was created in 1893.

The Public Library relocated six times between 1893 and 1929. The completion of the Memorial Building in 1929 gave the Hinsdale Public Library its first permanent home. Building additions increased library space in 1958 and again in 1976. In, 1987, a successful \$3.95 million building referendum provided most of the funding for the library's current 32,000 square foot facility.

We would like to make it even easier for patrons to distinguish the Library from these other service points adjacent to Memorial Hall by installing a ground sign near the corner of Washington and Maple.

Currently, the only identifying building signage is affixed to the building directly over the front doors. This lettering is not visible to most visitors until they have already parked and are entering the building.

The Hinsdale Public Library seeks to meet all recommendations set forth in the Illinois Library Association's *Serving Our Public 3.0: Standards for Illinois Public Libraries*. One of the standards for Illinois Libraries (Facilities 4.8) states, "The library has an identifying sign clearly visible from the street. Additional signs guide users from arterial streets to the library."

The Hinsdale Public Library Foundation has agreed to invest in a monument sign for the Library, and the Hinsdale Public Library Board is eager to enhance the exterior space and help visitors find our facility more easily.

I have attached a design and lighting specifications for your review.

Thank you for your consideration,

Kokse

Karen Kleckner Keefe, Executive Director

This sign is intended 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.

Parvin-Clauss COMPANYDesign - Fabrication - Installation - Maintenance e-mail/signs@parvinclauss.com ww.parvinclauss.com 165TubewayDrive = CarolStream = Illinois60188 Tel/630-510-2020 - Fax/630-510-2074 HINSDALE PUBLIC LIBRARY **CUSTOMER APPROVAL:** Bill Goodwyn Lisa Staszak 20 E. Maple Street 1/2" = 1AUTHORIZED SIGNATURE 6.6.16 Hinsdale, IL REPRESENTATIVE PROJECT: Z (0 – S DRAWN BY SCALE DATE DATE

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2'-0"

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2'-0"

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2'-6

(sign cross section)

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STREET

ST MAPLE

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19-12

LIBRARY

17-15

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# (1) 4'-0" x 11'-0" x 2'-0" Double Face Masonry Monument Sign

11-4

2-0

3" clear

Brick piers and wall: match building brick

Sign panels: limestone w/ recessed copy and inline, infilled Black

Font is Times New Roman Regular

Base, sill and caps: limestone

Address: 1/4" FCO acrylic painted Black, satin smooth finish

Mounting: (2) 4" (4½" 0.D.) sch. 40 steel pipes set into concrete pier foundations

**Foundation:**  $2^{-4}$  W  $\times$  11'-4" L  $\times$  6" D concrete pad foundation

- (2) 2'-0" dia.  $\times$  3'-6" deep concrete pier foundations



10.13.16 - Opt. 2 / Times Roman

8.29.16 - real brick

**REVISIONS:** 

HPL75647

FILE NAME

75647

**WORK ORDER** 

1 of 1

SHEET NO.

2-0

2'-0"

2-4

11.14.16 - final adjustments

2.10.17 - size adjustments



"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

This sign is built to UL Standards for operation in North America.

### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: PARIN CLASS SISCO Address: 65 TOBENAY DR City/Zip: CARBY STROWN IL Phone/Fax: 630 5 to 12500 Acto E-Mail: Mans Paryin Caus Contact Name: Many Claus	Name: PAQ (N-CLASS) GGS Address:
ADDRESS OF SIGN LOCATION:  Sign Typ Perman Scround S  Wall Sig Pole Sign	ent   Temporary Sign yn
Sign Information:  Overall Size (Square Feet): \( \bigcup \) (\( \bigcup \) \( \bigcup \) \( \bigcup \) Overall Height from Grade: \( \bigcup \) Ft.  Proposed Colors (Maximum of Three Colors):  \( \bigcup \) Black \( \bigcup \) \( \bigcup \)  Type of Illumination: \( \bigcup \) Sort Candles: \( \bigcup \)	Site Information:  Lot/Street Frontage:
I hereby acknowledge that I have read this application and agree to comply with all Village of Hinsdale Ordinar Signature of Applicant Date Signature of Building Owner Date FOR OFFICE USE ONLY: Fee: \$4.00 per so	aces.
Total square footage: $\underline{}$ x \$4.00 = $\underline{}$	RECEIVED
Plan Commission Approval Date:	FER 1.3 2017

