

MEETING AGENDA

PLAN COMMISSION Wednesday, April 10, 2019 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of March 11, 2019

5. FINDINGS AND RECOMMENDATIONS

a) Case A-05-2019 – 111 W. Chicago Ave., 2nd Floor - Responsible Driver – Special Use Permit for Driving School (requesting to relocate from its current location at 7 N. Grant St.)

6. SIGN PERMIT REVIEW

a) Case A-14-2019 – 550 W. Ogden Ave. – Hinsdale Orthopedics - One new externally illuminated Wall Sign

7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-04-2019 10 N. Washington Street Eve Assisted Living (10 N. Washington Properties LLC) 2nd Major Adjustment to Site Plan/Exterior Appearance Application to construct a new illuminated ground sign at the corner of Washington and Maple Street.
- **b)** Case A-07-2019 830 N. Madison Street Salt Creek Club 4th Major Adjustment to Site Plan/Exterior Appearance Application to install 6 tennis court light poles at south east corner of the lot.
- c) Case A-09-2019 55th and County Line Rd. Hinsdale Meadows 4th Major Adjustment to Site Plan/Exterior Appearance Application to add a new: ranch plan, Hardie Lap siding style and 3 new color options.

8. 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 March 11, 2019 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the meeting to order at 7:30 p.m., Monday, March 11, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman Gerald Jablonski, Julie Crnovich, Anna Fiascone, Scott Peterson, Troy

Unell, and Jim Krillenberger

ABSENT: Debra Braselton and Mark Willobee

ALSO PRESENT: Chan Yu, Village Planner and applicant for case: A-05-2019

Approval of Minutes – January 16, 2019

The Plan Commission (PC) **unanimously approved** the February 13, 2019, minutes, as submitted, 5-0, (1 abstained and 3 absent).

<u>Public Hearing</u> - Case A-05-2019 – 111 W. Chicago Ave., 2nd Floor - Responsible Driver – Special Use Permit for Driving School (requesting to relocate from its current location at 7 N. Grant St.)

The applicant presented the proposed relocation from 7 N. Grant Street to 111 W. Chicago Avenue. In essence, the reasons for the move are to secure a longer lease and smaller space (550 SF to 410 SF). The applicant also reviewed that he would utilize the same parking lot and spaces (the buildings are owned by the same owner and the parking lot is contiguous).

Commissioner Jablonski asked if the current special use permit applies to 7 N. Grant Street.

Chan stated, correct, the special use permit is for Responsible Driver only at 7 N. Grant Street.

The PC, with no further comments, unanimously approved 7-0, (2 absent) the application as submitted.

<u>Discussion Item</u> - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2^{nd} Major Adjustment to Site Plan/Exterior Appearance Application – Notice the Public Meeting for this request will be on April 10, 2019.

Chan reviewed that the applicant sent the certified mailing notice for the tonight's meeting, however, did not post the notification signage on the subject property. To this end, staff is formally discussing this at the meeting to save the applicant from having to resend the certified mailing, and to establish that the public hearing will be on the April 10, 2019, PC meeting.

Plan Commission Minutes March 11, 2019

Commissioner Crnovich asked if Eve Assisted Living is a planned development and requesting for a ground sign. Chan replied correct, the application is for a major adjustment to a planned development for a ground sign. Commissioner Crnovich also asked if Chan could check if the Village has any plans to install a 4-Way STOP sign system at the Maple St. and N. Washington Street intersection. Chan replied that he will find out.

Adjournment

The meeting was adjourned at 7:36 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-05-2019 - Applicant: Responsible Driver (driving school) - 111 W. Chicago Avenue (2nd floor)

Request: Special Use Permit to operate an automobile driving instruction school in the O-2 Limited Office Zoning

District at 111 W. Chicago Ave.

DATE OF PLAN COMMISSION (PC) REVIEW: March 13, 2019

DATE OF BOARD OF TRUSTEES 1ST READING: April 2, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. On March 11, 2019, the PC heard testimony from the applicant, the owner of Responsible Driver, Brian Kearney. He reviewed that he is essentially moving from his current location at 7 N. Grant Street to have a longer contract and utilize a smaller space at 111 W. Chicago Avenue. The square footage of the existing location is 550 SF and the new location is 410 SF. (Section 11-602(D))
- 2. A Commissioner commented that the new proposed space is a good location. (Section 11-602(E))
- 3. The applicant reviewed that they would utilize the same parking lot as the current location. The buildings are owned by the same and the parking lot is contiguous. (Section 11-602(E))
- 4. A Commissioner asked if the existing special use permit applies to 7 N. Grant Street. Chan, Village Planner, stated correct, the special use permit is for Responsible Driver only at 7 N. Grant Street. (Section 11-602(I))
- There were no comments from the audience during the public comment period of the public hearing. A notice of this meeting was published in the Hinsdalean on February 21, 2019. (Section 11-602(D)(2))

II. RECOMMENDATIONS

Following a motion to recommend approval of the special use permit as submitted, the Plan Commission on a vote of 7-0 (2 absent), recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By:		, Chairman	Chairman	
	Dated this	day of		_, 2019.



MEMORANDUM

DATE: April 10, 2019

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: 550 W. Ogden Ave. – Hinsdale Orthopedics - 1 New (externally) Illuminated Wall Sign -

Case A-14-2019

Summary

The Village of Hinsdale has received a sign application from Hinsdale Orthopedics of 550 W. Ogden Avenue, requesting approval to install a new 46 SF externally illuminated wall sign in the O-2 Limited Office District. In the O-2 District, an applicant could request for up to 2 wall signs not to exceed 100 SF for the entire building. This request would combine with an existing 54 SF internally illuminated wall sign for 100 SF of wall signage at the subject property.

Request and Analysis

The new proposed wall sign would be located on the south end of the building, facing the Hinsdale Orthopedics parking lot. The wall sign is 4'-6" tall and 10'-3" wide, for an area of 46 SF. There is an existing address sign displaying the numbers "550" which would be removed for the proposed wall sign. The wall sign features 3 colors, light blue, dark blue and red. The said blue colors match the existing blue colors on the wall sign facing Monroe Street.

On October 10, 2018, the PC approved a new ground sign with a face area of 29.45 SF. It features 3 colors: red, light blue and dark blue on a white aluminum pan background. It features halo illuminated text at night. The PC also approved a new 54 SF internally illuminated wall sign on the north east corner of the building, facing Monroe Street (Attachment 6).

On June 8, 2011, the PC approved 1 ground sign and 1 additional ground sign modification request, provided that the applicant provide two-tiered, four season landscaping around both signs (Attachment 7). The additional "modification approved" ground sign has a sign face 3'-6" tall and 8'-1" wide, for an area of 28.3 SF and is internally illuminated with fluorescent lighting.

Per the Code: "Signs Adjacent To Residential Areas: Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance." It should be noted the south half of 540 W. Ogden Avenue is zoned R-4 Single Family Residential and has been approved for a plan for 8 single family residential homes (Attachment 8, Kensington School Case A-12-2018).

MEMORANDUM



Process

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

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

- 1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Birds Eye View of 550 W. Ogden Ave.

Attachment 4 - Street View of 550 W. Ogden Ave.

Attachment 5 - Parcel View of 550 W. Ogden Ave.

Attachment 6 - Approved Wall Sign and Ground Sign, Oct. 10, 2018

Attachment 7 - June 8, 2011, PC Minutes (see pages 2 and 3, highlighted)

Attachment 8 - Final Plat of Kensington Subdivision

550 Ogden Rd Hinsdale, IL

Hinsdale Orthopaedics







EXISTING SIGN SQ FT: 54



Attachment 1



DRAWN BY 皇

TRACKER NUMBER 7031845

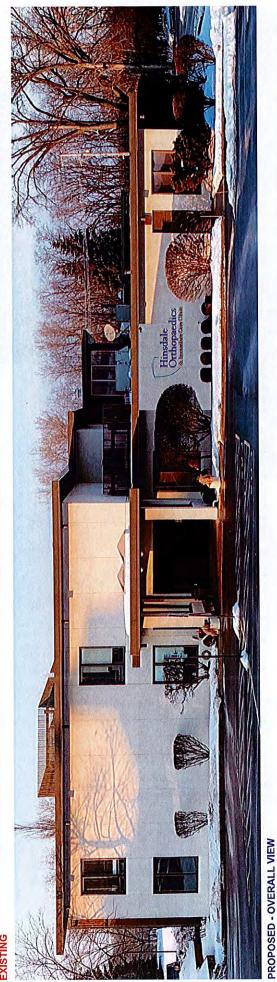
CUSTOMER APPROVAL

SouthWaterSigns

(el: 630.333.4900 fax: 630.333.4915

934 N Church Elmhurst, IL 60126





11.21.18 01.14.19 11.26.18 01.15.19 11.29.18 02.04.19 12.04.18 02.06.19 01.02.19 03.19.19 DATE 11.15.18 DRAWN SY råc 550 Ogden Rd Hinsdale, IL TRACKER NUMBER 7031845 PROJECT NAME cuent Hinsdale Orthopaedics CUSTOMER APPROVAL tel: 630.333.4900 fax: 630.333.4915

South Water Signs
934 N Church
tel: 630.

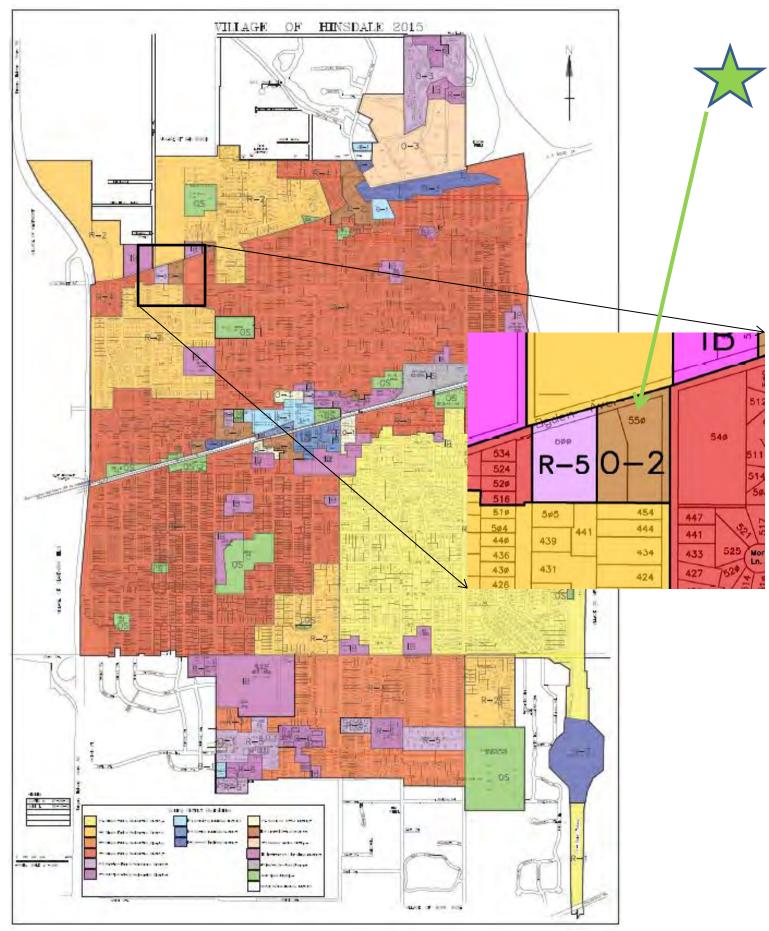


VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

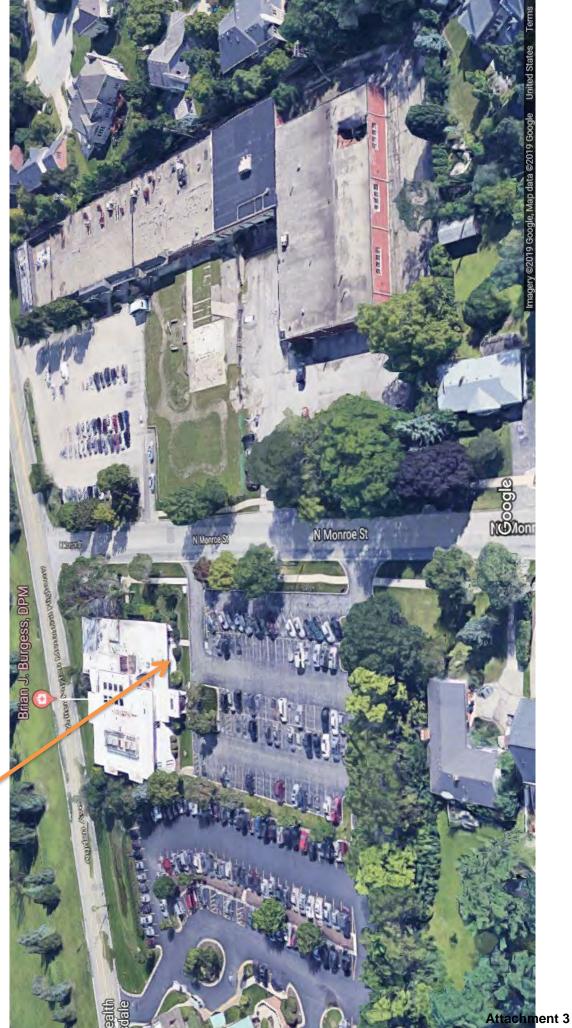
Applicant	Contractor
Name: Chelsea Oshita Address: 934 N. Church Rd. City/Zip: Elmhurst / 60126 Phone/Fax: (630) 607 /6699 E-Mail: coshita@southwatersigns.com Contact Name: Chelsea Oshita	Name: South Water Signs Address: 934 N. Church Rd. City/Zip: Elmhurst / 60126 Phone/Fax: (630) 607 /6699 E-Mail: coshita@southwatersigns.com Contact Name: Chelsea Oshita
ADDRESS OF SIGN LOCATION: 550 Ogden Rd. ZONING DISTRICT: O-2 Limited Office District SIGN TYPE: Wall Sign ILLUMINATION None	
Sign Information: Overall Size (Square Feet): 46 (53.625 x 123") Overall Height from Grade: 14 Ft. Proposed Colors (Maximum of Three Colors): Pantone 652 Pantone 295 Standard Red	Site Information: Lot/Street Frontage: 124'-8" Building/Tenant Frontage: 124'-8" Existing Sign Information: Business Name: Hinsdale Orthopaedics Size of Sign: 54 Square Feet Business Name: Size of Sign: Square Feet
Signature of Building Owner FOR OFFICE USE ONLY – DO NOT WRITE BEL	3/20/19 te
Total square footage: $0 \times \$4.00 = 0$ Plan Commission Approval Date: Add	O (Minimum \$75.00) ministrative Approval Date:

Attachment 2: Village of Hinsdale Zoning Map and Project Location





Birds Eye View of 550 W. Ogden Ave. (facing north) **Proposed Sign Location** Attachment 3:



Street View of 550 W. Ogden Ave. (facing northwest on Monroe St.) Google **Proposed Wall Sign Location** Attachment 4:





EXISTING SIGN SQ FT: 54

DATE 11.15.18 DRAWN BY ¥

THIS DRAWING IS THE PROPERTY
OF SOUTH WATER SIGNS, LLC.
ALL RIGHTS OF REPRODUCTION
ARE RESERVED BY
SOUTH WATER SIGNS, INC.

11.21.18 01.14.19 11.26.18 01.15.19 11.29.18 02.04.19 12.04.18 02.06.19 01.02.19 03.19.19

CLIENT Hinsdale Orthopaedics

550 Ogden Rd Hinsdale, IL

PROJECT NAME

TRACKER NUMBER

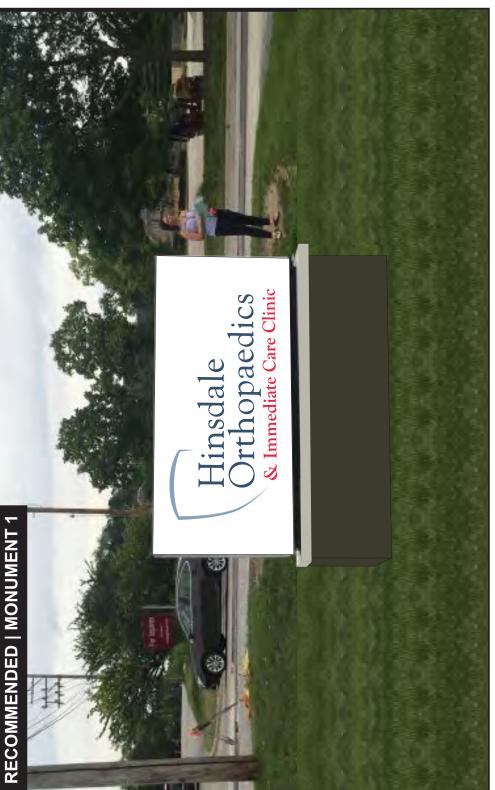
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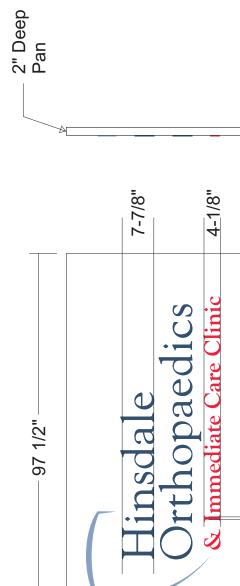
CUSTOMER APPROVAL

tel: 630.333.4900 fax: 630.333.4915 SouthWaterSigns

934 N Church Elmhurst, IL 60126







43 1/5"

ROUTED & PUSHED THROUGH FACES SCALE: 1/2" = 1' (QTY.2)

VINYL IS TO MATCH PANTONE 652 TRANSLUCENT RED VINYL TO MATCH **PANTONE 295** COLORS TO MATCH SECONDARY COPY: 1/2" PUSHED THROUGH CLEAR ACRYLI LOGO: 1/2" PUSHED THROUGH CLEAR ACRYLIC FACE: .125 ALUMINUM PAN W/ ROUTED FACES **MOUNTING: MOUNTED TO EXISTING CABINET VINYL: TRANSLUCENT VINYL AS SHOWN**



08.20.18 NKR 08.24.18 NKR 08.27.18 NKR 08.29.18 NKR 08.30.18 NKR

06.29.18 NKR 07.02.18 NKR 07.03.18 NKR 08.06.18 NKR

REVISIONS

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5/8" Stroke

PROJECT NAME Exterior Signage	TRACKER NUMBER
CLIENT Hinsdale Ortho	LOCATION 550 Ogden Avenue

Approved: Stifflear/Nelson

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION JUNE 8, 2011 MEMORIAL HALL 7:30 P.M.

