



MEETING AGENDA

PLAN COMMISSION
Wednesday, May 8, 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 April 10, 2019

5. FINDINGS AND RECOMMENDATIONS

- a) 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.

6. 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. (Continued from the April 10, 2019 Plan Commission meeting)

7. 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
April 10, 2019
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, April 10, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman Julie Crnovich, Anna Fiascone, Scott Peterson,
Debra Braselton and Mark Willobee

ABSENT: Troy Unell, Gerald Jablonski, and Jim Krillenberger

ALSO PRESENT: Chan Yu, Village Planner and applicant for case: A-14-2019, A-04-2019, A-07-2019
and A-09-2019

Approval of Minutes – March 11, 2019

The Plan Commission (PC) **unanimously approved** the March 11, 2019, minutes, as submitted, 5-0, (1 abstained and 3 absent).

Findings and Recommendations - 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 PC **unanimously approved** Findings and Recommendations, with the condition that the date reflect the PC special meeting date on March 11, 2019, 5-0, (1 abstained and 3 absent).

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

The applicant introduced the sign request and the purpose to help guide visitors to the entrance and is part of a rebranding effort to market the immediate care service Hinsdale Orthopedics offers. She also clarified that the external lighting is existing and shown on the application to help show the sign at night.

A Plan Commissioner asked when Hinsdale Orthopedics will begin the landscaping project.

The applicant replied that she does not know and is only in charge of the sign application.

A Plan Commissioner asked if there are any issues with finding the place because of all the signage requests.

The applicant replied that this sign would serve a different purpose and guide visitors to the entrance.

With no other questions, the PC **unanimously approved** the sign application as submitted, 6-0, (3 absent).

Plan Commission Minutes
April 10, 2019

Exterior Appearance and Site Plan - 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.

The applicant reviewed the reason for the proposed ground sign and explained that they were never satisfied with the current wall sign at Eve Assisted Living.

A Plan Commissioner asked if the proposed location will replace the current park bench.

The applicant responded, essentially yes, with landscaping around the ground sign.

A Plan Commissioner asked if they feel the need for the ground sign.

The applicant responded that the management of the building has been requested for better signage, due to persons not knowing what services the building provided.

A Plan Commissioner asked if there are plans for a 4-way Stop sign system at the corner of Washington and Maple.

Chan responded no, he is still waiting on the Police Department.

Chairman Cashman stated it would be helpful to see the sign with the landscape plan to fully understand what the proposed ground sign will look like onsite. He also added that he would prefer the sign face Washington Street versus diagonally.

A Plan Commissioner agreed about the ground sign orientation due to the neighbors down the street.

Chairman Cashman reiterated that it is difficult to fully understand the visual impact of the proposed ground sign without an image of the sign at the location.

A Plan Commissioner asked if there was a formal agreement for the open space in the original planned development.

Chan responded no, but that corner specifically was discussed at length during the initial major adjustment application.

A Plan Commissioner expressed concern for the large size of the sign in relation to the yard and building.

A few Plan Commissioners felt that the coach lights were unnecessary and would make it appear too busy.

The PC **unanimously continued** the sign application as submitted, with the request to see a landscape plan and sign exhibit with different sign orientations 6-0, (3 absent).

Plan Commission Minutes
April 10, 2019

Exterior Appearance and Site Plan - 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.

The applicant introduced themselves and answered questions by the PC. The reason for the requested tennis court lights is to primarily allow the USTA team to play at night. The typical use, as explained by the applicant is 2 weeks a night, and between June and July.

Chairman Cashman asked what the hours of tennis play are.

The applicant responded currently, the paddle tennis courts close at 10:30 but staff needs to rake/prepare the courts for the next day.

A Plan Commissioner asked if they spoke with any of their neighbors about the plan.

The applicant replied that they notified them.

A Plan Commissioner asked if they held a neighborhood meeting.

The applicant replied no.

Chairman Cashman explained the importance of installing visors on the LED lights even if the Village codes are met.

A Plan Commissioner asked if they have plans to convert any tennis courts for pickle ball.

The applicant replied that they currently offer pickle ball at their paddle tennis courts.

A Plan Commissioner asked if they are open to the idea of relocating the lights west, as mentioned at the Village Board meeting.

The applicant stated that they are open to the idea.

A Plan Commissioner asked why light 4 courts specifically.

The applicant explained that this is a USTA requirement.

A Plan Commissioner asked how long have the courts been there.

The applicant stated in the 1960s.

Chairman Cashman explained that the tennis courts would not be permitted based on the current zoning code, and stated his concerns of glare and noise to the neighbors.

During the public comment period, six (6) residential neighbors adjacent to the Salt Creek Club strongly opposed the request to construct tennis court lights due to concerns for the additional noise, lights, traffic and impact to the wildlife in the area.

Plan Commission Minutes
April 10, 2019

A Plan Commissioner reiterated that they have heard from several neighbors, and two letters in opposition of the request were also submitted, and to that end, concluded it is difficult to support this application.

The applicant replied that they meet the code requirements, and moving the lights to the west would be in wetland and unbuildable areas.

The Plan Commission, in concert, stated concerns for the request that mirrored the concerns voiced by the neighbors. The additional activity (hours of play), traffic, light, noise and reliance on trees to buffer the lights were all reasons the PC **unanimously recommended to deny** the application, 6-0, 3 absent.

Exterior Appearance and Site Plan - 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.

The applicant presented the proposed additional ranch plan and reason for it to fill in the (SF) gap between the current ranch plan and duplex options. The applicant also brought samples of the requested lap siding and 3 additional colors.

A Plan Commissioner asked how many units have been sold.

The applicant responded approximately 9.

A Plan Commissioner asked the applicant why the change requests.

The applicant responded to offer more options to the customers and to add more diversity to the neighborhood.

A Plan Commissioner commented that she likes the differences and additional choices because it doesn't project a condominium feel.

A Plan Commissioner asked about application statement that this would offer more price effective choices from this request.

The applicant explained the ranch plan would be priced more similarly to the current ranch plan, but offer a larger space. This would be a good alternative to moving up into a much larger 2-story home.

A Plan Commissioner asked what the difference is between "owner's suite" and "masters".

The applicant responded they mean the same thing.

With no further questions, **the PC unanimously recommended to approve** the application, 6-0, 3 absent.