Date: February 8, 2017

To: Parvin-Clauss Sign Company 165 Tubeway Drive Carol Stream, II 60188

This letter authorizes Parvin-Clauss to proceed with the permit process for the following project:

**Outdoor Monument Sign** 

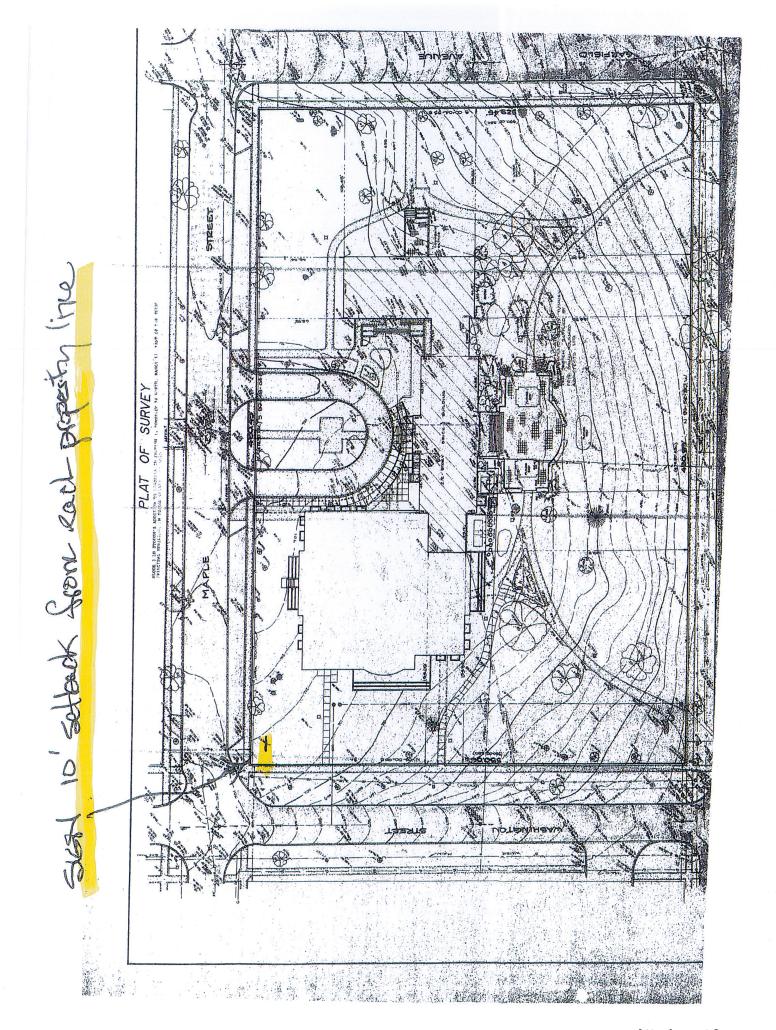
If you have any questions, you may contact me.

Sincerely,

Company: Hinsdale Public Library

Address: 20 E Maple St. | Hinsdale, IL 60521

\*NOTE: if your lease agreement requires landlord approval first in order to install any type of signage the landlord must endorse this letter.





### FFLED18



JOB NAME:	
DATE:	
TYPE:	

### DESCRIPTION

Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

### **SPECIFICATIONS**

**NEMA Type** 

7H x 6V Beam Spread

**Airflow** 

Patent pending Airflow technology heat sink

for superior cooling

**LEDs** 

18 Watt high performance LEDs

**Driver** 

Constant Current, Class 2, 100 - 277V, 50 -

60 Hz, 100 - 277VAC 0.4 Amps

**Input Watts** 

22

**Fixture Efficacy** 

73 Lumens per Watt

**Surge Protection** 

6 KV

**Ambient Temperature** 

Suitable for use in 40C ambient

temperatures.

**Cold Weather Starting** 

The minimum starting temperature is

-40F/-40C.

**Heatsink Housing** 

Die-cast aluminum housing, lens frame and

mounting arm

Mounting

Heavy-duty mounting arm with O ring seal &

stainless steel screw

**Color Stability** 

RAB LEDs exceed industry standards for

chromatic stability.