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, June 8, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Stifflear, Commissioner Moore,

Commissioner Kluchenek and Commissioner Crnovich

ABSENT: Commissioner Johnson, Commissioner Sullins, Commissioner Brody

and Commissioner Nelson

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the May 11, 2011 meeting. Commissioner Moore motioned to approve the minutes of May 11, 2011 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

A-05-2011 – 10 N. Washington Street – Eden Supportive Living – Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Kluchenek motioned to approve the findings and recommendations for case A-05-2011 – 10 N. Washington Street – Eden Supportive Living for a Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review. Commissioner Moore seconded. The motion passed unanimously.

A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. The Commission requested that the language be modified to reference the decorative fence required, also be protective. Commissioner Moore motioned to approve the findings and recommendations

Plan Commission Minutes June 8, 2011

for case A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

Chairman Byrnes stated the public hearing would be scheduled for July 13, 2011.

Sign Permit Review

550 W. Ogden Avenue - Hinsdale Orthopaedics - Two Ground Signs

Bill Gilligan, Doctor with Hinsdale Orthopaedics provided a brief description and history of the proposal.

Chairman Byrnes confirmed that the signs would be the same location as the existing signs.

Mr. Gilligan confirmed and indicated that part of the need for the Monroe Street sign was for safety and to properly identify their entrance due to potential confusion with other parking lots immediately adjacent to theirs.

General discussion ensued regarding the proposed properties of the signs.

Chairman Byrnes asked Village Planner Gascoigne if these signs were code compliant.

Mr. Gascoigne indicated that while one ground sign is normally permitted, the Commission is afforded the ability to approve one additional sign of any type already allowed. The one caveat being that if the Commission deemed a second sign appropriate, both signs would now need to comply with the single sign square footage requirement of 50 square feet which these would.

Commissioner Moore stated that because these are replacing existing signs, it is corner lot with two entrances and it meets the square footage requirements, she felt the request was fine.

Commissioner Stifflear asked the Commission to consider that this was adjacent to residential properties and the potential precedence that could be created regarding illuminated signage next to residential districts.

Mr. Gascoigne indicated that the zoning code does already take into consideration, signage next to residential districts by regulating the hours they can be illuminated, setbacks and the foot candle allowances at residential property lines.

Plan Commission Minutes June 8, 2011

Chairman Byrnes indicated that some patients come from a good distance, aren't familiar with Hinsdale and have night appointments, which he felt justified the need for the signs to be illuminated.

General discussion ensued regarding the location of the sign on Monroe and the impact the illumination would have on the neighboring residential.

Commissioner Crnovich expressed interest in seeing landscaping around the signs and questioned if the applicant had given any thought to reducing the size of the sign on Monroe.

Mr. Gilligan stated that they didn't feel that was appropriate and they were simply replacing what was already there and not increasing the size.

Commissioner Moore asked if there would be any objections to placing low-growing shrubs around the signs.

Mr. Gilligan indicated that they would have no problem with that at all.

General discussion ensued regarding the types and sizes of plants that could be used around the signs.

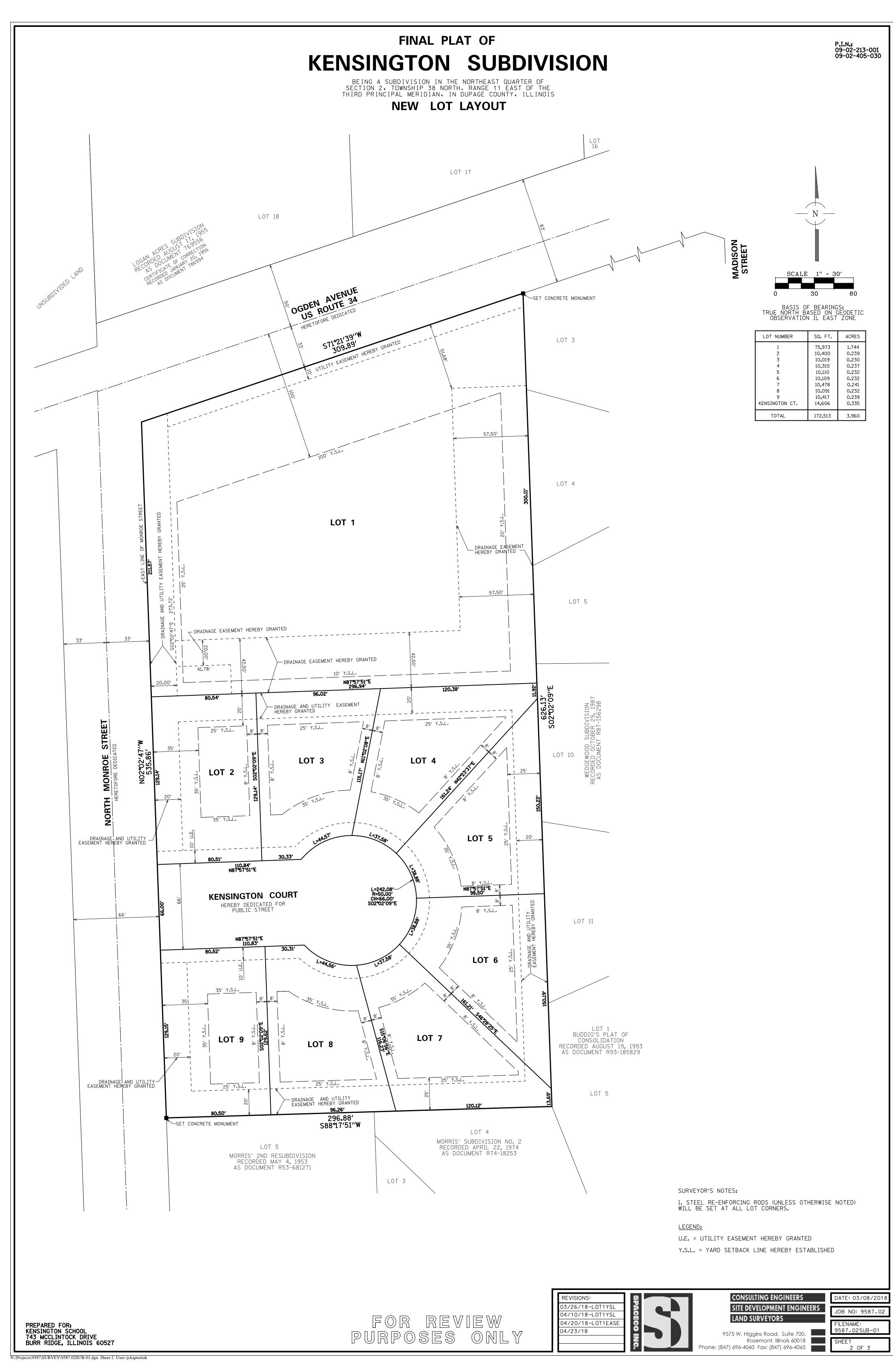
Commissioner Stifflear motioned for the approval of signage for 550 W. Ogden Avenue – Hinsdale Orthopaedics for two ground signs, with the condition that the applicant provide two-tiered, four-season landscaping around both signs. Commissioner Moore seconded. The motion passed unanimously.

Adjournment

Commissioner Kluchenek moved to adjourn. Commissioner Moore seconded and the meeting adjourned at 8:00 p.m. on June 8, 2011.

Respectfully Submitted,

Sean Gascoigne Village Planner



VILLAGE OF Linadale Est. 1873

MEMORANDUM

DATE: April 10, 2019

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: 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties, LLC)

2nd Major Adjustment Application to Exterior Appearance and Site Plan for a new

Illuminated Ground Sign – R-5 Multiple Family District - Case A-04-2019

Summary

This major adjustment request is to construct a new illuminated ground sign at the corner of N. Washington Street and Maple Street. Per the applicant, the proposed ground sign will utilize red brick to match the existing building, and would feature a real limestone: base, column caps and sign backing. The sign text would be internally halo-lit and two external coach lights on the brick columns would also illuminate.

Request and Analysis

The proposed ground sign is 4'-4" tall and 10' wide. The sign area is based on the sign backing, and is 3'-4" tall and 6'-4" wide for an area of 21.1 SF. Ground signs are not permitted in the R-5 Multi-Family District, however, may be requested as a major adjustment to the planned development. The proposed dimensions of the sign comply with the Code for the IB Institutional Buildings District (IB). The subject property is adjacent from the IB District to the north (Unitarian Church) and east (Hinsdale Public Library). Of note, the Hinsdale Public Library ground sign was approved in 2017, and is 4' tall and 11' wide, and has 10 SF sign face.

Institutional Buildings District	Code	Requested
Max. Ground Sign Height	8 ft.	4'-4"
Max. Ground Sign Area	50 SF	21.1 SF

The surrounding zoning districts include IB to the north and east, O-1 Specialty Office to the west, and B-1 Community Business to the south (Chase Bank), but should note the R-4 Single Family Residential District north east.

On October 24, 2011, the Board of Trustees (BOT) approved Ordinance O2014-48, approving a special use permit for a planned development, and site plan and exterior appearance plan to operate a personal care facility and senior citizen housing development at 10 N. Washington Street in the R-5 Multi-Family District. On October 16, 2012, the BOT approved Ordinance O2012-48, approving a major adjustment to



MEMORANDUM

the site plan and exterior appearance plan to replace an illuminated wall sign on the east wall of the principal building.

On February 5, 2019, the Village Board referred this major adjustment request to the Plan Commission (PC) for further hearing and review. At the March 11, 2019, PC special meeting, staff stated the applicant missed the public meeting signage deadline and the request would need to be presented at the April 10, 2019, PC meeting.

Process

Pursuant to Section 11-604, the Chairman of the PC shall at the public meeting on the application for site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this Section 11-604.

Attachments:

Attachment 1 – Major Adjustment Application and Sign Application

Attachment 2 - Zoning Map and Project Location

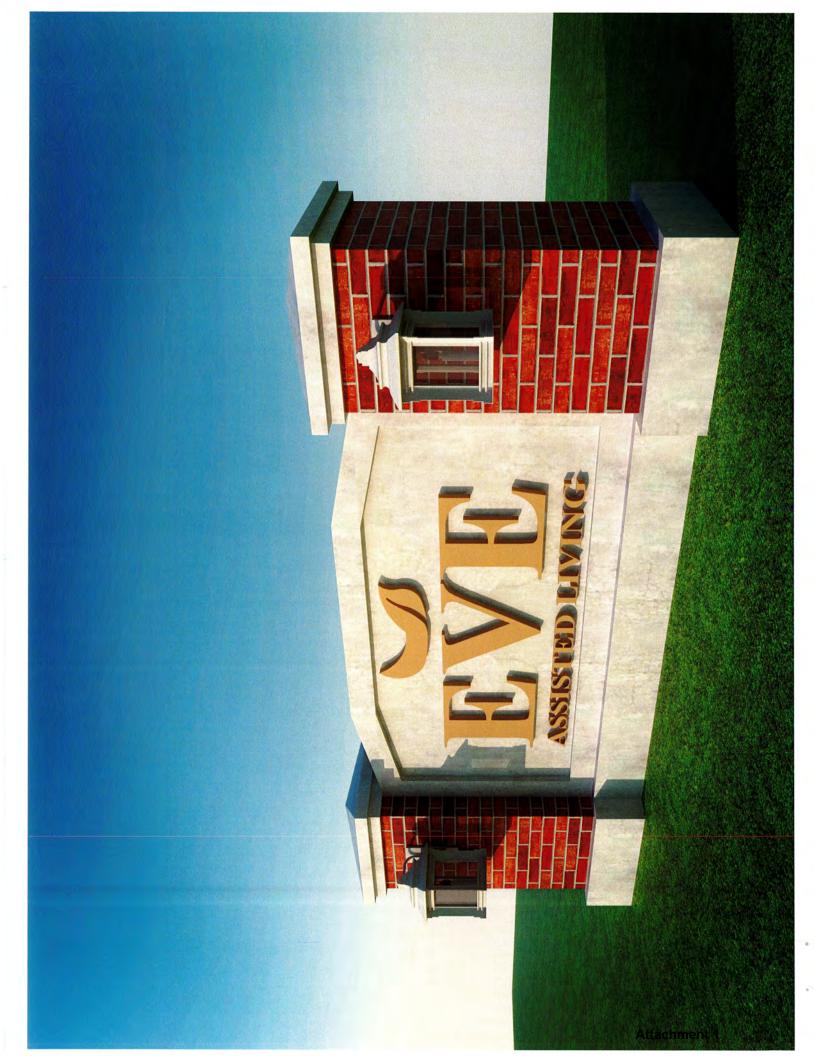
Attachment 3 - 1st Major Adjustment Approved Ordinance O2012-48 (October 16, 2012)

Attachment 4 - Approved Special Use, Site Plans/Exterior Plans Ordinance O2011-48 (Oct. 24, 2011)

Attachment 5 - Aerial View of 10 N. Washington Street

Attachment 6 - Street View of 10 N. Washington Street







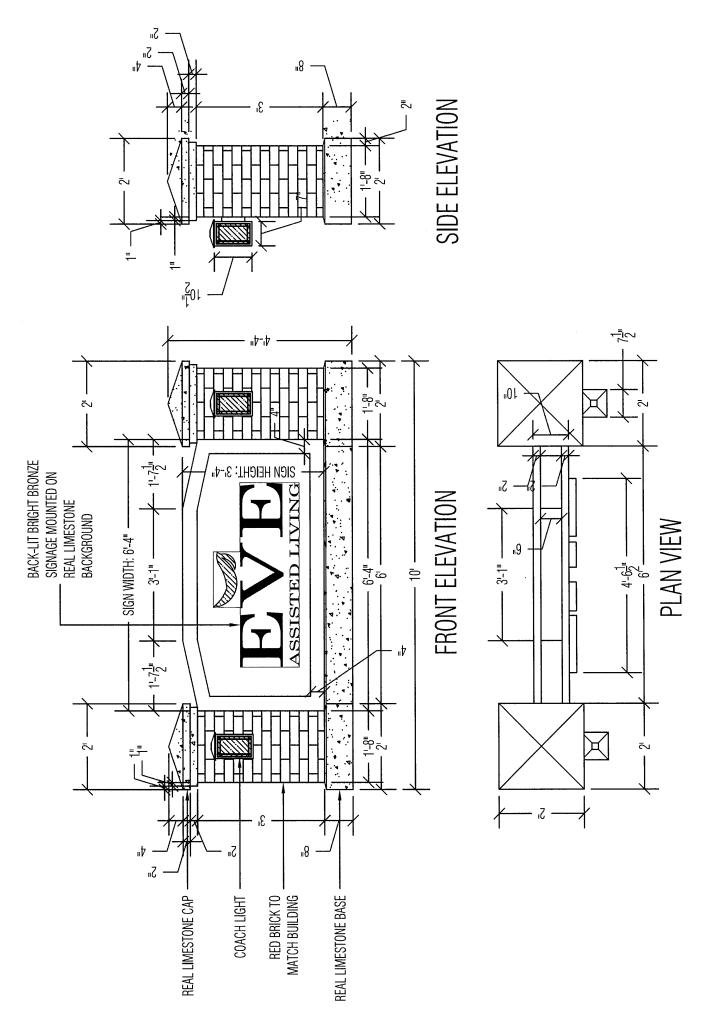
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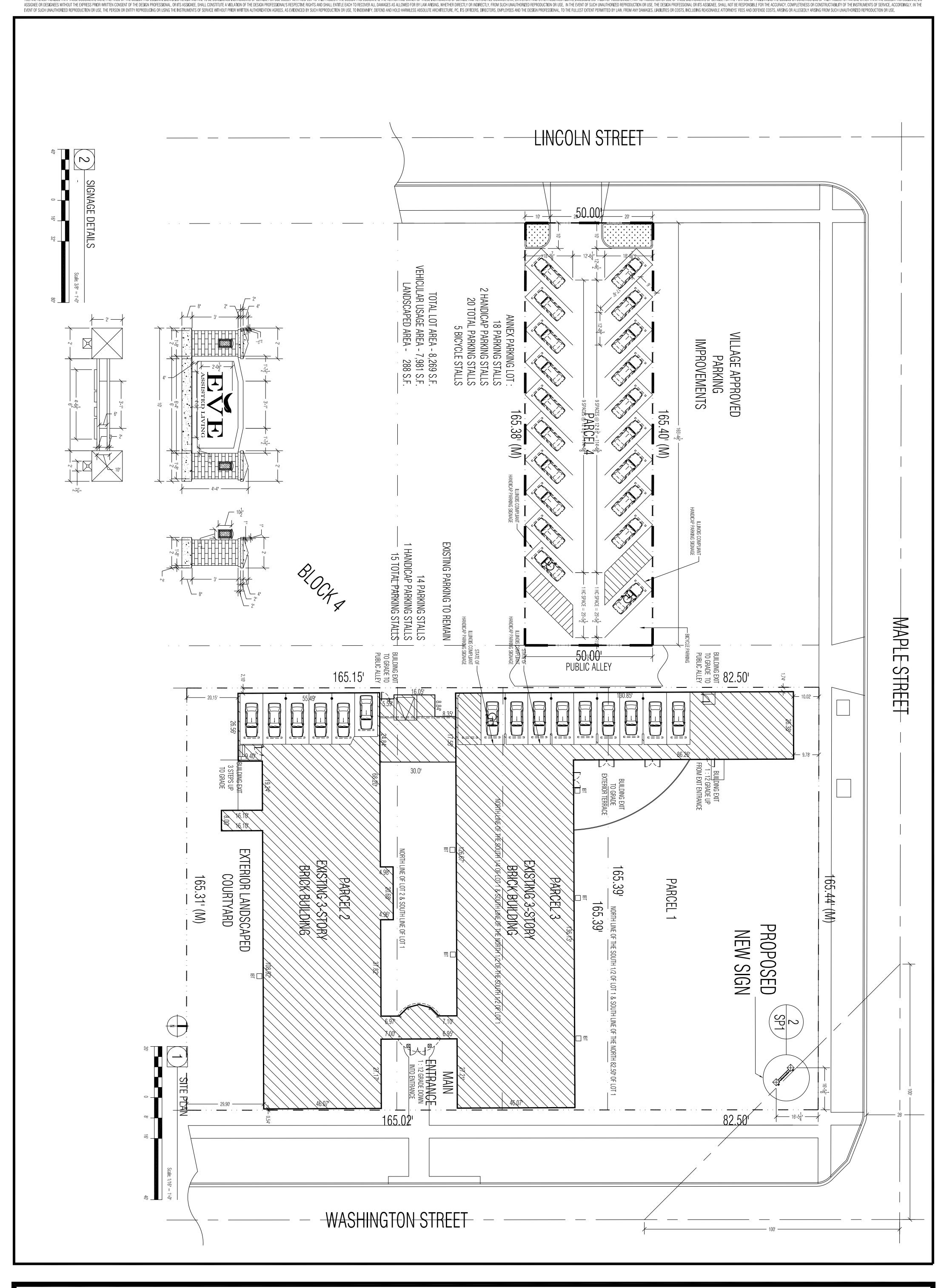