Adjournment

The meeting was adjourned at 9:11 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-09-2019 – Applicant: Hinsdale Meadows – Southeast corner of 55th Street and County Line Road

Request: 4th Major Adjustment to a Planned Development

DATE OF PLAN COMMISSION (PC) REVIEW: April 10, 2019

DATE OF BOARD OF TRUSTEES 1ST READING: May 7, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. On April 10, 2019, the PC heard testimony from the applicant, Vice President of Finance, Mike Balas. He reviewed material samples of the proposed additional Hardie lap style siding option and the 3 additional new color options. He also reviewed the proposed new “Wellington” single family ranch plan, and the reasons for all three requests (Section 11-603(K)(2) and (B))
2. A Commissioner asked why the applicant is constantly changing the plans after the approved plans. The applicant responded it is an attempt to increase the architectural diversity in the area. (11-603(L) and 11-603(B)(3))
3. The applicant reviewed the current interest, demand and sold homes at Hinsdale Meadows with the Plan Commissioners. (Section 11-603(E))
4. A Commissioner commented that she likes the diversity within the continuity of the neighborhood, which does not project a condominium complex, and therefore like the choices. (Section 11-603(B)(3))
5. A Commissioner asked how the request would give potential customers price effective choices. Mike explained that it aims to fill the gap for persons who do not want to downsize to a duplex, but would like a single family detached priced closer to a duplex. (Section 11-603(B))
6. There were no comments from the audience during the public comment period of the public meeting. (Section 11-602(D)(2))

II. RECOMMENDATIONS

Following a motion to recommend approval of the major adjustment as submitted, the Plan Commission on a vote of 6-0 (3 absent), recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2019.




MEMORANDUM

DATE: May 8, 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
Continued from April 10, 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.

At the April 10, 2019, Plan Commission (PC) meeting, the PC continued the application with the request that the applicant submit exhibits showing the sign with the landscaping in the background, and ground sign facing Washington Street. To this end, the applicant has submitted two colored elevation exhibits, the first showing the proposed ground sign facing Washington Street, and the second facing the corner as initially requested. Per the applicant, the exhibits show that the current landscaping around the sign would remain.

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



MEMORANDUM

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 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 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 – May 8, 2019, PC Requested Exhibits (2 options)
- Attachment 2 - Major Adjustment Application, Sign Application 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



STRAIGHT SIGN

The attached rendering and landscape plan depict the sign layout as per the village planning commission. The configuration complies with both the 10' property line setback and the 100' sight distance triangle. The sign is located at the same side of the building as the entrance.

Regards,

A handwritten signature in black ink, appearing to read 'James A. Kapche', written over a horizontal line.

James A Kapche AIA

[illegible]



Entrance to the complex on Washington St.

Sign Parallel to Street

100'

26'

165.44' (M)

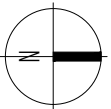
PROPOSED
NEW SIGN

2
SP1

PROPERTY LINE SETBACK
10'

82.50'

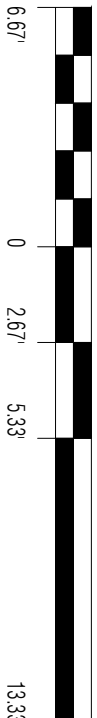
PARCEL 1



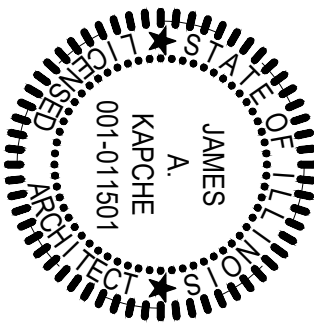
1

SITE PLAN

Scale: 3/16" = 1'-0"



APPROVAL STAMPS



James A. Kapche
James A. Kapche, A.I.A.
Illinois License 001-011501
Expiration 11-2020

ARCHITECT'S CERTIFICATION

I hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge they conform to the building codes adopted by the building authority with jurisdiction
CITY OF EVANSTON



**ABSOLUTE
ARCHITECTURE PC**
ILLINOIS DESIGN FIRM #184003856
1922 NORTH MENDELL STREET
CHICAGO, ILLINOIS 60642
PH: 312.263.7345 - FAX: 312.263.7346

PROJECT TITLE

EXTERIOR SIGNAGE FOR:
EVE ASSISTED LIVING AND MEMORY CARE
10 NORTH WASHINGTON
HINSDALE, ILLINOIS

ISSUED/ REVISED		
1	ISSUED FOR PERMIT	11/7/2018
2		
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SHEET DESCRIPTION

PROJECT NO. 18010.00

PROPOSED NEW
MONUMENT SIGN
SITE PLAN AND DETAILS

SHEET NUMBER

SP1.0

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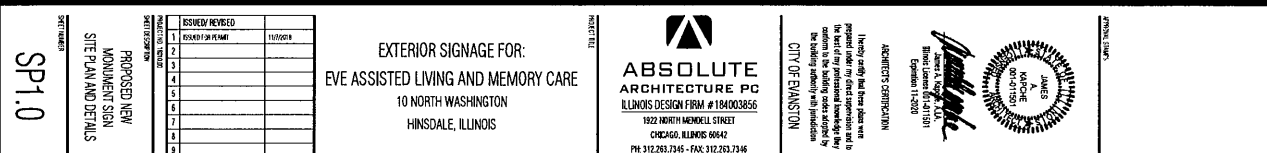
Re: Diagonal Sign