**Color Accuracy** 

70 CRI

**Color Temperature (Nominal CCT)** 

5000K

**Color Uniformity** 

RAB\_•\_s range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL)

Products, ANSI C78.377-2008.

ORDERING INFORMATION

Reflector Semi-spec

Semi-specular anodized aluminum

**Gaskets** 

High-temperature silicone gaskets

**Finish** 

Chip and fade resistant polyester

**Green Technology** 

Mercury and UV free

IESNA LM-79 & LM-80 Testing

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have

received the Department of Energy Lighting Facts label.

California Title 24

FFLED18 complies with California Title 24

building and electrical codes.

Warranty

RAB LED fixtures give you peace of mind because both the fixture and light engine components are backed by RAB's 5 Year

Warranty. For more information,

**Patents** 

The FFLED18 design is protected by patents pending in the U.S., Canada, China,

Taiwan and Mexico.

**UL Listing** 

Suitable For Wet Locations. Suitable for mounting within 1.2M(4FT) of the ground

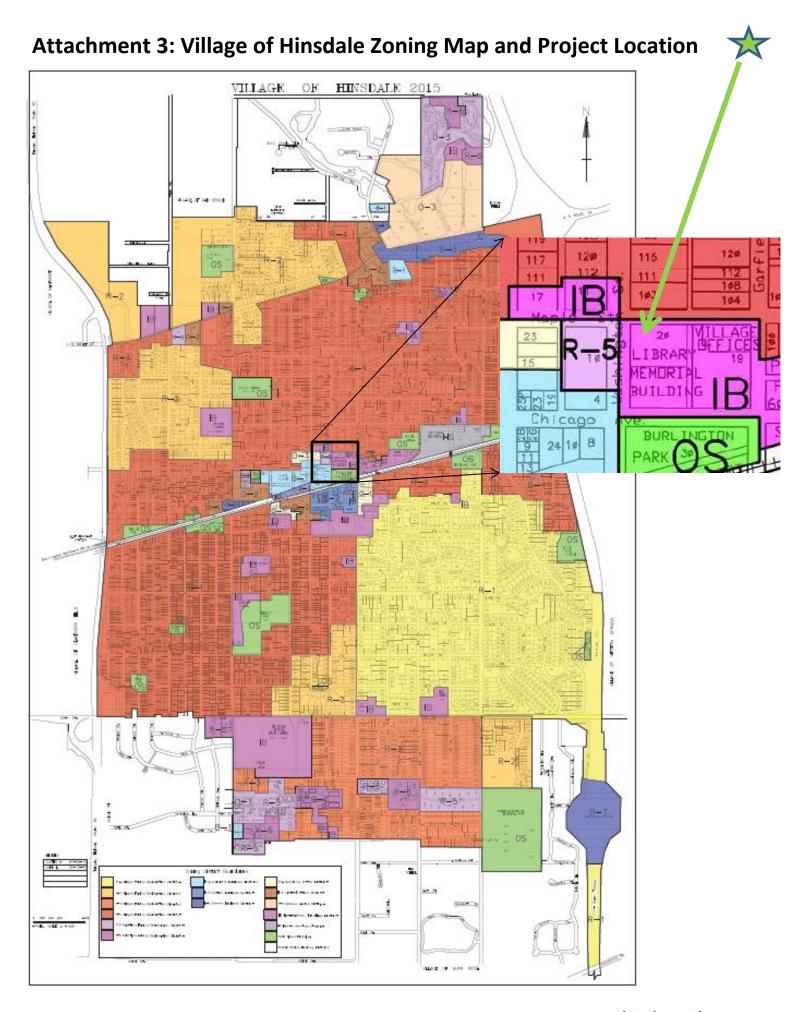
Color Bronze Weight

4.8

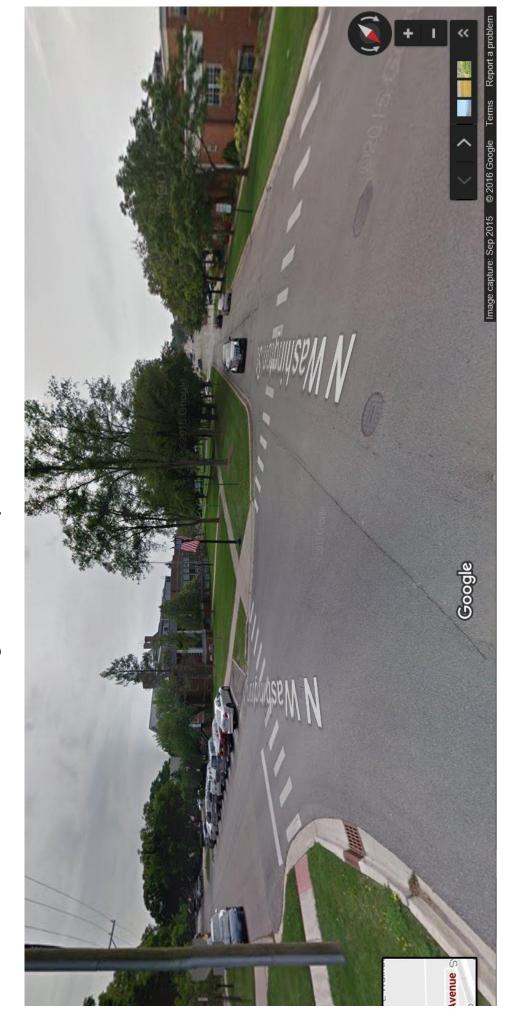
LED	Total	Lamp	Lamp		Starting	g Amps/ O	perating A	Amps	Input	LAMP	Initial	Lamp
Lamp supplied with fixture	Watts	Type	Base	Ballast	120V	208V	240V	277V	Watts	ANSI	Lumens	Hours
	18	LED	Heat-	Constant Current	0.2	0.15	0.13	0.11	22.4	N/A	1624	50000

Factory Installed Options
Add suffix to Catalog Number

Note: Specifications may change without notice







Attachment 5: Streetview of Washington St. and Maple St.

### HINSDALE PUBLIC LIBRARY EXPANSION

Schematic Design
June 8, 1987

FRYE GILLAN MOLINARO Architects Ltd. 308 W. Erie Chicago, Illinois

HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

### BUILDING DESCRIPTION

Nature and Scope of Project

feet (interior dimensions) at the Hinsdale Memorial Building site. The design process was guided by, and the following plan is consistent with, specifications set forth in the building program prepared by library building consultant Richard E. Thompson and adopted by the Hinsdale Board of Library Trustees. This program, which describes the individual areas required for the expanded library and establishes the desired functional relationship between these areas, is appended to the  $\frac{Report\ On\ Long\ Range}{}$ Planning accepted by the Library Board on March 12, 1985 and subsequently published and disseminated by the Board. Copies are available from the library.