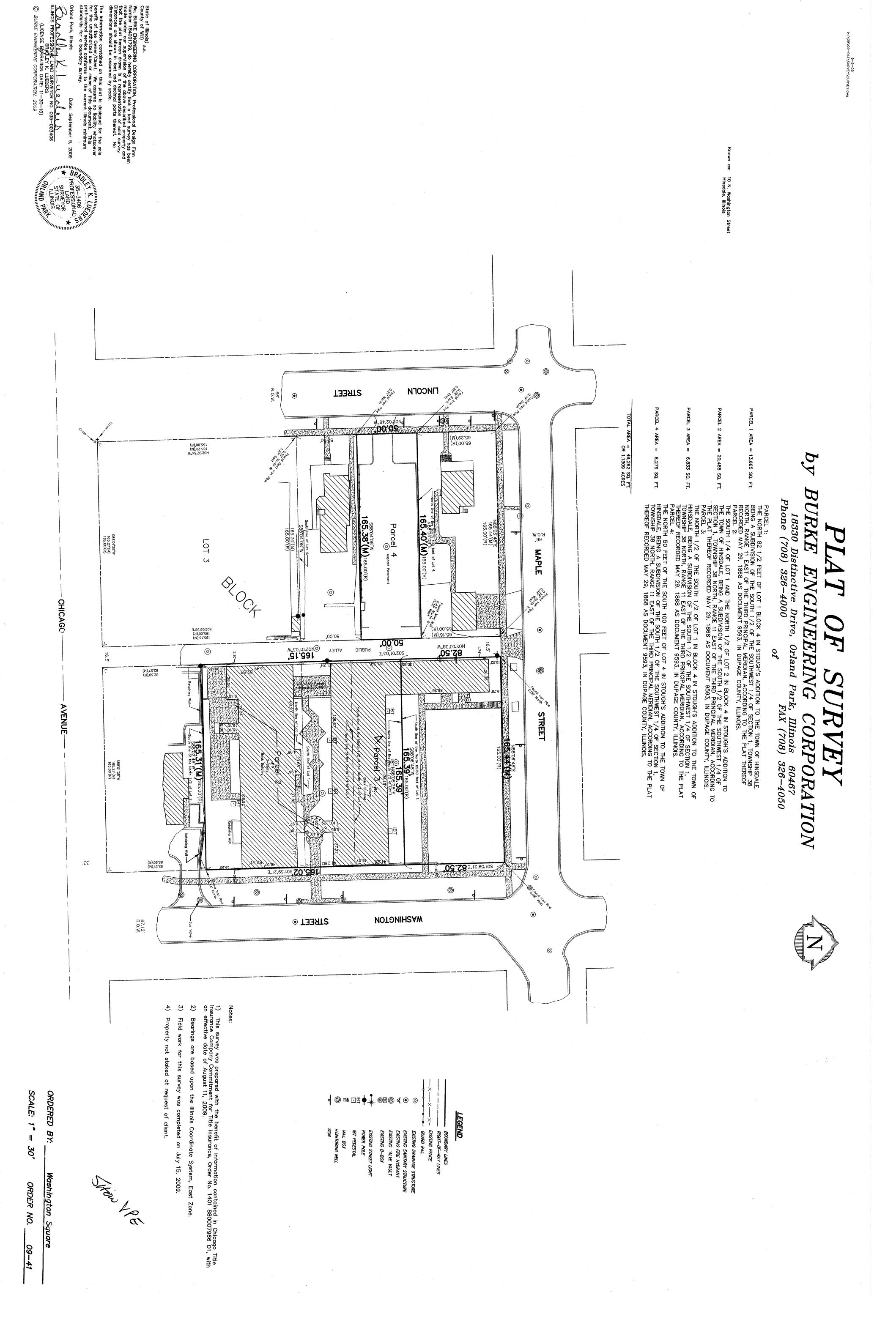












Attachment 1



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Contractor
Name: NOT LET Address:
, Hinsdale IL 60521
Site Information: Lot/Street Frontage: 247.46 FT Building/Tenant Frontage: 122.75 FT Existing Sign Information: Business Name: Eve Assisted Living & Memory Care Size of Sign: 16.25 Square Feet Business Name: Size of Sign: Square Feet
nd the attached instruction sheet and state that it is correct nees. 12.23.2018 2.23.2018 WHIS LINE (Minimum \$75.00) ministrative Approval Date:

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 1. to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. 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 3 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.
 - 6. 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. 7.
- 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.			
· · · · · · · · · · · · · · · · · · ·		18, I/We have read the above certificatio	n, understand it, and
agree to abide by its condit	tions.		
			_
Signature of applic	ant or authorized agent	Signature of applicant or authorized agent	
MITCH H	AMBLET		_
Name of applicant	or authorized agent	Name of applicant or authorized agent	
SUBSCRIBED AND SWOP to before me this 12th da November 201	ay of	Syhan Zatin)	
2017 Version	ZISHAN ZAHID Official Seal Notary Public - State of Illing My Commission Expires Sep. 25.	7	Page 7 of 8

My Commission Expires Sep 25, 2022



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: 10 Washington Properties LLC Address: 10 N Washington City/Zip: Hinsdale, IL 60521 Phone/Fax: (312) 446-6262/	Name: _Same as applicant Address:
E-Mail:mhamblet@edenservice.org	E-Mail:
Others, if any, involved in the project (i.e. Ar	chitect, Attorney, Engineer)
Name: James Kapche Title: Architect Address: 1922 N Mendell City/Zip: Chicago, IL 60642 Phone/Fax: (312) 263-7345 / E-Mail: jakapche@absolutearchitecture.com	Name:
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) None 2)	

Owner

II. SITE INFORMATION

Address of subject property: 10 N Washington								
Property identification number (P.I.N. or tax number): 09 - 01 - 331 - 011								
Brief description of proposed project: Construct new sign onsite.								
General description or characteristics of the site: <u>Assisted living facility for adults</u> with disabilities ages 22-64								
Existing zoning and land use: R-5/0-1								
Surrounding zoning and existing land uses:								
North: 1-B South: B-1								
East: 1-B West: 0-1								
Proposed zoning and land use:								
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:								
☐ Site Plan Approval 11-604 ☐ Map and Text Amendments 11-601E								
☐ Design Review Permit 11-605E Amendment Requested:								
☐ Exterior Appearance 11-606E								
☐ Planned Development 11-603E☐ Special Use Permit 11-602E								
Special Use Requested: Development in the B-2 Central Business District Questionnaire								

TABLE OF COMPLIANCE

Address of subject property: _	10 N	Washingt	ton
The following table is based or	n the _	R-5	_Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
	20.000	10.060	
Lot Area (SF)	30,000	49,262	
Lot Depth	125	247.02	
Lot Width	70	165.44	
Building Height	30	34	
Number of Stories	2	3	·
Front Yard Setback	14.5	9.87'	
Corner Side Yard Setback	18.5	0	
Interior Side Yard Setback	8	1.74'	
Rear Yard Setback	25	14	
Maximum Floor Area Ratio (F.A.R.)*	.45	1.16	
Maximum Total Building Coverage*	35%	43.816%	
Maximum Total Lot Coverage*	N/A	N/A	
Parking Requirements			
	35	32	
Parking front yard setback	N/A	N/A	
Parking corner side yard			
setback	N/A	N/A	
Parking interior side yard			
setback	N/A	N/A	
Parking rear yard setback	N/A	N/A	
Loading Requirements	N/A	N/A	
Accessory Structure	N/A	N/A	
	I IN / A	I IN / A	ı

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

Where applica	any lack o tion despit	of complia te such la	ance is	shown, : complian	state ce: _	e the reason ar Previous	nd explai app1:	nthe Village's ication wa	authority as apj	y, if an prov	y, to approve the ed with 1).	Waiver
from	4-107	(C) (I)	to	allow	a	personal	care	facility	next	to	residential	•
2). 1	Waiver	from	4-11	LO as	it	relates	to la:	ndscaping	and 1	buff	ering.	

Information

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.
- 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 1. to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - Location and height of fences or screen plantings and the type or kink of building materials or 5. plantings used for fencing or screening.
 - 6. 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. 7.
- 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.
- 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, OR

l	FIHE ACCOUNT IS NOT SETTLED WI	THIN THIRTY (30) DAYS AFTER THE MAILING	OF A DEMAND FOR
F	PAYMENT.		
On the		20 19, I/We have read the above certification	, understand it, and
agree to	abide by its conditions.		
	<i>73</i> 4		
	Signature of applicant or authorized agent	Signature of applicant or authorized agent	
	MITCH HAMBLET		
ī	Name of applicant or authorized agent	Name of applicant or authorized agent	
	RIBED AND SWORN		· · · · · · · · · · · · · · · · · · ·
to before	me this 8 day of JAN	7 Ixphain alid	
2	ZISHAN ZAHID Official Seal 2017 Version Notary Public - State o		

My Commission Expires Sep 25, 2022

Page 7 of 8 Attachment 1



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: 10 N Washington

Proposed Planned Development request: Add a new sign

Amendment to Adopting Ordinance Number: 02002-7

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

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

The proposal is for a sign to identify the use of the building. All setbacks will be followed. All signage regulations will be followed.

2. Explain the reason for the proposed major adjustment.

The building has no signage and visitors find the building hard to locate and identify.

Version 10.22.15 Attachment 1

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

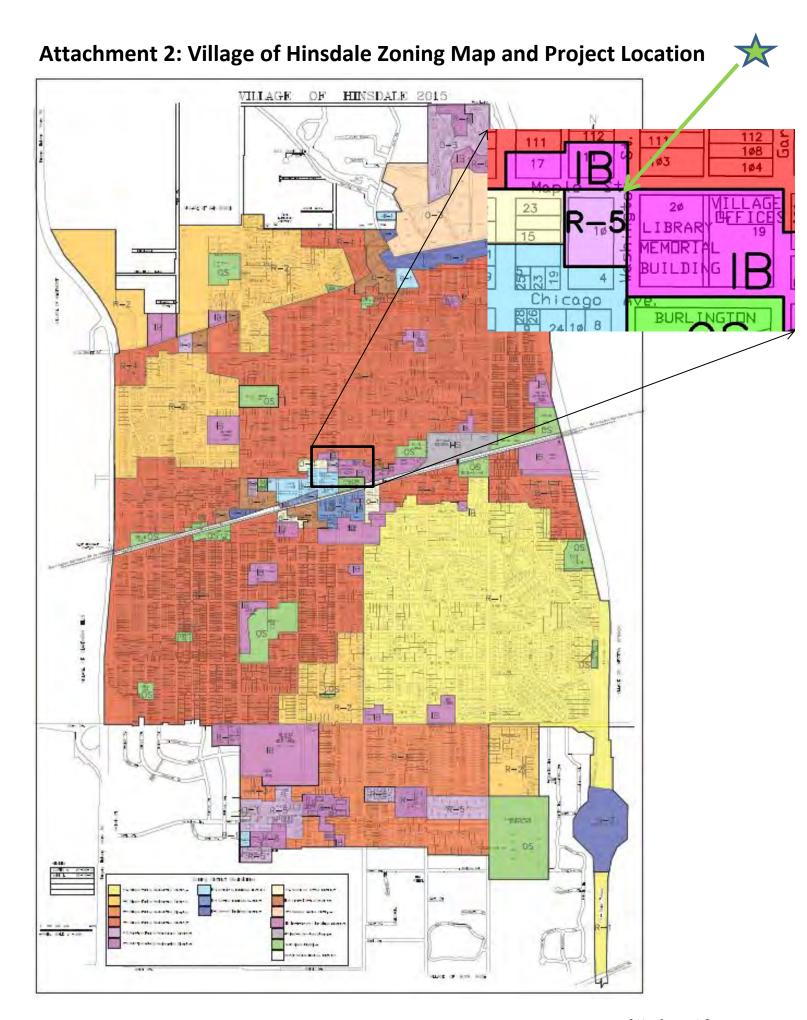
You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	Eden Supportive Living
Owner's name (if different):	10 N Washington Properties LLC
Property address:	10 N Washington St
Property legal description:	[attach to this form]
Present zoning classification	n: Other
Square footage of property:	49,262
Lot area per dwelling:	30,000
Lot dimensions:	x 247.52' x 165.31' x 247.65' x 165.44
Current use of property:	Assisted Living Facility
Proposed use:	Single-family detached dwelling ✓ Other: Assisted Living Facility
Approval sought:	☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Design Review ☐ Other: Approval for a new sign
Brief description of request	and proposal:
Approval for a new sign	
Plans & Specifications:	[submit with this form]
Pr	ovided: Required by Code:
Yards:	
front: interior side(s)	9.78 2 /2

Provided:

Required by Code:

at the second of			
cornèr side rear	N/A 14	18.5 25	
Setbacks (businesses and front: interior side(s) corner side rear others: Ogden Ave. Center:	9.78 9.78 11.74 N/A 14 N/A N/A	14.5 /8 18.5 25 N/A N/A	
York Rd. Center: Forest Preserve:	N/A N/A_	N/A N/A	· ·
Building heights:			
principal building(s): accessory building(s):	34 N/A	30 N/A	•
Maximum Elevations:		·	
principal building(s): accessory building(s):	N/A N/A	N/A N/A	
Dwelling unit size(s):	71 unit 83	bed <u>24</u>	
Total building coverage:	44.6%	35%	
Total lot coverage:	N/A	N/A	
Floor area ratio:	1.16	.45	<u> </u>
Accessory building(s):	N/A		
Spacing between buildings	:[depict on a	ittached plans]	
principal building(s): accessory building(s):	42 N/A		29 N/A
Number of off-street parkin Number of loading spaces		equired: 35 (32 1 (1 existing	existing)
Statement of applicant:		•	
I swear/affirm that the info understand that any omission be a basis for denial or revoc	n of applical	ole or relevant inform	nation from this form could
Applicant's signature			
MITCH HAMBLE Applicant's printed no	<u>F - OWNE</u> ame	RE MANAGING	PARTNER
Dated:/- 8-	, 20 <u><i>19</i></u>		



VILLAGE OF HINSDALE

ORDINANCE NO. O2012-48

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 10 N. WASHINGTON STREET – EDEN HINSDALE, LLC

WHEREAS, Eden Hinsdale, LLC (the "Applicant") is the legal title owner of the property located at 10 North Washington Street, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, the Village has previously approved a planned development for the Subject Property pursuant to Ordinance No. O2011-48 (the "Original Ordinance) in 2011, as well as an amendment to the planned development in January 2012 (the "Amending Ordinance"). The approval of the Original Ordinance included approval of a Site Plan/Exterior Appearance Plan; and

WHEREAS, at this time, the Applicant is finalizing its site improvements and now seeks approval of a major adjustment to its final approved Site Plan/Exterior Appearance Plan for the development of the Subject Property pursuant to Subsection 11-604(I)(2) of the Hinsdale Zoning Code (the "Application") for installation of a wall sign for the proposed personal care facility and senior citizen housing development on the Subject Property. The proposed wall sign will replace the existing 33.75 square foot Washington Square sign with a polished brass sign that is 16.5 square feet in size (the "proposed wall sign"). The existing goose neck lighting would be utilized to illuminate the proposed wall sign. A depiction of the proposed wall sign is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees find that the Application seeking a major adjustment to the approved Site Plan/Exterior Appearance Plan to allow the proposed wall sign will, as approved by this Ordinance, be in substantial conformity with the approved Site Plan/Exterior Appearance Plan and the Original Ordinance and Amending Ordinance, as required by Subsection 11-604(I)(2) of the Hinsdale Zoning Code.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

<u>Appearance Plan</u>. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(I)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 10 N. Washington Street to allow for the addition of a 16.5 square foot wall sign. Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

<u>SECTION 3:</u> <u>Conditions on Approval</u>. The approval granted in Section 2 of this Ordinance is subject to the following conditions:

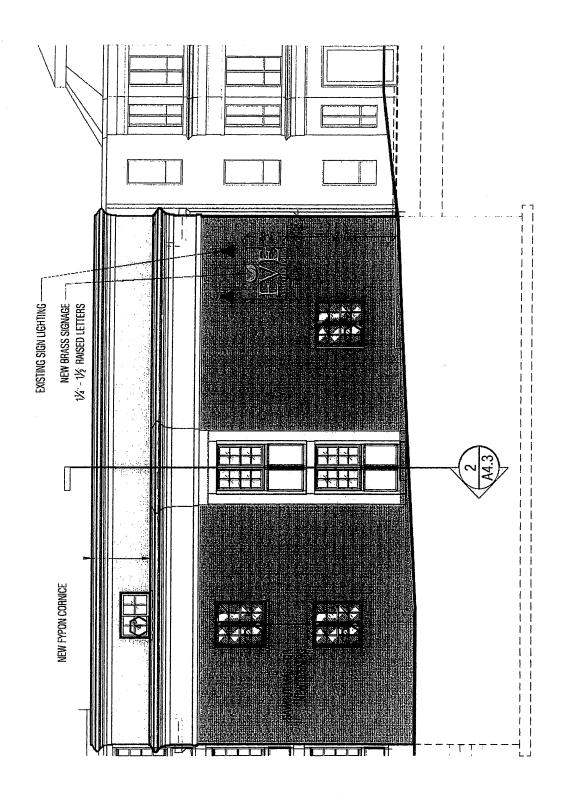
- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance or the Original and Amending Ordinances precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Plans</u>. All development work on the Subject Property shall be undertaken only in strict compliance with the approved plans and specifications, including the depiction of the proposed wall sign attached hereto as **Exhibit A** and made a part hereof.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the Original Ordinance and any ordinance granting a variation relative to the Subject Property, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