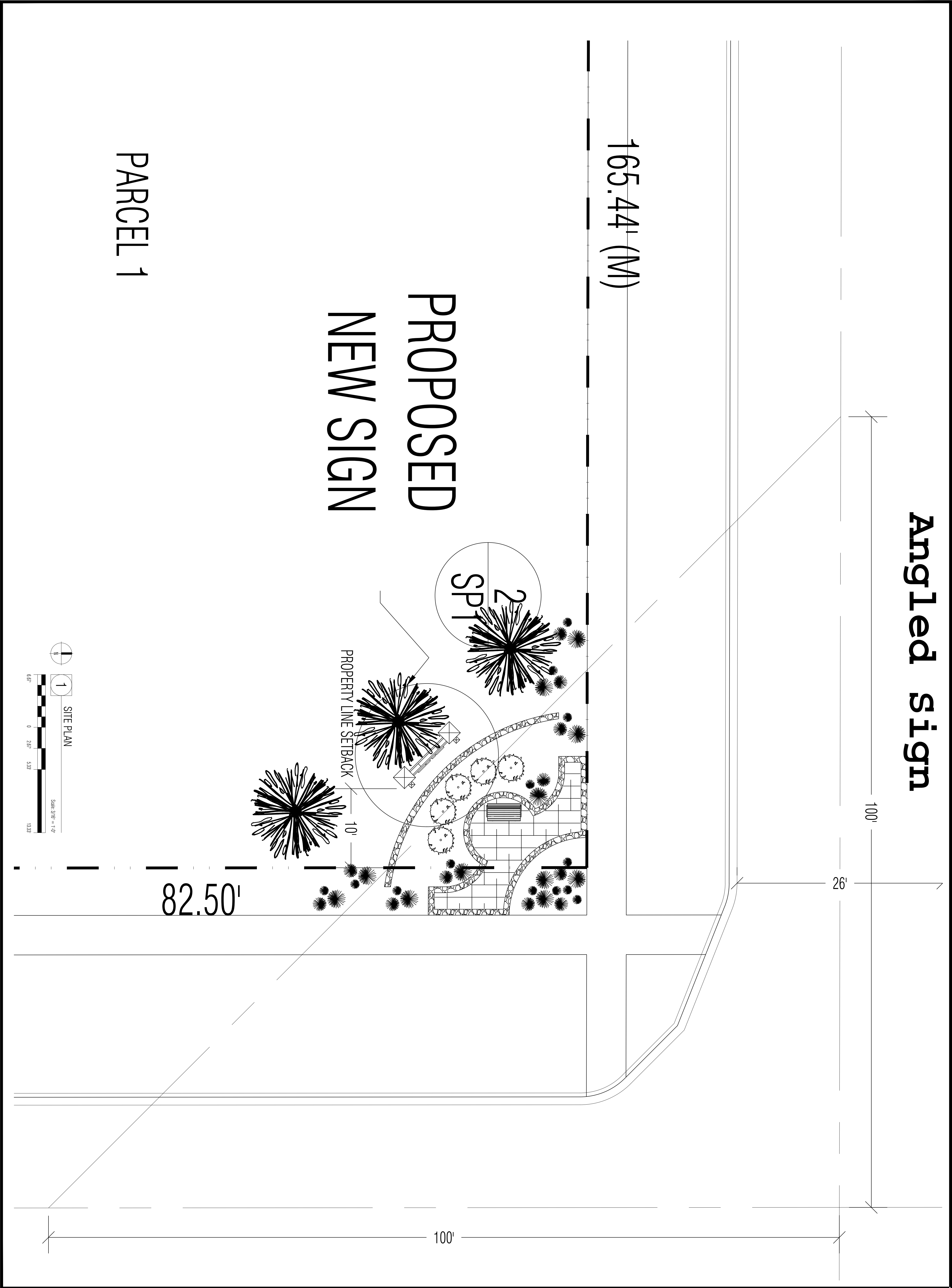
The attached rendering and landscape plan depict the originally proposed sign location. The configuration complies with both the 10' property line setback and the 100' sight distance triangle.

Regards,

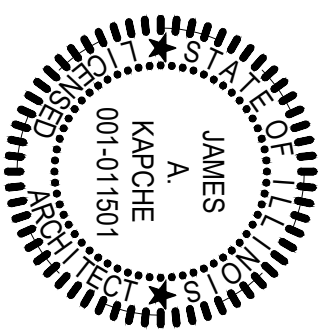
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James A Kapche AIA

[illegible]



APPROVAL STAMPS



James A. Kappke
James A. Kappke, A.I.A.
Illinois License 001-011501
Expiration 11-2020

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I hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge they conform to the building codes adopted by the building authority with jurisdiction
CITY OF EVANSTON



**ABSOLUTE
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ILLINOIS DESIGN FIRM #184003856
1922 NORTH MENDELL STREET
CHICAGO, ILLINOIS 60642
PH: 312.263.7345 - FAX: 312.263.7346

PROJECT TITLE

EXTERIOR SIGNAGE FOR:
EVE ASSISTED LIVING AND MEMORY CARE
10 NORTH WASHINGTON
HINSDALE, ILLINOIS

ISSUED/ REVISED		
1	ISSUED FOR PERMIT	11/7/2018
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SHEET DESCRIPTION
PROJECT NO. 18010.00

PROPOSED NEW
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SITE PLAN AND DETAILS

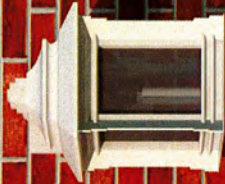
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EVE