Our charge was to design an expanded library of approximately 30,000 net usable square

Basic Concept

The design proposes an addition to the west of the Memorial Building for the library. This design also incorporates approximately 4,000 square feet of contiguous space currently housing Village offices. Displaced Village offices would relocate to space now occupied by the library.

The plan provides needed additional space for the Village, offering it a net gain of approximately 7,000 square feet in the existing library.

This concept offers the added benefit of permitting the library to expand at the Memorial Building site with little, if any, disruption of service.

Architectural Design

The overriding architectural objectives are:

- to enhance the symmetry and balance of the Memorial Building and Library;
- to carry over and match the Georgian style of the building;
- to restore the Memorial Building Lobby as the entrance to the Library.

The proposed library is centered on a wing which matches the present east library wing in roof line and width. To provide the library

HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

### BUILDING DESCRIPTION

First Floor

The first floor provides 13,447 square feet for the Adult Library services, Library or Lobby and Entrance, Circulation Desk/Workroom and Reference Desk/Workroom.

Adult areas are organized around the central stair/elevator core. Special areas are developed for each adult service.

Careful consideration has been given to the proximities of functions, separation of quiet study areas from more active, and supervision of the first floor and mezzanine.

HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

### BUILDING DESCRIPTION

Basement Level

The basement provides 12,049 square feet of space for Youth Services, Staff Offices and Workrooms, and a Library Programming Room. In addition, the majority of the Library's storage and mechanical spaces have been located here.