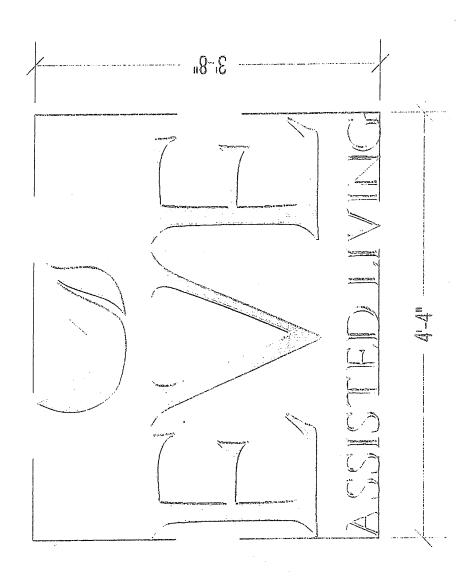
SECTION 4: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, the Original Ordinance, the Amending Ordinance, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 16th day of October 2012.	
AYES: Trustees Elder, Angelo, Haarlow, Geoga, LaPlaca, Saigh	
NAYS: None	
ABSENT: None	
APPROVED this 16th day of October 2012.	
Q Pm. 0 /	
Thomas K Cauley, Jr., Village President	
Christine M. Bruton, Village Clerk	
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:	Ξ
Ву:	
Its:	





VILLAGE OF HINSDALE

ORDINANCE NO. O2011-48

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT, A SPECIAL USE PERMIT FOR A PERSONAL CARE FACILITY AND SENIOR CITIZEN HOUSING DEVELOPMENT, AND SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR THE PROPERTY LOCATED AT 10 NORTH WASHINGTON STREET (Plan Commission Case No. A-05-2011)

WHEREAS, Eden Assisted Living (the "Petitioner") is the contract purchaser of the parcels of property generally located at 10 North Washington Street (the "Subject Property"), which Subject Property is legally described in <u>Exhibit A</u>, attached and incorporated herein by reference; and

WHEREAS, the Petitioner has applied for a planned development, which is required to be processed as a special use in the R-5 Multi-Family District, in Plan Commission Case No. A-05-2011 (the "Application"); and

WHEREAS, the Petitioner has applied for a special use permit to operate a personal care facility and senior citizen housing development at the Subject Property as part of the Application; and

WHEREAS, the Petitioner has applied for site plan and exterior appearance plan approval also as part of the Application; and

WHEREAS, a planned development was originally approved for the Subject Property pursuant to Village of Hinsdale (the "Village") Ordinance No. O94-1, as amended by Ordinance No. O2002-7, for senior citizen housing, and that facility ceased operations in 2009; and

WHEREAS, the Petitioner proposes to operate a personal care facility and senior citizen housing development at the Subject Property to provide assisted living for adults 55 years of age or older with physical disabilities (the "Facility"), and seeks the approval of a new planned development for the Subject Property; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the Application in Plan Commission Case No. A-05-2011 on April 13, 2011 and May 11, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and upon remand of the Application by the Board of Trustees to the Plan Commission, conducted a further public hearing on July 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on June 22, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application

subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Plan Commission, at a regular meeting on August 10, 2011, approved its Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Village Board remanded the Application for site plan and exterior appearance plan approval at its meeting of August 16, 2011, for the Petitioner to reflect the removal of the existing townhomes on the Subject Property on the site plan and exterior appearance plan; and

WHEREAS, the Petitioner revised its site plan and exterior appearance plan to reflect the removal of the existing townhomes at the Subject Property; and

WHEREAS, upon remand of the Application, at a regular meeting on September 14, 2011, the Plan commission unanimously recommended approval of the site plan and exterior appearance plan by a vote of eight (8) in favor, none (0) and one (1) absent; and

WHEREAS, the Petitioner shall remove all of the existing townhomes located on the Subject Property as reflected in the site plan attached hereto as <u>Exhibit C</u>; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

<u>Section 1</u>. <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, approves a special use permit authorizing a Planned Development for the Subject Property, and approves the planned development detailed plan prepared by Burke Engineering Corp. dated September 9, 2009, in the form attached to, and by this

reference incorporated into, this Ordinance as <u>Exhibit B</u> (the "Approved Detailed Plan"). The approval granted in this Section 2 is subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 3. Approval of a Special Use Permit for a Personal Care Facility and Senior Citizen Housing Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 4-107 and 11-602 of the Hinsdale Zoning Code, approves a special use permit for a personal care facility and senior citizen housing development in the in the R-5 Multi-Family District for the Subject Property. The approval granted in this Section 3 is subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 4. Modifications of Certain Zoning Code Regulations for the Subject Property. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, modifies the following provisions of the Hinsdale Zoning Code for the Subject Property, subject to the conditions set forth in Section 7 of this Ordinance:

- A. The total floor to area ratio shall be 1.04 in lieu of .45.
- B. The total building coverage of 38.04% in lieu of 35%.
- C. The rear yard setback shall be 14' in lieu of 25'.
- D. The Petitioner shall be permitted to have a total of 69 units at the Facility at the Subject Property in lieu of the allowable 24 units.
- E. The front yard setback shall be 9.78' in lieu of 25'.
- F. The corner side yard setback for the Subject Property shall be 0'-0" in lieu of 25'.
- G. The side yard setback shall be 1.74' in lieu of 8'.
- H. The number of required parking spaces for the Subject Property shall be 35 in lieu of 75.
- I. The requirements of Section 4-110 of the Zoning Code shall be waived as it relates to any required buffers or landscaping of existing primary or accessory structures or uses.

Section 5. Approval of Site Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plan for the proposed

development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Site Plan"), subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 6. Approval of Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plan for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit D (the "Approved Exterior Appearance Plan"), subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 7. Conditions on Approvals. The approvals granted in Sections 2 through 6 of this Ordinance are granted expressly subject to all of the following conditions:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Engineering Plans</u>. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plan.
- C. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Compliance with Approved Plans</u>. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plan, the Approved Exterior Appearance Plan, and other Village-approved plans.
- E. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the

appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

- F. <u>Services Provided at the Facility</u>. The Petitioner shall not accept residents or treat individuals with mental illness at the Facility.
- G. Age of Residents. All residents at the Facility shall be age of 55 or older.
- H. <u>License for Facility</u>. The Petitioner's applicable license to operate the Facility shall be subject to the restrictions set forth in subsections 7(F)-(G) above, and the Facility shall be 100% private pay.
- I. <u>Preference for Village Residents</u>. The Petitioner shall give preference to Village residents and their immediate family members who are on an applicable waiting list to reside at the Facility unless otherwise prohibited by law.
- J. <u>Townhomes</u>. The townhomes on the Subject Property shall be torn down per the approved site plan attached hereto as <u>Exhibit C</u>.
- K. Special Use Limited to Petitioner. For a period beginning upon the effective date of this Ordinance as provided in Section 10 below and ending on the fifth anniversary of that date, the special use permits granted herein shall be limited to (a) entities, including the Petitioner, which are whollyowned and controlled by the Hamblet Family (as defined below), such that any transaction during the aforesaid five year period involving the Petitioner which results in it not being wholly-owned and controlled by the Hamblet Family shall be regarded for purposes of this Ordinance as a prohibited transfer of such special use permits, and such that any transaction during the aforesaid five year period which results in such special use permits being owned by an entity other than the Petitioner but which entity is whollyowned and controlled by the Hamblet Family shall not be regarded for purposes of this Ordinance as a prohibited transfer of such special use permits, and (b) any lender (or any person designated by such lender) making a loan secured by a mortgage on the Subject Property the proceeds of which are used entirely to defray costs to acquire, construct and maintain the Subject Property, or solely to repay a prior loan made solely for such purposes, provided such lender becomes the owner of the Subject Property (or has the right to designate a third party who will become the owner of the Subject Property) as part of the exercise of its rights as a secured creditor following a default of such mortgage loan, and except as provided in clauses (a) and (b) above, such special use permits granted herein and the applied for uses shall not be transferable to a new owner during such five year period except upon reapplication, hearing and approval in the manner provided by

the Village's Zoning Code. As used in this section, the term "Hamblet Family" shall refer to Michael Hamblet, Mitch Hamblet, their children and grandchildren, and their respective spouses. For the purposes of this Ordinance, the term "Prohibited Transfer" shall mean that the special use granted herein will not transfer with the transfer of the property, and that for the special use to continue following any such Prohibited Transfer the new owner would need to follow all of the provisions of the Village's Zoning Code that are applicable to a new application for a special use permit.

Section 8. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 9. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 10. Effective Date. This Ordinance shall take effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 24th day of October 2011.

AYES: Trustees Elder, Haarlow, Geoga, LaPlaca, Saigh

NAYS: Trustee Angelo

ABSENT: None

APPROVED this 24th day of October 2011.

Thomas K. Cauley, Jr., Village Presiden

Christine M. Bruton, Village Clerk

ACKNOWLEDO	GEMENT A	AND AGRI	EEMENT	BY THE	PETITIONER	TO	THE
CONDITIONS	OF THIS O	RDINAN	CE:				

Date: 10 26 , 2011

7

EXHIBIT A

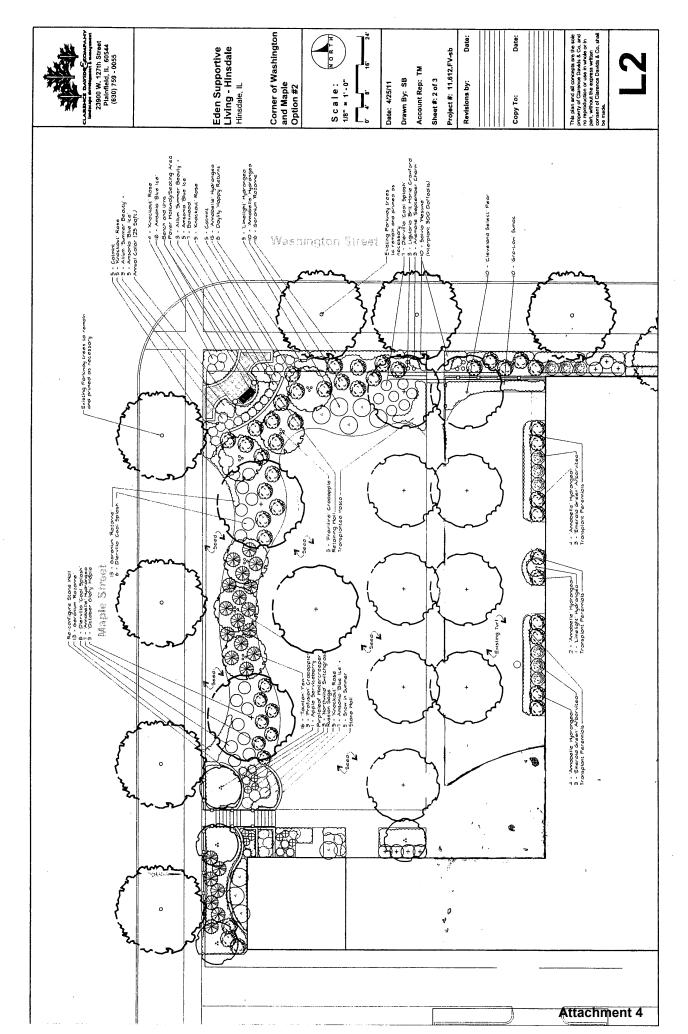
LEGAL DESCRIPTION

PARCEL 1: THE NORTH 82½ FEET OF LOT 1 BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 2: THE SOUTH ¼ OF LOT 1 AND THE NORTH ½ OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 3: THE NORTH ½ OF THE SOUTH ½ OF LOT 1 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.





Attachment 5: Aerial View of 10 Washington Street

Proposed Ground Sign Location



Attachment 6: Street View of 10 Washington Street Proposed Ground Sign Location



VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: April 10, 2019

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: 830 N. Madison Street – Salt Creek Club Open Space District - Case A-07-2019

5th Major Adjustment Application to Site Plan and Exterior Appearance for 6 Tennis

Court Lights adjacent to the R-2 Single Family Residential District

Summary

The Village of Hinsdale has received its fifth major adjustment application from the Salt Creek Club at 830 N. Madison Street to install 6 light poles to illuminate 4 tennis courts. The Salt Creek Club has 12 tennis courts at the south west corner of the lot. The proposed light poles would be installed for the 4 tennis courts closest to the center of the parcel. At the March 5, 2019, Village Board meeting, it was suggested that the applicant relocate the lights to the west end of the subject property, furthest away from the residential lots. The Village Trustees acknowledged that this would require zoning relief through the Zoning Board of Appeals (ZBA) since the west lot line setback distance would not permit the same requested heights by the applicant.

Request and Analysis

The proposed height for 5 of the 6 light poles is 26′-11 ½″ and 1 pole at 21′-11 ½″. Per the Code, the maximum height of an accessory structure is 15′, however, it may be increased 1 additional foot for every 5′ of setback exceeding 20′ from the nearest single-family residential (SFR) district. To this end, the proposed height and light pole locations are code compliant requests. For context, the shorter 21′-11 ½″ pole is the closest to the SFR district, with a 56′-4 ¼″ setback distance. Details of the LED light fixture, model, color temperature (4k and non-dimmable) and pole details are included in the application. A code compliant photometric plan is also included.

Per the applicant, the maximum height of the light pole on the west property line is 17' based on the above accessory structure formula. To that end, the applicant would need to apply for zoning relief to the Zoning Board of Appeals for light poles taller than 17'. On March 5, 2019, the Village Board supported waiving the ZBA variation application fee after suggesting to: (1) move the requested light poles to the west, away from the residential homes, (2) establish hours of lighting and (3) use lighting with a dimmable function to reduce the lumen level.

On August 15, 2006, the Village Board approved a planned development, and concurrent special use permit, exterior appearance and site plan for the Salt Creek Club at 830 N. Madison Street (Attachment 5). On March 17, 2015, the Village Board approved a major adjustment for the Salt Creek Club to partially demolish and construct a new clubhouse (Ordinance O2015-10). On January 19, 2016, the



MEMORANDUM

Village Board approved a 2nd major adjustment to the clubhouse for the removal of: existing stone and set of windows, and the addition of: HVAC vents, a sliding patio door system, and the inclusion of a back-up generator. On May 15, 2018, the Village Board approved a third major adjustment for various changes to the exterior appearance and site plan. On November 8, 2018, the Village Board approved a fourth major adjustment to construct an outdoor paver patio.

Process

Pursuant to Section 11-604, the Chairman of the PC shall at the public meeting on the application for site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this Section 11-604.

Attachments:

Attachment 1 – Tennis Court Location and Parcel Line Map

Attachment 2 - Major Adjustment Application and Exhibits

Attachment 3 - Zoning Map and Project Location

Attachment 4 - Aerial View of 830 N. Madison Street

Attachment 5 - Approved Ordinances O2015-10 (March 17, 2015) and O2016-07 (January 19, 2016)

Attachment 1: Tennis Court Locations and Parcel Line Map

Proposed Courts for light Poles





) CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, V ITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PLATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVEN

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\times	8.7 fc	13.1:1	5.4:1	21.0 fc	1.6 fc	COURTS 3 & 4
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*THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMUNENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMUNENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION.

Attachment 2



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: 830 N Madison, Hinsdale, IL

Proposed Planned Development request: Tennis Court Lights

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

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

The existing Salt Creek Club is a social, swim and racquet club. The addition of tennis lights will be within the setback requirements and will not illuminate beyond the tennis courts being lite. The tennis court lights will allow members to use the faculty at dusk within the tennis season. The ights will not be used during the winter months.

This is not a request for any waivers from any zoning standards of the O-S District (underlying zoning of the parcel).

It is a wonderful upgrade to the property. The topography of the property will not be affected and fully meets the spirit of the approved Planned Development.

2. Explain the reason for the proposed major adjustment.

Due to several factors, Salt Creek Club needed additional time for tennis instructions and for tennis league meeting in the evenings for members that can not participate during the day due to work.



DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

830 N. Madison, Hinsdale

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.
 - Has not materially changed. The new light poles will be behind setbacks per code.
- 2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.
 - The light pole bases will be concrete. The light poles and light fixtures will be dark bronze.
- 3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.
 - The size and placement of the poles are in keeping with other light fixtures of the same character as street lighting.

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.

No impact to landscaping, pedestrian access, auto access, parking, servicing of the property and impact on vehicular traffic patterns.

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

The hight of the light poles are within the required light limits that are permitted by code.

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.

N/A

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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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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

N/A

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

N/A

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.

N/A

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

N/A

REVIEW CRITERIA - Site Plan Review

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

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

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

The property was approved as a special use private sports club in 2006 and the underlying zoning is O-S. Also at the time, a Planned Development was approved (ordinace 2006-1)

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

N/A

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.

Light's used for tennis in late spring, summer & early fall weather permitting. Tennis to end around 9:30p so courts can be rolled for AM play. Lights will be turned off no later than 10:30p

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

The light fixtures will only be used during tennis play in late spring, summer and early fall weather permitting. The light fixtures will be turned no later than 10:30pm.

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.

N/A

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

The light fixtures will only be illuminated in the late spring, summer and early fall, weather permitting. These light from these light fixtures will be blocked by the canopy of the surrounding large trees.

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

N/A

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.

N/A

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.

N/A

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

The new light fixtures are LED type and will have a minimal impact on the utilities to the existing paddle building which will be the source of power for the light fixtures.

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

N/A. Private club

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

N/A. The site plan does not negatively affect the public health, safety or general welfare



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION I. GENERAL INFORMATION

Applicant	Owner
Name: Salt Creek Club	Name: Salt Creek Club
Address:830 N Madison	Address: 830 N Madison
City/Zip: Hinsdale, IL, 60521	City/Zip: <u>Hinsdale, IL, 60521</u>
Phone/Fax: (630) 323-7890	Phone/Fax: (630) 323-7890
E-Mail: Saltcreek2@comcast.net	E-Mail: <u>Saltcreek2@comcast.net</u>
Others, if any, involved in the project (i.e. A	
Name: Vince Caprio	Name:
Title: Architect	Title:
Address: 106 S Washington St	Address:
City/Zip: _Hinsdale, IL 60521	City/Zip:
Phone/Fax: (630) 323-7615	Phone/Fax:/
E -Mail: vcaprio@caprioprisby.com	E-Mail:
Disclosure of Village Personnel: (List the name of the Village with an interest in the owner of record, to application, and the nature and extent of that interest) 1)	Α

II. SITE INFORMATION

Address of subject property: 830 N Madison	
Property identification number (P.I.N. or tax number	er): <u>09-02-207-001</u>
Brief description of proposed project: Tennis cour	rt lights
General description or characteristics of the site: §	Salt Creek Club is a social, Pool and Tennis club
Existing zoning and land use: A PUD with underl	ining zoning of 0-S
Surrounding zoning and existing land uses:	
North: R-2	South: R-2
East: R-2 Proposed zoning and land use: To Remain O-S	West: R-2
Existing square footage of property: 388,786.05	square feet
Please mark the approval(s) you are seeking a	nd attach all applicable applications and
standards for each approval requested:	☐ Map and Text Amendments 11-601E
X Site Plan Approval 11-604	Amendment Requested:
□ Design Review Permit 11-605E	
X Exterior Appearance 11-606E	□ Planned Development 11-603E
□ Special Use Permit 11 -602E Special Use Requested:	 Development in the B-2 Central Business District Questionnaire
	-

TABLE OF COMPLIANCE

Address of subject i	property:	830 N Madison, Hinsdale, IL	

The following table is based on the **OS** Zoning District.