ASSISTED LIVING







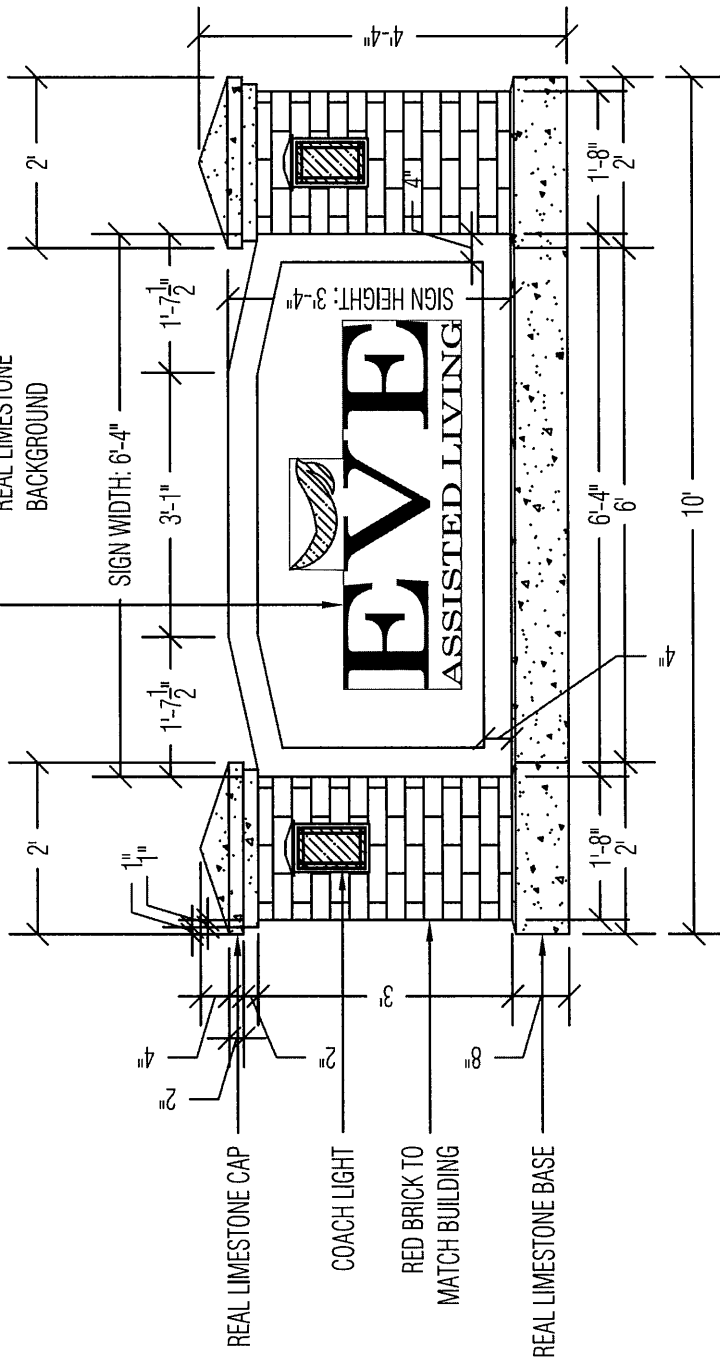
EVE

ASSISTED LIVING

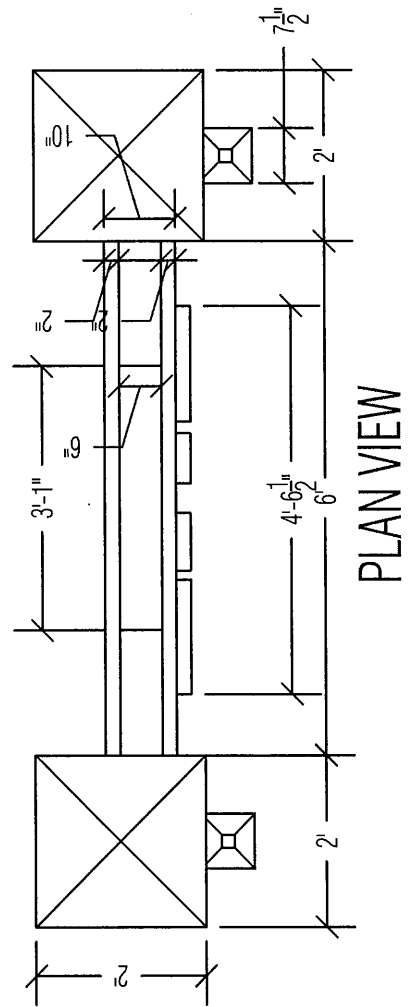
EVE
ASSISTED LIVING



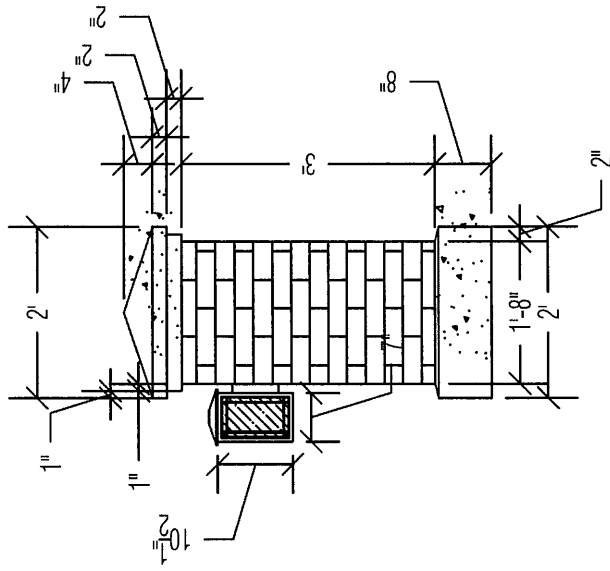
BACK-LIT BRIGHT BRONZE
SIGNAGE MOUNTED ON
REAL LIMESTONE
BACKGROUND



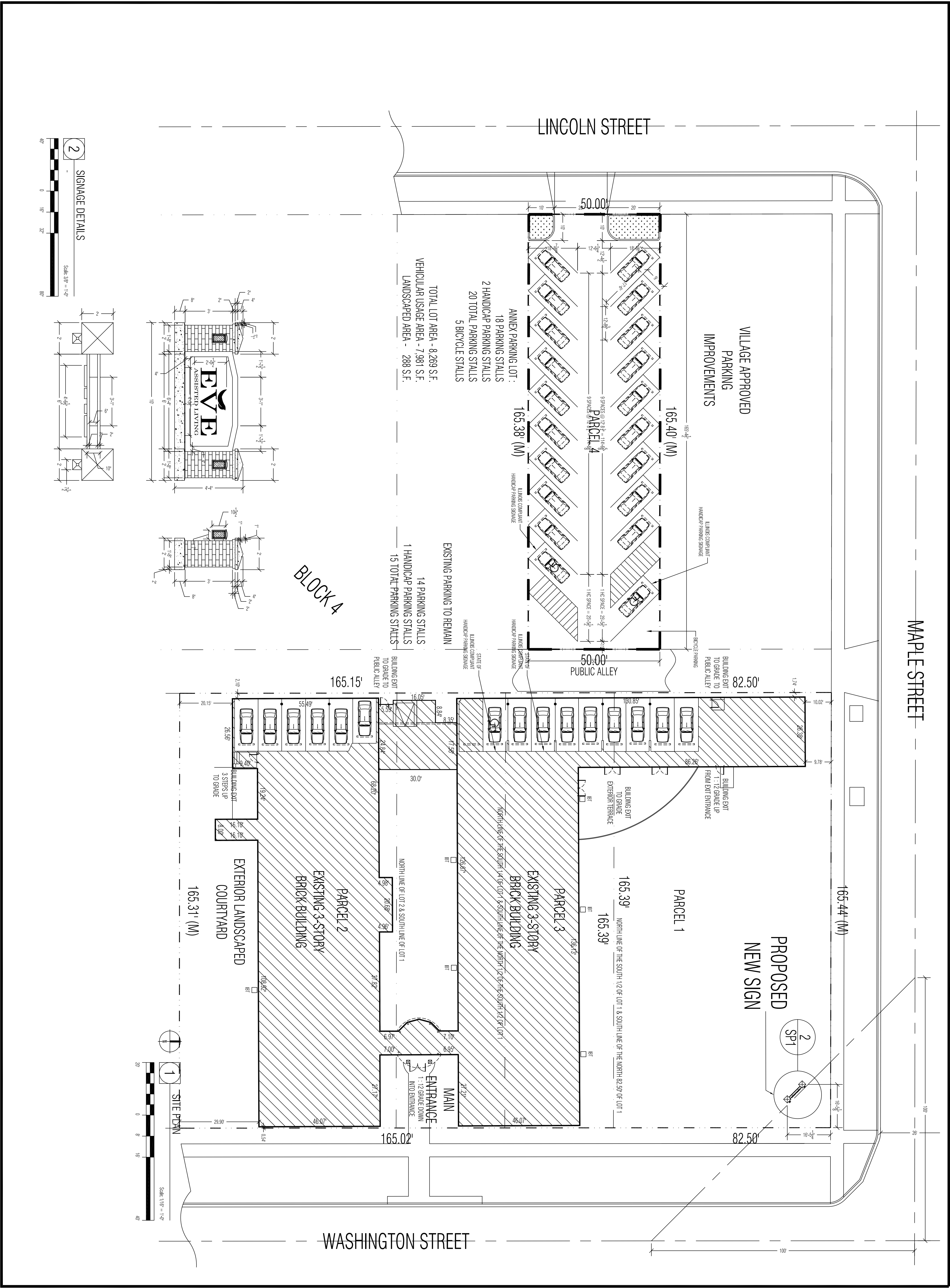
FRONT ELEVATION



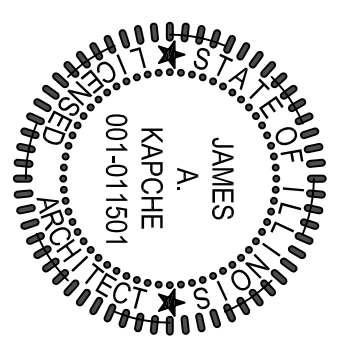
PLAN VIEW



SIDE ELEVATION



APPROVAL STAMPS



James A. Karye
James A. Karye, AIA
Illinois License 001-011501
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I hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge they conform to the building codes adopted by the building authority with jurisdiction.

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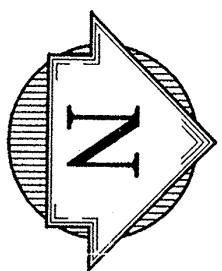
SHEET DESCRIPTION

PROPOSED NEW
MONUMENT SIGN
SITE PLAN AND DETAILS

SHEET NUMBER

SP1.0

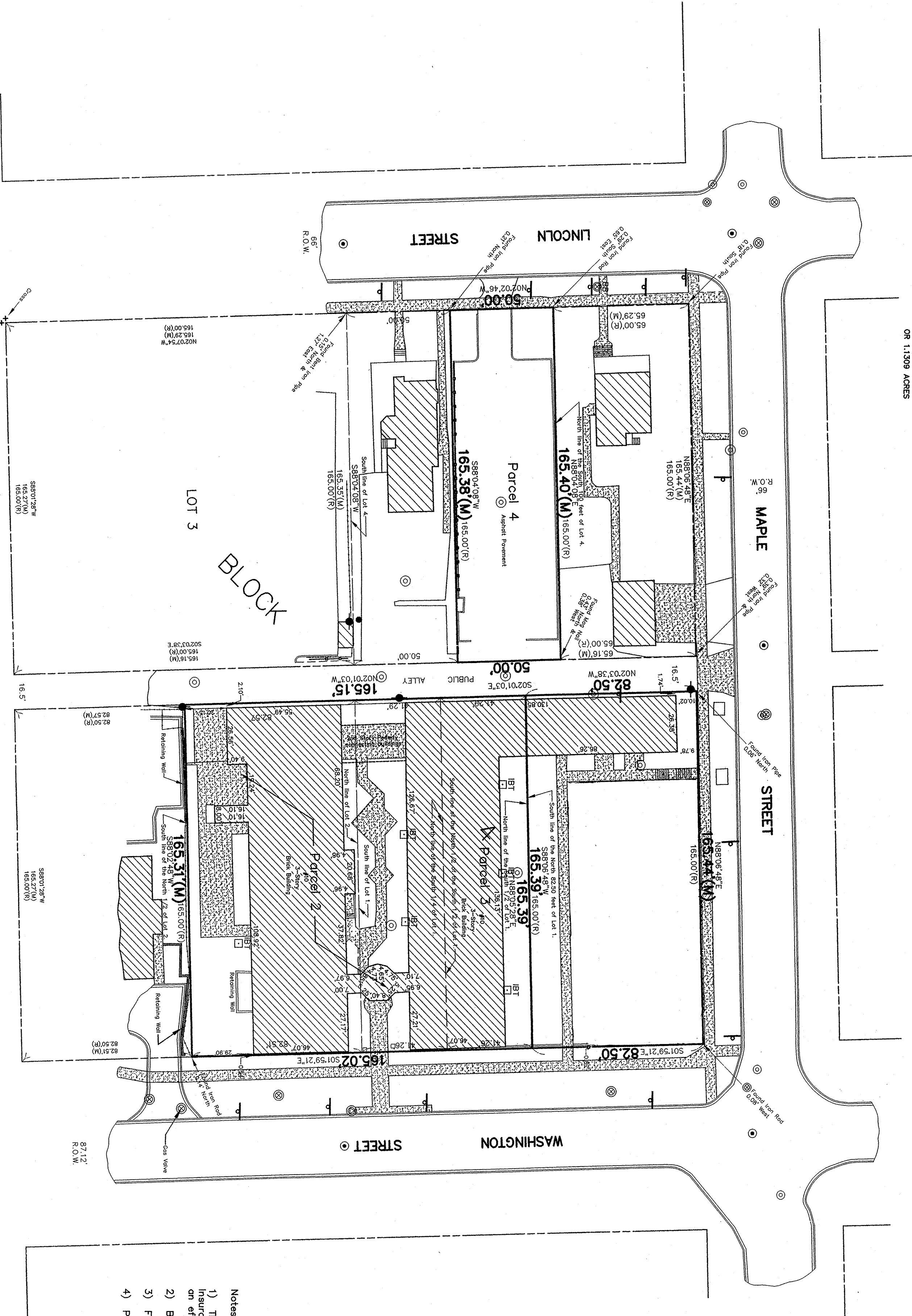
PLAT OF SURVEY
by BURKE ENGINEERING CORPORATION
18330 Distinctive Drive, Orland Park, Illinois 60467
Phone (708) 326-4000
of
FAX (708) 326-4050



Known as: 10 N. Washington Street
Mossdale, Illinois

PARCEL 1 AREA = 13,665 SQ. FT.
PARCEL 2 AREA = 20,465 SQ. FT.
PARCEL 3 AREA = 6,833 SQ. FT.
PARCEL 4 AREA = 8,279 SQ. FT.
TOTAL AREA = 49,242 SQ. FT.
OR 1.1309 ACRES

PARCEL 1: THE NORTH 82 1/2 FEET OF LOT 1 BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 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.
PARCEL 2: THE SOUTH 1/2 OF LOT 1 AND THE NORTH 1/2 OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO 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.
PARCEL 3: THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 1 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 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.
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 1/2 OF THE SOUTHWEST 1/4 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.