All major rooms have exterior windows, due to the library's sloping site and the use of landscaped areaways. On the west elevation full height windows in a curving bay create a bright Children's Story Hour Room.

Direct access from this level to the basement level of the Memorial Building is provided for emergency and special situations. HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

### BUILDING DESCRIPTION

Mezzanine

A 4,727 square foot mezzanine is provided by raising the roof in the central bay and forming a dormer. The non-fiction portion of the circulating collection is housed here, as well as lounge and carrel seating.

Skylights over the stairwell and lounge seating will provide natural light to this level and the floor below.

The mezzanine opens up to the Adult Service areas providing good visibility from the first floor.

The mezzanine does not connect with the Memorial Building's second floor. The Village Board Room, Village Manager's Office, and The Soldier's and Sailor's Room are not affected by this plan.

### HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 19 East Chicago Avenue (Memorial Building)

Designation as Landmark Building - HPC Case 01-2001

DATE OF PLAN COMMISSION REVIEW: January 9, 2001

DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 22, 2001

### FINDINGS AND RECOMMENDATION

### I. FINDINGS

- 1. The Village of Hinsdale (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the building located at 19 East Chicago Avenue, and commonly known as the Memorial Building (the "Subject Building") for designation as an historic landmark. The applicant is the owner of record of the Subject Building.
- 2. The original portion of the Subject Building was constructed over fifty (50) years ago in 1928, with three additions being made to the Subject Property in 1969, 1974 and 1989.
- 3. The Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered in connection with nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building that should be protected and preserved:
  - A. The Subject Building has significant character, interest, value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because Hinsdale residents came together to privately fund the construction of the building as a monument to the fallen soldiers of the community.
  - B. The Subject Building is an established and familiar visual feature in the Village, as set forth in Section 14-3-1A4 of the Village Code, due to its unique location and its singular physical characteristics as a prominent 2½-story building that occupies an entire city block and is located on top of a ridge overlooking the town center and train station.
  - C. The Subject Building is an historical focal point in the Village, as set forth in Section 14-3-1A5 of the Village Code, because of the activities associated with it, including its use as a public library, village offices and meeting space for the Boy Scouts of America and American Legion and other ex-service organizations.
  - D. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, as the Subject Building is a fine example of Colonial Revival design. The brick, 2½-story structure was dedicated in 1928. A classical cornice above the second story windows on the original building is decorated with modillions and moldings. Four columns with ornate capitals

support a central pedimented pavilion of the south (primary) elevation. Bedford stone sills and lintels define the windows and form two belt-courses around the building. Large, multi-paned double hung windows are used throughout the building. The second story windows in the central pavilion of the north elevation have round-arched tops. The building also has a tall Colonial Revival cupola that contains a clock tower. These distinguishing features are of significance to the overall architectural importance of the original structure and the three additions, while recognizing that certain features of the 1989 addition to the library could have further reflected colonial revival design.

- E. The Subject Building is associated with an organization or group through which persons have significantly contributed to or participated in historic events of the United States and is associated with an historic event, as set forth in Section 14-3-1-C3, 4 of the Village Code, due to its dedication as a memorial to the residents of the Village who gave their lives defending their country.
- F. The Subject Building is a monument, as set forth in Section 14-3-1C6, to fallen soldiers of the community.

### II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," and two (2) "Absent," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

Dated this 13 day of 2001.