	Minimum Code	Proposed/Existing
	Requirements	Development
	Section 7-210	
Minimum Lot Area (s.f.)	40,000SF	388,786.05 SF
Minimum Lot Depth	150'	626'
Minimum Lot Width	250'	551 (Front) & 659 (Rear)
Building Height	30'0" (Max)	17'-8 ¾"
Number of Stories	N/A	N/A
Front Yard Setback	100'-0"	100'
Corner Side Yard Setback	100'-0"	N/A
Interior Side Yard Setback	50'-0"	277' & 344'
Rear Yard Setback	50'-0"	133'
Maximum Floor Area Ratio (F.A.R.) *	20x(388,786 SF)=77,757.21SF	15,142.50 SF
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	Required Spaces = 106	Total Parking Spaces = 108
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	N/A

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

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

CERTIFICATION

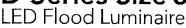
The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or 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

	FATNENT.		
On the	, day of <u>Feb</u> , 2 <u>019</u>	_, I/We have read the above certification, understand it, and a	gree
to abid	e by its conditions. Clude-LUA		
	Signature of applicant or authorized agent	Signature of applicant or authorized agent	
	Andrew L. Usher		
	Name of applicant or authorized agent	Name of applicant or authorized agent	
SUBSO	CRIBED AND SWORN		
to befo	re me this day of		
,		Notary Public	
		4	



D-Series Size 3









d"series

Specifications

EPA:

(0.13 m²)

Depth:

5" (12.7 cm) 13"

Width:

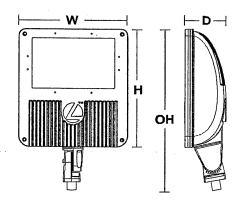
(33.0 cm) 13-5/8" (34.6 cm)

Height:

Overall 17-1/2" Height (44.5 cm)

Weight:

21 lbs



Catalog Number Notes F Type

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

this the latticely or mouse over the page to see all interactive elements

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a state backeround DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shape coackground

To learn more about A+, visit www.acuitybrands.com/aplus.

- 1. See ordering tree for details.
- 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL



Oldering information

EXAMPLE: DSXF3 LED 6 P2 40K FL MVOLT THK DDBXD

			amounts						0=1 111111 000/10
DSXF3 LED									
Seles	lighi Engines	Performance Package	Color Terroreature	Distribution		Veltage		Mounting	
DSXF3 LED	6 Six COB engines	P1 P2'	30K 3000 K 40K 4000 K 50K 5000 K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood	WFL Wide WFR Wide recta HMF Hori:	le flood MVOLT 1 le flood, angular 208 2 izontal dium flood	2772	Shipped included THK Knuckle with 3/4"NPT threaded pipe YKC62 Yoke with 16-3 50 cord P15 Integral slipfitter (fits 2-3/8"0.D. tenon)	Shipped separately ³ FTS CG6 Tenon slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)

Shipped installed

DMG 0-10V dimming driver (controls ordered separate) SF Single fuse (120, 277, 347V)2

DF WTB Double fuse (208, 240, 480V)2

Utility terminal block

Shipped installed

PNMTDD3 Part night, dim till dawn6 PNMT5D3 Part night, dim 5 hrs.6 PNMT6D3 Part night, dim 6 hrs.6 PNMT7D3 Part night, dim 7 hrs.6

BL30 BL50 Bi-level switched dimming, 30%' Bi-level switched dimming, 50%/

Shipped separately

UBV F۷

Upper/bottom visor (universal)

VGWG Full visor Vandal guard Wire guard

DDBXD Dark bronze

Finish

DBLXD Black Natural aluminum

DWHXD White



Ordering Information

FIS CGG DDBXD U Sipfiler for 2-3/8"10 2-7/8" OD tenons; mates with yoke mount (specify finish) FRWB ODBXD U Radius wall bracket, 2-3/8" OD tenon (specify finish) DSXF3UBV DDBXD U Upper/bottom visor accessory (specify finish) DSXF3VB DDBXD U Full visor accessory (specify finish) DSXF3VB U Wardal guard accessory Whee guard accessory

For more mounting options, visit our Floodlohing Acrascous: pages.

Stock configurations are offered for shorter lead times:

	I Stock Part Number	Cl Code
DSXF3 LED 6 P1 40K WFL MVOLT IS DDBXD	DSXF3 LED 6 P1 40K IS	*236CXJ
DSXF3 EED & PI SOK WFL MYDIE IS DOHXD	DSXF3 LED 6 PT SOX IS	*236CX6
DSXF3 LED 6 P1 40K WFL MVOLT YKC62 DDBXD	DSXF3 LED 6 P1 40K YKC62	*236CXH
DSXE3 LED & P150X WEL MYDLT YKC62 DDBXD	DSXF3:LED.6.P3 50KYKC62:	*236CX8
DSXF3 LED 6 P2 40K WFL MVOLT IS DOBXD	DSXF3 LED 6 P2 40K IS	*236CX6
OSRF3 (EO.6 PZ-50K WFL:MVDET IS/DOBXD)	DSXF3 1ED 6 P2/50K3S	*236CX3
DSXF3 LED 6 P2 40K WFL MVOLT YKC62 DDBXD	DSXF3 LED 6 P2 40K YKC62	*236CX5
DSXF# LED 6 P2 50K WFL MYOLT YKGG2 DDBXD	DSXF3 LED 6 P2 SOKYKC62	*236CX2

NOTES

- MVOLT driver operates on any line voltage from 120-277V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Must be ordered as an accessory, see Accessories information at left.
- For units with a photocontrol receptade, the mounting must be restricted to ± 45° from horizontal aim per ANSI C136.10-2010.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PERS option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@ toamservices.net.
- MVOLT only. Not available with 347V, 480V, PERS, BL30 or BL50.
- Requires (2) separately switched circuits. MVOLT only. Not available with 347V, 480V, or PER5.
- Requires luminaire to be specified with PER option. Reference PER table on Page 2 for functionality.

Performance Data

Shorting cap

Lumen Output

DSHORT SBK U

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

light	Performance		Dist. Type		d de	Ba All	arn gle		nik Mala Tir	XI)	40	40) 10 K - 0 GR	i i	GI)	56K 10 K, 76 CR	
i legines	Padkage	Wals	lypy					jures.	Hirone		11777	linen	100	J#59 f6	Director	te ye
			NSP	38	35	18	18	84476	13,510	105	88888	14,201	110	88800	14,201	110
			MSP	53	52	27	27	49237	12,774	99	51757	13,428	104	51757	13,428	104
			MFL	59	59	45	45	22746	12,986	101	23911	13,650	106	23911	13,650	106
	P1	129	FL	84	90	61	71	11658	13,952	108	1 22 55	14,666	114	12255	14,666	114
			WFL	104	105	73	76	9435	14,454	112	9918	15,194	118	9918	15,194	118
			WFR	104	91	80	72	9546	14,377	111	10035	15,113	117	10035	15,113	117
6			HMF	121	67	94	55	10455	13,238	103	10991	13,916	108	10991	13,916	108
			NSP	38.	35	18	18	105595	16,887	92	111000	17,751	97	111000	17,751	97
			MSP	53	52	27	27	61546	15,968	87	64696	16,785	₹92 ′	64696	16,785	92
	CZ SZ SECLAS ALSONIE	Y 11 (1) (1) (1) (1) (1) (1) (1) (1) (1)	MEL	59	`S9	.45	45	28433	16,232	89 🔏	29888	17,063	93	29888	17,063	93
	P2	183	FL.	84	90	61	71	14573	17,440	95	15319	18,333	100	15319	16,548	90
			2.11.11.11.	104	105	73	76	27.77.77.77	18,067	99	12397	18,992	104	12397	18,992	104
			WFR	104	91	.80	72	11933	17,972	98	12543	18,891	103	12543	18,891	103
			HMF	121	67	.94	55	13069	16,548	90	13738	17,395	95	13738	17,395	95

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-35°C (32-95°F).

An	lent.	Lomes Moltopher
D°C	32°F	.1.08
1 °C	50%	1.05
20°C	68°F	1.02
25°(77°F	1.00
30°C	86°F	0.98
35°C	95⁴	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF3 LED 6 P2 platform based on 13,000 hours of LED testing (tested per IESNA I.M-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

\$200.4 (B. 3011) P. B.	CANDON MARKETON	mass 2 hardens	A100 100 XXVIII		22001016 2208 470	32 111 3
Marin de la Carrel	医克里氏 医多种性 医多种性	Market Control	Company of the second	HALLS CO. UNDER	CONTRACTOR OF THE PARTY OF	2007/162
CONTROL OF STREET	7 21112 10 10 10 10	一 シングストウム	WAR COLD	anno aciiabace	TIME THE PARTY	וויתמח
E-100		THE PLANT PU	11.11.11.11.11.11	ו בסבירוביו טונטו	MANAGE STOCKEDING	UUV III
	CHEST SERVICE STREET	THE PARTY OF THE P	225171173000	20022000000	CONTRACTOR OF THE PARTY OF THE	101235
ENGRAPH STREET, CO.		関連 かいじょ	ocopa mano	SOURCE INTO SE	GO THE RECEIVED IN	KALAT ALL
		三日本 いっこうりょう	CHARLEGEROR	OF CHOICH STREET	DECEMBER OF THE PROPERTY OF	100000
BOUNDED AND AND AND AND AND AND AND AND AND AN	CONTRACTOR LIBERTY	ATTENDED TO A PARTY	norea sexues	1400000000000	SPANIKILIAN RIDIO	DESTRUCT.

Electrical Load

P2	183	1.54	0.87	0.75	0.65	0.53	0.40
P1	129	1.08	0.62	0,54	0.47	0.38	0.29
Performalise Steering	ANG Mga		208) 208)	2407		147	ABTV

PER Table					
Control	PER	04100000000000000000000000000000000000	**********	PER7 (7 Wire)	*****************
	s wire	Wire alblores		Wire 4750 re5	Wire 5/Wire7
Photocontrol Only (On/Off)		Wired to dimming leads on driver	A	Wired to dimming leads on driver	Wires Capped Inside fixture
ROAM		Wired to dimming leads on driver	A	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion		Wired to dimming leads on driver	A	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	8	Mired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion		Mired to dimming leads on driver	V	Wired to dimming leads on driver	Wires Capped Inside fixture

*Futureproof means: Ability to change controls in the future.



Recommended

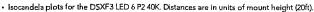
Will not work

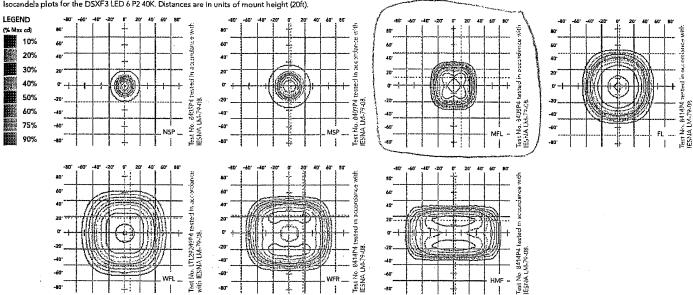
Aiternate



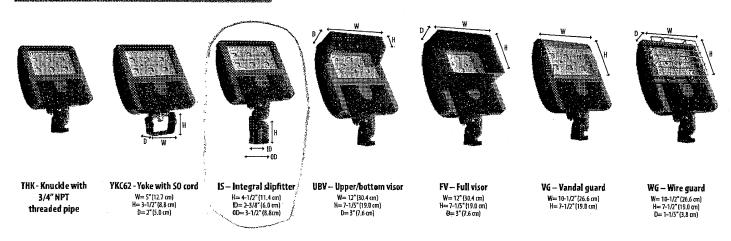
Photometric Diagrams

To see complete photometric reports or download lies files for this product, visit Lithonia Lighting's D-Series Flood Size 3 homepage.





Mounting, Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 3 Flood reflects the embedded high performance LED technology. It is ideal for wallwash, security and general area lighting in many commercial and institutional applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66). Low EPA (1.4 ft²) for optimized wind loading.

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000 K (70 CRI min.), 4000 K (70 CRI min.) or 5000 K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 3/4-14 NPT threaded pipe, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 3 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





FEATURES & SPECIFICATIONS

INTENDED USE—These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms, and conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number			
Notes			
Туре			

Anchor Base Poles

SSS

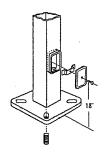
SQUARE STRAIGHT STEEL

See footnotes next page.

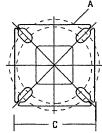
			a a little ar	TECHNIC	ALINFORM	ATION — E	PA (ft2) wit	n 1.3 gust					
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	80 MPH	Max. weight	EPA (ft²) wi	th 1.3 gust Max. Weight	100 MPH	Max. weight	Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
SSS 10.4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	89	3/4 x 18 x 3	90
SSS 14.4C	14	4:0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4x18x3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	89	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4x18x3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	89	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	89	3/4 x 30 x 3	198
SSS 20 SC	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	1012	1x36x4	185
SSS 20 5 G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	1012	1x36x4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11.	4.8	150	2.6	T00	1,00	-50	89	3/4x18x3	170
5 SS 25 4 G	25	4.0 x 25.0	0.1793	7	10,8	270	77	188	5.4	135	8-9	3/4x30x3	245
SSS 25 5C	25	5,0 x 25.0	0.1196	100	9.8	245	6.3	157	37	150	1012	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463		333	95	238	10-12	1x36x4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	89	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50		_	1012	1x36x4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	1012	1x36x4	380
\$5\$ 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	1113	1x36x4	520
SSS 35 SG	35	.5.0x35.0	0.1793	7	5.9	150	2.5	100	: (<u>-</u>	202	10-12	1x36x4	440
SSS 35 6G	35	-6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	:11-13	1x36x4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75		-	1113	1 x 36 x 4	605

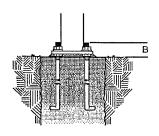
^{*} EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add-6 to the pole height. Ex: 20-6 equals 20ft 6in.

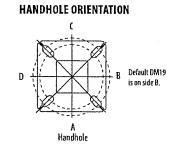
BASE DETAIL



POLEDATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchorbolt description	Anchor bolt and template number	Anchor bolt description
4 "C	8"-9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"6	8"-9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10"-12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11"-13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJS0011	AB36-0	N/A	1"x36"x4"







IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.



FEATURES & SPECIFICATIONS

INTENDED USE --- For steel or concrete poles.

CONSTRUCTION — Steel: Body is galvanized steel tube (per ASTM A-123) constructed from A500 Grade B steel. Welding follows industry standards best practices. Arms are galvanized after fabrication.

Must specify finish. Optional polyester powder and red primer paint finishes available

INSTALLATION — Mounting hardware included...

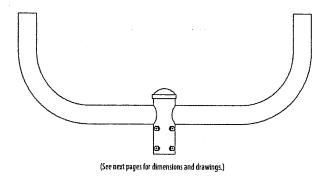
WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms and conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number	
Notes	
·	·
Туре	:

Round Bullhorn

STEEL (BS) ROUND BULLHORN



Lead times will vary depending on options selected. Consult with your sales representative. Example: BS28 T20 TD25 DDB Series tempoganika gadisal dan sampat banas di Pole tenon size Finish's State of the BS28 2 in line T20. 2-3/8" O.D. TD20 2-3/8" O.D. Standard colors BS29 2 at 90° T25 2-7/8" O.D. TD25 2-7/8" O.D. DDB) Dark bronze BS32 3 at 120° T35 4" O.D. DWH White BS38 3 in line DRI Black BS38X 3 in line1 DNA Natural aluminum BS39 3 at 90° GALV Galvanized steel BS48 4 in line BS497 4 at 90° Primer finish DPRM Red primer

NOTES:

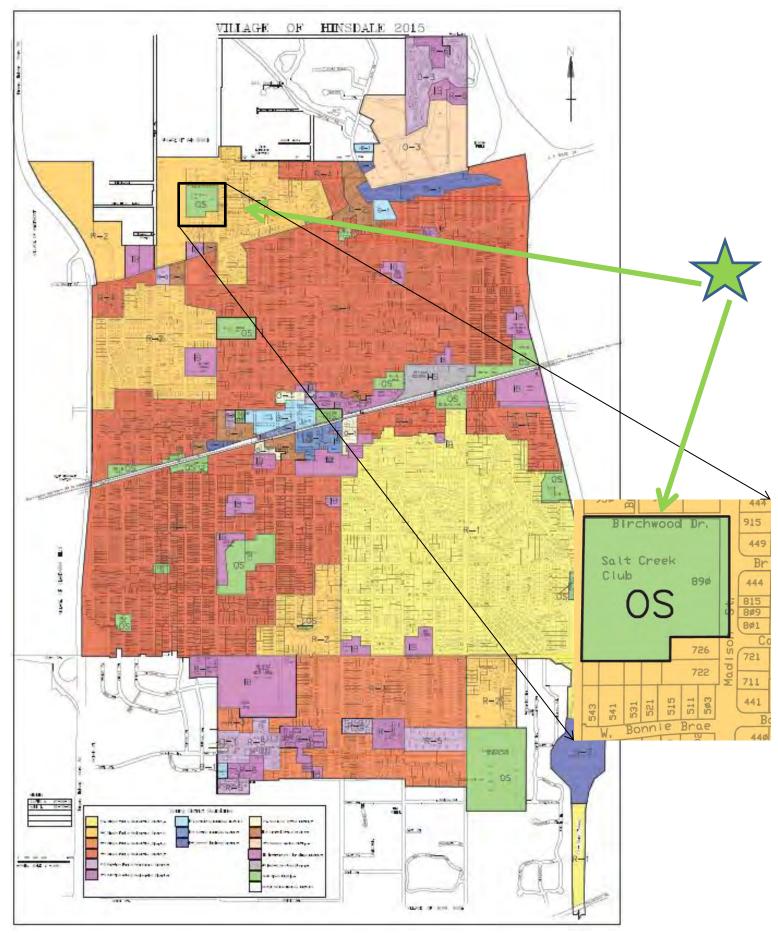
- Center tenon has extended height.
- Required: Size of tenon on pole.
 Required: TD20 or TD25. Tubing 0.0 will be the same for all tenons on the specified bullhorn. Reference fixture spec sheet for O.D. requirements.
- Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or the Architectural Colors brochure (Form No. 794.3).