- LEGEND**
- BOUNDARY LINES
 - RIGHT-OF-WAY LINES
 - EXISTING FENCE
 - GUARD RAIL
 - EXISTING FRAME STRUCTURE
 - EXISTING SANITARY STRUCTURE
 - EXISTING FIRE HYDRANT
 - EXISTING ALUM WALK
 - EXISTING B-BOX
 - EXISTING STREET LIGHT
 - POWER POLE
 - BT FENCE
 - MAN BOX
 - WATERING WELL
 - SON

- Notes:**
- 1) This survey was prepared with the benefit of information contained in Chicago Title Insurance Company Commitment for Title Insurance, Order No. 1401 880007966 D1, with an effective date of August 11, 2009.
 - 2) Bearings are based upon the Illinois Coordinate System, East Zone.
 - 3) Field work for this survey was completed on July 15, 2009.
 - 4) Property not staked at request of client.

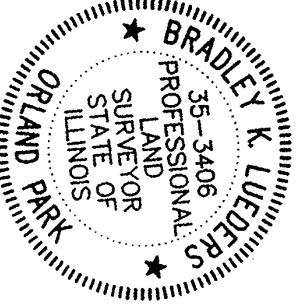
State of Illinois) s.s.
County of Will)

WE, BURKE ENGINEERING CORPORATION, Professional Design Firm
do hereby certify that the above plat and survey have been
made under our supervision and that the plat hereon drawn is a representation of said survey,
and that the same is a true and correct copy of the original
and that the same is a true and correct copy of the original
and that the same is a true and correct copy of the original
dimensions should be assumed by scale.

The information contained on this plat is designed for the sole
benefit of the Owner/Client. We assume no liability, whatsoever
for the unauthorized use or reuse of this document. This
survey is not to be used for any other purpose without the
written consent of Burke Engineering Corporation.

Orland Park, Illinois Date: September 9, 2009

BURKE ENGINEERING CORPORATION
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003406
(LICENSE EXPIRATION DATE: 11-30-10)



ORDERED BY: Washington Square
SCALE: 1" = 30' ORDER NO. 09-41



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

Applicant

Name: 10 N Washington Properties LLC
Address: 10 N Washignton
City/Zip: Hinsdale IL 60521
Phone/Fax: (312) 446 / 6262
E-Mail: mhamblet@edenservice.org
Contact Name: Mitch Hamblet

Contractor

Name: NOT LET
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION: 10 N Washinton, Hinsdale IL 60521

ZONING DISTRICT: IB Institutional Buildings

SIGN TYPE: Monument Sign

ILLUMINATION Back Lit

Sign Information:

Overall Size (Square Feet): 21.07 (6.33' x 3.33')

Overall Height from Grade: 4'-0" Ft.

Proposed Colors (Maximum of Three Colors):

① BRIGHT BRONZE

② WHITE

③ _____

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

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]
Signature of Applicant

12.23.2018
Date

[Signature]
Signature of Building Owner

12.23.2018
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 12 day of November, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

MITCH HAMBLET

Name of applicant or authorized agent

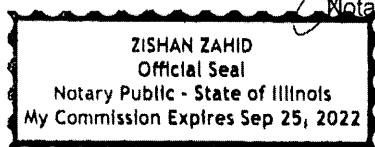
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 12th day of
November, 2018.

Zishan Zahid
Notary Public

2017 Version





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/
E-Mail: mhamblet@edenservice.org

Owner

Name: Same as applicant
Address: _____
City/Zip: _____
Phone/Fax: (____) _____/_____
E-Mail: _____

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

Name: James Kapche
Title: Architect
Address: 1922 N Mendell
Chicago, IL 60642
City/Zip: _____
Phone/Fax: (312) 263-7345 / _____
E-Mail: jakapche@absolutearchitecture.com

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____/_____
E-Mail: _____

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

- 1) None
- 2) _____
- 3) _____

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: Assisted living facility for adults 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: Same

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☒ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 10 N Washington

The following table is based on 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
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 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: Previous application was approved with 1). Waiver from 4-107(C)(I) to allow a personal care facility next to residential.

2). Waiver from 4-110 as it relates to landscaping and buffering.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 8 day of JAN, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

MITCH HAMBLET
Name of applicant or authorized agent

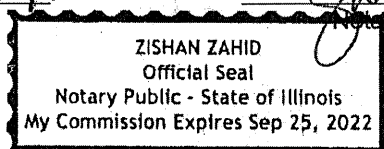
Signature of applicant or authorized agent

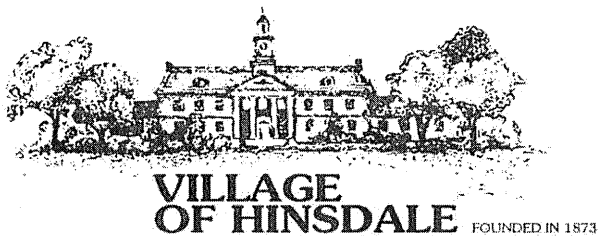
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 8 day of JAN,
2019.

Zishan Zahid
Notary Public

2017 Version





**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, 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.

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.

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: Other **R-5/0-1**

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]

Provided: Required by Code:

Yards:

front:	<u>9.78</u>	<u>14.5</u>
interior side(s)	<u>2</u> / <u>2</u>	<u>8</u> / <u>8</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>18.5</u>
rear	<u>14</u>	<u>25</u>

Setbacks (businesses and offices):

front:	<u>9.78</u>	<u>14.5</u>
interior side(s)	<u>/ 1.74</u>	<u>/ 8</u>
corner side	<u>N/A</u>	<u>18.5</u>
rear	<u>14</u>	<u>25</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>34</u>	<u>30</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>N/A</u>	<u>N/A</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>71 unit 83 bed</u>	<u>24</u>
------------------------	-----------------------	-----------

Total building coverage:	<u>44.6%</u>	<u>35%</u>
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Total lot coverage:	<u>N/A</u>	<u>N/A</u>
---------------------	------------	------------

Floor area ratio:	<u>1.16</u>	<u>.45</u>
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Accessory building(s):	<u>N/A</u>	
------------------------	------------	--

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>42</u>	<u>13</u>	<u>29</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

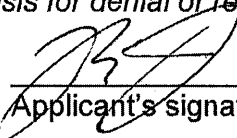
Number of off-street parking spaces required: 35 (32 existing)

Number of loading spaces required: 1 (1 existing)

Statement of applicant:

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

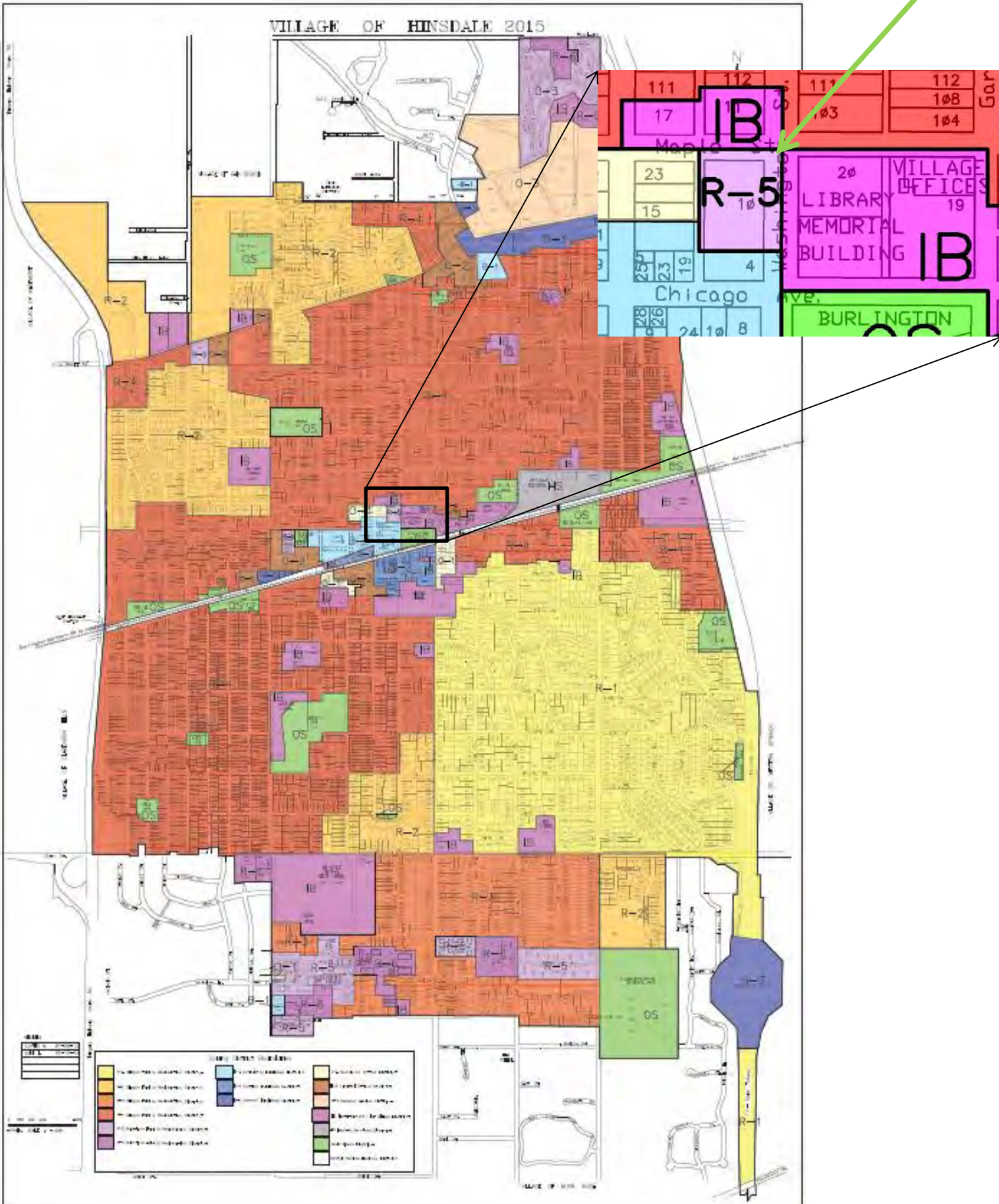
By:


Applicant's signature

MITCH HAMBLET - OWNER'S MANAGING PARTNER
Applicant's printed name

Dated: 1-8-, 2019.

Attachment 2: Village of Hinsdale Zoning Map and Project Location



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(l)(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(l)(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.

SECTION 2: Approval of Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(l)(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.

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

- A. No Authorization of Work. 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. Compliance with Plans. 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. Building Permits. 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, 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.

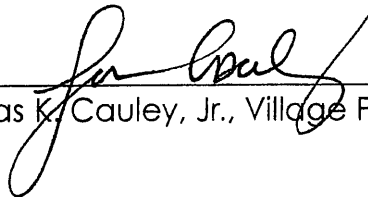
PASSED this 16th day of October 2012.

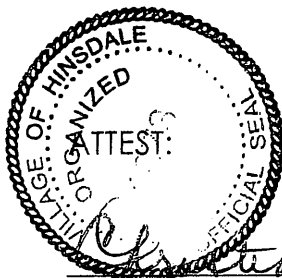
AYES: Trustees Elder, Angelo, Haarlow, Geoga, LaPlaca, Saigh

NAYS: None

ABSENT: None

APPROVED this 16th day of October 2012.