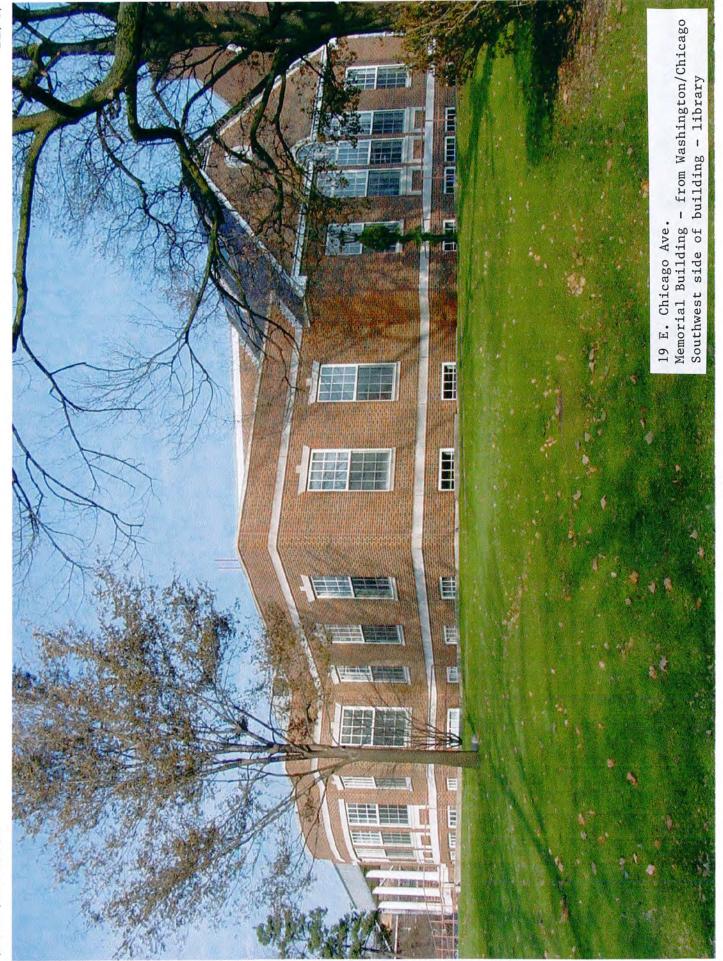
HINSDALE HISTORIC PRESERVATION COMMISSION

By: Robert S. Kelle Chairperson

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Attachment 7



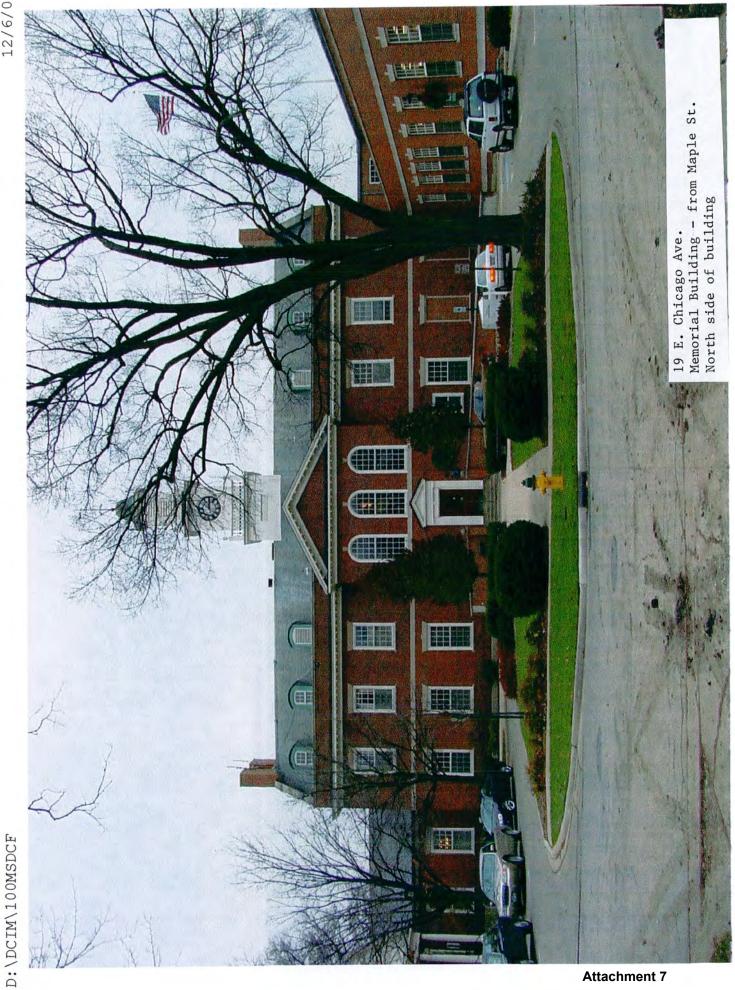
**Attachment 7** 



Attachment 7



Attachment 7



Attachment 7



Attachment 7



**Attachment 7** 