TECHNICALINFOR	MATION								
Catalog number	Nominal arm length (ft)		nensions (<u></u>	Bracket EPA (ft2)	Bracket weight (lbs)	Max. fixture EPA ft. 2 @ 100 mph w/1.3	Max.fixture weight (lbs)	ANSI C136.3 (1995) class
	icing til (i t.)	A	В	((112)	(105)	gusts	weight (sps)	rating @ 80 mph
BS28	1-1/2	18	14	3	1.0	20	73	150	
BS28T25	1-1/2	18	14	3	1.0	22	7.3	150	
BS28 T35	1-1/2	18	14	3	1.0	25	73	150	
BS29	2	24	14	3	1.0	20	7.3	150	-
BS29T25	2	24	14	3	1:0	27	73	150	÷.
BS29T35	2	24	14	3	1.0	25	7.3	150	-
B532	2	24	14 "	3	13,	33	4.7	150	
BS32T25	2	24	14	3	1.3	35	4.7	150	-
BS32T35	2	24	14	3	1.3	39	4.7	150	
BS38	2-1/2	30	14	3	1.6	31	4.7	150	-
BS38T25	2-1/2	30	14	3	1.6	33	4.7	150	
BS38 T35	2-1/2	30	14	3	1.6	37	4.7	150	-
BS38X	2-1/2	30	18	3	1.7	34	4.7	150	
BS38XT25	2-1/2	30	18	3	1.7	36	4.7	150	-
BS38XT35	2-1/2	≥30	18	- 3	17	40	4.7	150	
BS39	2	24	14	3	1.3	33	4.7	150	-
BS39125	7	24	14	3	13	35	4.7	150	12/19/11
BS39 T35	2	24	14	3	1.3	39	4.7	150	-
BS48	4	:30	14	3	23	44	3.4	125	
BS48 T25	4	30	14	3	2.3	46	3.4	125	-
BS48 T35	4	30	14	- 3	23	35 5	34	125	
BS49	2	24	14	3	1.6	43	3 .5	150	-
BS49 T25	2	24	14	3	1.6	45	3.5	150	
BS49 T35	2	24	14	3	1.6	4 7	3.5	150	-

CAUTION:
The arms described herein are designed for applications in areas of normal winds. Consult the factory prior to the design of systems to be mounted on structures such as bridges or buildings, or areas known to have abnormal winds such as airports or coastal areas. Failure to consider these factors in the system design could result in the failure of the pole or mast arm, and consequently personal injury or property damage.

Attachment: Village of Hinsdale Zoning Map and Project Location





Attachment: Aerial View of 830 N. Madison St. (facing north)



VILLAGE OF HINSDALE

ORDINANCE NO. 02015-10

AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR THE CONSTRUCTION OF A NEW CLUBHOUSE ON THE PROPERTY LOCATED AT 830 N. MADISON STREET - SALT CREEK CLUB

WHEREAS, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to proposed redevelopment and construction at the membership organization located at 830 N. Madison Street, Hinsdale, Illinois (the "Subject Property"), from applicant Salt Creek Club (the "Applicant"); and

WHEREAS, the Subject Property is located in the Village's OS Open Space District and is improved with a main clubhouse, several pools, tennis courts, paddle courts, a paddle court clubhouse, and several accessory maintenance buildings. The Applicant is a membership organization and seeks to redevelop the site through partial demolition of the existing clubhouse, construction of a new clubhouse, and parking lot resurfacing and striping (collectively, the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 11, 2015. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of eight (8) in favor, zero (0) against, and one (1) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Proposed Improvements. The recommendation is set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees, having considered the Findings and Recommendation of the Plan Commission, find that the Application and Plans satisfy the standards established in both Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Approval of Site Plan and Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior

Appearance Plan and Site Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, subject to the conditions set forth in Section 3 of this Ordinance.

SECTION 3: Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. <u>Compliance with Plans</u>. All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit A**.
- B. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPT	ED this 17th	day of March	L	, 2015, pursuant	to a
roll call vote as	follows:				
AYES:	Trustees Eld	er, Angelo, Ha	arlow, LaPlaca	, Saigh	
NAYS:					_
ABSEN	Trustee Hu	ghes			
APPRO attested to by the	VED by me this ne Village Clerk	<u>17th</u> day o this same day.	f <u>March</u>	, 2015, and	
ATTEST:		Thomas K.	Cauley, Jr., Villa	ge President	
· · · · · · · · · · · · · · · · · · ·	n Busto	N			
) Christine M. Bru	iton, Village Cie	erk		•	
ACKNOWLEDG CONDITIONS C			T BY THE	APPLICANT TO	THE
By:					
Its: Attenu	ey al A	jet	<u>.</u>	• .	
Date: Manch	18	_, 2015			

VILLAGE OF HINSDALE

ORDINANCE NO. 02016-07

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR THE CONSTRUCTION OF A NEW CLUBHOUSE ON THE PROPERTY LOCATED AT 830 N. MADISON STREET - SALT CREEK CLUB

WHEREAS, the Village has previously, through adoption of Ordinance No. O2015-10 on March 17, 2015 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan submitted by Applicant Salt Creek Club for redevelopment of the site at 830 N. Madison Street, Hinsdale, Illinois (the "Subject Property"), through partial demolition of the existing clubhouse, construction of a new clubhouse, and parking lot resurfacing and striping; and

WHEREAS, the Village subsequently received an application (the "Application") for approval of a major adjustment to the final approved Site Plan/Exterior Appearance Plan relative to the exterior clubhouse elevations. Adjustments include the removal of some existing stone, the addition of HVAC vents, the addition of a sliding patio door system, the removal of a set of windows, changes in design for certain patio doors, enlarged dormer windows, and the inclusion of a back-up generator (collectively, the "Proposed Modifications") The Proposed Modifications are indicated in the revised plans from the Applicant attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Application and Proposed Modifications, and all of the materials, facts and circumstances affecting the Application and Proposed Modifications, and find the Application and Proposed Modifications to be in substantial conformity with the previously approved plans, and that the standards set forth in Section 11-604 and 11-606 of the Zoning Code relating to exterior appearance and major adjustments to previously approved site plans are satisfied.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

<u>SECTION 2</u>: <u>Approval of a Major Adjustment to the Site Plan/Exterior Appearance Plan</u>. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 830 N. Madison in the form of the Proposed Modifications as depicted in the revised plans attached hereto as <u>Group Exhibit A</u> and made a part hereof.

Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 3: Conditions on Approval. The approval granted in Section 2 of this Ordinance is subject to the following conditions:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Plans</u>. All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the revised plans attached hereto as **Group Exhibit A** and made a part hereof.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

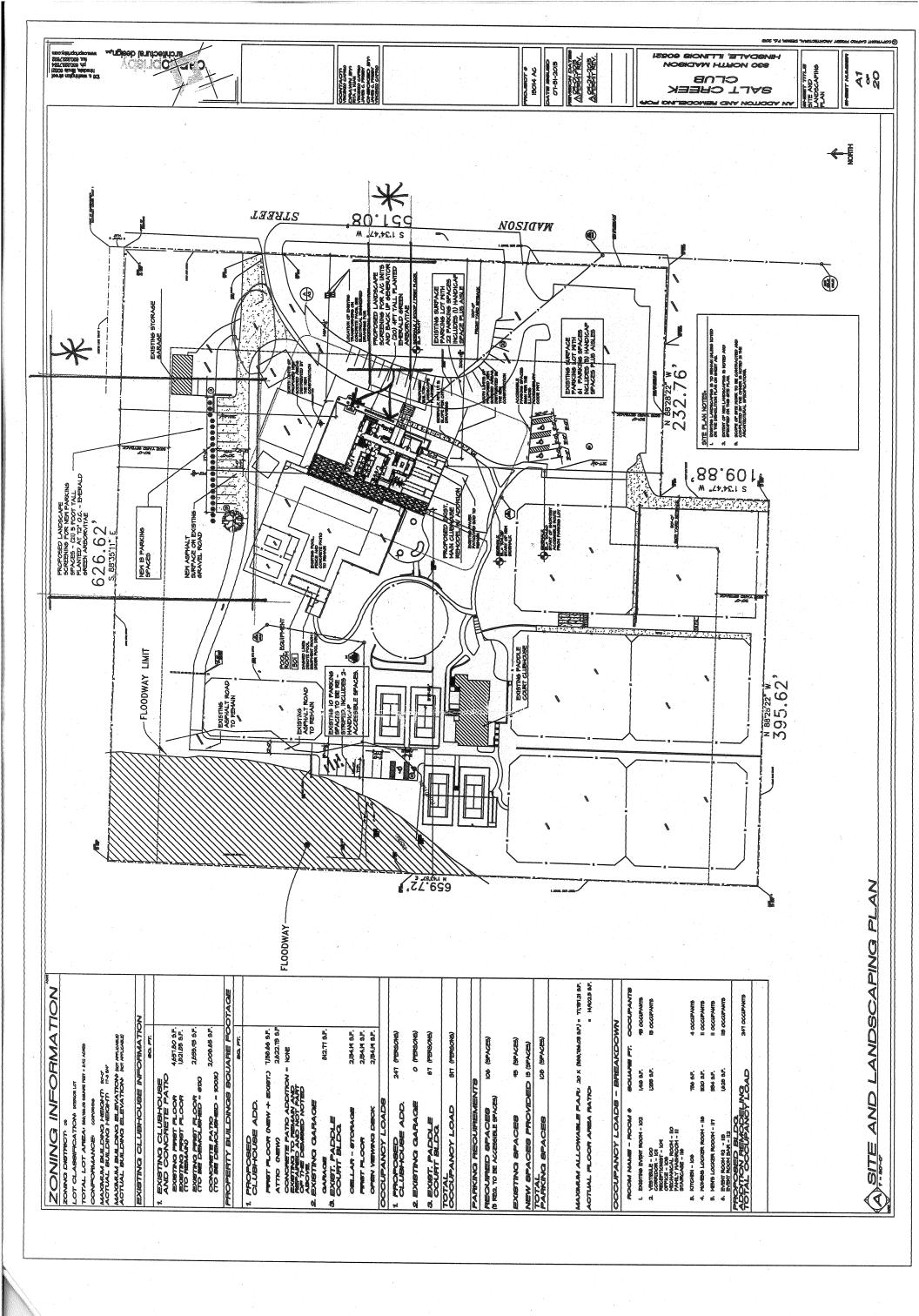
<u>SECTION 5</u>: <u>Severability and Repeal of Inconsistent Ordinances</u>. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this 19th day of January , 2016, pursuant to a				
roll call vote as follows:				
AYES: Trustees Elder, Stifflear, Hughes, LaPlaca, Saigh				
NAYS: None				
ABSENT: Trustee Angelo				
APPROVED by me this 19th day of January, 2016, and attested to by the Village Clerk this same day.				
CANIZED THE				
Thomas K. Cauley, Jr., Village President				
ATTEST				
) Christini M. Brider				
Christine M. Bruton, Village Clerk				
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:				
By: / My CAITET				
Date: 01/19/2016 , 2016				

GROUP EXHIBIT A

SITE PLAN/EXTERIOR APPEARANCE PLAN REVISIONS (ATTACHED)





MEMORANDUM

DATE: April 10, 2019

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: Hinsdale Meadows – Planned Development at S.E. corner of 55th St. and County Line Rd.

4th Major Adjustment Application to Detailed Plan to add a new Ranch Plan and Siding

Option and Colors - Case A-09-2019

Summary and Request

Hinsdale Meadows currently offers only 1 ranch plan called the "Hampton". This request proposes to offer an additional single family ranch plan called the "Wellington". The Wellington features a larger floorplan, 2,576 SF versus the current 2,255 SF Hampton floorplan. Per the applicant, this would fill in the gap between the next smallest unit, which is a two-story duplex with a 3,006 SF plan. A front elevation side-by-side comparison between the Hampton and proposed Wellington can be found on page 3 of Attachment 1.

The second request is to offer a new Hardie siding option and 3 new siding colors. The currently approved siding style is known as "shingle style", which features vertical lines/breaks within the horizontal siding. This request adds a "lap style" option, which essentially appears to be horizontal siding without the vertical lines/breaks (Attachment 1, page 4). In regards to siding colors, Hinsdale Meadows has been approved for the colors: gray slate, aged pewter, night gray and timber bark. This application proposes 3 additional color options: iron gray, pearl gray and rich expresso (Attachment 1, page 5).

Major Adjustment Background

On December 11, 2017, the Board of Trustees approved Ordinance O2017-52, approving a Detailed Plan for a 64-unit residential Planned Development, at the southeast corner of 55th Street and County Line Road for Hinsdale Meadows, LLC. Per the Detailed Plan, the proposed exterior building materials included primarily stucco and brick. The first major adjustment was approved on April 17, 2018, to replace stucco and brick with Hardie board and stone. The second major adjustment was approved on October 16, 2018, to add a new floorplan option to the "Carlyle" duplex home. And the third major adjustment was approved on December 18, 2018, to add a new window to the duplex Villa homes and add/remove a step in the floorplan.

On April 2, 2019, the Village Board referred this major adjustment request to the PC for further hearing and review. The Village Board felt the additional ranch plan and siding options were substantial enough for review by the PC.



MEMORANDUM

Process

Pursuant to Section 11-603(k)(2), the Chairman of the PC shall at the public meeting, on the application for a Major Adjustment to a Planned Development, review and 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 on whether the request is in substantial conformity with the previously approved detail plans.

Attachments:

Attachment 1 - Major Adjustment Application Summary

Attachment 2 - Major Adjustment Application

Attachment 3 - Zoning Map and Project Location

Hinsdale Meadows – Description of Major Adjustment to Planned Development

Consistent with its original intent and concept, this request for a major adjustment to the Hinsdale Meadows planned development requests the introduction of an additional Single Family ranch plan. Additionally, we are requesting the allowance to introduce an additional siding style and additional siding colors.

Additional details regarding these requests are included within the corresponding section numbers listed below.

- (1) <u>Section 1 Additional Ranch Plan Design</u>: Approval is requested for an additional Single Family ranch plan (the "Wellington" plan). The new plan is slightly larger than the currently approved Hampton ranch plan. Both ranch plans each have less square footage than the two-story options. This new plan is designed to appeal to those downsizing customers who prefer single-story living space, while still allowing for adequate space in the event the current Hampton ranch floorplan does not adequately suit their needs.
- (2) <u>Section 2 Alternative Hardie Siding Style and Additional Colors</u>: To increase the architectural diversity of Hinsdale Meadows, we are also requesting approval to allow for (a) the Hardie lap siding product style in conjunction with the currently approved Hardie shingle siding product style, and (b) three new colors for the siding color palette, for both the Single Family and Duplex buildings.

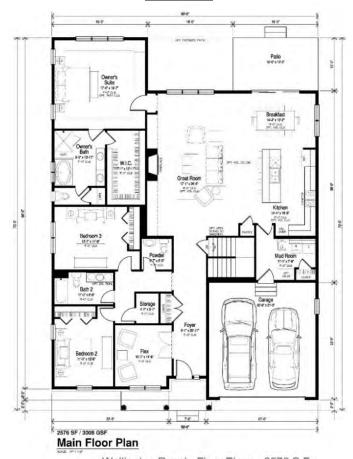
Section 1: Requested Additional Detached Single Family Ranch Plan:

The elevation and floorplan for the new "Wellington" ranch plan are shown below.

Front Elevation:



Floorplan:



Wellington Ranch: Floor Plans - 2576 S.F.

Comparison of Elevations to Current Ranch Plan:

New Wellington Ranch Plan - Front:



<u>Current Hampton Ranch Plan - Front:</u>

(Note: the rendering below depicts the requested dormer style roof detail above the garage, per our request in Section 2 below.)



Section 2: Alternative Hardie Siding Style and Additional Colors:

With this application, we are requesting (1) approval for the use of Hardie lap style siding, in addition to the previously-approved use of the Hardie shingle style siding, and (2) approval to add three additional colors to the approved siding color palette. We believe that the increased architectural diversity that will be present with the additional siding style and color selections will enhance the overall appearance of the Hinsdale Meadows community.

LAP AND SHINGLE STYLES FOR PREVIOUSLY-APPROVED COLORS:





LAP AND SHINGLE STYLES FOR REQUESTED ADDITIONAL COLORS:

IRON GRAY:

Lap Style



Shingle Style



PEARL GRAY:

Lap Style



Shingle Style



RICH ESPRESSO:

Lap Style



Shingle Style



Hinsdale Meadows, LLC

April 4, 2019

Plan Commission, Village of Hinsdale Kathleen Gargano, Village Manager Robert McGinnis, Director of Community Development Chan Yu, Village Planner

Re: Hinsdale Meadows – Major Adjustment to Planned Development

In our efforts to further appeal and provide additional options to the age-targeted customer base for Hinsdale Meadows, and in accordance with the original intent and concept for the community, with this submittal we are requesting approval of an additional detached single family ranch plan. Additionally, we are requesting the allowance to introduce an additional siding style and additional siding colors.

These changes will allow for additional price-effective choices for the customers, while providing additional diversity to the high quality and aesthetically-pleasing architecture. Additional detail regarding the new model type and siding style and colors is included in this package.

We look forward to presenting the updated models to the Village, and thank you for your ongoing assistance in the consideration of Hinsdale Meadows.