Thomas K. Cauley, Jr., Village President



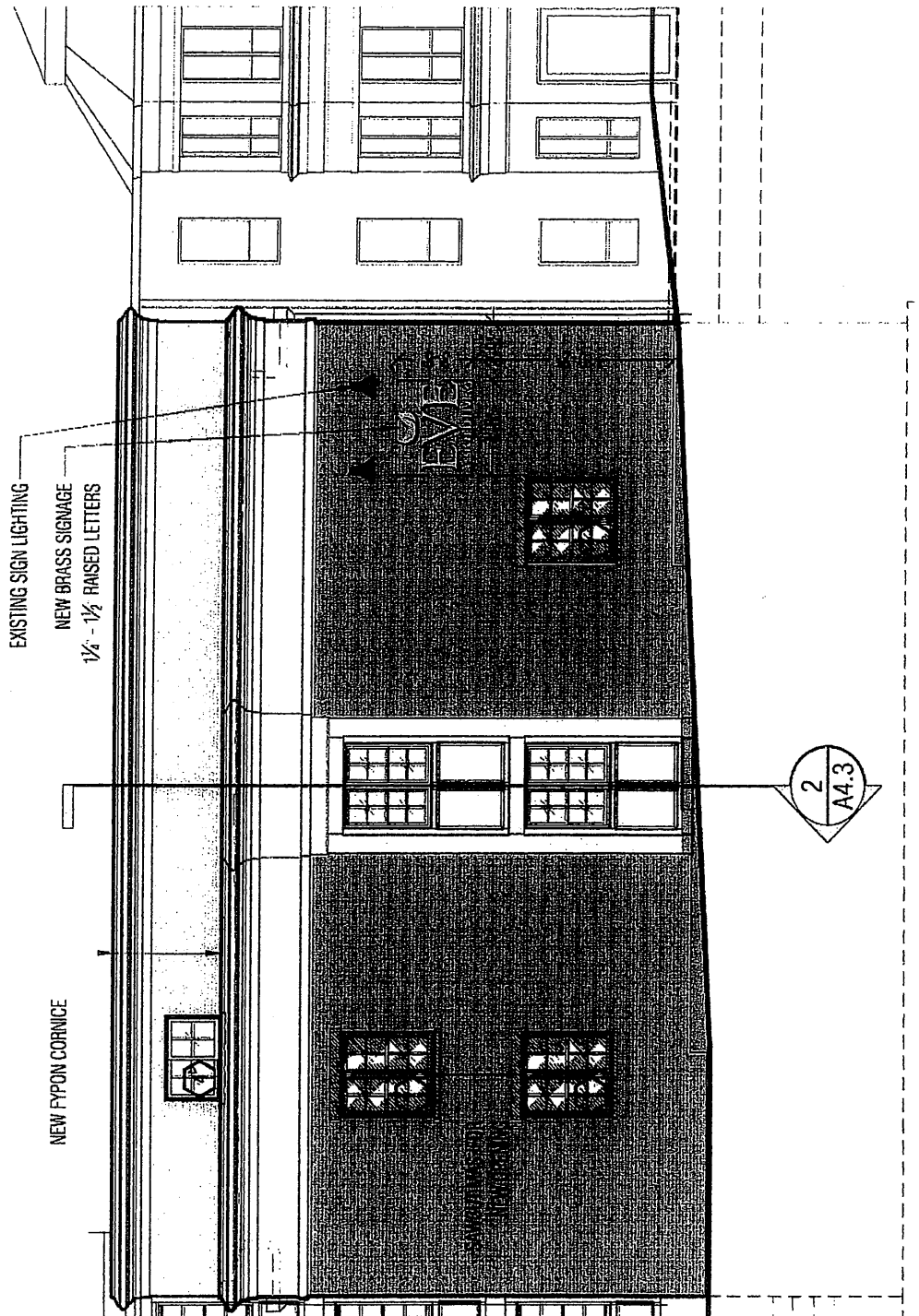

Christine M. Bruton, Village Clerk

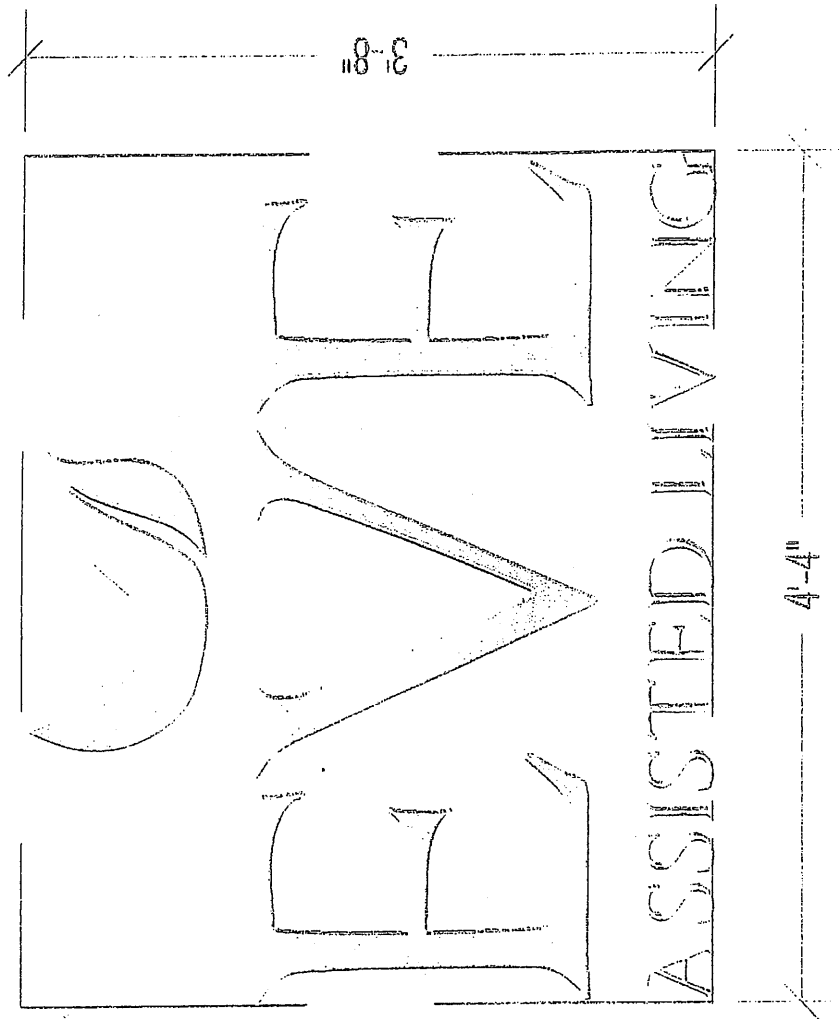
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE
CONDITIONS OF THIS ORDINANCE:

By: 

Its: _____

Date: October 12th, 2012





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 Exhibit A, 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 Exhibit C; 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:

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 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 Exhibit B (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. No Authorization of Work. 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. Engineering Plans. 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. Compliance with Codes, Ordinances, and Regulations. 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. Compliance with Approved Plans. 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. Building Permits. 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. Services Provided at the Facility. 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. License for Facility. 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. Preference for Village Residents. 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. Townhomes. The townhomes on the Subject Property shall be torn down per the approved site plan attached hereto as Exhibit C.

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 wholly-owned 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 wholly-owned 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.

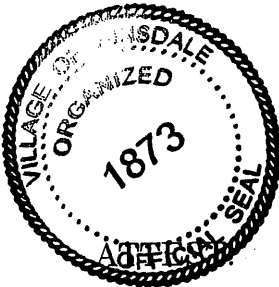
PASSED this 24th day of October 2011.

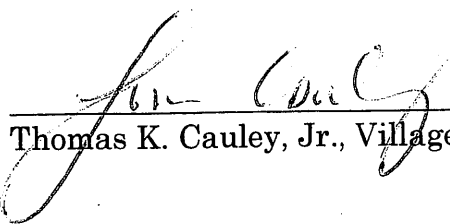
AYES: Trustees Elder, Haarlow, Geoga, LaPlaca, Saigh

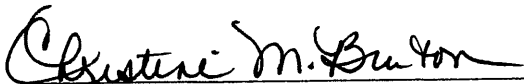
NAYS: Trustee Angelo

ABSENT: None

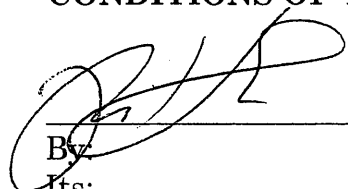
APPROVED this 24th day of October 2011.




Thomas K. Cauley, Jr., Village President


Christine M. Bruton, Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE
CONDITIONS OF THIS ORDINANCE:**



By:
Its:

Date: 10/26/, 2011

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 RECORDED 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