Sincerely yours,

Jerry James

CC: Edward R. James

Michael Balas

HINSDALE MEADOWS – APPLICATION FOR MAJOR CHANGE TO PLANNED DEVELOPMENT TABLE OF CONTENTS

- Application for Major Adjustment to Planned Development
- Descriptive Summary of Revisions
- Floorplan and Elevations for Additional Single Family Ranch Plan
- Table of Compliance Single Family Homes
- Application for Certificate of Zoning Compliance
- Certification



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: Southeast corner of 55th and County Line Road

Proposed Planned Development request: Approval for the following revisions:

- (1) An additional single family ranch plan (the "Wellington" plan), allowing for an additional single-story floor plan option at Hinsdale Meadows. The new plan is slightly bigger than the currently approved Hampton ranch plan, and smaller than the two-story options. This new plan is designed to appeal to those downsizing customers who prefer single-story living space, while still allowing for adequate space in the event the current Hampton ranch floorplan does not adequately suit their needs.
- (2) To increase the architectural diversity of Hinsdale Meadows, we are requesting approval to include the Hardie lap siding product style in conjunction with the currently approved Hardie shingle siding product style for both the single family and duplex buildings.

Additional detail, commentary and support regarding these requests is included below and within our submittal package accompanying this Application.

Amendment to Adopting Ordinance Number: <u>02017-52</u>

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, by ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

- 1. Explain how the proposed major adjustment will be in substantial conformity with said plan.
 - With respect to the Planned Development requests outlined above, the proposed revisions for this major adjustment will be in substantial conformity with the Final Plan, along with the original concept and intent of the Planned Development, as follows:
 - a) The additional ranch plan is consistent with the typical needs of many of our age-targeted customers. A ranch-style floor plan is a popular choice for this target market, and we believe that the addition of an additional one-story, three-bedroom floorplan will be an attractive option for our customers and future residents of the Village. At 2,576 square feet, the new ranch plan will fill in the large gap in square footage availability of our current product offering. Our current ranch plan offers 2,255 square feet, while the next smallest (two-story) plan offers 3,006 square feet. We believe that the addition of a slightly larger ranch floorplan will fill in the gap in square footage availability offered at Hinsdale Meadows and will be well received and better serve the needs of some of the age-targeted customers.

- b) The Hardie line of siding products is a cementatious fiber product known for its durability and 10-year limited warranty, and we believe that the appearance of both the Hardie lap siding and Hardie shingle siding styles are attractive and compatible with each other. We are requesting approval to include the Hardie lap siding product style in conjunction with the currently approved Hardie shingle siding product style for both the single family and duplex buildings to increase the architectural diversity at Hinsdale Meadows, along with the fact that some customers prefer the look of lap siding.
- 2. Explain the reason for the proposed major adjustment.

The major adjustment is being proposed to allow Hinsdale Meadows to appeal to a broader segment of the age-targeted market, while remaining substantially consistent with the original intent and concept for the community. The new ranch plan will offer a larger floor plan than the current ranch plan at a similar price, while filling in a gap in square footage and floorplan options as compared to the current line of single family offerings.

Version 10.22.15

Hinsdale Meadows – Description of Major Adjustment to Planned Development

The original intent and concept for the Hinsdale Meadows Planned Development has always been to provide a substantial increase in the age-targeted housing options for the Village and its residents, with floor plans and sales prices commensurate with the needs and desires of the target market. Consistent with this original intent and concept, this request for a major adjustment to the Hinsdale Meadows planned development requests the introduction of an additional Single Family ranch plan. Additionally, we are requesting the allowance to introduce an additional siding style and additional siding colors.

Additional details regarding these requests are included within the corresponding section numbers listed below.

- (1) <u>Section 1 Additional Ranch Plan Design</u>: Approval is requested for an additional Single Family ranch plan (the "Wellington" plan), allowing for an additional single-story floor plan option at Hinsdale Meadows. The new plan is slightly larger than the currently approved Hampton ranch plan. Both ranch plans each have less square footage than the two-story options. This new plan is designed to appeal to those downsizing customers who prefer single-story living space, while still allowing for adequate space in the event the current Hampton ranch floorplan does not adequately suit their needs.
- (2) <u>Section 2 Alternative Hardie Siding Style and Additional Colors</u>: To increase the architectural diversity of Hinsdale Meadows, we are also requesting approval to allow for (a) the Hardie lap siding product style in conjunction with the currently approved Hardie shingle siding product style, and (b) three new colors for the siding color palette, for both the Single Family and Duplex buildings.

Also included in Section 3 of this descriptive summary is a color-coded site map, which shows which model types have been selected on certain lots to date. The committed model types include both (1) the units under contract for purchase by future residents, along with (2) our model homes and spec units under construction, not yet subject to a purchase contract.

This map is intended to assist in the determination of how the above-requested revisions will increase the architectural diversity for the community as a whole, and how the revisions will allow Hinsdale Meadows to appeal to a broader segment of the age-targeted market, while at the same time remaining substantially consistent with the original intent and concept of the Planned Development.

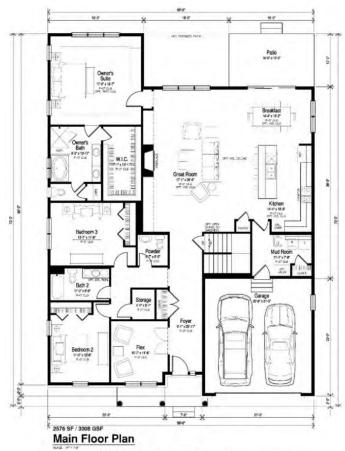
Section 1: Requested Additional Detached Single Family Ranch Plan:

The elevation and floorplan for the new "Wellington" ranch plan are shown below.

Front Elevation:

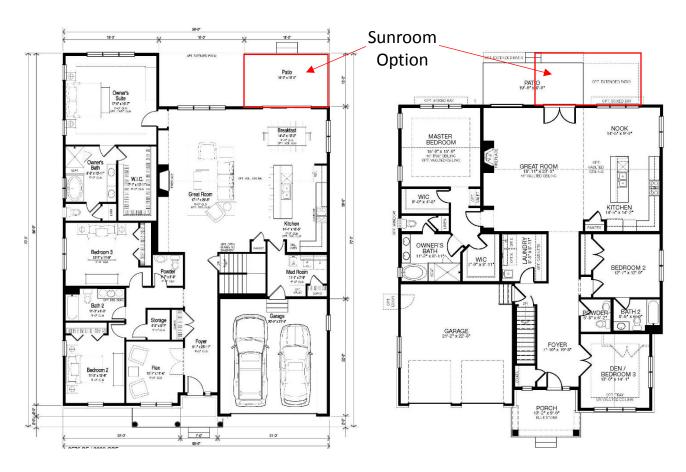


Floorplan:



Wellington Ranch: Floor Plans - 2576 S.F.

Comparison of Floorplan to Current Ranch Plan:



As compared to our current ranch plan, the additional ranch plan (the "Wellington" model) offers base square footage (not including the garage or sunroom option) of 2576 sq. ft., vs. the current plan's 2255 sq. ft. The new plan offers three bedrooms (or an optional two bedrooms and a dining room), a larger master bedroom, a larger great room/kitchen combination, a separate powder room in addition to the 2 full baths, a separate dedicated flex room that can be used as an extra seating area or a den/office, and a separate owner's entry/mud room/laundry area off the garage. We are excited about this new floorplan option in that it allows for expanded living space in a one-story ranch plan setting, and believe it will be a popular addition to the Hinsdale Meadows community. Together, the two ranch plans represent additional lower-priced Single Family options as compared to the two-story plans offered at Hinsdale Meadows, and cater to potential age-targeted residents that would like the convenience of single story living.

In terms of the building footprint dimensions, the 50' width is the same for both plans, so the new plan will maintain the minimum 8' side yards. Additionally, when factoring in the additional depth from the optional sunroom, the depth of the new plan is similar to the current ranch plan offering, totaling approximately 68' feet vs. the current plan at approximately 68.5' including its sunroom option. The main difference in the footprints is the bump out for the Owner's Suite on the new Wellington plan. Note that the depth of the new plan is less than the approved 2-story, side-loaded Woodbridge model, which has a 78' depth.

With respect to building coverage, the new Wellington plan will not fit on the remaining lots along 55th Street, so this new plan would not be offered on those lots. The new plan will fit on the remaining lots along the pond and in the south cul-de-sac. In order to comply with the previously-approved maximum building coverage ratio of 29.62%, the sunroom option will not be offered on some of those lots, depending on the lot size.

Comparison of Elevations to Current Ranch Plan:

New Wellington Ranch Plan - Front:



<u>Current Hampton Ranch Plan - Front:</u>

(Note: the rendering below depicts the requested dormer style roof detail above the garage, per our request in Section 2 below.)



The vertical height of the new plan is approximately 27' 2" from the top of the highest foundation point to the roof ridge, which is slightly higher than the current ranch plan, but of course less than the height maximum of the two story plans of 31 34'.

New Wellington Ranch Plan - Left:



<u>Current Hampton Ranch Plan - Left:</u>



(Optional Sunroom not depicted)

New Wellington Ranch Plan - Right:



Current Hampton Ranch Plan - Right:

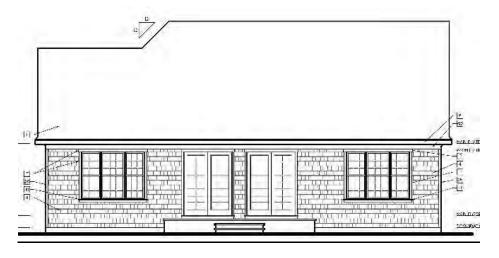


(Optional Sunroom not depicted)

New Wellington Ranch Plan - Rear:



Current Hampton Ranch Plan-Rear:



1. (Optional Sunroom not depicted)

Section 2: Alternative Hardie Siding Style and Additional Colors:

With this application, we are requesting (1) approval for the use of Hardie lap style siding, in addition to the previously-approved use of the Hardie shingle style siding, and (2) approval to add three additional colors to the approved siding color palette. Depictions of the lap and shingle styles for each of the previously approved colors (Gray Slate, Aged Pewter, Night Gray, and Timberbark), along with the requested three new colors (Iron Gray, Pearl Gray, and Rich Espresso), are shown below. We believe that the increased architectural diversity that will be present with the additional siding style and color selections will enhance the overall appearance of the Hinsdale Meadows community.

LAP AND SHINGLE STYLES FOR PREVIOUSLY-APPROVED COLORS:

GRAY SLATE:

Lap Style



Shingle Style



AGED PEWTER:

Lap Style



Shingle Style



NIGHT GRAY:

Lap Style





TIMBER BARK:







LAP AND SHINGLE STYLES FOR REQUESTED ADDITIONAL COLORS:

IRON GRAY:

Lap Style



Shingle Style



PEARL GRAY:

Lap Style



Shingle Style



LAP AND SHINGLE STYLES FOR REQUESTED ADDITIONAL COLORS:

RICH ESPRESSO:

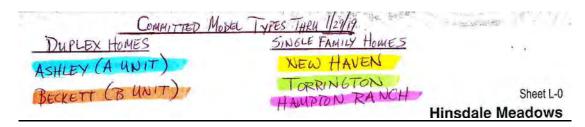
Lap Style

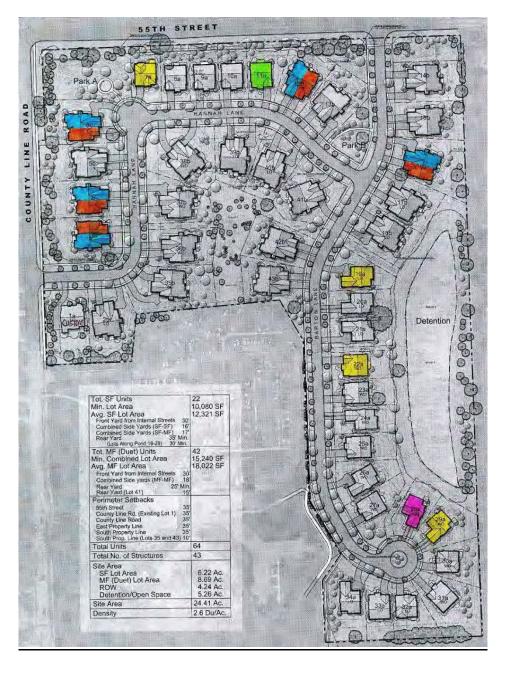
Shingle Style

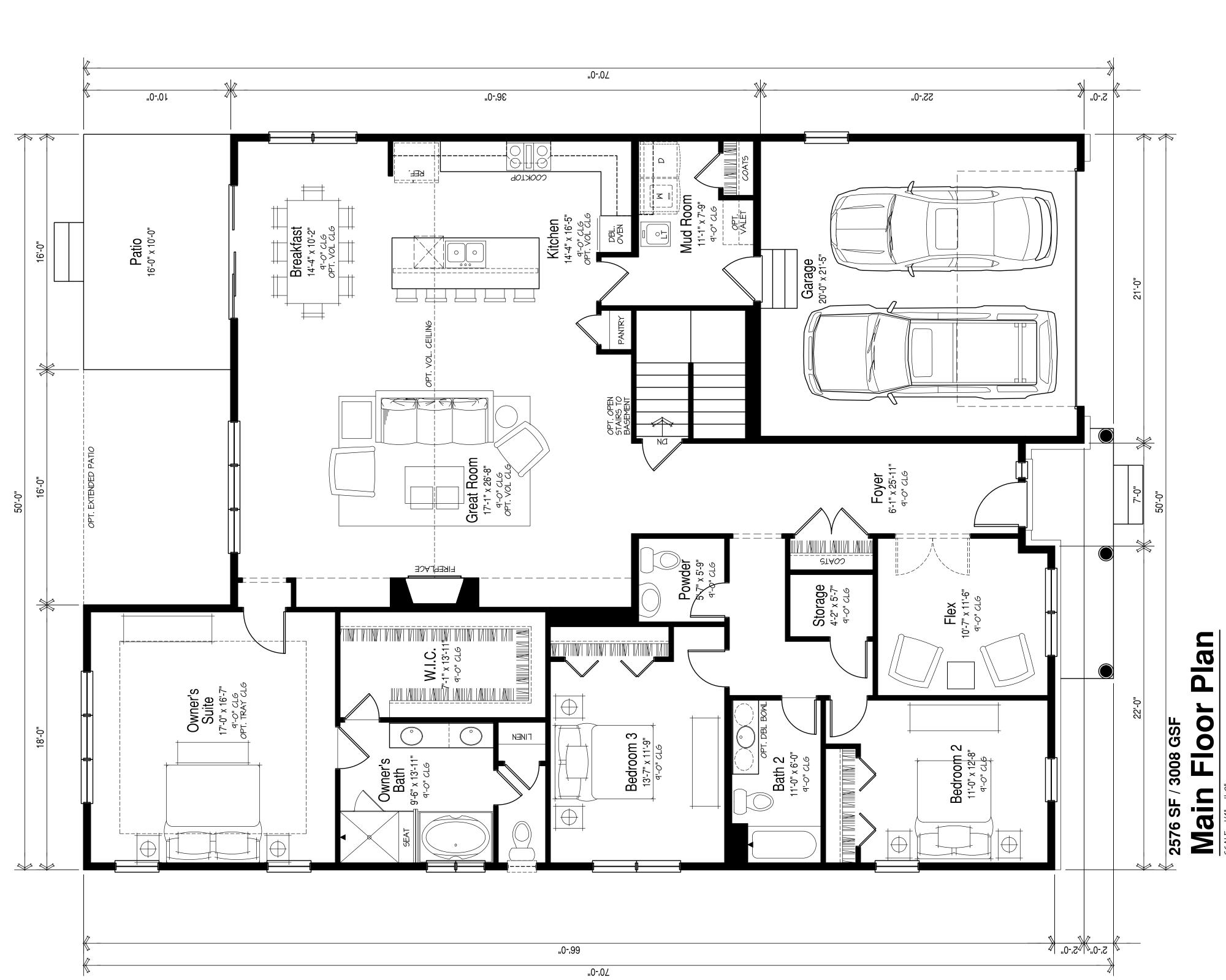


Section 3: Committed Model Types to Date

A color coded site map showing the committed model types to date is shown below. This map is intended to assist in the determination of how the above-requested revisions will increase the architectural diversity for the community as a whole. The models selected are based on the lots for which a building permit has been issued by the Village, along with homes that are under contract and the permit request is still pending. As described above, the introduction of the new model type and the new lap siding will increase the architectural diversity of the Hinsdale Meadows community.







Screened Porch 14'-7" x 9'-3"

Patio 16'-0" x 10'-0"

Breakfast 14-4" x 10-2" 9-0" CL6

Plan

Main Floor | SCALE: 1/4" = 1'-0"

<u>6</u>

Flex 10'-7" x 11' q'-0" CL6

Bedroom 2 11'-0" x 12'-9" 9'-0" CLG

Suite

/ **Bed** 2

Optional Dining Room

Plan

Floor

Main

JAMES

Ш

Pówder 6'-5" x 5'-7" 9'-0" CL6

Bath 2 5'-6" x 8'-5" 9'-0' CLG

COATS

Dining Room 16'-10" x 11'-9"

ΓΙΛΕΝ

Optional Screened Porch

Sunroom 15-0" x 9'-5"

Patio 16'-0" x 10'-0"

Breakfast 14'-4" x 10'-2" 9'-0" CL6

Main Floor Plan

Optional Sunroom (+160 S.F.)

9

2

Floor

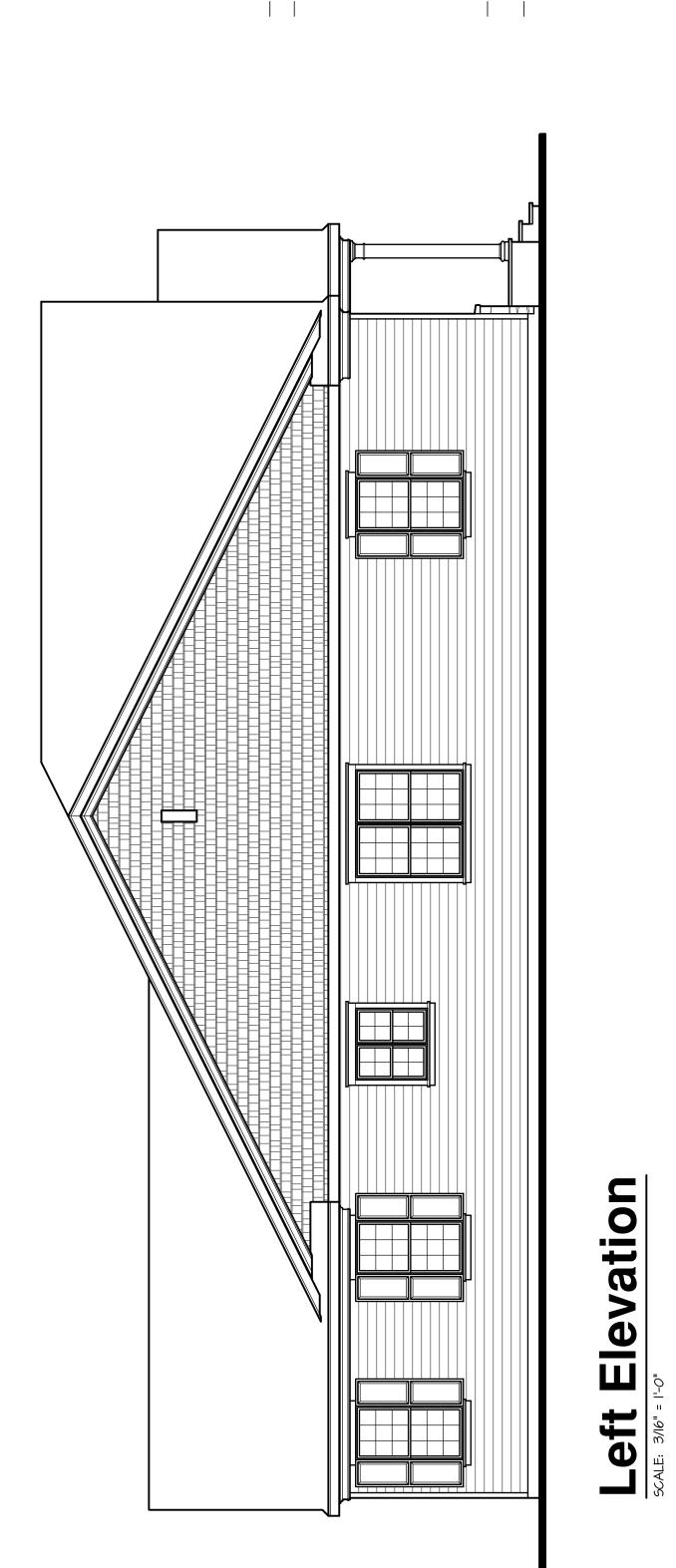
Wellington

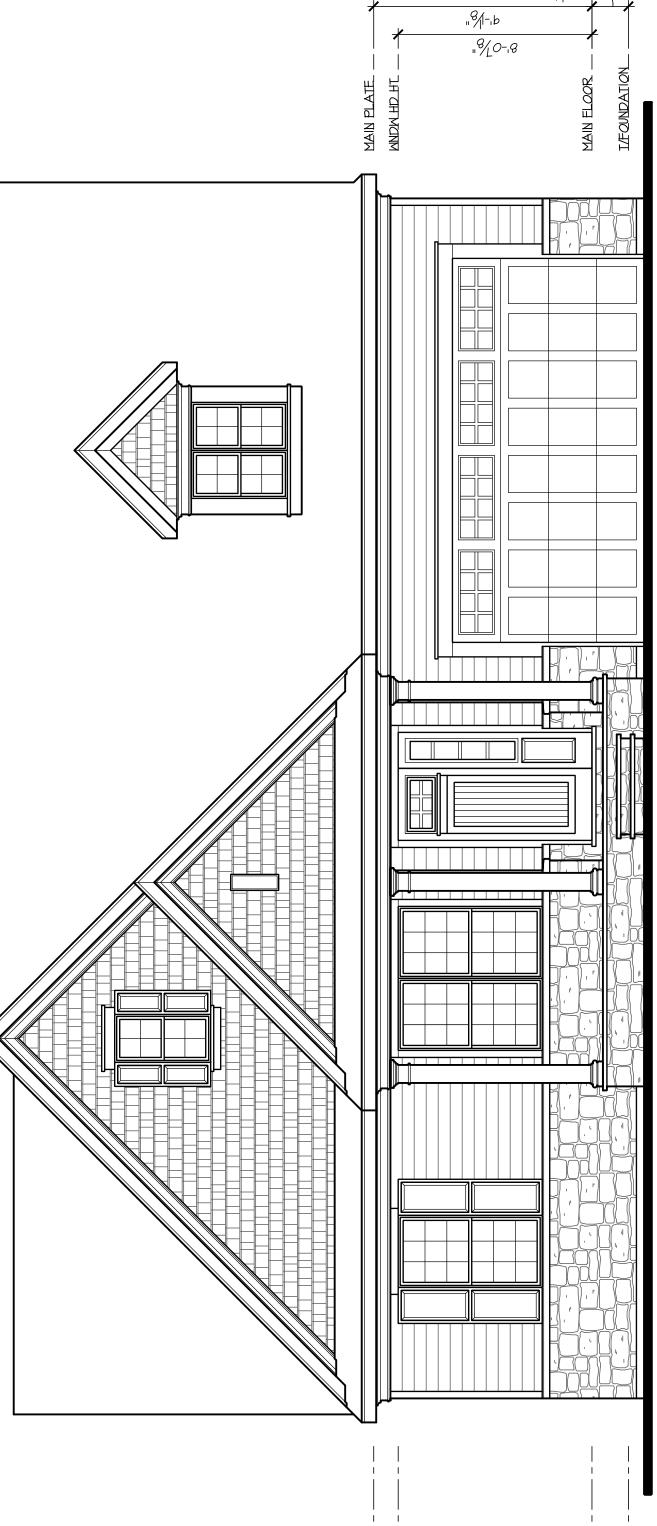
Hinsdale, IL

Attachment 2

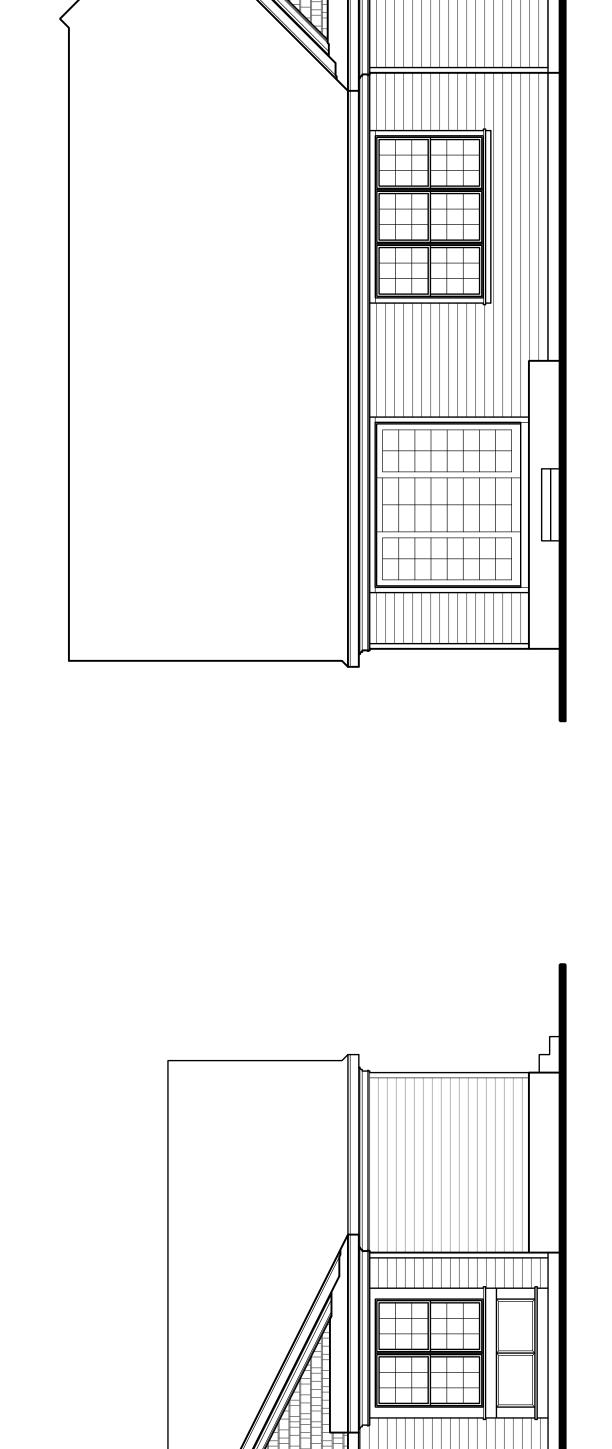
Design, Inc. BSB 2018 considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design

December 20, 2018 | SF160015.00





Front Elevation scale: 1/4" = 1'-0"



Elevation RearSCALE: 3/16" = 1'-0"



EDWARD R JAMES HOMES

Hinsdale, IL

TABLE OF COMPLIANCE

Address of subject property: Hinsdale Meadows, southeast corner of 55th and County Line

The following table is based on the R-2 Zoning District, along with the standards established by the Village Board's approval of the Hinsdale Meadows Planned Development.

Lot Depth 125′ 125′ No change to lot dimension Lot Width 100′ 56.5′ No change to lot dimension Building Height 30′ <30′ 1-story ranch has less height to previously approved 2-stories 3 3 Ranch is considered 2-stories (including basement) on walked lots, so no change requested from max 3 stories from max 3 stories stories 35′ 25′ (Lots 7 to 11) No change Set back 35′ 30′ No change, new plan has sare width as current front-load model types stories stories from Side Yard Setback 14.02′ per Village calc. 8′ No change, new plan has sare width as current front-load model types stories from Side Yard Setback 14.02′ per Village calc. 16′ No change, new plan has sare width as current front-load model types from Side Yard Setback 39.06′ per Village calc. 16′ No change, new plan has sare width as current front-load model types from Side Yard 39.06′ per Village calc. 16′ No change, new plan has sare width as current front-load model types from Side Yard 39.06′ per Village calc. 16′ No change, new plan has sare width as current front-load model types from Side Yard 39.06′ per Village calc.	You may write "N/A" if the application does NOT affect the building/subject property.	Underlying R-2 District Standard	Approved PD for Hinsdale Meadows – Detached SF	Proposed Revision or Impact of New Ranch Plan in PD Adjustment
Lot Depth 125′ 125′ No change to lot dimension Lot Width 100′ 56.5′ No change to lot dimension Building Height 30′ 30′ 1-story ranch has less height to previously approved 2-store model types, so no change requested Number of Stories 3 3 Ranch is considered 2-storie (including basement) on walklots, so no change requested from max 3 stories Front Yard Setback 35′ 25′ (Lots 7 to 11) No change Corner Side Yard Setback 35′ 30′ No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02′ per Village calc. 8′ No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06′ per Village calc. 16′ No change, new plan has sar width as current front-load model types Combination Side Yard 39.06′ per Village calc. 16′ No change, new plan has sar width as current front-load model types	Lot Area (SF)	20,000	10,000	No change to lot dimensions
Lot Width 100′ 56.5′ No change to lot dimension Building Height 30′ <30′ 1-story ranch has less height t		•	· · · · · · · · · · · · · · · · · · ·	-
Building Height 30' 30' 1-story ranch has less height to previously approved 2-story model types, so no change requested Number of Stories 3 3 Ranch is considered 2-stories (including basement) on walk-lots, so no change requested from max 3 stories Front Yard Setback 35' 25' (Lots 7 to 11) No change Corner Side Yard Setback 35' 30' No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02' per Village calc. 8' No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06' per Village calc. 16' No change, new plan has sar width as current front-load model types		100'	56.5'	Ţ.
previously approved 2-stor model types, so no change requested Number of Stories 3 3 Ranch is considered 2-storie (including basement) on walk-lots, so no change requeste from max 3 stories Front Yard Setback 35' 25' (Lots 7 to 11) No change Corner Side Yard Setback 35' 30' No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02' per Village calc. 8' No change, new plan has sar width as current front-load model types Combination Side Yard 39.06' per Village calc. 16' No change, new plan has sar width as current front-load model types Combination Side Yard Setback		30'	<30'	1-story ranch has less height than
Number of Stories 3 3 4 8 Ranch is considered 2-stories (including basement) on walk-lots, so no change requested from max 3 stories Front Yard Setback 35′ 25′ (Lots 7 to 11) No change Corner Side Yard Setback 35′ 30′ No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02′ per Village calc. 8′ No change, new plan has sar width as current front-load model types Combination Side Yard 39.06′ per Village calc. 16′ No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06′ per Village calc. 16′ No change, new plan has sar width as current front-load model types				previously approved 2-story
Number of Stories 3 3 Ranch is considered 2-stories (including basement) on walk-lots, so no change requester from max 3 stories Front Yard Setback 35′ 25′ (Lots 7 to 11) No change Corner Side Yard Setback 35′ 30′ No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02′ per Village calc. 8′ No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06′ per Village calc. 16′ No change, new plan has sar width as current front-load model types No change, new plan has sar width as current front-load model types				model types, so no change
Front Yard Setback S				requested
Front Yard Setback S	Number of Stories	3	3	Ranch is considered 2-stories
Front Yard Setback 35' 25' (Lots 7 to 11) No change Corner Side Yard Setback 35' 30' No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02' per Village calc. Combination Side Yard Setback 39.06' per Village calc. Setback Iots, so no change requeste from max 3 stories No change, new plan has sar width as current front-load model types No change, new plan has sar width as current front-load model types No change, new plan has sar width as current front-load model types				(including basement) on walk-out
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Corner Side Yard Setback 35' 30' No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02' per Village calc. 8' No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06' per Village calc. 16' No change, new plan has sar width as current front-load model types width as current front-load model types				
Corner Side Yard Setback 35' 30' No change, new plan has sar width as current front-load model types Interior Side Yard Setback 14.02' per Village calc. 8' No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06' per Village calc. 16' No change, new plan has sar width as current front-load model types	Front Yard Setback	35′	25' (Lots 7 to 11)	No change
Interior Side Yard Setback In			30' other lots	
Interior Side Yard Setback 14.02' per Village calc. 8' No change, new plan has sar width as current front-load model types Combination Side Yard Setback 39.06' per Village calc. 16' No change, new plan has sar width as current front-load model types model types	Corner Side Yard Setback	35′	30′	No change, new plan has same width as current front-load model types
Combination Side Yard Setback 39.06' per Village calc. Setback width as current front-load model types No change, new plan has sar width as current front-load model types	Interior Side Vard Sethack	14.02' per Village calc.	8'	
Combination Side Yard Setback 39.06' per Village calc. Setback 16' No change, new plan has sar width as current front-load model types	Interior Glac Tara Gotback	pera8e care.	, and the second	
Setback width as current front-load model types				
model types	Combination Side Yard	39.06' per Village calc.	16′	No change, new plan has same
	Setback			width as current front-load
Rear Yard Setback 50' 30' along pond No change				model types
	Rear Yard Setback	50′	30' along pond	No change
35' other lots			35' other lots	
Maximum Floor Area Ratio 268,234.25 sq. ft., 304,810.52 sq. ft., entire To the extent the ranch plan	Maximum Floor Area Ratio	268,234.25 sq. ft.,	304,810.52 sq. ft., entire	To the extent the ranch plan is
(F.A.R.)* entire site, combined site, combined SF + duplex built on a lot in lieu of a	(F.A.R.)*	entire site, combined	site, combined SF + duplex	built on a lot in lieu of a
SF + duplex previously-approved two-sto		SF + duplex		previously-approved two-story
model type, the total FAR for				model type, the total FAR for the
project would decrease				project would decrease
Maximum Total Building 25% 29.62% No change, the new ranch pl	Maximum Total Building	25%	29.62%	No change, the new ranch plan
	_			will be offered with or without
				optional sunroom such that the
				building coverage ratio would not
increase.				
Attachment 2				

Maximum Total Lot Coverage*	50′	<50%	<50%, no change
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	N/A	N/A	N/A

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

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: The new detached single family model type would expand the floor plan options for the age-targeted customer who prefers the convenience of single-story living, but who needs more square footage than the currently-approved ranch plan. The Village's authority with respect to planned developments such as Hinsdale Meadows is generally covered in Section 11-603 of the Zoning Code. Specific authority for the Village to vary regulations is included in Section 11-603(H), and its authority to allow for Major Adjustments to a Planned Development is included in Section 11-603(K)(2).

2017 Version

Page 6 of 8

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:	Hinsdale Meadows, LLC			
Owner's name (if different): same				
Property address:	SEC 55th and County Line Road			
Property legal description	tion: [attach to this form]			
Present zoning classification: R-2, Single Family Residential				
Square footage of property: 24.4 acres				
Lot area per dwelling:	Varies			
Lot dimensions:	var x var			
Current use of property:	Approved for Planned Development			
Proposed use:	✓ Single-family detached dwelling ✓ Other: Duplex buildings			
Approval sought:	☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Design Review ☐ Other: PD Adjustment - New model type			
Brief description of reque	est and proposal:			
Request for approval of addition	al SF model type & new siding options			
Plans & Specifications:	[submit with this form]			
	Provided: Required by Code:			
Yards:				
front: interior side(s)	/No change /N/C/N/C_			

Provided:	Required by Code	::	
corner side rear		No change No change	
Setbacks (businesses ar	ıd offices):		
front: interior side(s) corner side rear others: Ogden Ave. Center:	/	N/A N/A N/A N/A N/A N/A	
York Rd. Center: Forest Preserve:		N/A N/A	
Building heights:		IV/A	
principal building(s): accessory building(s):		See appl. N/A	
Maximum Elevations:			
principal building(s): accessory building(s):		See appl. N/A	
Dwelling unit size(s):		No change	
Total building coverage:		No change	
Total lot coverage:		No Change	
Floor area ratio:		No Change	
Accessory building(s):	N/A		
Spacing between building	gs:[depict on attach	ied plans]	
principal building(s): accessory building(s):	No change N/A		
Number of off-street park Number of loading space	ing spaces requires N/A	ed: <u>N/A</u>	
Statement of applicant:			
understand that any omiss.	ion of applicable or	in this form is true and completed relevant information from this form co icate of Zoning Compliance.	. I ould
By: Applicant's eligibation	ie e	1. ≟	
Jerry S. James Applicant's printed	name	· —	
Dated: <u>4/4</u>	, 20 <u>19</u> .		

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.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or 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.

PATIVICINI.	
On the 13th, day of February,	20_10, I/We have read the above certification, understand it, and
agree to abide by its conditions	ent of the second of the secon
Super	
Signature of applicant or authorized agent	Signature of applicant or authorized agent
Jerry James	
Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN	

to before me this 13th day of February , 2019

Notary Public

Official Seal
Sheryl Zentner
Notary Public State of Illinois
My Commission Expires 11/10/2019

Attachment 3: Village of Hinsdale Zoning Map and Project Location



